

PLAT OF ANNAFELD SUBDIVISION, SIXTH FILING

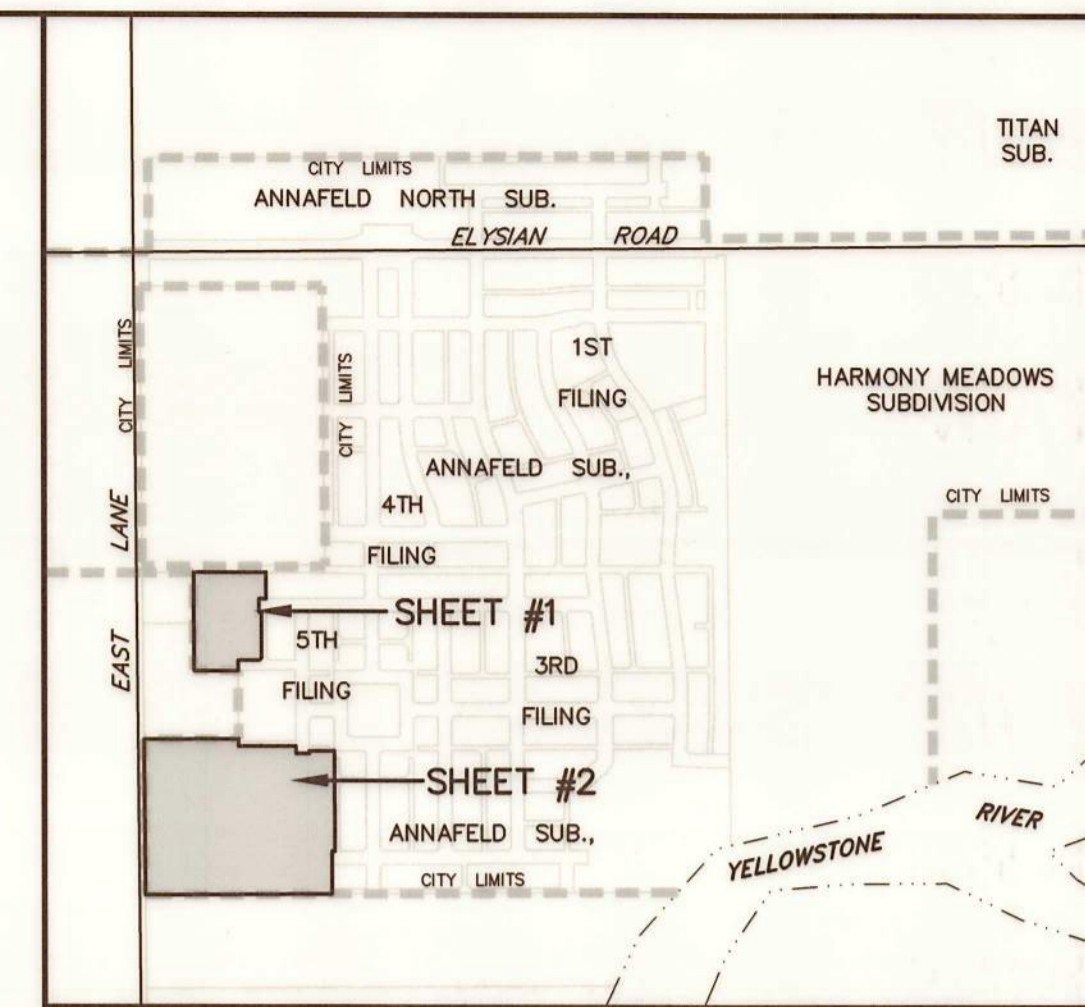
BEING LOT 5A-2 OF AMENDED PLAT OF LOT 5A-1, BLOCK 24, ANNAFELD SUB., FOURTH FILING & LOT 10, BLOCK 26 & LOTS 9, 10, & 16, BLOCK 33, ANNAFELD SUB., FIFTH FILING AND LOT 4A-1 OF AMENDED PLAT OF LOT 4A, BLOCK 27, ANNAFELD SUBDIVISION, FOURTH FILING & LOT 15A, BLOCK 22, ANNAFELD SUBDIVISION, FIFTH FILING SITUATED IN THE NW1/4 OF SECTION 19, T. 1 S., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

MAY, 2025

PREPARED BY : **sanbell**

BILLINGS, MONTANA



VICINITY MAP NOT TO SCALE

AREA DATA

LOTS (86)	8.460 AC
PRIVATE PARKLAND (1)	0.499 AC
NET AREA	8.959 AC
ROAD DEDICATION	4.579 AC
GROSS AREA	13.538 AC

LINE TABLE

Line #	Bearing	Distance
L1	N 44°57'58" W	14.14'
L2	N 44°54'33" E	21.19'
L3	N 45°03'30" W	21.25'
L4	N 45°02'02" E	14.14'
L5	S 45°02'02" W	14.14'
L6	N 45°02'02" E	21.21'
L7	N 45°03'30" W	14.16'
L8	N 44°56'30" E	14.12'
L9	S 44°57'58" E	14.14'
L10	N 45°02'02" E	14.14'
L11	S 44°57'58" E	14.14'
L12	N 45°00'01" W	14.13'
L13	S 44°59'59" W	14.15'
L14	N 45°00'01" W	14.13'
L15	N 89°58'11" E	40.00'
L16	N 44°59'59" E	14.15'
L17	N 45°02'04" W	21.19'

BASIS OF BEARING: PLAT OF ANNAFELD SUBDIVISION, FIFTH FILING

- FOUND SURVEY MONUMENT, REBAR & CAP MARKED "SANDERSON STEWART 18972LS", OR AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANBELL"
- FOUND MONUMENT BOX
- SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT." WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) ss
 County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That McCall Development, Inc., the owner of the following described tracts of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract of land being situated in the NW1/4 of Section 19, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tracts being more particularly described as follows, to wit:

Lot 5A-2 of Amended Plat of Lot 5A-1, Block 24, Annafeld Sub., Fourth Filing & Lot 10, Block 26 & Lots 9, 10, & 16, Block 33, Annafeld Sub., Fifth Filing, filed under Document No. 4094868; and

Lot 4A-1 of Amended Plat of Lot 4A, Block 27, Annafeld Subdivision, Fourth Filing and Lot 15A, Block 22, Annafeld Subdivision, Fifth Filing, on file in the office of the Yellowstone County clerk & recorder, under Document No. 4106348.

The park requirement for this subdivision is being met by the creation of Lot 27 of Block 35 as PRIVATE PARK and previous land dedication by the Plats of Annafeld Subdivision, First through Fifth Filings.

The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever.

Said tract to be known and designated as PLAT OF ANNAFELD SUBDIVISION, SIXTH FILING, and the lands included in all streets and avenues as shown on the annexed plat are hereby granted and donated to the use of the public forever.

McCALL DEVELOPMENT, INC.

By: [Signature] Title: President

STATE OF MONTANA)
) ss
 County of Yellowstone)

This instrument was acknowledged before me on August 19, 2025, by Greg McCall as President of McCall Development, Inc.

[Signature]
 Notary Public in and for the State of Montana

VERLEEN K. PARKER
 NOTARY PUBLIC for the State of Montana
 Residing at Billings, Montana
 My Commission Expires June 2, 2027

NOTICE OF APPROVAL

STATE OF MONTANA)
) ss
 County of Yellowstone)

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

Date _____ President _____

Executive Secretary _____

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
) ss
 County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF ANNAFELD SUBDIVISION, SIXTH FILING, and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of the Yellowstone County Board of Planning. It is therefore approved and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this _____ day of _____, 20____.

CITY OF BILLINGS, MONTANA

By: _____ Mayor

Attest: _____ City Clerk

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(1)(d), M.C.A., for divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this _____ day of _____, 20____.

City Engineer's Office _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b)/ 76-3-207(3), M.C.A.

Date _____

Yellowstone County Treasurer _____

BY: _____ Deputy

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney's office and is acceptable as to form.

DATED: _____

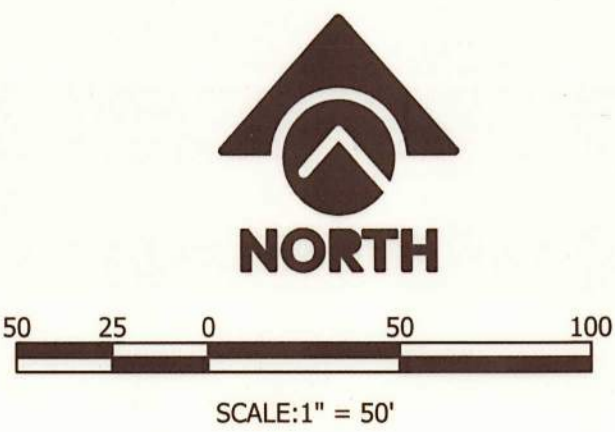
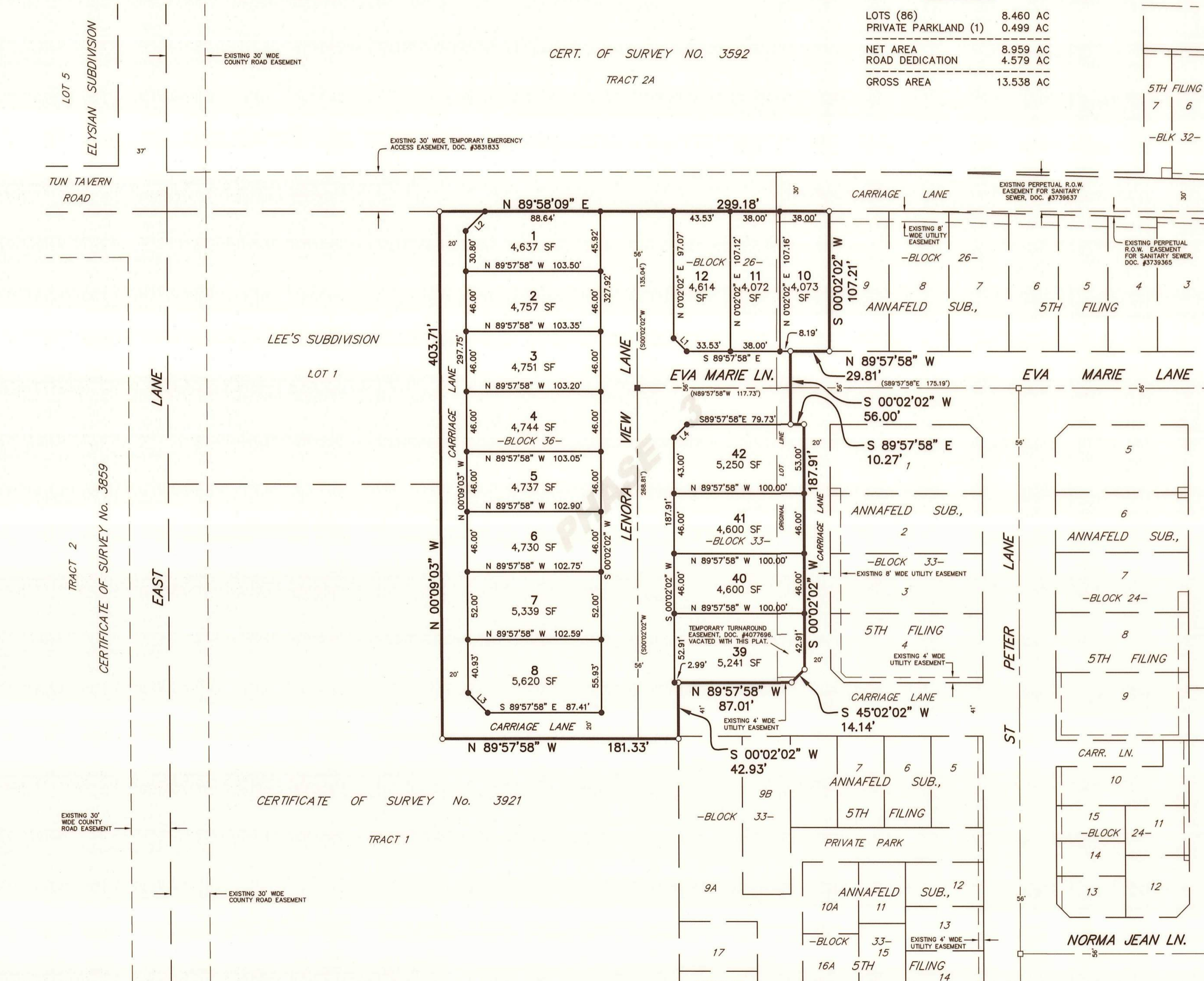
Reviewed by: _____

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find that said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

Examining Land Surveyor _____

Date: _____



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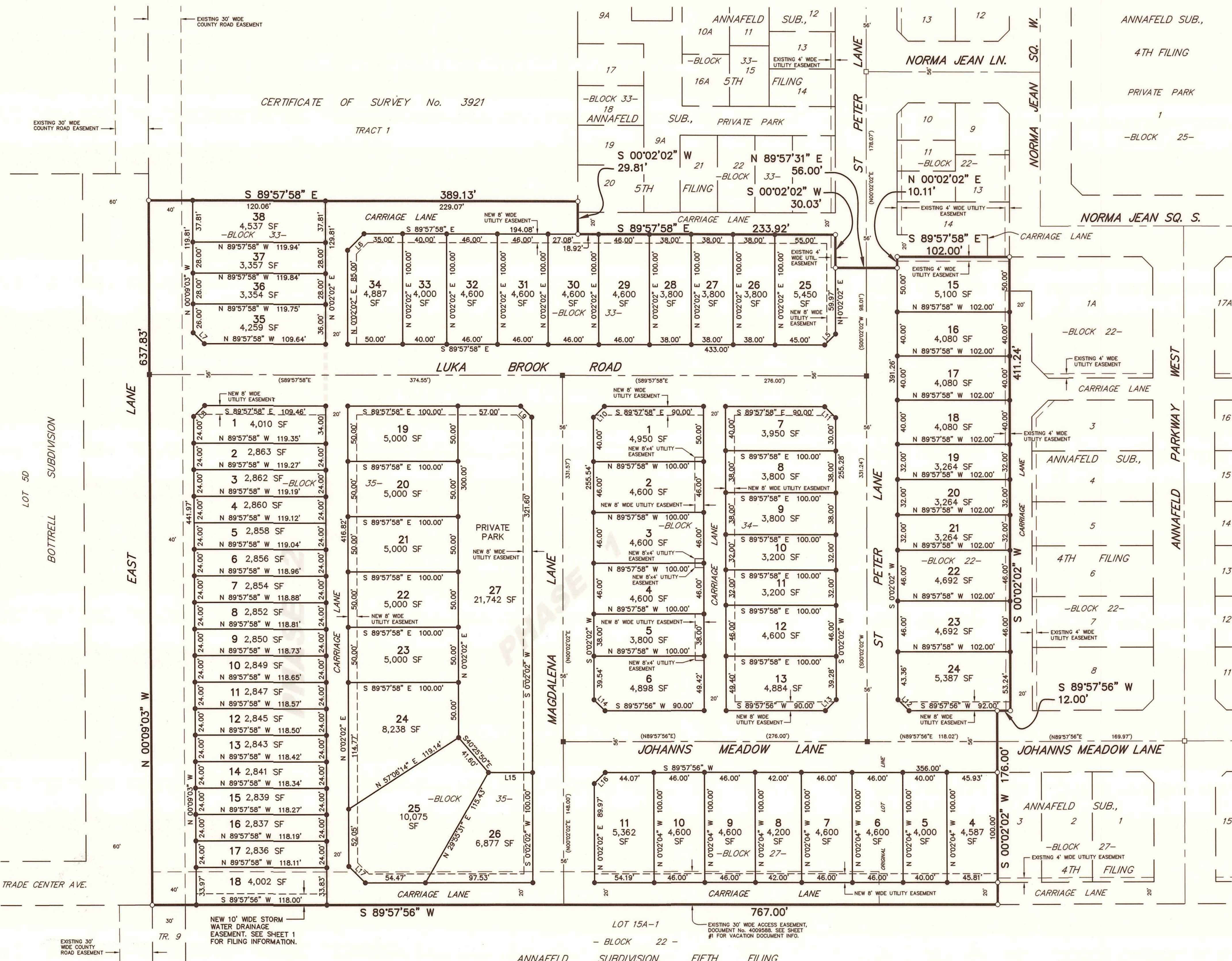
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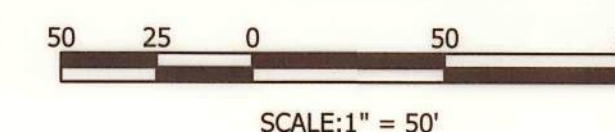
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