



November 14, 2019

Development Services
c/o Mary McCrea, Planning Supervisor
435 Ryman Street
Missoula, MT 59802

RE: Annexation Submittal – Mullan Crossing Property
Tract 1 of Halling Farms and a Tract of land located in the SE1/4 of the NE1/4 of Section 18, all located in Section 18, Township 13N, Range 19W, Missoula County, Montana

Dear Mary,

The purpose of this letter is to formally request annexation of the above described 3.5-acre and 0.79-acre properties. The requested zoning upon annexation is C1-3. This zoning will work well with the intended use of the site and it will be consistent with other zoning designations in the vicinity of this property.

I've attached a signed copy of the annexation petition. Please let me know if any edits are needed.

We look forward to meeting with you for the pre-application meeting for this project. If you have any questions, please feel free to contact me at (406) 721-0142 or christinal@territoriallandworks.com.

Sincerely,
Territorial-Landworks, Inc.


(Christine Loucks, Planning Technician)

Enclosures: Annexation Petition

C. File & Scan (with attachments)

T:\1_ACTIVE FILES\2019 Projects\5458 - Walker Mullan Crossing Commercial Development\4_PLANNING\Annexation\ltr.2019-11-14.CDS.Annexation Petition.doc

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

PETITION NO.

BEFORE THE CITY
COUNCIL CITY OF
MISSOULA

PETITION FOR ANNEXATION TO CITY

SUID#: 1732459 & 2318906

GeoCode# 04-2200-18-2-02-13-0000 & 04-2200-18-1-04-12-0000

Dated this 6th day of November, 2019.

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:

TRACT 1 OF HALLING FARMS, LOCATED IN SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, MISSOULA COUNTY, MONTANA

TOGETHER WITH A TRACT OF LAND LOCATED IN THE SE1/4NE1/4 OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST BOUNDARY OF SAID SE1/4NE1/4 OF SECTION 18, WHICH POINT IS SOUTH 327.6 FEET FROM THE NORTHWEST CORNER OF SAID SE1/4NE1/4; THENCE N.89°32'30"E., 200.0 FEET; THENCE SOUTH 809.6 FEET TO THE NORTHERLY BOUNDARY OF A COUNTY ROAD; THENCE N.82°08'W. ALONG SAID NORTHERLY ROAD BOUNDARY 161.6 FEET; THENCE NORTH 219.3 FEET; THENCE WEST 40.0 FEET TO THE WEST BOUNDARY OF SAID SE1/4NE1/4; THENCE NORTH 568.1 FEET TO THE POINT OF BEGINNING.

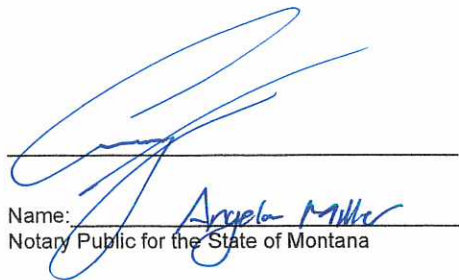
RECORDING REFERENCE: BOOK 701 OF MICRO RECORDS AT PAGE 1199.

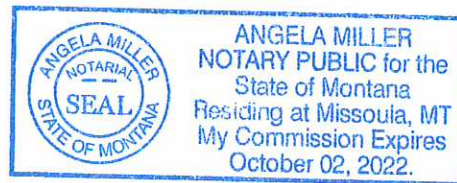
PROPERTY ADDRESS: 3770 & 3720 Mullan Road, Missoula, MT 59808


GEORGE JENSEN, GENERAL PARTNER

STATE OF MONTANA)
 : ss
County of Missoula)

This instrument was acknowledged before me on this 6th day of November, 2019
by George Jensen, General Partner of George Jensen Family Limited Partnership.


Name: Angela Miller
Notary Public for the State of Montana



STATE OF MONTANA)
) ss.
County of Missoula)

On this DATE day of MONTH, YEAR, before me the undersigned, a Notary Public for the State of Montana, personally appeared NAME(S), known to me personally (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name/s is/are subscribed to the within instrument and acknowledged to me that he/she/they 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.

(Printed name required)
Notary Public for the State of Montana.

(SEAL) Residing at My Commission Expires:

MM/DD/YY

VERTICAL DATUM
NAVD88

- TERRITORIAL LANDWORKS, INC.**
CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING
www.territoriallandworks.com
Ph: 406/723-0142
Fax: 406/723-5264
P.O. Box 3851
Missoula, MT 59806

REVISIONS	DATE

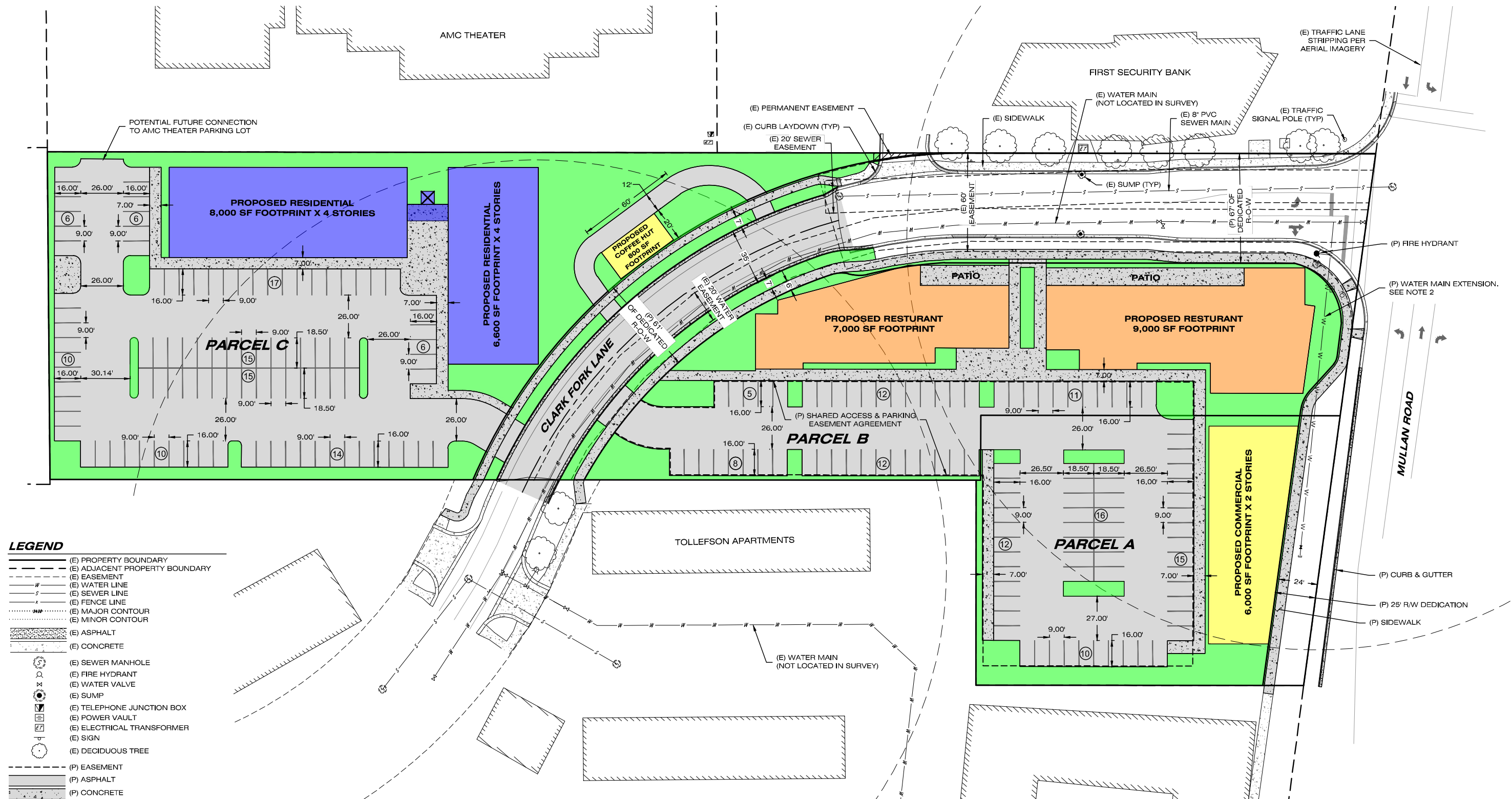
LOCATION: SECTION 18, T13N, R19W, P.M.M.
CITY OF MISSOULA, MISSOULA CO., MT

PREPARED FOR: WALKER HOMES AND
DEVELOPMENT

MULLAN CROSSING	
INEXATION SITE PLAN	

PROJECT NO. 19-5458	PROJECT NAME
SHEET: 1 OF 1	SHEET TITLE: AN

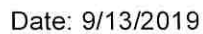
PRELIMINARY



Vicinity Map

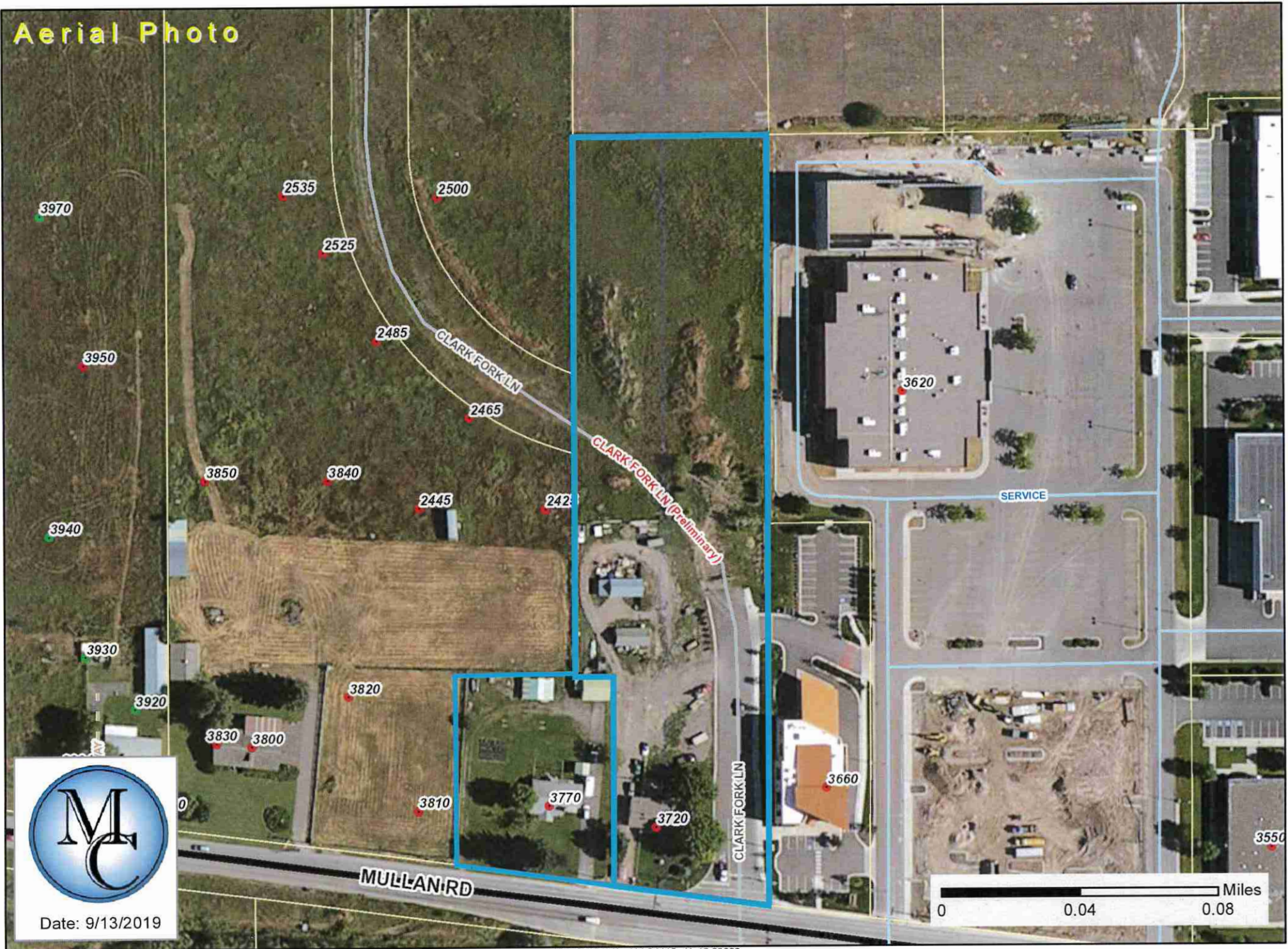
Map showing the project location (highlighted in blue) within a residential area. The map includes streets such as Galway Ave, Flanagan Ln, O'Leary St, Union Pacific St, American Way, Palmer St, Santa Fe Ct, Clark Fork Way, Concrete Way, and Mullan Dr. A scale bar indicates 0 to 0.3 miles. A logo with the letters 'MC' is in the bottom left corner.

Date: 9/13/2019



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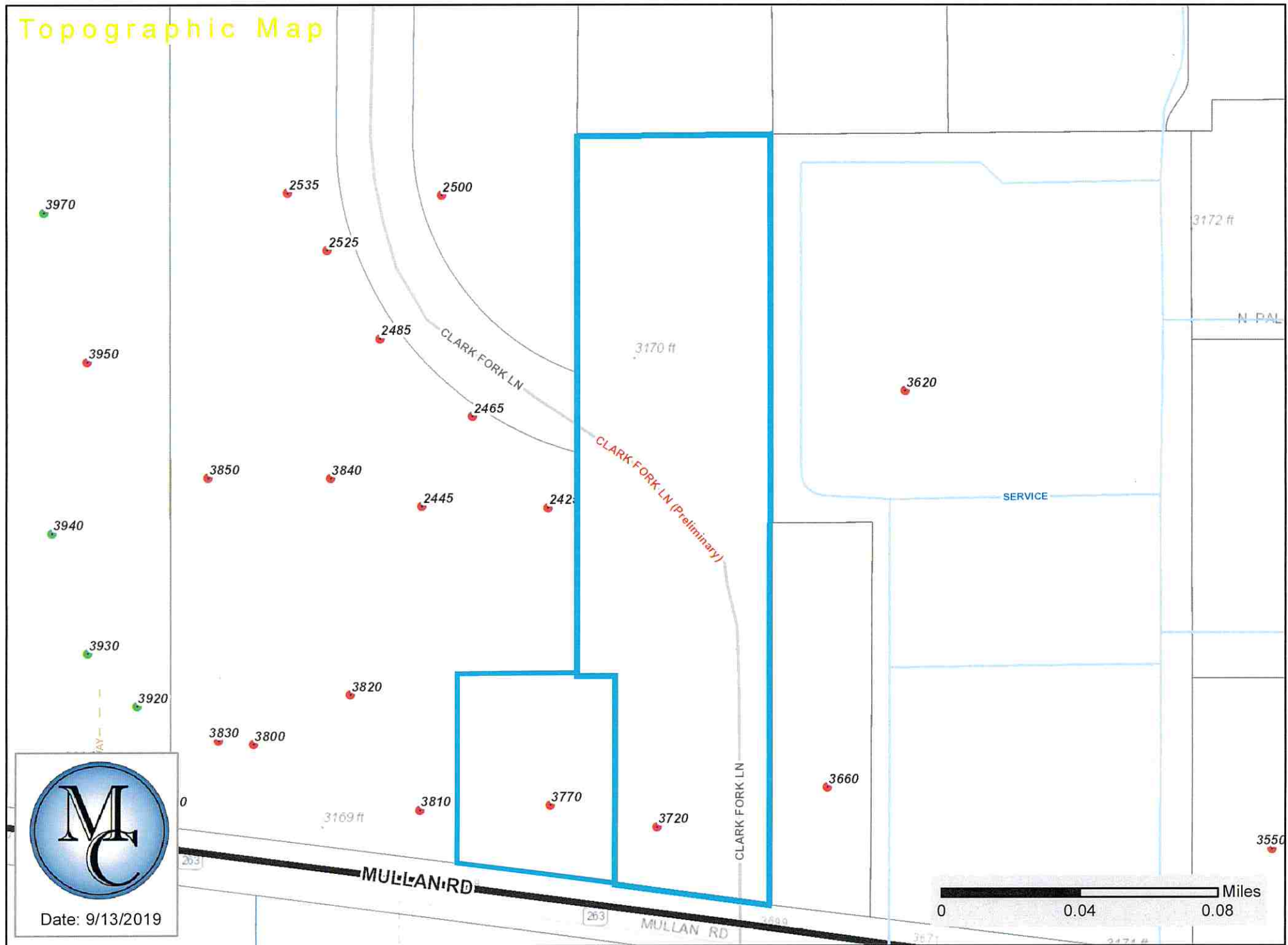
Aerial Photo



Map Center: X: -114.04445 - Y: 46.88686

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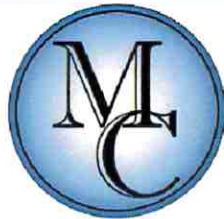
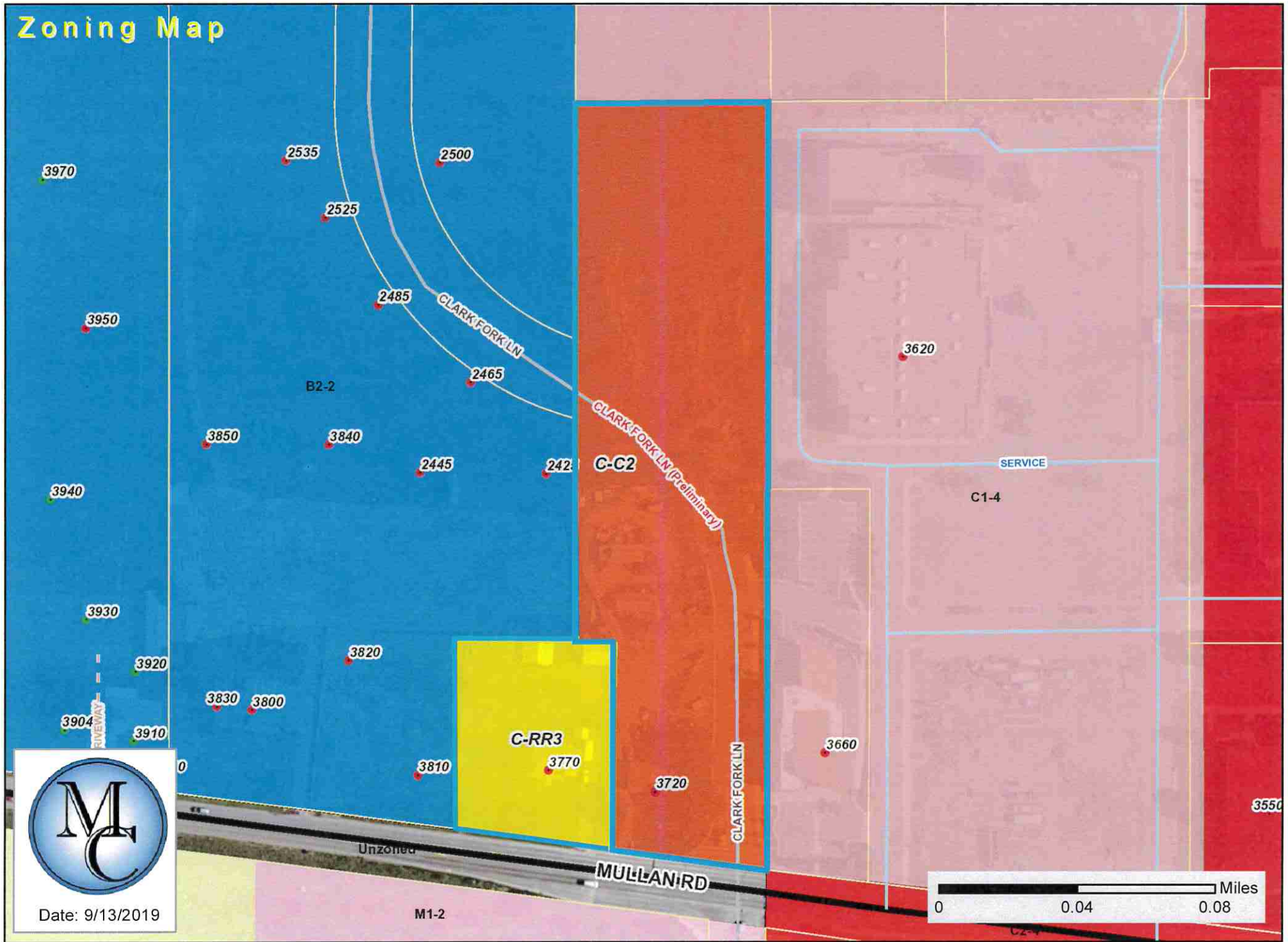
Topographic Map



Map Center: X: -114.04445 - Y: 46.88686

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Zoning Map

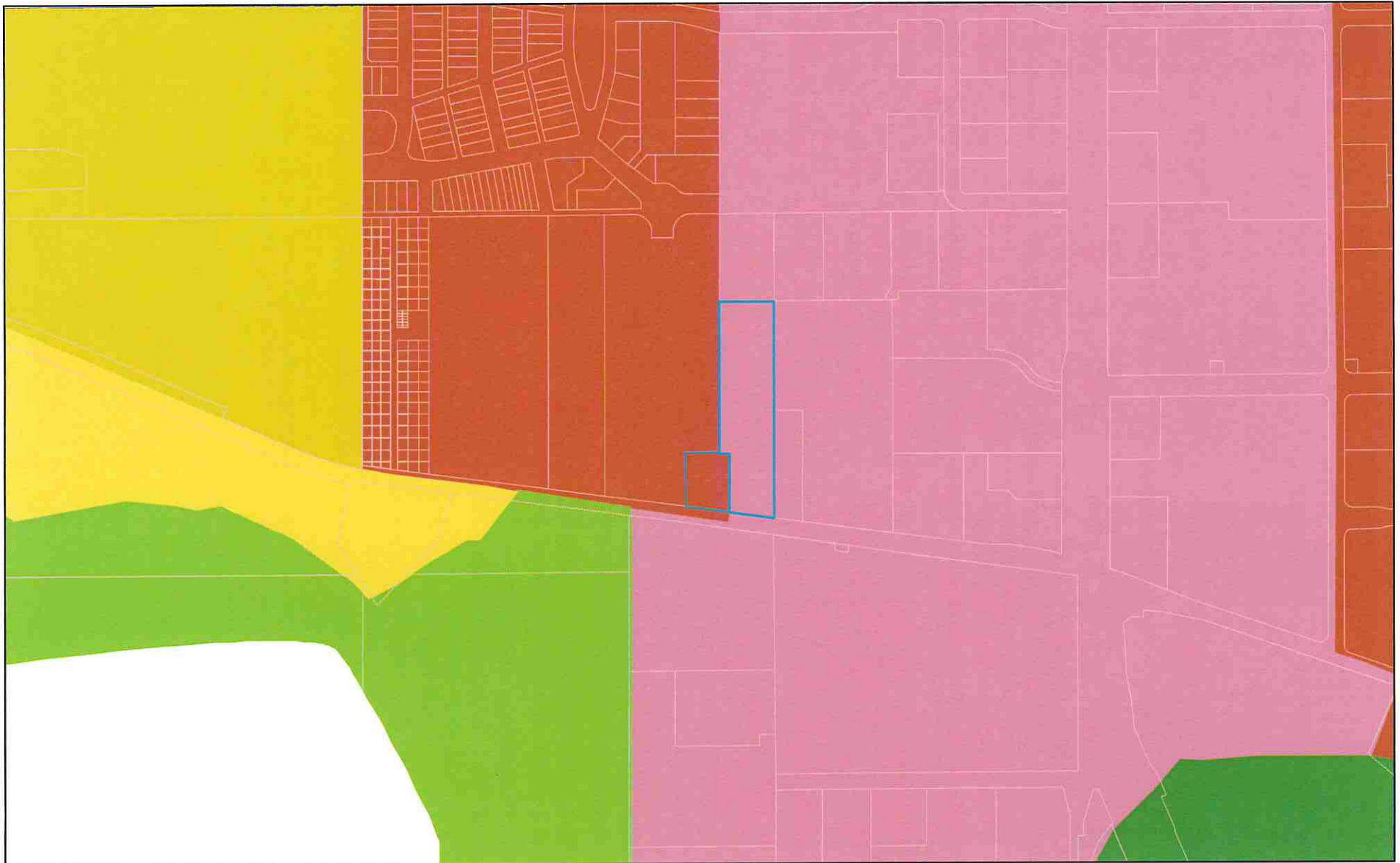


Date: 9/13/2019

Map Center: X: -114.04445 - Y: 46.88677

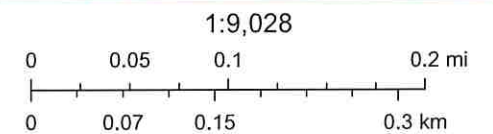
The material displayed on this page is informational and should be used for reference only. No reliance should be placed thereon without verification by the user. Missoula County does not warrant that the information is either complete or accurate. No representation, warranties or covenants of any kind are made by Missoula County. Before acting on the information contained on this page the user should consult original documents.

Land Use Map



9/13/2019, 9:15:59 AM

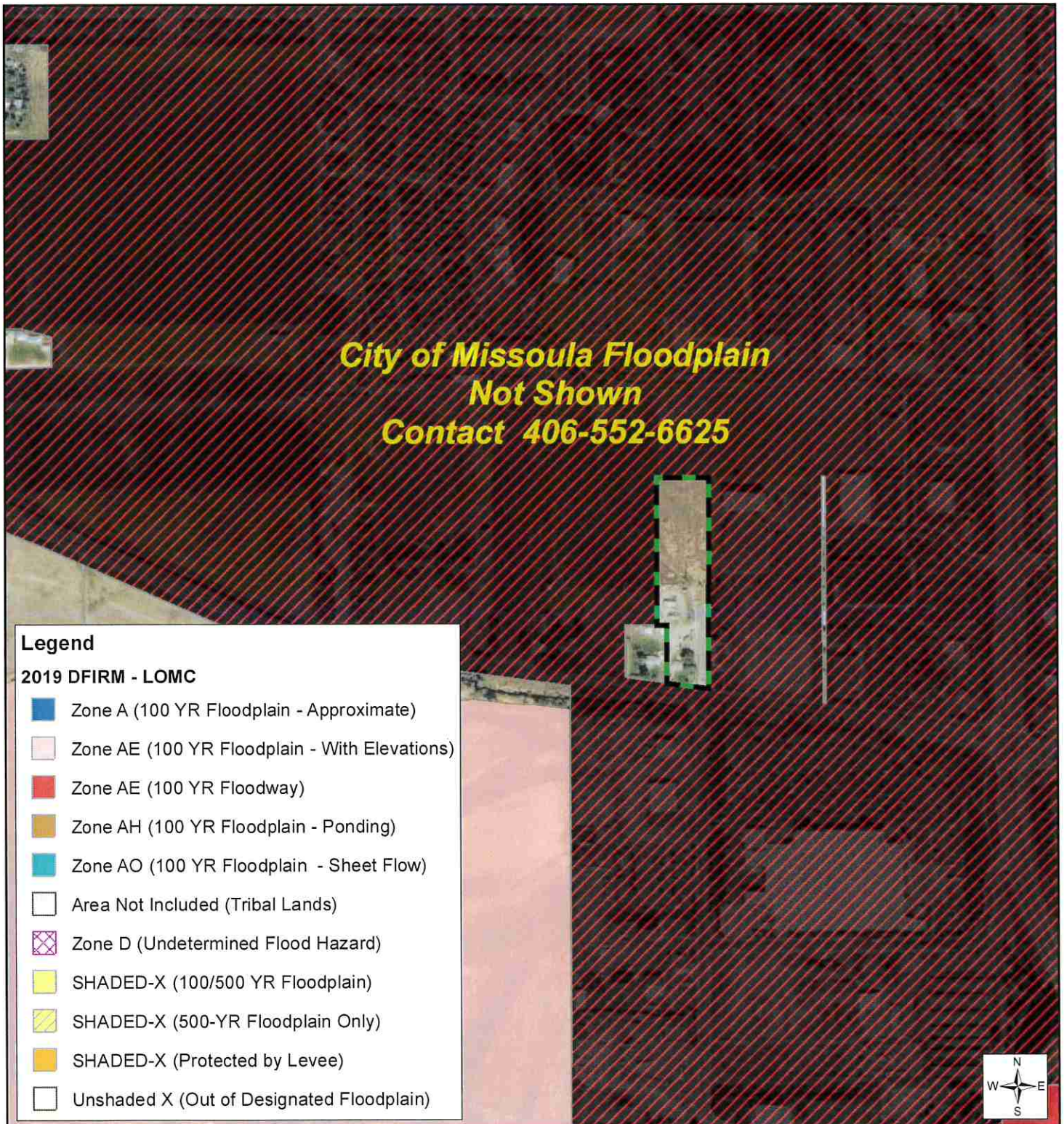
Parcels
Land_Use - Land Uses
Community Mixed Use
Regional Commercial and Services
Open and Resource
Parks and Open Lands



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Web AppBuilder for ArcGIS & City of Missoula
Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | Casey Wilson, Garin Wally, City of Missoula Development Services | Casey Wilson, Garin Wally, City of Missoula Development Services;

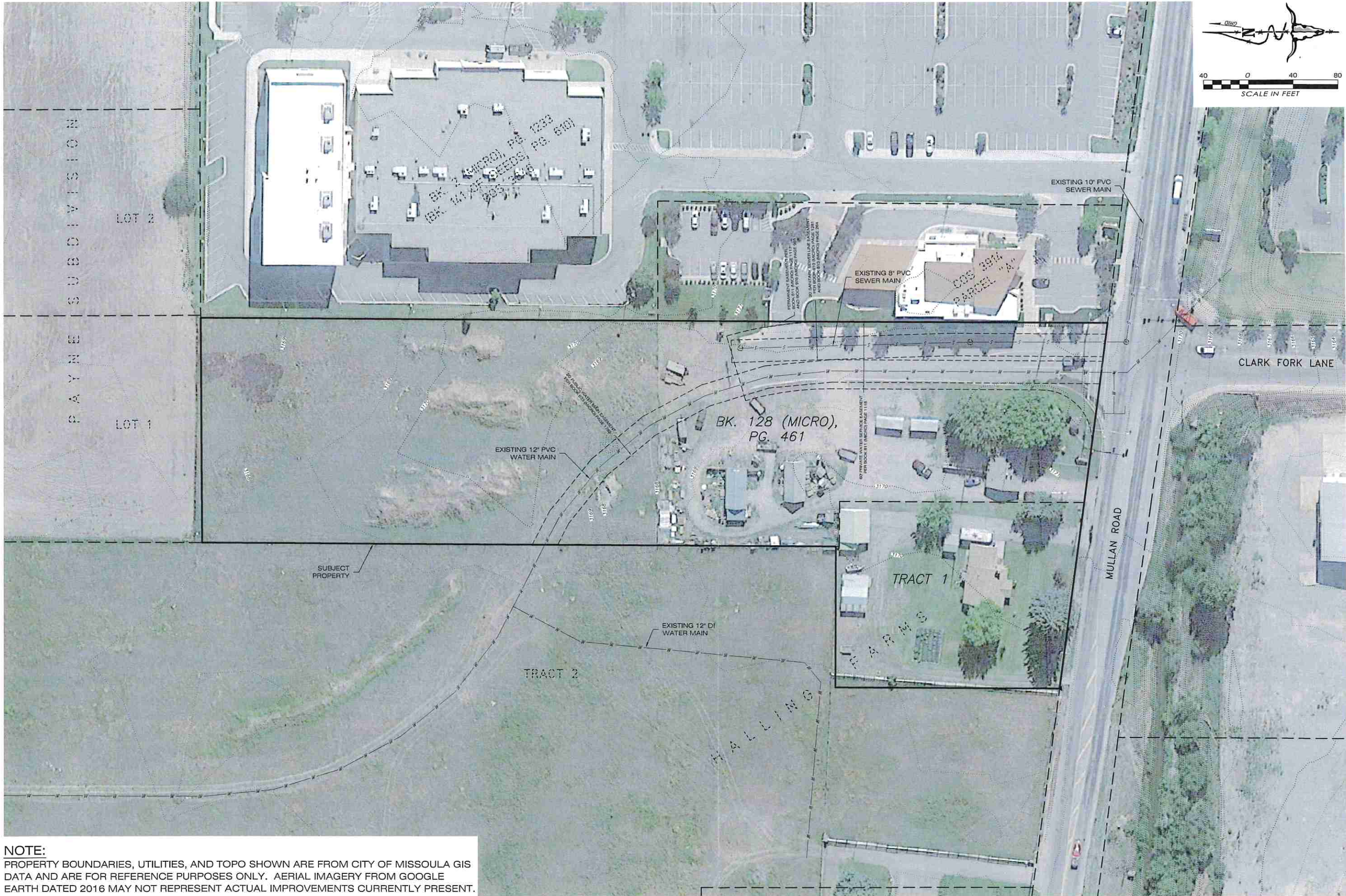
Missoula County Floodplain



Missoula County
Community and Planning Services
127 E Main St, Suite 2
Missoula, MT 59802
406-258-4657
<http://gis.missoulacounty.us/caps/floodplain>

Printed: 9/13/2019

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NOTE:
PROPERTY BOUNDARIES, UTILITIES, AND TOPO SHOWN ARE FROM CITY OF MISSOULA GIS DATA AND ARE FOR REFERENCE PURPOSES ONLY. AERIAL IMAGERY FROM GOOGLE EARTH DATED 2016 MAY NOT REPRESENT ACTUAL IMPROVEMENTS CURRENTLY PRESENT.

TERRITORIAL LANDWORKS, INC.
CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING
www.territorialandworks.com
P.O. Box 3951
Missoula, MT 59806
PH: 406.721.0142
FAX: 406.721.5224
PLOT DATE: 9/18/2019 9:27 AM

REVISIONS	DATE

DESIGNED: _____
DRAFTED: JW
CHECKED: _____
DATE: 9/18/2019

LOCATION:
SECTION 18, T13N, R19W, P.M.M.
CITY OF MISSOULA, MISSOULA CO., MT
PREPARED FOR:
WALKER HOMES AND
DEVELOPMENT

PROJECT NAME
MULLAN CROSSING
SHEET TITLE:
EXISTING CONDITIONS MAP

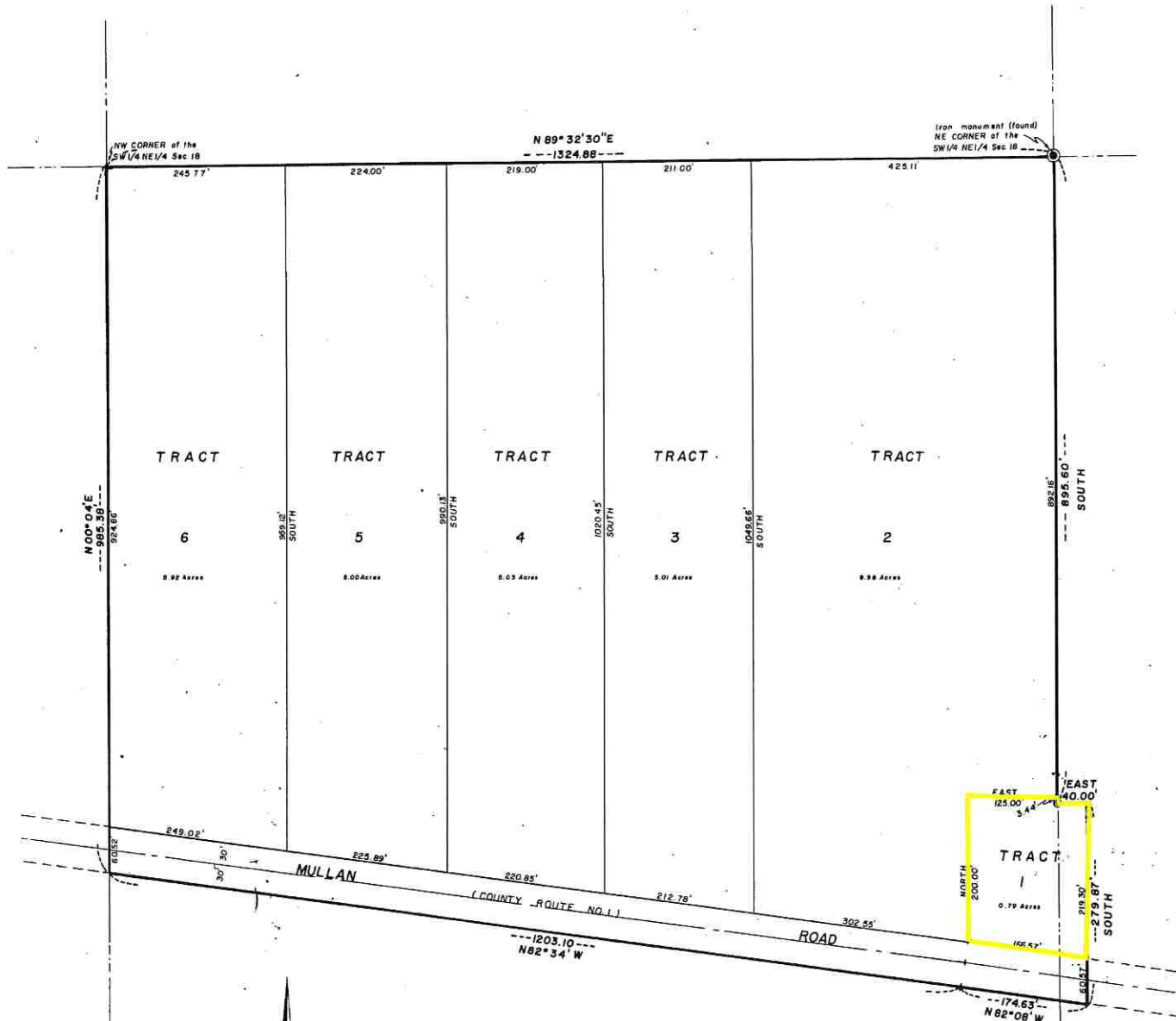
PROJECT NO.
19-5458
SHEET
1 OF 1

PRELIMINARY

2019 LOCATION: T13, N19E2019 PROJECTS: WALKER MULLAN CROSSING COMMERCIAL DEVELOPMENT, "DRAWING: 19-5458-1" SITE CONDITIONS.DWG

HALLING FARMS

A TRACT SUBDIVISION OF MISSOULA
COUNTY, MONTANA, LOCATED IN THE
NE 1/4 SECTION 18 T 13 N., R 19 W.
PRINCIPAL MERIDIAN MONTANA



D E D I C A T I O N

We, the undersigned, do hereby certify that we have caused to be surveyed, subdivided, and platted into lots, block, pedestrian and vehicular thoroughfares as shown on the accompanying plat and certificate of the survey herewith annexed the following described tract of land to-wit:

A tract of land located in the Northeast Quarter (NE 1/4) of Section 18, T. 13 N., R. 19 W., Principal Meridian Montana, and more particularly described as follows:

Beginning at the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW 1/4) of said Section 18; thence South, 89° 32' 30" E., thence East, 100.00 ft.; thence South, 279.37 ft. to the Southerly boundary of Halling Road (Missoula County Route No. 11); thence N. 82° 34' W., along said road boundary, 1,203.10 ft.; thence N. 00° 00' E., along the southerly boundary of the Mullan Road, 174.63 ft.; thence N. 82° 34' W., along said road boundary, 1,203.10 ft.; thence N. 00° 00' E., 985.38 ft. to the Northwest corner of the Southwest Quarter of the Northeast Quarter (SW 1/4) of said Section 18; thence N. 89° 32' 30" E., 1,324.88 ft. to the point of beginning.

Contains 33.0 acres, more or less.

Further that the above parcel is to be known as Halling Farms and the land included in all streets, avenues, public squares, and pedestrian thoroughfares are dedicated, donated, and granted to the use of the public forever.

In witness whereof, we have hereunto set our hand and seal this 5th day of February, 1964.

Marie Halling seal Margaret Hippa seal Dorothy Bridwell seal

A C K N O W L E D G E M E N T

STATE OF MONTANA
COUNTY OF MISSOULA

On this 5th day of February, 1964, before me, Herbert A. Sebata, a notary public for the State of Montana, residing at Missoula, Montana, personally appeared Marie Halling, known to be the person whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Herbert A. Sebata
Notary Public for the State of Montana.
Residing at Missoula, Montana.
My commission expires December 12, 1964

STATE OF California
COUNTY OF Los Angeles

On this 17th day of February, 1964, before me, the undersigned, a notary public for the State of California, residing at Los Angeles, California, personally appeared Margaret Hippa and Dorothy Bridwell, known to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Frank J. Pirri
Notary Public for the State of California.
Residing at Los Angeles, California.
My commission expires August 27, 1965

S U R V E Y O R ' S C E R T I F I C A T E

STATE OF MONTANA
COUNTY OF MISSOULA

I, the undersigned, Paul L. Vick, Land Surveyor, Registration No. 15373, do hereby certify that I surveyed the land shown on the accompanying plat in the Northeast Quarter (NE 1/4) of section 18, T. 13 N., R. 19 W., Principal Meridian Montana, and to be known as HALLING FARMS, and further that this survey was made in the month of December, 1963, according to provisions of Chapter 6, Title 11, of the Revised Codes of the State of Montana, 1967.

Paul L. Vick

STATE OF MONTANA
COUNTY OF MISSOULA

Subscribed and sworn to before me this 4th day of February, 1964.

Notary Public for the State of Montana.
Residing at Missoula, Montana.
My commission expires 1-2-1967

E X A M I N E D A N D A P P R O V E D

Date March 20, 1964

Paul L. Vick
County Surveyor, Missoula County Montana.

Certificate of ownership for this parcel examined and approved.

Date March 25, 1964

Herbert A. Sebata
County Attorney, Missoula County, Montana.

Approved this 21st day of March, 1964, and it having been made to appear that HALLING FARMS being the platted area herein contained and it so appearing to the Board of County Commissioners of Missoula County, Montana, that it is in the public interest that no park or playground be dedicated within the said tract, therefore it is hereby ordered that the order be incorporated into the proceedings of this board and copy thereof be endorsed and certified on the said addition on this date.

Date 3-26-64

Wm Lucier
Chairman

County Commissioners in and for Missoula County, Montana.

ATTEST

Date 3-26-64

Martha J. Cohen
Clerk and Recorder, Missoula County Montana.

State of Montana
Dept. of Health
& Envir. Sciences
File of
Subdivision Plat
File No. 2439

Date received Missoula County
Clark & Recorder's office, Aug 13, 1966 #353

Letter of lifting of sanitation
restriction Dated July 27, 1966
from the State Board of Health
according to Chapter 95 of the
Laws of Montana 1961 reg. No.
136 Addition by name Halling Farms Addition
filed by Larry Stetley tract 5 only

I received and filed this instrument for record on the 21st day of March, 1964, at 2:12 o'clock P.M. in presence of Missoula County, State of Montana.

Witness my hand
MARTIN S. SPINER, County Recorder
By Chris Brown Deputy
For 1.9.60 Paid

Book 7
Page 24
File D-25