

MCNETT FLATS SUBDIVISION

Major Subdivision Application

Section 18: Annexation Petition

<i>Revision</i>	<i>Date</i>
1 st Element Review Copy	August 25, 2020
1 st Sufficiency Review Copy	September 1, 2020
Governing Body Review	December 4, 2020

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#: _____
GeoCode# 04-2199-12-1-01-23-0000

Dated this 24 day of August, 2020.

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.


Please see attached Preliminary Plat.

The parcel has no current physical address.

By:

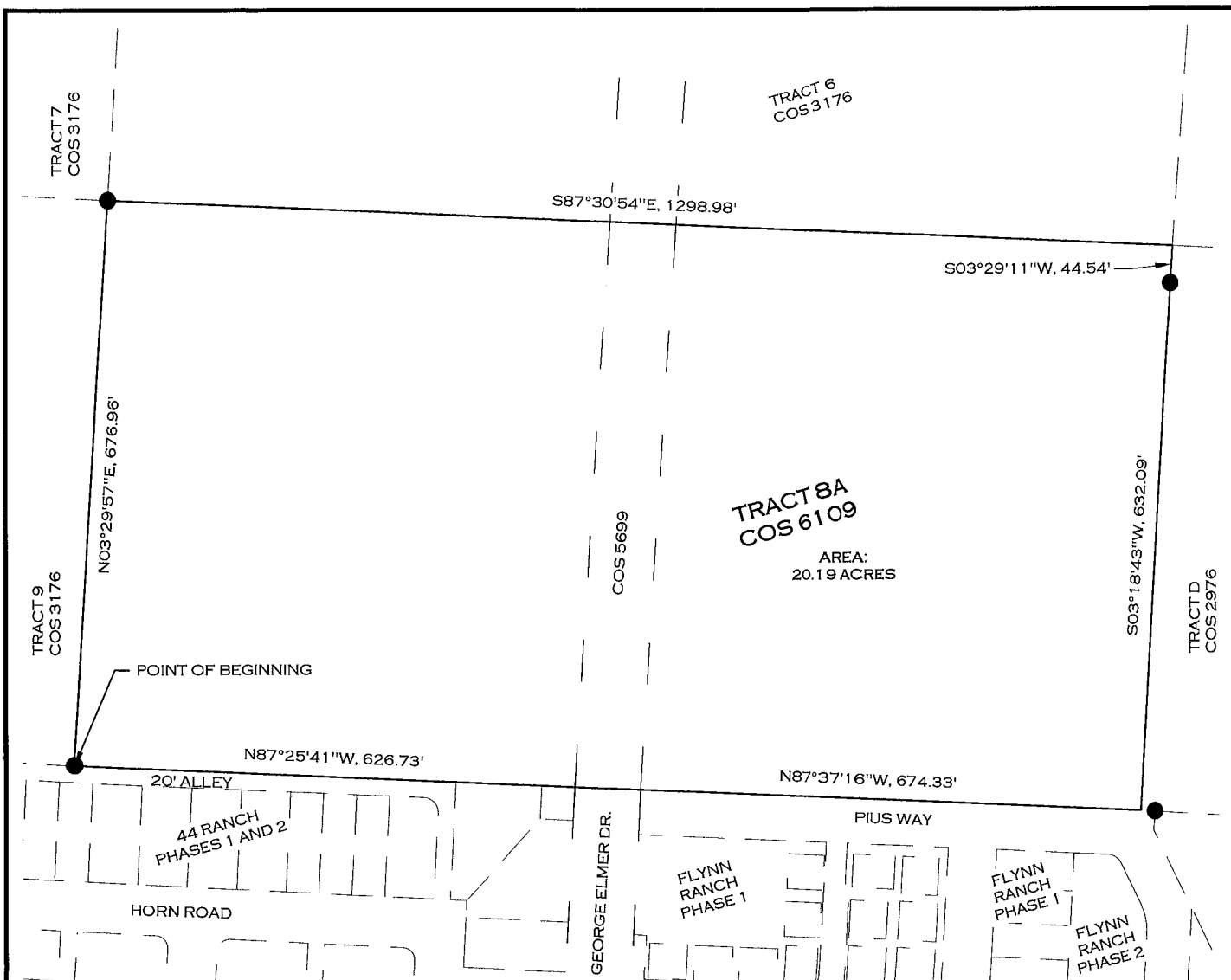
Title: Manginy owner

On this 24 day of August, 2020, before me the undersigned, a Notary Public for the State of Montana, personally appeared Nate Toilefson, 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.

 KRISTA SNYDER
NOTARY PUBLIC for the
State of Montana
Residing at Missoula, MT
My Commission Expires
October 24, 2021.

(SEAL)

Krista Snyder
Krista Snyder
(Printed name required)
Notary Public for the State of Montana.
Residing at Missoula
Commission Expires: 10/24/2021
MM/DD/YY



PERIMETER LEGAL DESCRIPTION

TRACT 8A OF CERTIFICATE OF SURVEY 6109, RECORDS OF MISSOULA COUNTY, LOCATED IN THE SOUTH ONE-HALF OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 8A; THENCE N 03°29'57" E ALONG THE WESTERLY LINE OF SAID TRACT 8A, 676.96 FEET TO THE NORTHWEST CORNER OF SAID TRACT 8A; THENCE S 87°30'54" E ALONG THE NORTHERLY LINE OF SAID TRACT 8A, 1298.98 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8A; THENCE ALONG THE EASTERLY LINES OF SAID TRACT 8A THE FOLLOWING TWO (2) COURSES: 1) S 03°29'11" W, 44.54 FEET; 2) S 03°18'43" W, 632.09 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 8A; THENCE ALONG THE SOUTHERLY LINES OF SAID TRACT 8A THE FOLLOWING TWO (2) COURSES: 1) N 87°37'16" W, 674.33 FEET; 2) N 87°25'41" W, 626.73 FEET TO THE POINT OF BEGINNING; CONTAINING 20.19 ACRES, MORE OR LESS.



0 200
IN FEET

BASIS OF BEARING:
MONTANA STATE PLANE - 2500
GRID NORTH - GROUND DISTANCES

EX-A

1 OF 1

ANNEXATION EXHIBIT



WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS

305 5RD STREET NW, SUITE 206 • GREAT FALLS, MT 59404 • 406-761-1855
3860 O'LEARY STREET, SUITE A • MISSOULA, MT 59808 • 406-203-8665
• WWW.WOITHENG.COM •

JOB #:	1931
DRAWN:	TRH
QA:	KTS
DATE:	5/27/2020

**Petition to Enlarge Boundaries
of the Missoula Urban Transportation District**

The Missoula Urban Transportation District, also known as Mountain Line, proposes to expand its boundaries to ***Mcnett Flats Subdivision***.

The property proposed to be annexed is described as ***Parcel 8A of Certificate of Survey 6109***. The subject property is shown on the attached map.

Section 7-14-241, Montana Codes Annotated, provides that the boundaries of any transportation district may be enlarged under the following conditions:

- (1) A real property owner may petition to have that owner's property included in the district.
- (2) A majority of the Board approves the addition.

Section 7-14-241 also states that, as a consequence of the addition of area to the district, "all property within any addition to the district shall be subject to all existing indebtedness of the district."

Your signature below with your current legal address signifies that you request that Mountain Line expand its boundaries as shown on the attached map and described herein.

Name (please print)	Legal Address	Signature	Date
Tollefson Properties, LLC.	15311 Tyson Way, Frenchtown, MT 59834	<i>Nate Tollefson</i>	8-24-20

Return signed petitions to Mountain Line, 1221 Shakespeare, Missoula, MT 59802-2307.

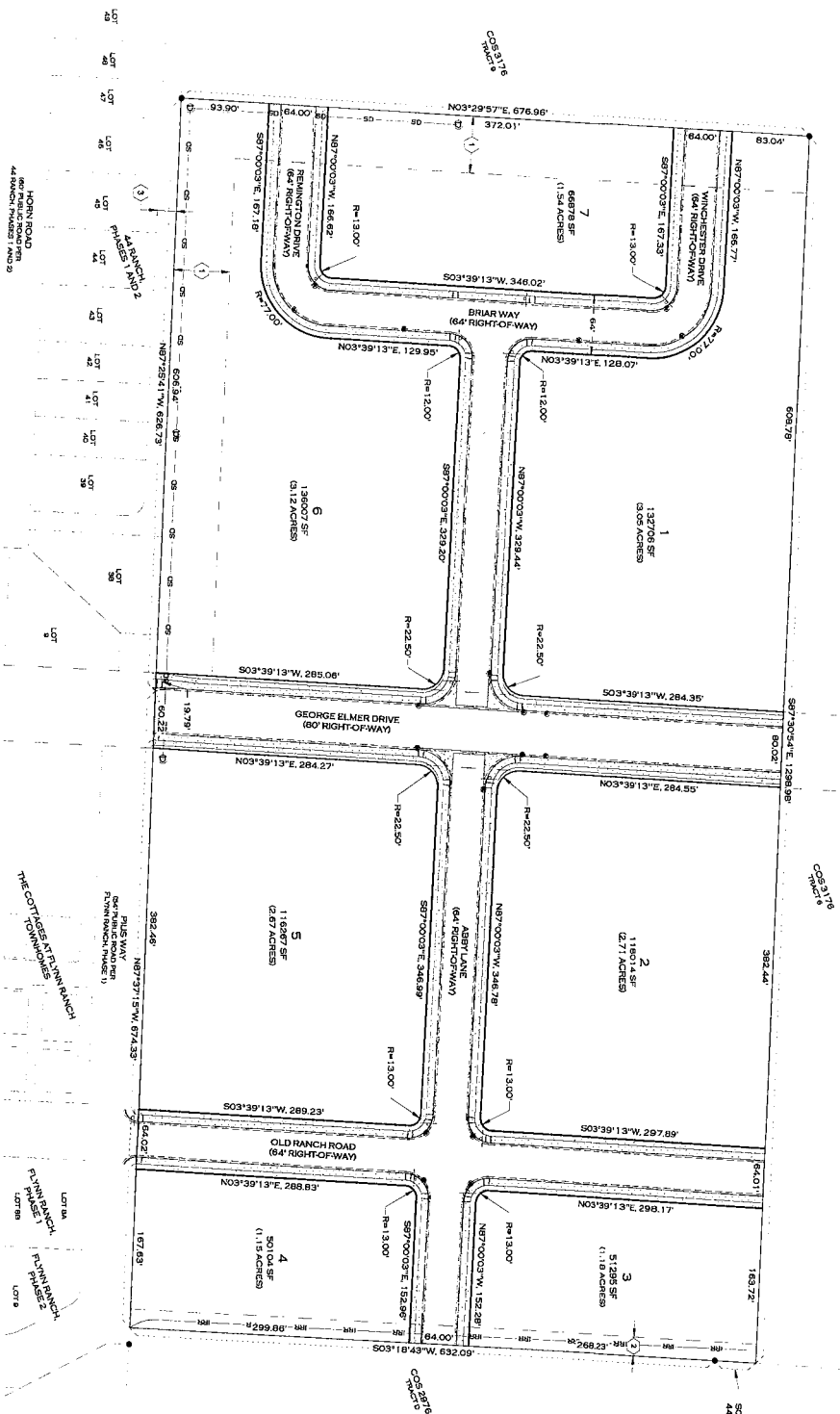
FOR OFFICE USE ONLY:

Date Received: _____	Board Approved: _____	Sent to DOR: _____
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PRELIMINARY PLAT OF MCNETT FLATS

A MAJOR SUBDIVISION LOCATED IN THE SOUTH ONE-HALF OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, P.M.M., MISSOULA COUNTY, MONTANA

OWNER OF RECORD:
TOLLESON PROPERTIES, LLC
SUBDIVIDER:
TOLLESON PROPERTIES, LLC
TOTAL SUBDIVISION AREA:
18.42 ACRES (NET)
18.42 ACRES (NET)



PERIMETER LEGAL DESCRIPTION

THE SOUTH ONE-HALF OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, P.M.M., MISSOULA COUNTY, MONTANA, LOCATED IN THE SOUTH ONE-HALF OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, P.M.M., MISSOULA COUNTY, MONTANA.

KEY NOTES:

- 60' PRIVATE ROAD & PUBLIC UTILITY EASEMENT PER MICRO BOOK 549, PAGE 1716
- 20' IRRIGATION EASEMENT
- 20' ALLEY PER 44 RANCH PHASES 1 AND 2

NOTES:

- PROPOSED BEARINGS & DISTANCES AND PROPOSED EASEMENTS ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO SUBMITTAL OF FINAL PLAT.

CERTIFICATE OF SURVEYOR

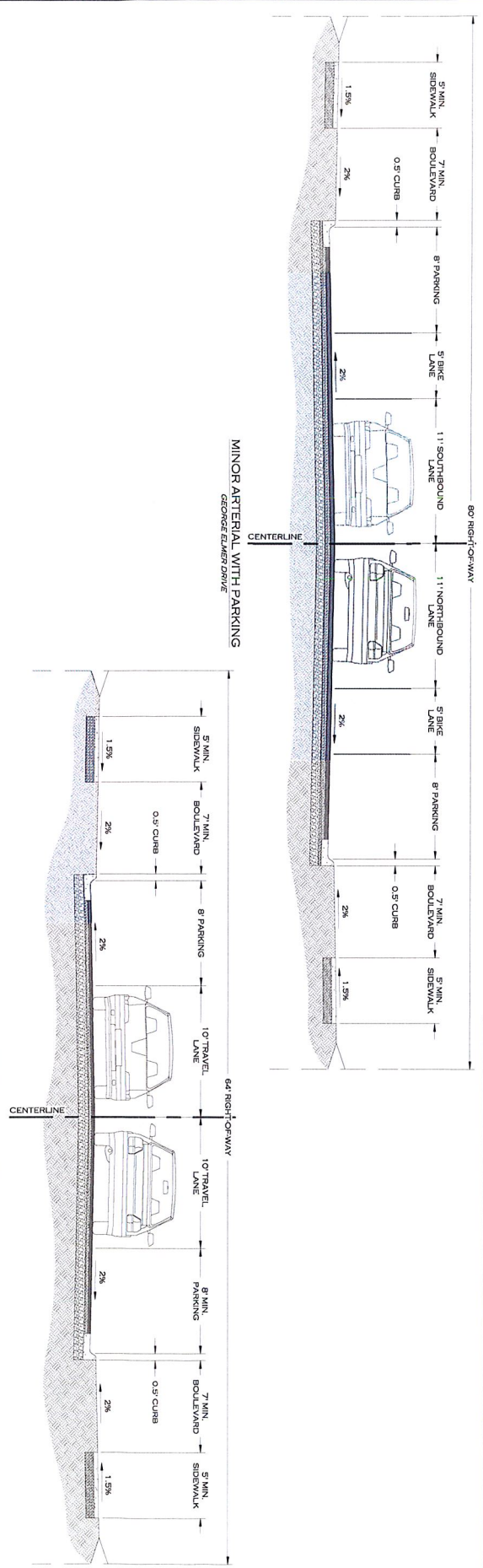
I, MICHAEL D. SHAYLOR, P.L.S., A SURVEYOR, HAVE PERSONALLY AND COMPETENTLY SURVEYED AND COMPILED ON THE DATE SHOWN HEREON.

MICHAEL D. SHAYLOR, P.L.S. DATE _____
MONTANA REGISTRATION NO. 19110 LS

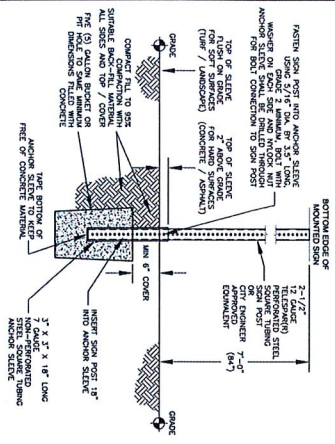


0 60 120
FEET
BASIS OF BEARING:
MONTANA STATE PLANS, 2000
GEOGRAPHIC COORDINATE SYSTEM
VERTICAL DATUM
NAD83

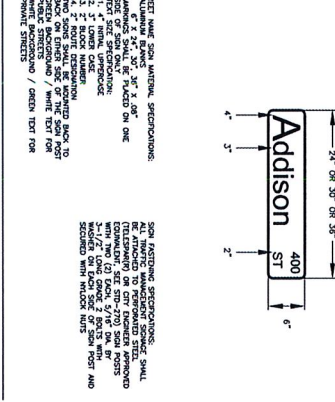
SCALE	SECTION	TOWNSHIP	RANGE	COUNTY	STATE
1/4"	12	13N	20W	MISSOULA	MONTANA
NORTH ENGINEERING, INC. ENGINEERS & SURVEYORS 1000 N. 1ST AVENUE, SUITE 100, MISSOULA, MT 59801 406.338.1111 FAX 406.338.1112 WWW.NORTHENGINEERING.COM					



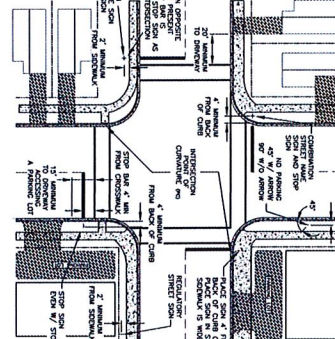
TYPICAL SIGN BASE STANDARD
 FOR USE ON PUBLIC RIGHT-OF-WAY
 (SEE STD-274 FOR TYPICAL SIGN MOUNTING)
 (SEE STD-276 FOR TYPICAL SIGN LOCATION)



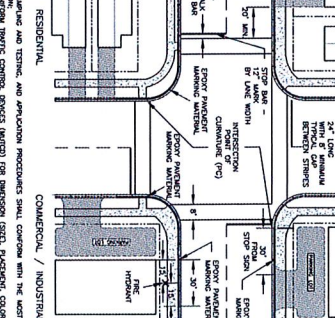
TYPICAL SIGN MOUNTING STANDARD
 (SEE STD-270 FOR TYPICAL SIGN BASE)
 (SEE STD-276 FOR TYPICAL SIGN LOCATION)



TYPICAL SIGN LOCATION STANDARD
 (SEE STD-270 FOR TYPICAL SIGN BASE)
 (SEE STD-274 FOR TYPICAL SIGN MOUNTING)



TYPICAL STREET MARKING STANDARD



Typical Sign Base Standard
 Approved By: [Signature]
 Date: 01/27/1991
 Issued: 01/27/1991
 Engineering Division: [Signature]
 Checked By: [Signature]
 Date: 01/10/2017
 Issued: 01/10/2017
 Engineering Division: [Signature]

Typical Sign Mounting Standard
 Approved By: [Signature]
 Date: 03/15/2006
 Issued: 03/15/2006
 Engineering Division: [Signature]
 Checked By: [Signature]
 Date: 01/13/2017
 Issued: 01/13/2017
 Engineering Division: [Signature]

Typical Sign Location Standard
 Approved By: [Signature]
 Date: 03/15/2006
 Issued: 03/15/2006
 Engineering Division: [Signature]
 Checked By: [Signature]
 Date: 01/10/2017
 Issued: 01/10/2017
 Engineering Division: [Signature]

Typical Street Marking Standard
 Approved By: [Signature]
 Date: 01/10/2007
 Issued: 01/10/2007
 Engineering Division: [Signature]
 Checked By: [Signature]
 Date: 01/10/2017
 Issued: 01/10/2017
 Engineering Division: [Signature]