

Return to: City Clerk  
City of Missoula  
435 Ryman Street  
Missoula MT 59802-4297

PETITION NO. 10098

BEFORE THE CITY COUNCIL

CITY OF MISSOULA

---

PETITION FOR ANNEXATION TO CITY

---

SUID#:5903350

#129103

GeoCode#" 04 2092-13-2-01-05-0000

Dated this 23 day of June, 2021.

COME NOW the undersigned and respectfully petitions the City Council of the City of Missoula requesting city annexation of the following real property into the City of Missoula.

The petitioner(s) requesting City of Missoula annexation of the property described herein hereby mutually agree with the City of Missoula that immediately upon annexation of the land all City of Missoula municipal services will be provided to the property described herein on substantially the same basis and in the same manner as such services are provided or made available within the rest of the municipality prior to annexation.

Petitioner(s) hereby agrees and submits the real property described herein to municipal taxation and assessments upon annexation, including but not limited to sanitary sewer utility assessments, in the same manner as other private property within the city is taxed and assessed for municipal tax, assessment and utility service purposes.

Petitioner(s) hereby states that there is no need to prepare a Municipal Annexation Service Plan for this annexation pursuant to Section 7-2-4610, MCA since the parties are in agreement as to the provision of municipal services to the property requested to be annexed.

**LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:** A portion of the NE ¼ of Section 13, Township 12 North, Range 20 West, PMM, Missoula County, Montana and being further described and shown as Linda Vista 18<sup>th</sup> Supplement on the attached plat map.

**PROPERTY ADDRESS:** The Linda Vista 18<sup>th</sup> Supplement is located in southwest Missoula. The assigned preliminary addresses for the lots are shown on the attached drawing.

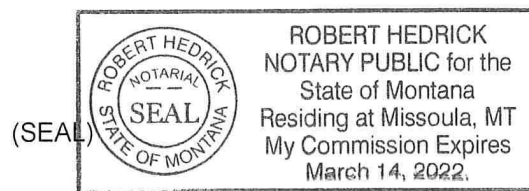
OWNER: Lloyd A Twite Family Partnership

Lloyd A Twite  
Lloyd A Twite, Managing Partner

STATE OF Montana )  
County of Missoula ) ss.

On this 23 day of June, 2021, before me the undersigned, a Notary Public for the State of Montana, personally appeared Lloyd A Twite, Managing Partner of the Lloyd A Twite Family Partnership, known to me personally (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day, month, and year in this certificate first above written.



[Signature]  
(Printed name required)  
Notary Public for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
MM/DD/YY

SUBDIVISION PLAT OF  
**LINDA VISTA EIGHTEENTH SUPPLEMENT**

A Residential Subdivision in NE 1/4 of Section 13, T.12 N., R 20 W., P.M.M.,  
City of Missoula, Missoula County, Montana

CERTIFICATE OF DEDICATION

WE DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED AND SUBDIVIDED AND PLATTED INTO LOTS, COMMON AREA, AND STREETS AS SHOWN ON THIS PLAT THE FOLLOWING TRACT OF LAND: A TRACT OF LAND LOCATED IN THE NE 1/4 OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, MONTANA, MISSOULA COUNTY, BEING A PORTION OF TRACTS 2 AND 3 CERTIFICATE OF SURVEY 6355 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PERIMETER LEGAL DESCRIPTION

[illegible]

CONTAINING 18.17 ACRES, MORE OR LESS.

FURTHER, THAT THE ABOVE PARCEL IS TO BE KNOWN AND DESIGNATED AS "LINDA VISTA EIGHTEENTH SUPPLEMENT". THIS PLAN CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE COUNTY ENGINEER AND ALL NECESSARY PUBLIC UTILITIES HAVE BEEN INSTALLED AND/OR A SUBDIVISION IMPROVEMENTS AGREEMENT EXISTS WHICH IS ACCEPTABLE TO THE COUNTY ATTORNEY AND GOVERNING BODY SECURING THE FUTURE CONSTRUCTION OF THE PUBLIC AND PRIVATE IMPROVEMENTS.

FURTHER, WE CERTIFY THAT LOTS 1-41 ARE EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-4-125 (d)(i), TO WIT: "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."

FURTHER, THAT ALL STREETS AS SHOWN ON THE PLAT ARE DEDICATED, DONATED AND GRANTED TO THE USE OF THE PUBLIC FOREVER.

FURTHER, THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER, OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

FURTHER, PURSUANT TO 76-3-621, MCA THE PARKLAND REQUIREMENTS FOR THIS SUBDIVISION HAVE BEEN FULFILLED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 29<sup>th</sup> DAY OF April 2021  
Lloyd A. Twite  
 LLOYD A. TWITE, MANAGING PARTNER  
 LLOYD A. TWITE FAMILY PARTNERSHIP

#### ACKNOWLEDGEMENT

STATE OF MONTANA  
COUNTY OF MISSOULA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4-21, 2021,  
BY LLOYD A. TWITE AS MANAGING PARTNER OF THE LLOYD A. TWITE FAMILY PARTNERSHIP

\_\_\_\_\_  
 NOTARY PUBLIC FOR THE STATE OF MONTANA  
 RESIDING AT : 1010 WIT  
 MY COMMISSION EXPIRES: 09-08-24  
 PRINTED NAME OF NOTARY Michelle Vonne Hagedorn



SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE ATTACHED PLAT REPRESENTS A SURVEY COMPLETED UNDER MY SUPERVISION ON THE DATE SHOWN HEREON.

GILBERT LARSON, P.E. P.L.S.  
MONTANA REGISTRATION NO. 8990ES  
GILBERT LARSON ENGINEERING AND SURVEYING

EXAMINED AND APPROVED

CERTIFICATE OF EXAMINING LAND SURVEYOR

Louise Adams EXAMINING LAND SURVEYOR OF MISSOULA COUNTY, MONTANA,  
DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF "LINDA VISTA EIGHTEENTH SUPPLEMENT" AND  
FIND THAT THIS PLAT CONFORMS TO REQUIREMENTS PRESCRIBED BY THE MONTANA SUBDIVISION  
AND PLATTING ACT, SECTION 76-3-611(2)(a)MCA, AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT  
THEREIN.

DATED THIS 20<sup>th</sup> DAY OF May, 2021.  
Larrie Hanes, PCS  
MISSOULA COUNTY DEPARTMENT OF PUBLIC WORKS

FINAL APPROVAL OF THIS PLAN GRANTED BY:

Tim Waley  
 MISSOULA COUNTY COMMUNITY AND PLANNING SERVICES  
 6-11-21  
 DATE  
 Pamela J. Green, R.S.  
 MISSOULA CITY/COUNTY HEALTH DEPARTMENT  
 5/4/21  
 DATE

CERTIFICATE OF COUNTY ATTORNEY


I, Kirsten Pakst COUNTY ATTORNEY OF MISSOULA COUNTY, MONTANA, DO HEREBY VERIFY THAT I HAVE EXAMINED THIS PLAT OF "LINDA VISTA EIGHTEENTH SUPPLEMENT" AND I FIND THAT THIS PLAT CONFORMS TO REQUIREMENTS PRESCRIBED BY THE MONTANA SUBDIVISION AND PLATTING ACT, SECTION 76-3-812(2) MCA, AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THEREIN.

Cutler  
COUNTY ATTORNEY  
DATED THIS 17 DAY OF June 2021

WE, THE BOARD OF COUNTY COMMISSIONERS, FOR THE COUNTY OF MISSOULA, MONTANA, DO HEREBY APPROVE THIS PLAT IN THE PUBLIC INTEREST AND DO ACCEPT AND APPROVE, FOR THE PUBLIC, ALL STREET RIGHTS-OF-WAY, UTILITY EASEMENTS, AND PUBLIC ACCESS EASEMENTS SHOWN HEREON.

DATED THIS 22nd DAY OF June 2021

David H. Johnson

CHAIR 

COMMISSIONER

\_\_\_\_\_  
COMMISSIONER

ATTEST: Tyler R. Gernant by *[Signature]*

CLERK AND RECORDER *as deputy*

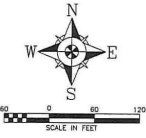


1/4	SEC	TWP	RGE
	13	12 N	20 W
			
MISSOULA COUNTY MONTANA			
SHEET 1 OF 3			

PLAT004501 8:39 P:1 Pages:3 Fee:\$48.00  
05/22/2021 02:07:18 PM Plat  
Teller R. Garnett, Nixson County Clerk & Recorder

# SUBDIVISION PLAT OF LINDA VISTA EIGHTEENTH SUPPLEMENT

A Residential Subdivision in NE 1/4 of Section 13, T.12 N., R.20 W., P.M.M.,  
Missoula County, Montana



MARCH 2021  
BASIS OF BEARING:  
LINDA VISTA FIFTEENTH SUPPLEMENT

- NOTE: PERMETER BOUNDARIES THAT ADJOIN LINDA VISTA FIFTEENTH AND SIXTEENTH SUPPLEMENTS ARE RECORDS AND FOUND PER LINDA VISTA FIFTEENTH AND SIXTEENTH SUPPLEMENTS
- LEGEND
- SET 5/8" x 24" REBAR W/ 1-1/2" ALUMINUM CAP MARKED "O. LARSON 8990 ES"
  - SET 5/8" x 24" REBAR W/ 1-1/4" YELLOW PLASTIC CAP MARKED "O. LARSON 8990 ES"
  - FOUND 5/8" REBAR W/ 1-1/2" ALUMINUM CAP MARKED "O. LARSON 8990 ES"

- R1 RECORD AND FOUND PER LINDA VISTA 15TH SUPPLEMENT  
R2 RECORD AND FOUND PER LINDA VISTA 16TH SUPPLEMENT  
R3 RECORD AND FOUND PER COS 6365
- FOUND
- S.F. SQUARE FEET  
RB RADIAL BEARING  
UE UTILITY EASEMENT  
ADE ACCESS, DRAINAGE AND UTILITY EASEMENT  
EWE EXISTING WATER MAIN EASEMENT  
EUE EXISTING UTILITY EASEMENT  
COS CERTIFICATE OF SURVEY  
R/W RIGHT-OF-WAY  
NT NON-TANGENT CURVE

LOT AREA 10.75 ACRES  
ROAD AREA 2.84 ACRES  
COMMON AREA 4.56 ACRES  
TOTAL SUBDIVISION AREA 18.17 ACRES

TRACT 2 COS 6365

TRACT 3 COS 6365

COMMON AREA 1  
18741 S.F.  
ACRES

C & D COR  
SHAW 33175

FUTURE DEVELOPMENT

PLATBOOK PLATS 2: 38 P. 1 Page 2 of 3  
09/10/2021 04:32:39 PM

Radial Bearing Tables		Curve Tables			
Line #	Direction	Curve #	Length	Radius	Chord
R01	N30°27'37"E	C1	14.82	630.00	171.02
R02	S10°11'18"W	C2	6.02	270.00	9.26
R03	S10°11'18"W	C3	23.32	330.00	47.04
R04	S17°34'21"E	C4	13.36	170.00	27.26
R05	S8°33'23"E	C5	19.34	270.00	47.02
R06	S23°37'42"E	C6	16.82	330.00	37.42
R07	S4°37'34"E	C7	38.01	330.00	77.30
R08	S40°36'54"E	C8	21.42	20.00	40.00
R09	S20°22'21"E	C9	20.00	170.00	37.42
R10	N04°44'47"W	C10	26.56	230.00	47.02
R11	N04°52'42"W	C11	40.21	330.00	77.30
R12	N04°52'42"W	C12	26.56	230.00	47.02
R13	S04°38'18"E	C13	20.00	170.00	37.42
R14	N02°21'12"W	C14	20.00	170.00	37.42
R15	N02°37'42"W	C15	13.44	270.00	23.32
R16	N01°02'38"W	C16	7.42	270.00	13.44

Line Table		
Line #	Length	Direction
L1	22.87	S00°21'02"E
L2	27.97	S00°21'02"E
L3	38.01	N27°23'38"E
L4	3.98	S30°38'58"E
L5	26.44	S40°21'02"E
L6	21.18	N40°21'02"E

1/4	SEC	TWP	ROE
25	13	12 N	20 W
MISSOULA COUNTY MONTANA			
SHEET 2 OF 3			

GILBERT  
LARSON  
ENGINEERING AND SURVEYING

SURVEY COMMISSIONED BY / OWNERS  
LLOYD A. TWITE FAMILY PARTNERSHIP

2115 Round Street P.O. Box 1847 Missoula, MT 59706  
Phone: (406) 581-1400 Fax: (406) 581-1401 gilsurvey@missoula.com

# CONDITIONS OF APPROVAL OF LINDA VISTA EIGHTEENTH SUPPLEMENT

A Residential Subdivision in NE 1/4 of Section 13, T.12 N., R.20 W., P.M.M.,  
Missoula County, Montana

## CERTIFICATE OF LANDOWNER

THE UNDERSIGNED HEREBY CERTIFIES THAT:

THE TEXT AND/OR GRAPHICS SHOWN ON THE CONDITIONS OF APPROVAL SHEET (SHEET 3 OF 3 OF THIS PLAT) REPRESENT REQUIREMENTS BY THE GOVERNING BODY FOR THE FINAL PLAT APPROVAL AND THAT ALL CONDITIONS OF SUBDIVISION APPLICATION HAVE BEEN SATISFIED.

FEDERAL, STATE, AND LOCAL PLANS, POLICIES, REGULATIONS, AND/OR CONDITIONS OF SUBDIVISION APPROVAL THAT MAY LIMIT THE USE OF THE PROPERTY, INCLUDING THE LOCATION, SIZE AND USE ARE SHOWN ON THIS SHEET. ANY TEXT AND/OR GRAPHIC REPRESENTATIONS OF REQUIREMENTS BY THE GOVERNING BODY FOR FINAL PLAT APPROVAL INCLUDING, BUT NOT LIMITED TO, EASEMENTS FROM STREAMS OR RIPARIAN AREAS, FLOODPLAIN BOUNDARIES, NO-BUILD AREAS, BUILDING ENVELOPES, OR THE USE OF PARTICULAR PARCELS.

THE INFORMATION SHOWN IS CURRENT AS OF THE DATE OF THE CERTIFICATION REQUIRED IN MIN. 24.183.1(1)(A)(ii) AND THAT CHANGES TO ANY LAND-USE RESTRICTIONS OR ENCUMBRANCES MAY BE MADE BY AMENDMENTS TO COVENANTS, ZONING REGULATIONS, EASEMENTS, OR OTHER DOCUMENTS AS ALLOWED BY LAW OR BY LOCAL REGULATIONS.

ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION CONSTITUTES ASSENT OF THE LOT OWNER TO WAIVE THE RIGHT TO PROTEST A FUTURE RES/SD FOR ANY IMPROVEMENTS TO A DRAINAGE SYSTEM, TO WALKER CREEK ROAD AND LOWER WALKER CREEK ROAD AND ALL ON-SITE ROADS INCLUDING BUT NOT LIMITED TO PAVING, DUST ABATEMENT, SIDEWALK, AND ROAD SURFACE AND EASEMENT WIDENING BASED ON BENEFIT, AND MAY BE USED IN LIEU OF THEIR SIGNATURES ON AN RES/SD PETITION. THE WAIVER SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE TRANSFEREE, SUCCESSORS, AND ASSIGNS OF THE OWNERS OF THE LAND DEPICTED HEREIN.

BUYERS OF PROPERTY SHOULD ENSURE THAT THEY HAVE OBTAINED AND REVIEWED ALL SHEETS OF THE PLAT AND ALL DOCUMENTS RECORDED AND FILED IN CONJUNCTION WITH THE PLAT AND ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND BECOME INFORMED OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING.

DATED THIS 29<sup>th</sup> DAY OF April, 2021.

Lloyd A. Twite  
MANAGING PARTNER  
LLOYD A. TWITE FAMILY PARTNERSHIP


## ACKNOWLEDGEMENT

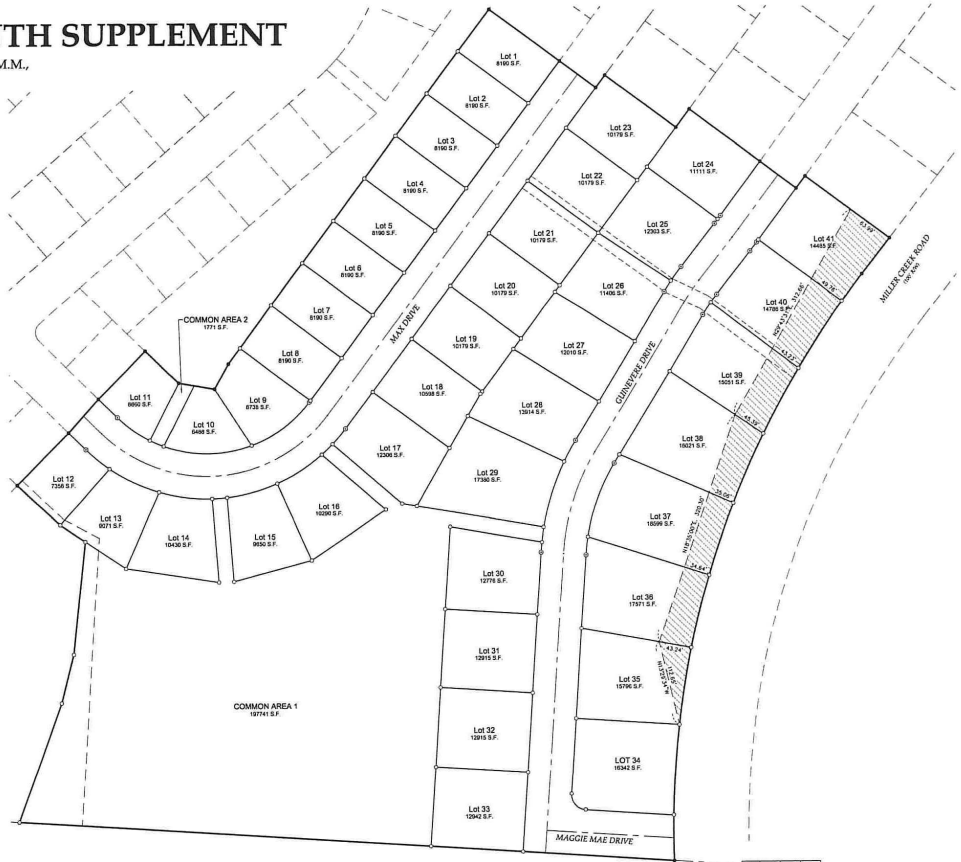
STATE OF MONTANA  
COUNTY OF MISSOULA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4-29, 2021,  
BY LLOYD A. TWITE AS MANAGING PARTNER OF THE LLOYD A. TWITE FAMILY PARTNERSHIP.

Nichole Wonne Hagon  
NOTARY PUBLIC FOR THE STATE OF MONTANA  
RESIDING AT 14101 NW 1st St, Missoula, MT 59701  
MY COMMISSION EXPIRES: 04-28-2024  
PRINTED NAME OF NOTARY Nichole Wonne Hagon



 AREAS GREATER THAN 25%  
SLOPE - NO BUILD ZONE



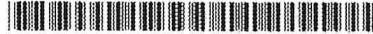
1/4	SEC	TWP	RGE
25	13	12 N	20 W
25	13	12 N	20 W
25	13	12 N	20 W

MISSOULA COUNTY  
MONTANA

SHEET 3 OF 3

AC	8.1057	P.125	OR	8.1057	P.125
SAC	8.1057	P.125	CDV	8.1057	P.125
SPN	8.1057	P.125			

202115523 B:1057 P:1253 Pages:1 Fee:\$7.00  
06/22/2021 02:07:10 PM Affidavit Of Correction  
Tyler R. Gernant, Missoula County Clerk & Recorder



AFFIDAVIT

I the undersigned, Gilbert M. Larson, Professional Land Surveyor, Montana Registration No. 8990 ES, being the surveyor who prepared Linda Vista 18<sup>th</sup> Supplement, located in the North East quarter (NE 1/4) of Section 13, T12N, R20W, Principal Meridian Montana, Missoula County, Montana, wish to correct the sanitation exemption reference from "76-4-125-(2)(d)" to "76-4-125-(1)(d)".

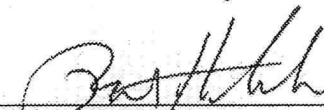
This alteration does not change the survey as made on the ground nor as shown on the face of the plat, and all other information shown on the plat and the legal description is correct.

ss   
Gilbert M. Larson, Professional Land Surveyor  
Montana Registration No. 8990 ES



STATE OF MONTANA )  
 )SS  
County of Missoula )

On this 21<sup>st</sup> day of June, 2021, before me a Notary Public of the State of Montana, personally appeared Gilbert M. Larson, known to me to be the person named in and who executed the above instrument and acknowledged to me that he executed the same.

ss   
Notary Public for the State of Montana

