

# PLAT OF ANNAFELD SUBDIVISION, SEVENTH FILING

BEING ALL OF BLOCKS 18, 19, 28, 29, 30, & 31 OF ANNAFELD SUBDIVISION, FIFTH FILING, LESS CARRIAGE LANES WITHIN BLOCKS 18, 30, & 31 AND PORTIONS OF DEDICATED ANNAFELD PARKWAY WEST, ANNAFELD PARKWAY EAST, & CENTENNIAL FARM ROAD 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.

APRIL, 2025

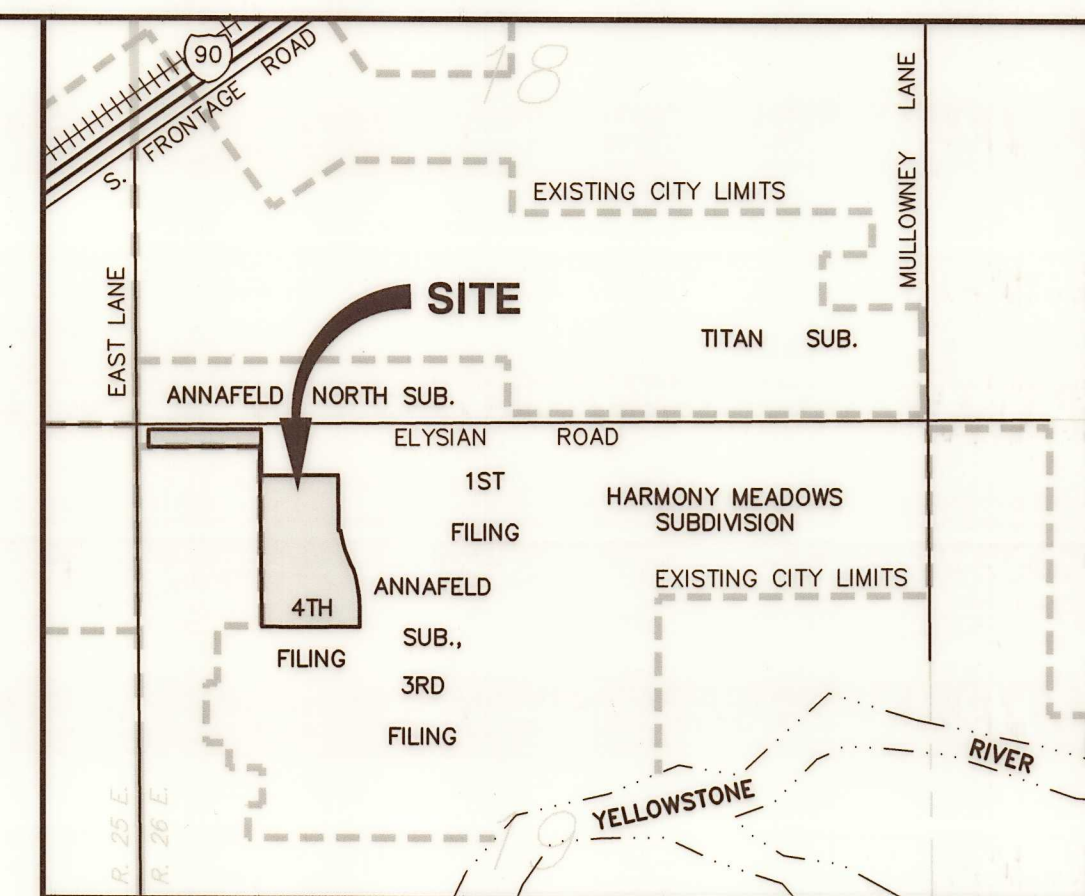
PREPARED BY : **sanbell**

BILLINGS, MONTANA

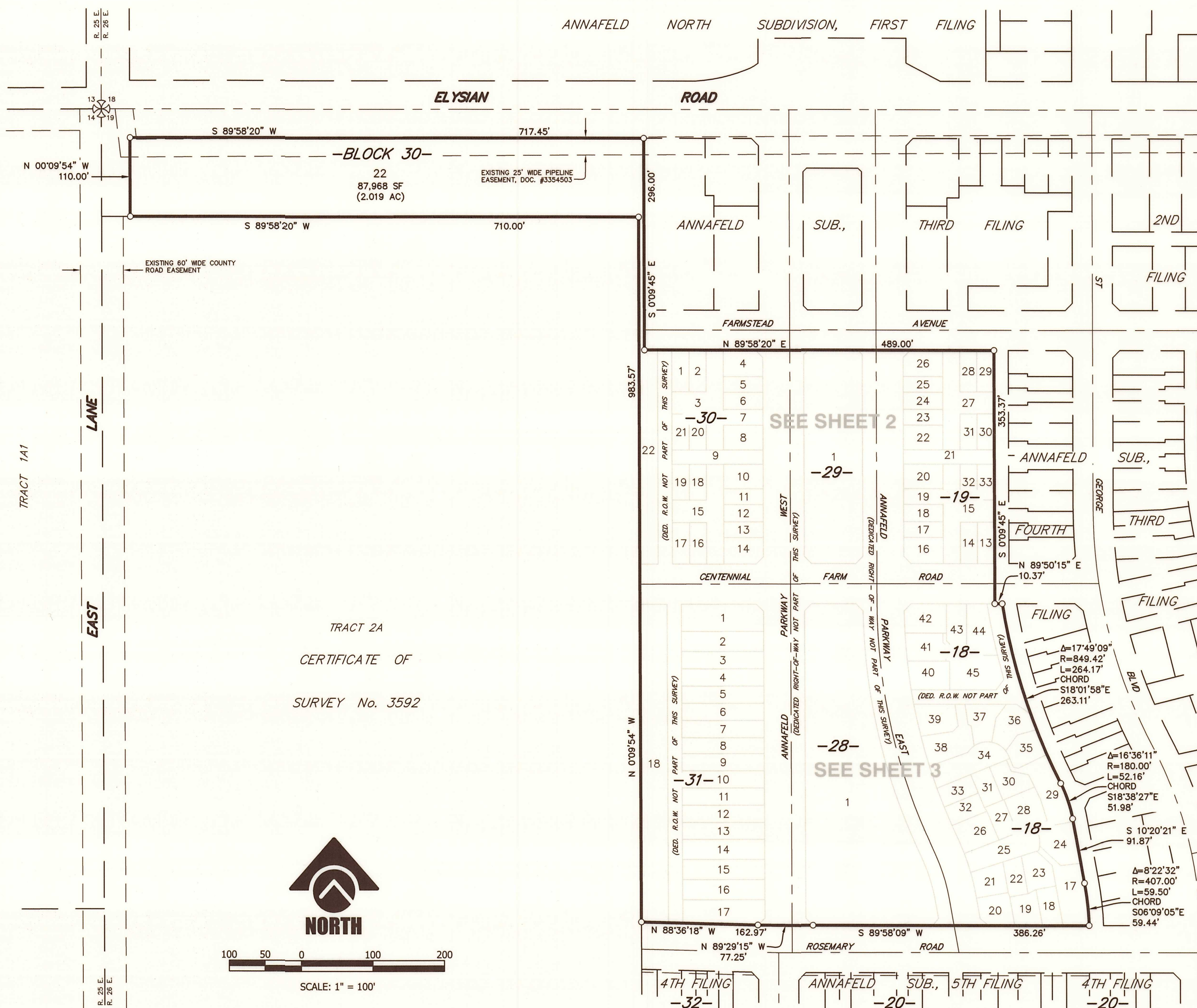
- BASIS OF BEARINGS: PLAT OF ANNAFELD SUBDIVISION, FIFTH FILING
- FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "SANDERSON STEWART", OR AS NOTED.
  - FOUND MONUMENT BOX
  - SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANBELL"
- NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

### AREA DATA

RESIDENTIAL LOTS (86)	6.543 AC
PARK LOTS (6)	2.088 AC
NET AREA	8.631 AC
EXISTING DEDICATED ROADS (not included in this survey)	3.122 AC
GROSS AREA	11.753 AC



VICINITY MAP  
NOT TO SCALE



TRACT 2A  
CERTIFICATE OF  
SURVEY No. 3592



SCALE: 1" = 100'

### NOTICE OF APPROVAL

STATE OF MONTANA )  
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 )  
County of Yellowstone )

We hereby certify that we have examined the annexed and foregoing PLAT OF ANNAFELD SUBDIVISION, SEVENTH 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

### 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: \_\_\_\_\_

### CERTIFICATE OF CITY ATTORNEY

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

DATED: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

### 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 DEDICATION

STATE OF MONTANA )  
County of Yellowstone )

KNOW ALL MEN BY THESE PRESENTS: That McCALL DEVELOPMENT, INC., the owner of the following described tract 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 and Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Lots 17-45 of Block 18, Lots 13-15 of Block 19, Lot 1 of Block 28, Lot 1 of Block 29, Lots 1-5 of Block 30, & Lots 1-11 of Block 31 of Annapfeld Subdivision, Fifth Filing, less adjacent dedicated carriage lanes and portions of Annapfeld Parkway West, Annapfeld Parkway East, & Centennial Farm Road, according to the official plat thereof on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 4077693; and

Including the vacated carriage lane in Block 31 per Resolution No. 25-11269, Document No. 4103988.

The park requirement for this subdivision is being met by the creation of Lot 1 of Block 28 and Lot 1 of Block 29 as Public Park and Lots 25 & 34 of Block 18, Lot 21 of Block 19, and Lot 9 of Block 30 as Private Park as well as previous parklands created with the platting of Annapfeld Subdivision, First, Second, Third, Fourth and 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.

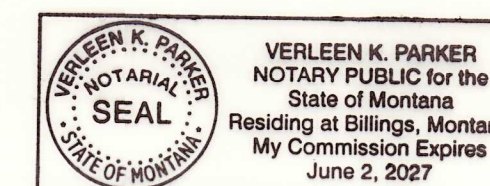
Said tract to be known and designated as PLAT OF ANNAFELD SUBDIVISION, SEVENTH FILING.

McCALL DEVELOPMENT, INC.

By: Bradley McCall Title: Vice President

STATE OF MONTANA )  
County of Yellowstone )

This instrument was acknowledged before me on August 29, 2025, by Bradley McCall as Vice President of McCall Development, Inc.



Verleen K. Parker  
Notary Public in and for the State of Montana

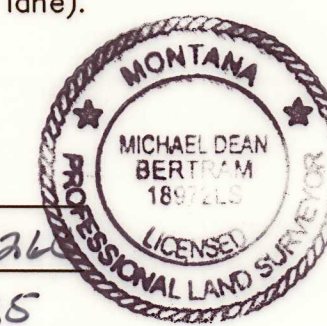
### CERTIFICATE OF SURVEYOR

STATE OF MONTANA )  
County of Yellowstone )

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of April, 2025, a survey was performed under his supervision of a tract of land to be known as ANNAFELD SUBDIVISION, SEVENTH FILING, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown hereon. The gross area is 11.753 acres (exterior boundary) and the net area is 6.226 acres (Block 18, less existing carriage lane, Block 19, Block 28, Block 29, Block 30, less carriage lane, & Block 31, less carriage lane).

SANBELL

By: Michael Dean Bertoni  
Montana Registration No. 189726  
Date August 29, 2025



### SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. \_\_\_\_\_

### CONSENT TO PLATTING

Document No. \_\_\_\_\_

### PRIVATE WATER & SEWER SERVICE EASEMENT

Document No. \_\_\_\_\_

RESERVED FOR CLERK AND RECORDER

# PLAT OF ANNAFELD SUBDIVISION, SEVENTH FILING

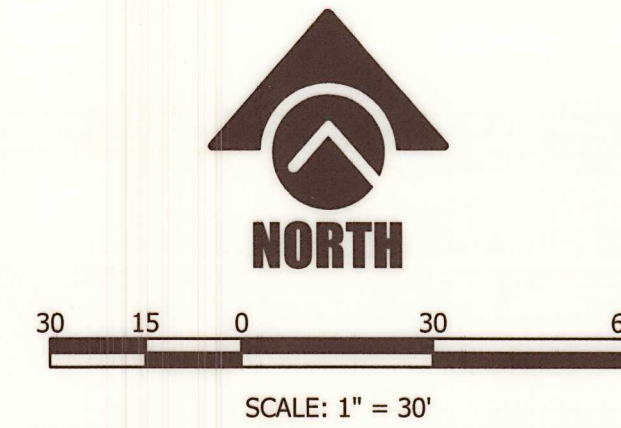
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SITUATED IN THE NW1/4 OF SECTION 19, T. 1 S., R. 26 E., P.M.M.,  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : McCALL DEVELOPMENT, INC.

APRIL, 2025

PREPARED BY : **sanbell**

BILLINGS, MONTANA



BASIS OF BEARINGS: PLAT OF ANNAFELD SUBDIVISION, FIFTH FILING

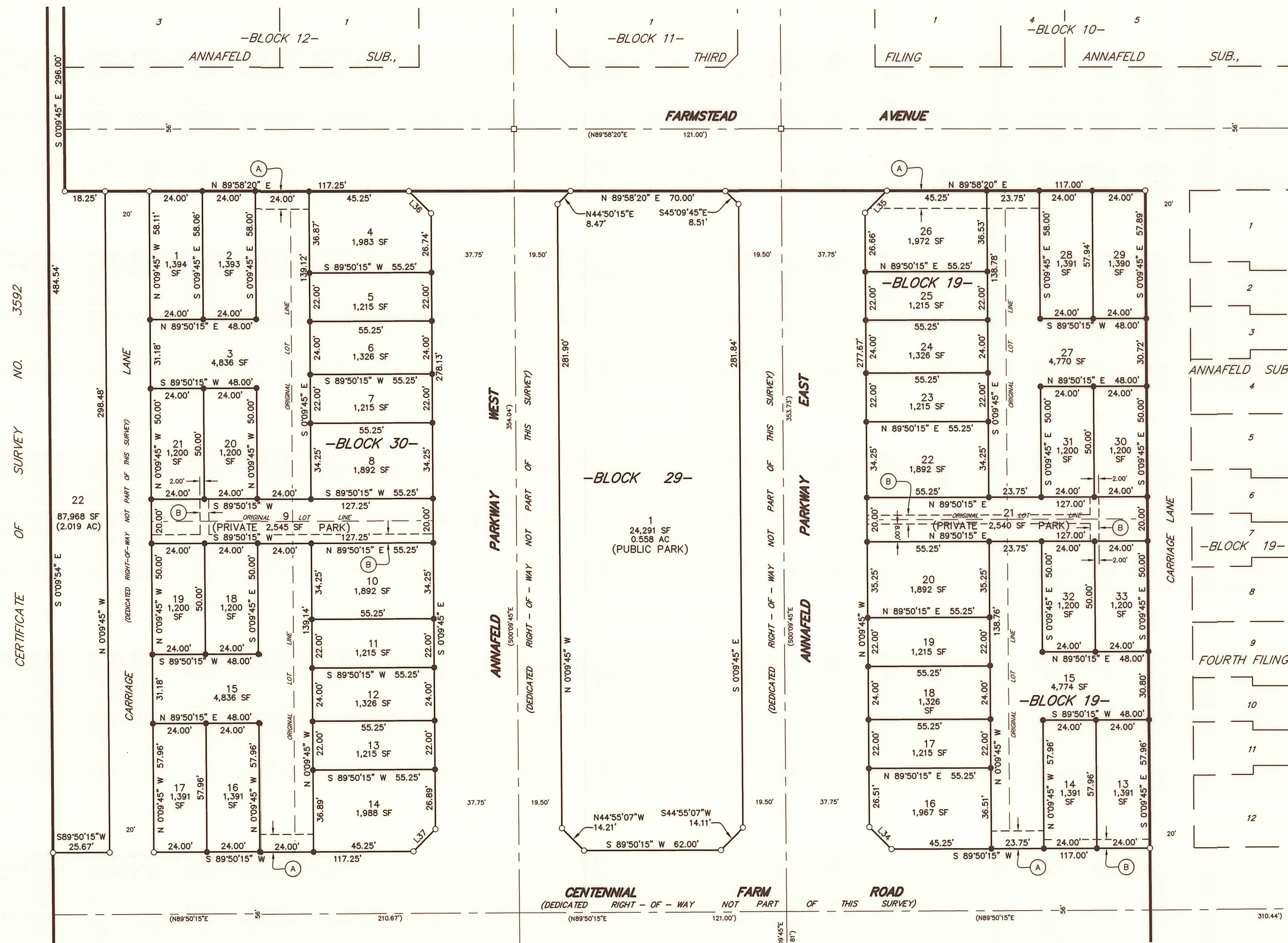
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- FOUND MONUMENT BOX
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANBELL"
- Ⓐ NEW 8' WIDE PRIVATE UTILITY EASEMENT
- Ⓑ NEW 4' WIDE PRIVATE UTILITY EASEMENT

NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

Curve #	Delta	Radius	Length
C1	8°01'59"	45.53'	6.38'
C2	2°24'17"	292.75'	12.28'
C3	15°22'27"	32.50'	8.72'

Line #	Bearing	Distance	Line #	Bearing	Distance
L1	S 81°46'04" W	12.63'	L20	S 54°45'52" E	24.45'
L2	N 50°01'52" W	15.32'	L21	S 36°37'15" W	24.57'
L3	N 10°01'51" W	28.88'	L22	S 09°58'48" W	33.75'
L4	N 18°50'45" W	6.53'	L23	N 08°31'46" W	27.85'
L5	N 10°01'51" W	5.93'	L24	N 63°05'34" W	4.97'
L6	S 67°42'39" W	9.75'	L25	N 08°31'46" W	28.40'
L7	N 23°55'08" W	30.55'	L26	S 44°36'02" W	10.83'
L8	N 21°23'58" W	7.59'	L27	S 00°09'45" E	21.87'
L9	N 21°23'58" W	6.00'	L28	S 45°09'45" E	5.66'
L10	N 23°55'08" W	2.95'	L29	N 00°09'45" W	13.13'
L11	N 37°03'16" W	6.20'	L30	N 89°50'15" E	5.00'
L12	S 78°40'21" E	25.04'	L31	N 44°37'20" E	14.09'
L13	S 22°17'21" E	16.99'	L32	N 45°09'45" W	5.66'
L14	S 67°42'39" W	5.00'	L33	N 00°09'45" W	16.00'
L15	N 22°17'21" W	13.11'	L34	N 45°09'47" W	14.14'
L16	N 78°40'21" W	7.21'	L35	N 44°54'19" E	14.13'
L17	N 22°17'21" W	16.39'	L36	S 45°05'43" E	14.16'
L18	S 36°37'15" W	27.60'	L37	S 44°50'15" W	14.14'
L19	S 74°14'40" W	27.84'			

Line #	Bearing
R1	S 73°56'00" W
R2	S 68°29'09" W
R3	N 67°57'53" E
R4	N 70°04'12" E
R5	S 52°20'12" W
R6	S 10°59'00" W
R7	S 34°20'22" E
R8	S 56°53'04" E
R9	N 72°30'50" E
R10	N 75°46'29" E
R11	N 79°11'56" E
R12	N 80°43'29" E
R13	N 83°45'45" E
R14	N 86°42'14" E
R15	N 89°01'53" E
R16	N 89°05'16" E
R17	N 81°05'41" E
R18	N 80°52'36" E
R19	N 76°15'45" E
R20	N 73°58'30" E
R21	N 70°07'41" E
R22	N 68°35'50" E
R23	N 66°04'52" E
R24	N 63°59'40" W
R25	N 75°57'41" W
R26	S 88°02'10" W



CERTIFICATE OF SURVEY NO. 3592

RESERVED FOR CLERK AND RECORDER

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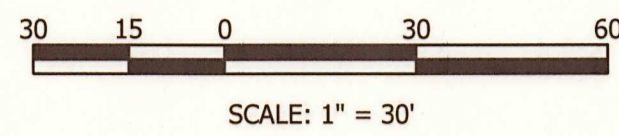
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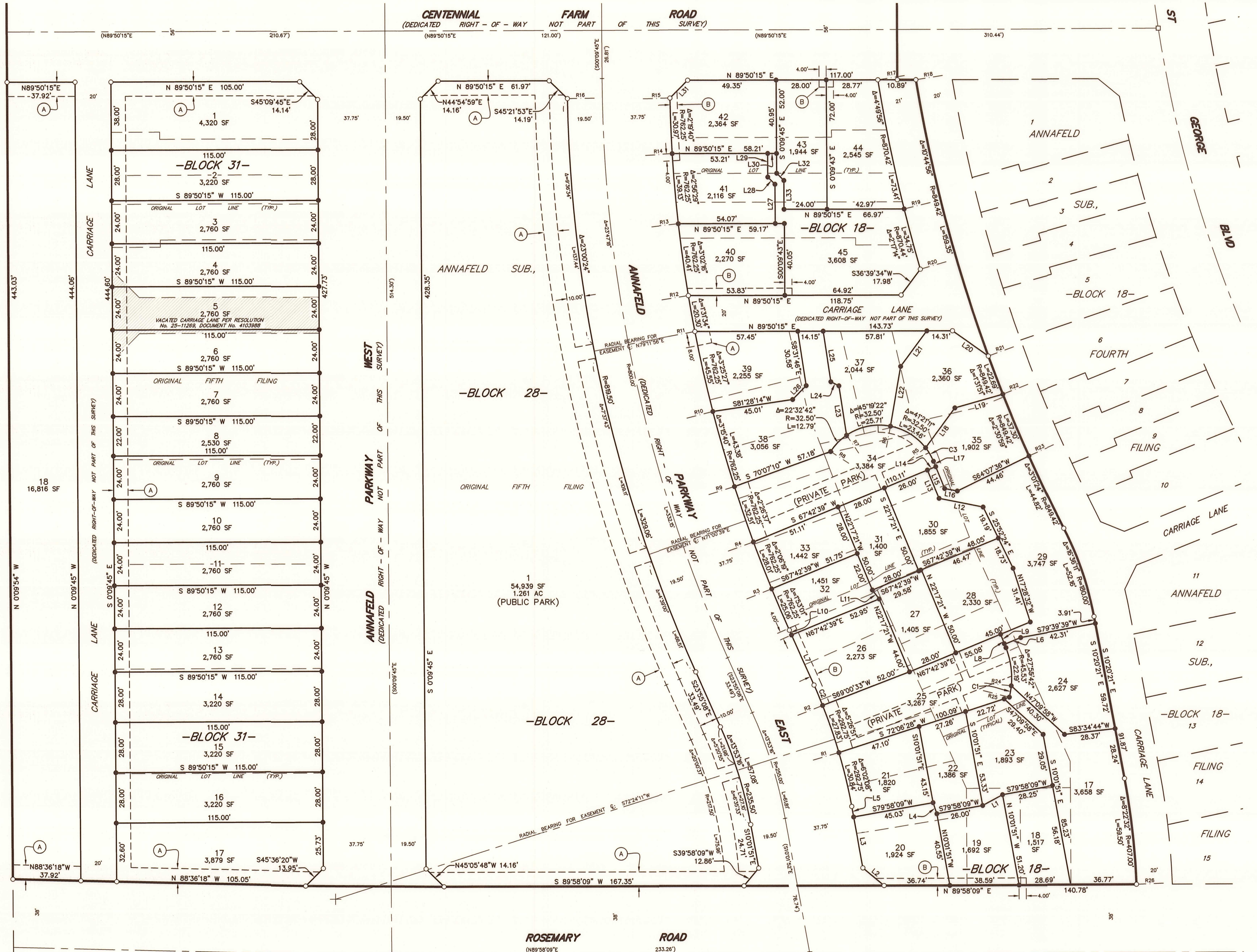
BILLINGS, MONTANA



LOT CURVE TABLE			
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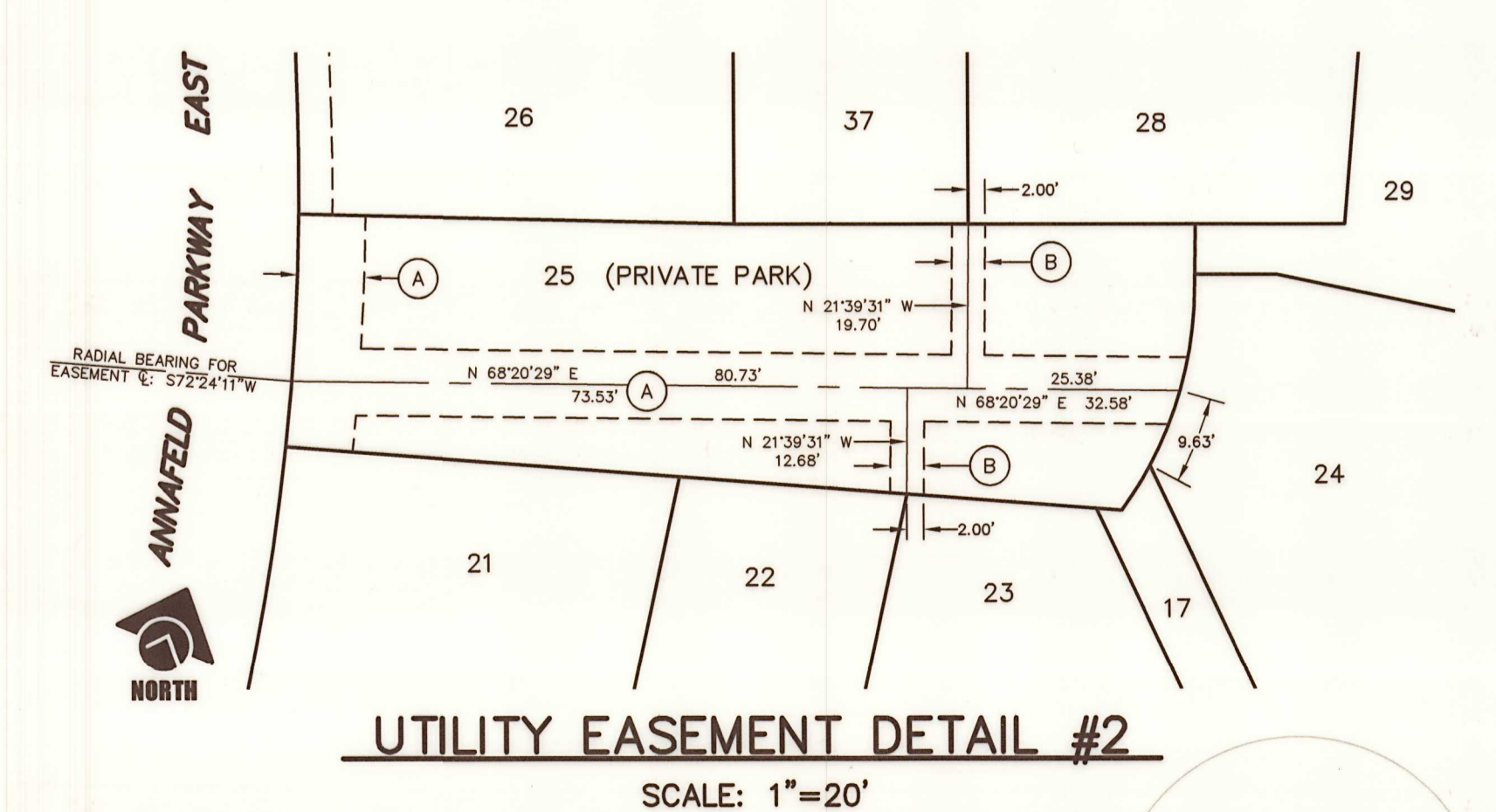
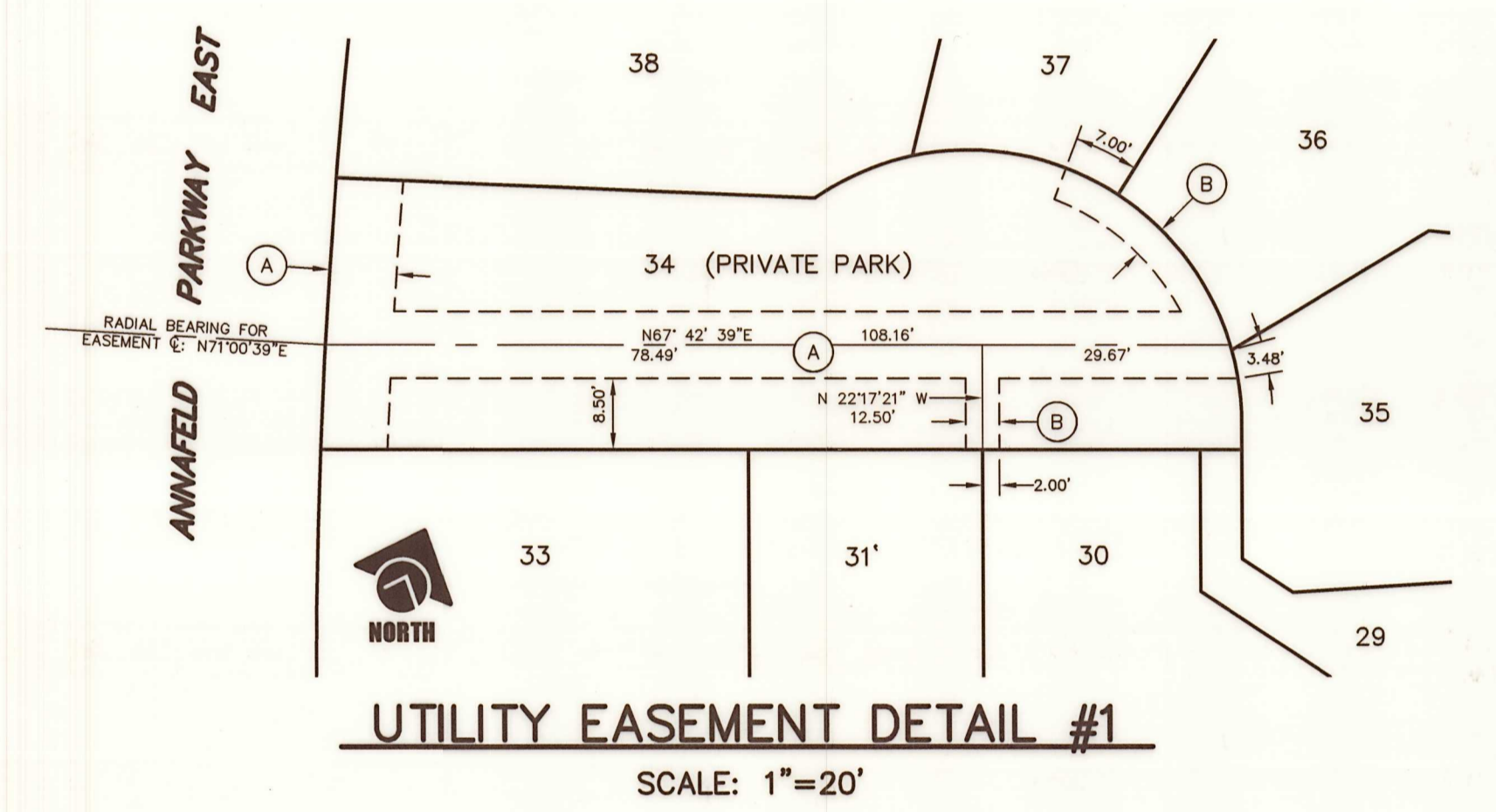
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