

Maggie Jax Subdivision

Montana Food Bank Network Public Utility Easement Vacation

Public Works Committee

Will Wagner
Public Works – Infrastructure & Mobility
April 13th, 2022



Vicinity Map



**Morrison
Maierle**
engineers • surveyors • planners • scientists

1055 Mount Avenue
Missoula, MT 59801
Phone: 406.542.8880
www.m-m.net

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DRAWN BY: DCS
FLD WK. BY:
CHK. BY: CAS
DATE: 3/2022

MONTANA FOOD BANK NETWORK
MISSOULA MT

UTILITY VACATION VICINITY MAP

PROJECT NO.
6501.010

SHEET NUMBER
EX.A

Plotted by levi stubblefield on Mar/23/2022

Area Photos

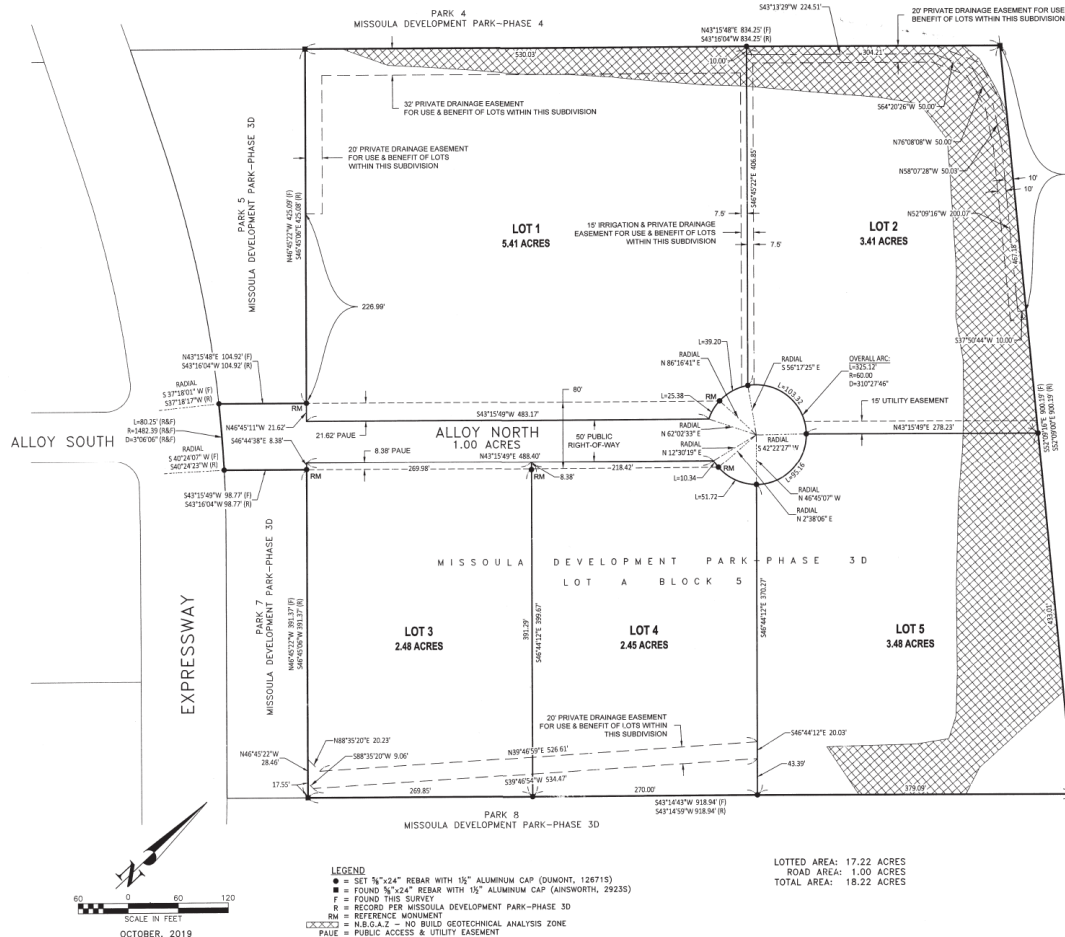


Requested PUE Vacation



MAGGIE JAX SUBDIVISION PLAT

LOCATED IN THE SW1/4 OF SECTION 36, T.14N., R.20W., P.M.M.,
CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



CERTIFICATE OF DEDICATION

We do hereby certify that we have caused to be surveyed, subdivided and plotted into lots and road, as shown herein the following described tract of land:

Lot A of Block 5 of Missoula Development Park - Phase 3D, located in the Southwest one-quarter of Section 36, Township 14 North, Range 20 West, P.M.M., City of Missoula, Missoula County, Montana, containing a total of 18.22 acres, more or less, being subject to all easements and rights-of-way, existing or of record.

Further, that the above described tracts of land are to be known as MAGGIE JAX SUBDIVISION, and

Further, the attached plat conforms to the preliminary plat previously reviewed and granted approval by the governing body, and all or part of the required improvements have been installed and/or a subdivision improvements agreement exists which is acceptable to the City Attorney and governing body securing the future construction of the public improvements, and

Further, Federal, State and local plans, policies, regulations, and/or conditions of subdivision approval, as required by the reviewing agency, that may limit the use of the property, including the location, size, and use are shown on the plat or otherwise stated, and

Further, 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 that buyers of property are strongly encouraged to contact the local planning department and become informed of any limitations on the use of the property prior to closing, and

Further, the undersigned hereby certifies that the text and/or graphics shown on this sheet represents requirements by the governing body for final plat approval and that all conditions of subdivision application for this subdivision have been satisfied, and the information shown is current as of the date of the certification required in A.R.M. 24.155.1.07(4)(b), 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.

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, storm water drainage, or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair, and removal of that 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, this division of land is exempt from review by the Department of Environmental Quality pursuant to Chapter 76-4-125(1)(d), M.C.A., to wit: "Divisions located within the jurisdictional areas that have adopted growth policies pursuant to section 7-1 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 set my hand this 29th day of OCTOBER, 2019

SEVEN HAUL, LLC

By Doug Jackson, Manager

STATE OF MONTANA

COUNTY OF Missoula

This instrument was acknowledged before me on October 23rd, 2019, by Doug Jackson as manager of SEVEN HAUL, LLC.

By Brooke Stordahl

Notary Public for the State of Montana

Residing at Missoula, MT

My Commission expires February 14, 2023



SURVEYOR'S CERTIFICATION

I, TOBY, Professional Land Surveyor, Montana registration No. 126715, hereby certify that the attached plat is a true representation of the survey made under my supervision using the monuments and records shown hereon and that said survey was made in compliance with the Subdivision and Plating Act and was substantially completed on the date shown herein.

Dated this 16th day of NOVEMBER, 2019

By TOBY

Professional Land Surveyor

Montana Registration No. 126715

CERTIFICATION OF CITY ENGINEER

I, Kevin J. Sloroff, City Engineer of the City of Missoula, Missoula County, Montana, do hereby certify that I have examined this plat and find that it conforms to surveying and roadway requirements of State and local regulations, and I approve the same.

Dated this 1st day of NOVEMBER, 2019

By Kevin J. Sloroff

City Engineer

CERTIFICATION OF CITY ATTORNEY

I, Jim Nugent, City Attorney of the City of Missoula, Missoula County, Montana, do hereby certify that I have examined the certificate of title of this plat of MAGGIE JAX SUBDIVISION and find that it conforms to the requirements of Section 76-3-812, M.C.A., and State and local regulations, and I approve the same.

Dated this November 2nd day of NOVEMBER, 2019

By Jim Nugent

City Attorney

CERTIFICATION OF HEALTH DEPARTMENT

Approved this 23 day of OCTOBER, 2019

By Steph R. S.

Missoula City-County Health Department

CERTIFICATION OF CITY PLANNER

Approved this 4th day of NOVEMBER, 2019

By [Signature]

City Planner

CERTIFICATION OF FINAL PLAT APPROVAL

The City of Missoula does hereby certify that it has examined this plat, and appearing that it is in the public interest to accept and approve for the public use of the public access and public utility easements within said plat, and having found the same to conform to law, approves it.

Dated this 1st day of NOVEMBER, 2019

By [Signature]

Mayor, City of Missoula, Montana

Attest: [Signature]

City Clerk



PLAT004423, 8:38 P.23, Page:1 Fee:127.50

11/26/2019 04:12:00Z, Clerk & Recorder

MISSOULA COUNTY, MONTANA

SAC 1001 245

SRA 1001 246

OR 1001 247

CYP 1001 248

CON 1001 249

1/4 SEC. T. R. SHEET 1 OF 1

36 14N 20W MAGGIE JAX SUBDIVISION PLAT

CITY OF MISSOULA MISSOULA COUNTY, MONTANA

Professional Consultants Inc.

Engineers, Surveyors, Planners, Mapmakers

300 MISSOULA ST., 10th FLOOR

MISSOULA, MONTANA 59801

PHONE 406-326-1884

FAX 406-326-1075



PREPARED AT THE REQUEST OF: SEVEN HAUL, LLC

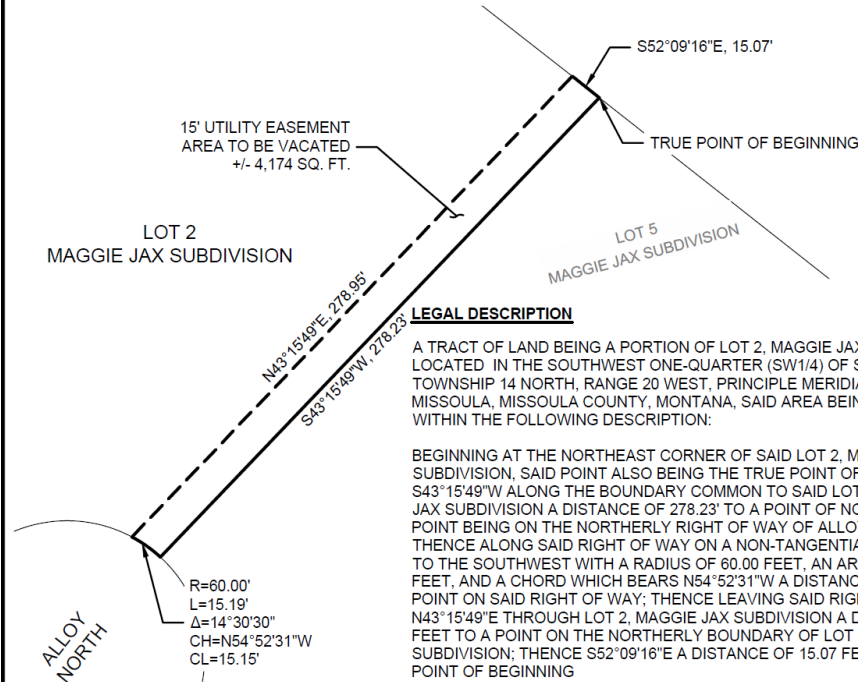
PCI PROJECT: 8826-13-18

Easement Vacation Exhibit



EXHIBIT "A"

LOCATED IN THE SW $\frac{1}{4}$ OF SEC. 36, T. 14 N., R. 20 W., P.M.M., MISSOULA COUNTY, MONTANA



LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 2, MAGGIE JAX SUBDIVISION LOCATED IN THE SOUTHWEST ONE-QUARTER (SW $\frac{1}{4}$) OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 20 WEST, PRINCIPLE MERIDIAN MONTANA, CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, SAID AREA BEING CONTAINED WITHIN THE FOLLOWING DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, MAGGIE JAX SUBDIVISION, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE S43°15'49"W ALONG THE BOUNDARY COMMON TO SAID LOT 2 AND LOT 5, MAGGIE JAX SUBDIVISION A DISTANCE OF 278.23' TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY OF ALLOY NORTH ROAD; THENCE ALONG SAID RIGHT OF WAY ON A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 15.19 FEET, AND A CHORD WHICH BEARS N54°52'31"W A DISTANCE OF 15.15 FEET TO A POINT ON SAID RIGHT OF WAY; THENCE LEAVING SAID RIGHT OF WAY N43°15'49"E THROUGH LOT 2, MAGGIE JAX SUBDIVISION A DISTANCE OF 278.95 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 2, MAGGIE JAX SUBDIVISION; THENCE S52°09'16"E A DISTANCE OF 15.07 FEET TO THE TRUE POINT OF BEGINNING

SAID AREA CONTAINING 4,174 SQUARE FEET MORE OR LESS.

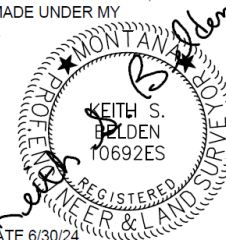
CERTIFICATE OF SURVEYOR

I, KEITH S. BELDEN, PROFESSIONAL ENGINEER AND LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS DESCRIPTION WAS MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2022.

DATED THIS 22ND DAY OF JULY, 2022

BY:

Keith S. Belden
KEITH S. BELDEN
MONTANA REGISTRATION NO. 10692ES



EXP. DATE 6/30/24



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Missoula, MT 59801
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DRAWN BY: DCS
FLD WK. BY:
CHK. BY: KSB
DATE: 7/20/22

MONTANA FOOD BANK NETWORK

MISSOULA

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UTILITY VACATION VICINITY MAP

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Adopt a resolution of intention to vacate the public utility easement.