TERRITORIAL LANDWORKS, INC.

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

1817 South Ave West Suite A | P.O. Box 3851 | Missoula, Montana 59806
406/721-0142 *phone* | 406/721-5224 *fax*
www.TerritorialLandworks.com

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 327.5 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 161.5 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

Owners:
Georg nsen Family Limited Partnership

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

ANGELA MILLER NOTARIAL SEAL STATE OF MONTANA

ANGELA MILLER
NOTARY PUBLIC for the
State of Montana
Residing at Missoula, MT
My Commission Expires
October 02, 2022.

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

PARCEL	SIZE (APPROX.)	PROPOSED ZONING	PROPOSED DEVELOPMENT	LANDSCAPE AREA REQUIRED	LANDSCAPE AREA PROVIDED	PARKING
A	30,572	C1-3	12,000 SF COMMERCIAL, 6,000 SF FOOTPRINT ONE BUILDING / 2 LEVELS	4,576	4,680	53
B	43,242	C1-3	TWO RESTAURANT(S) TOTALING 12,000 SF INDIVIDUAL BUILDING SIZES: 9,000 SF / 7,000 SF	6,447	6,955	48
C	68,600	C1-3	MULTI-FAMILY APARTMENTS - 68 UNITS TOTAL: RESIDENTIAL BLDG A - 8,000 SF PER FLOOR / 4 FLOORS RESIDNTIAL BLDG B - 6,600 SF PER FLOOR / 4 FLOORS	10,290	16,462	99

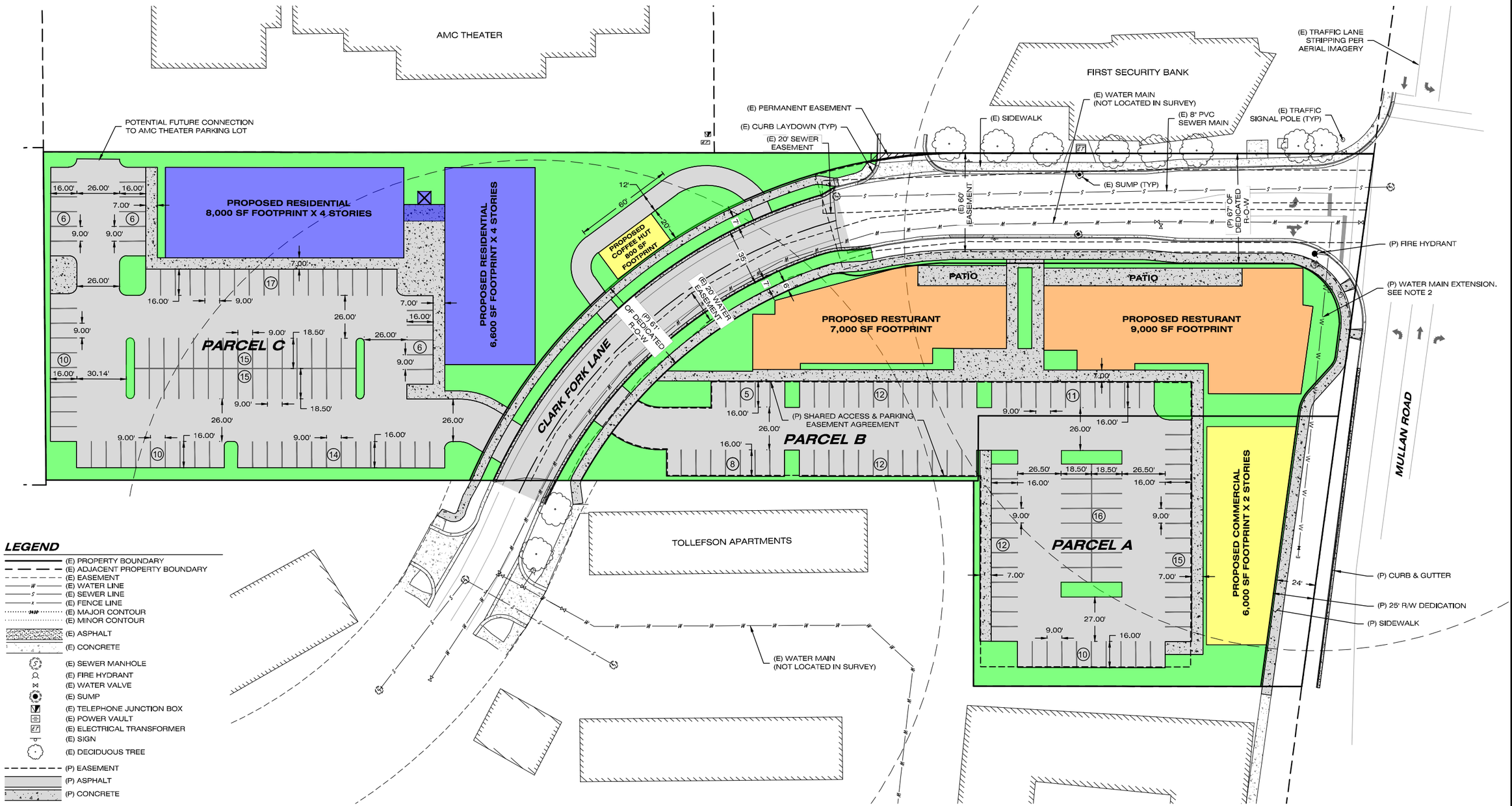
NOTES:
1. FINAL SITE PLANS WILL MEET ALL APPLICABLE ZONING REQUIREMENTS (SETBACKS, PARKING, LANDSCAPING, ETC.)
2. RESIDENTIAL UNITS WILL INCLUDE ROOFTOP ACTIVITY AREAS AND PATIOS
3. PARCELS A AND B TO HAVE ACCESS AND PARKING EASEMENT AGREEMENT
4. ALTERNATE WATER MAIN EXTENSIONS TO PARCEL "A" BEING CONSIDERED AND EVALUATED
5. ALL INFORMATION PROVIDED WITH THIS PRELIMINARY SITE MAP IS CONCEPTUAL BY NATURE. ANYTHING IN THIS MAP IS SUBJECT TO CHANGE FOR THE FINAL DESIGN

GRID N

30 0 30 60
SCALE IN FEET

BASIS OF BEARING
MONTANA STATE PLANE ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

VERTICAL DATUM
NAVD88



TERRITORIAL LANDWORKS, INC.
CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING
www.TerritorialLandworks.com
P.O. Box 3551
Missoula, MT 59806
Ph: 406/721-0142
Fax: 406/721-5224

PLOT DATE: 5/29/2020 10:01 AM

REVISIONS	DATE

DESIGNED:
DRAFTED: AE
CHECKED:
DATE: MAY 2020

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

PREPARED FOR: WALKER HOMES AND DEVELOPMENT

PROJECT NAME: MULLAN CROSSING

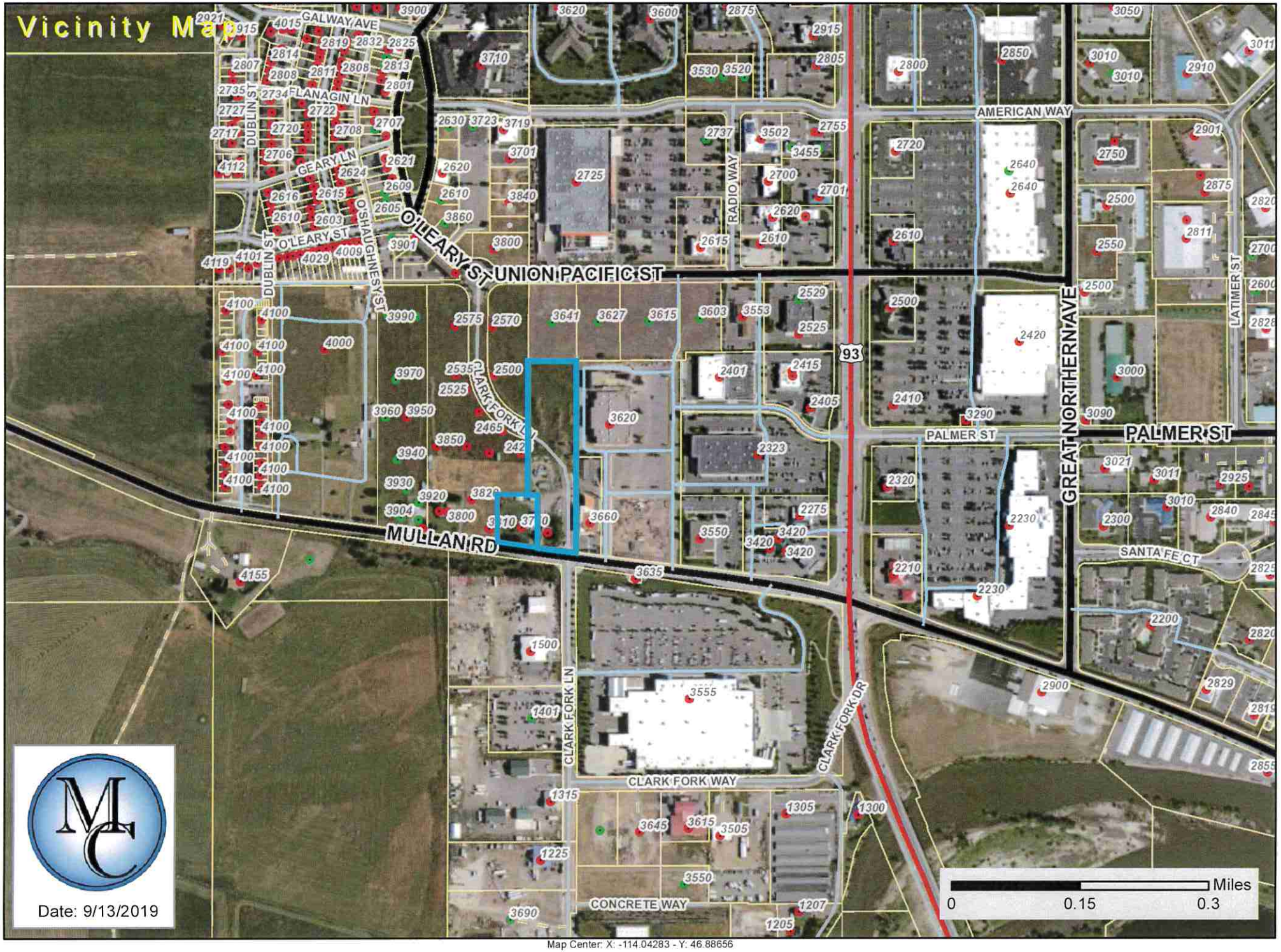
SHEET TITLE: ANNEXATION SITE PLAN

PROJECT NO. 19-5458

SHEET: 1 OF 1

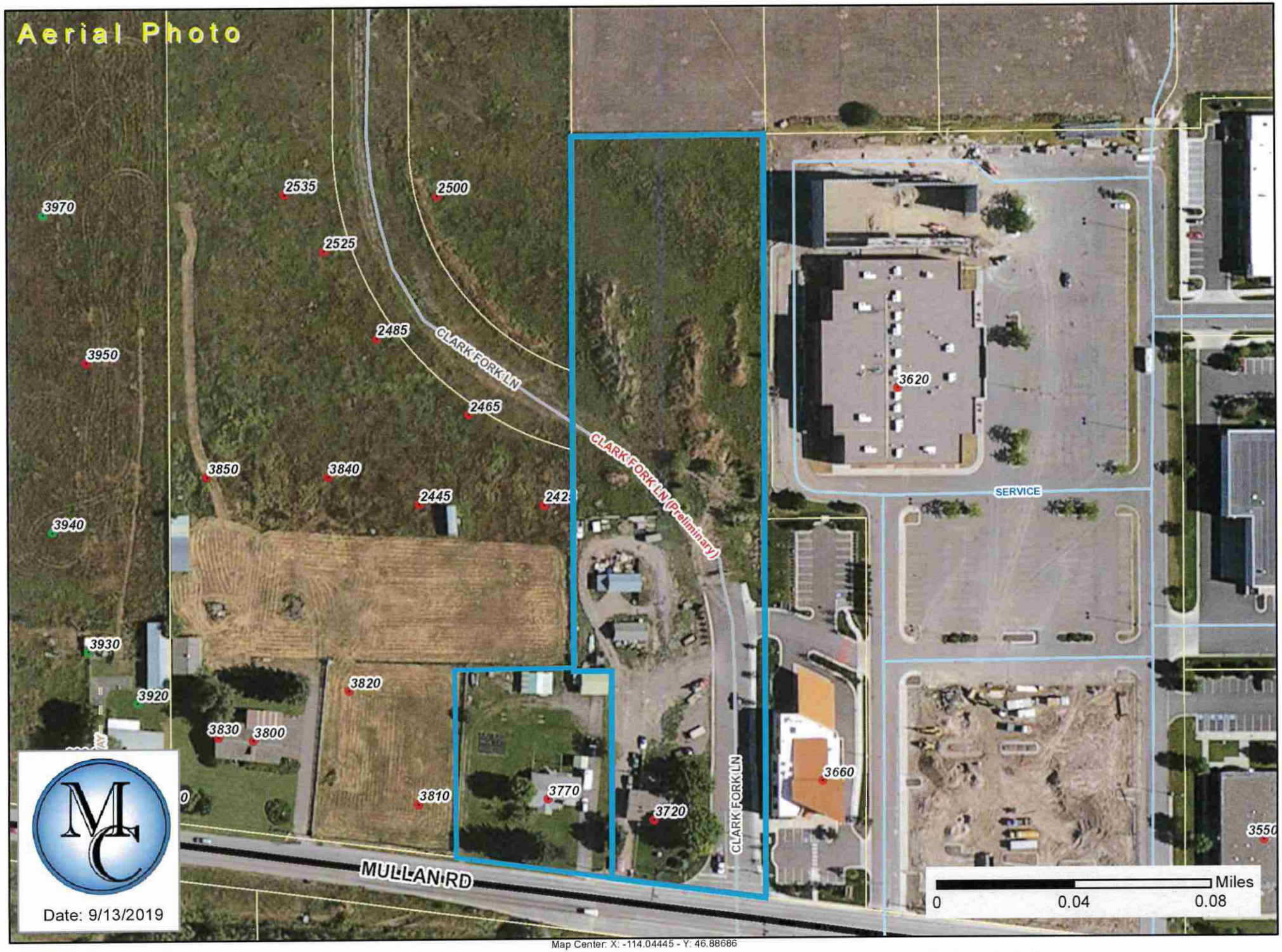
PRELIMINARY

DWG LOCATION: T:_ACTIVE FILES\019-PROJECTS\2019-19-5458 MULLAN CROSSING COMMERCIAL DEVELOPMENT\PLDWG\TITLE\19-5458_1_DRAWING\EAJ_TOCADD\ESIGN\D-19-5458.DWG



Map Center: X: -114.04283 - Y: 46.88656

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.



Map Center: X: -114.04445 - Y: 46.88686

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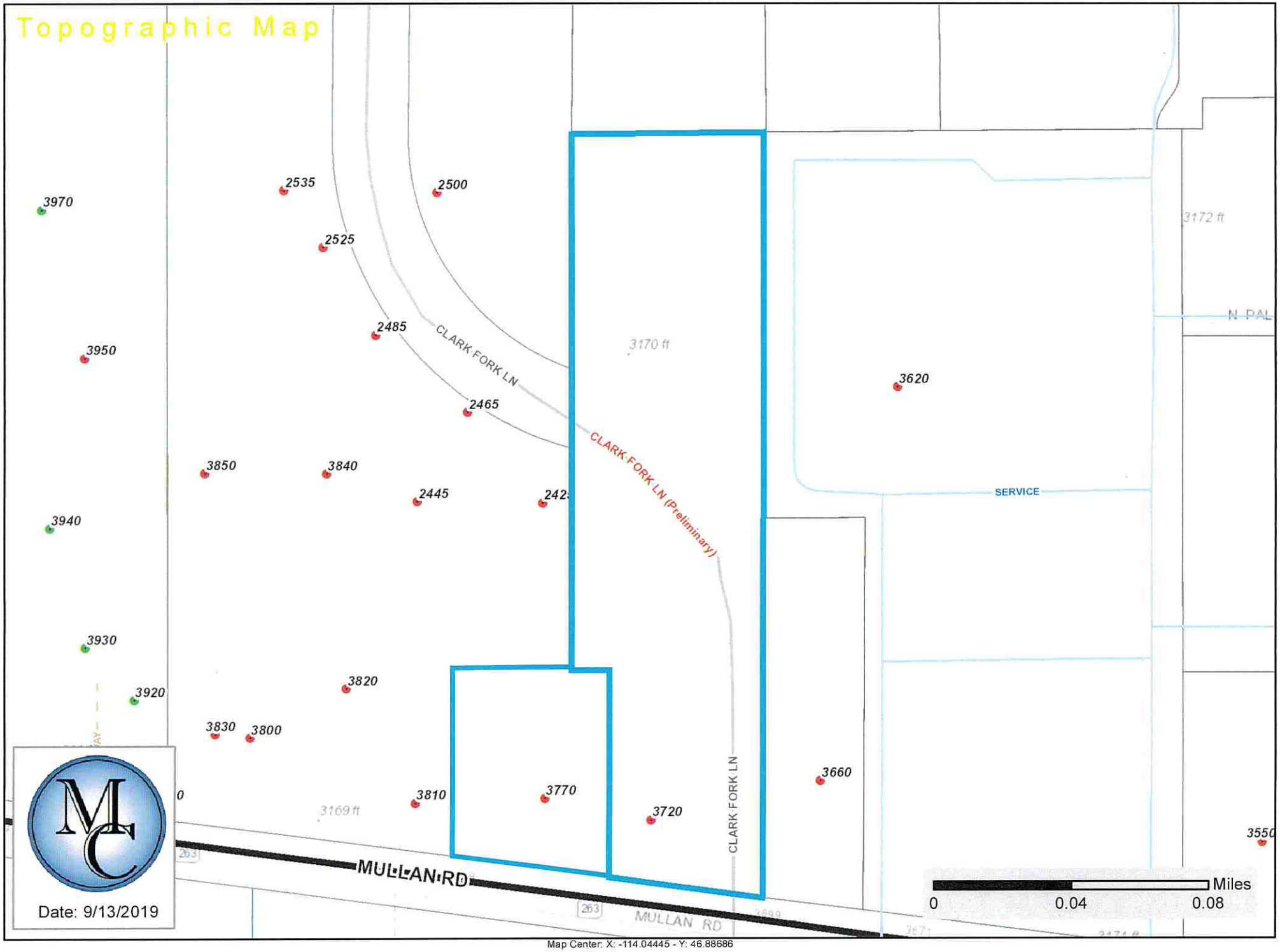
Topographic Map



Map Center: X: -114.04445 - Y: 46.88686

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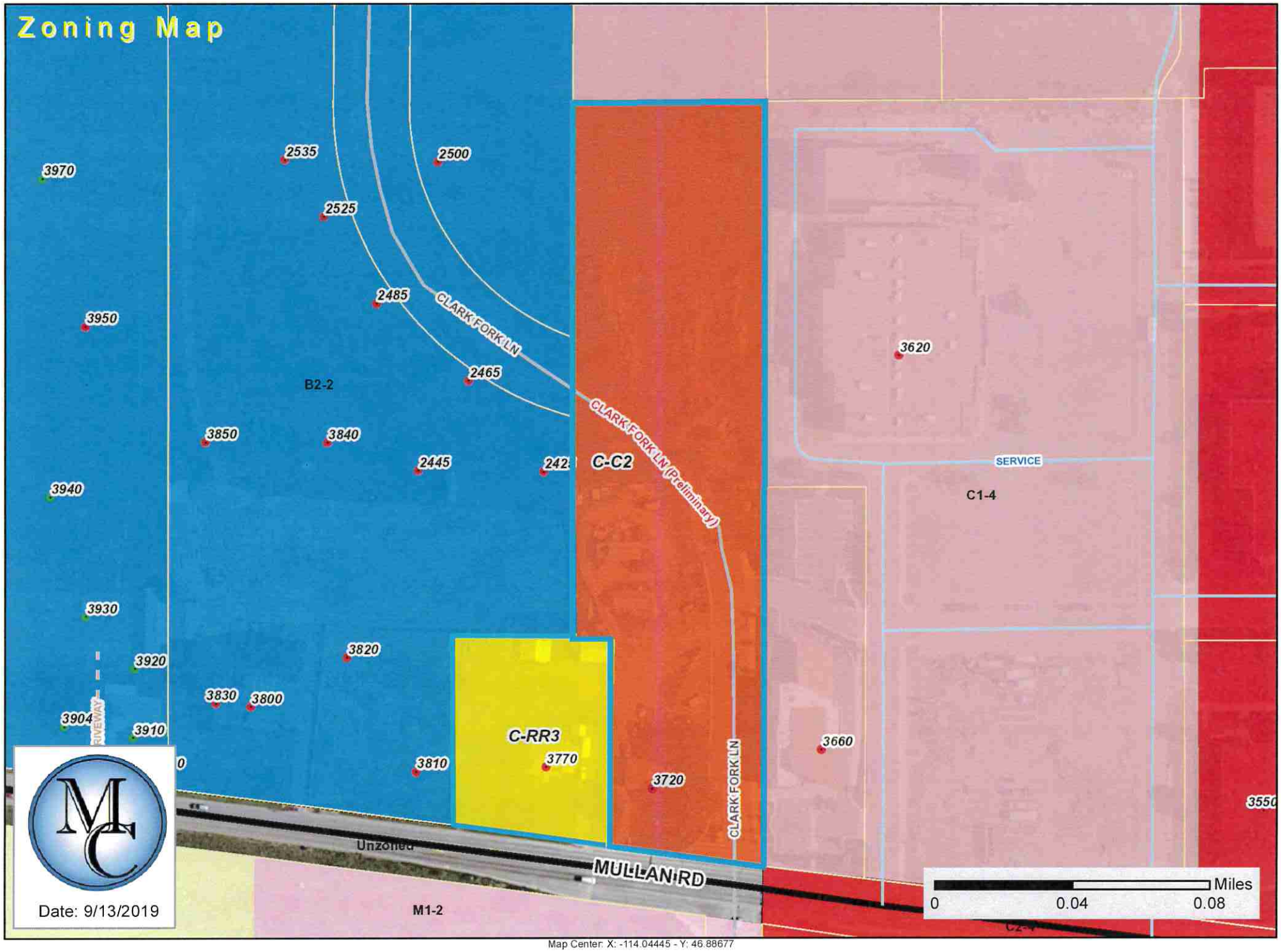
Zoning Map



Map Center: X: -114.04445 - Y: 46.88677

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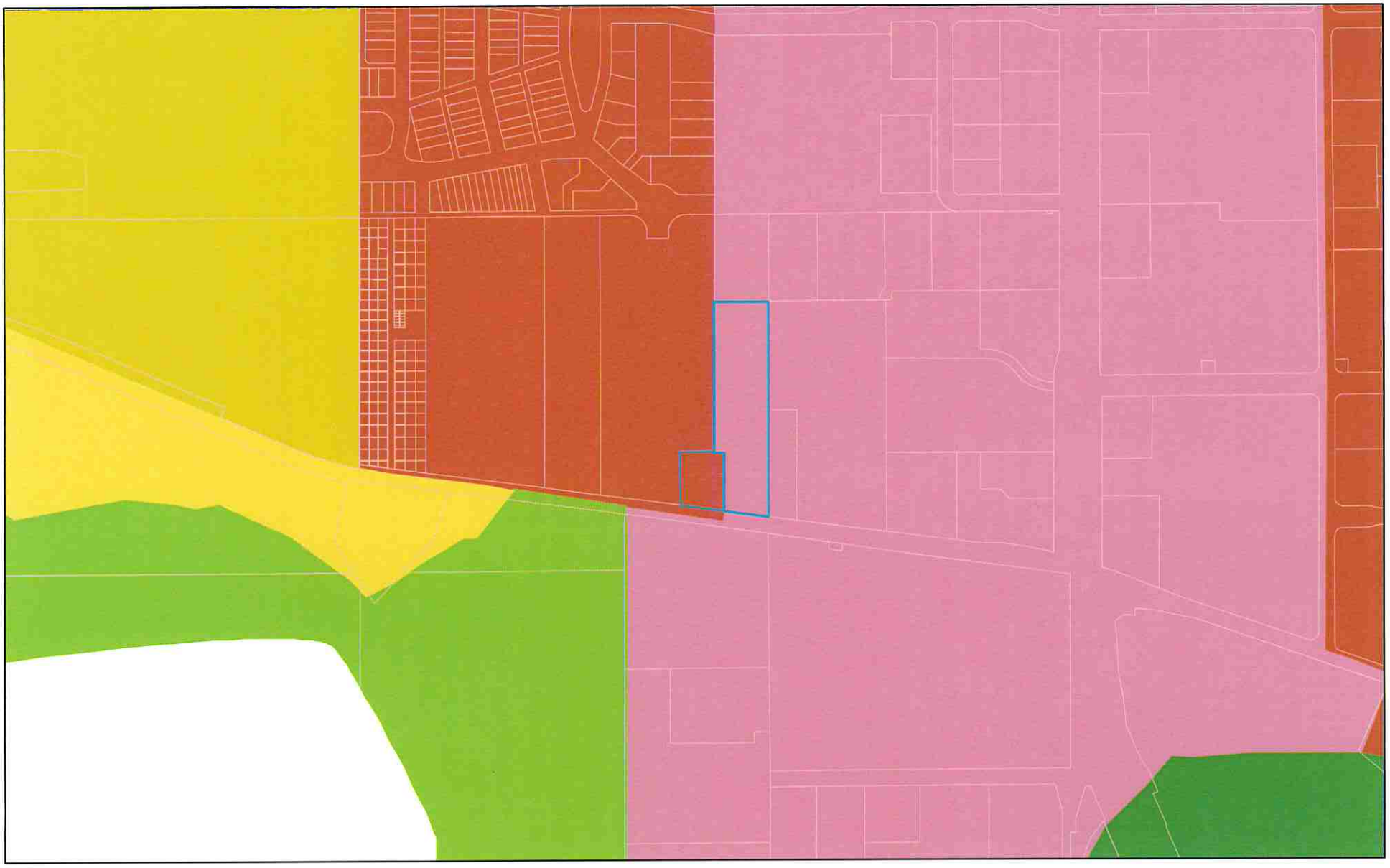
Land Use Map



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

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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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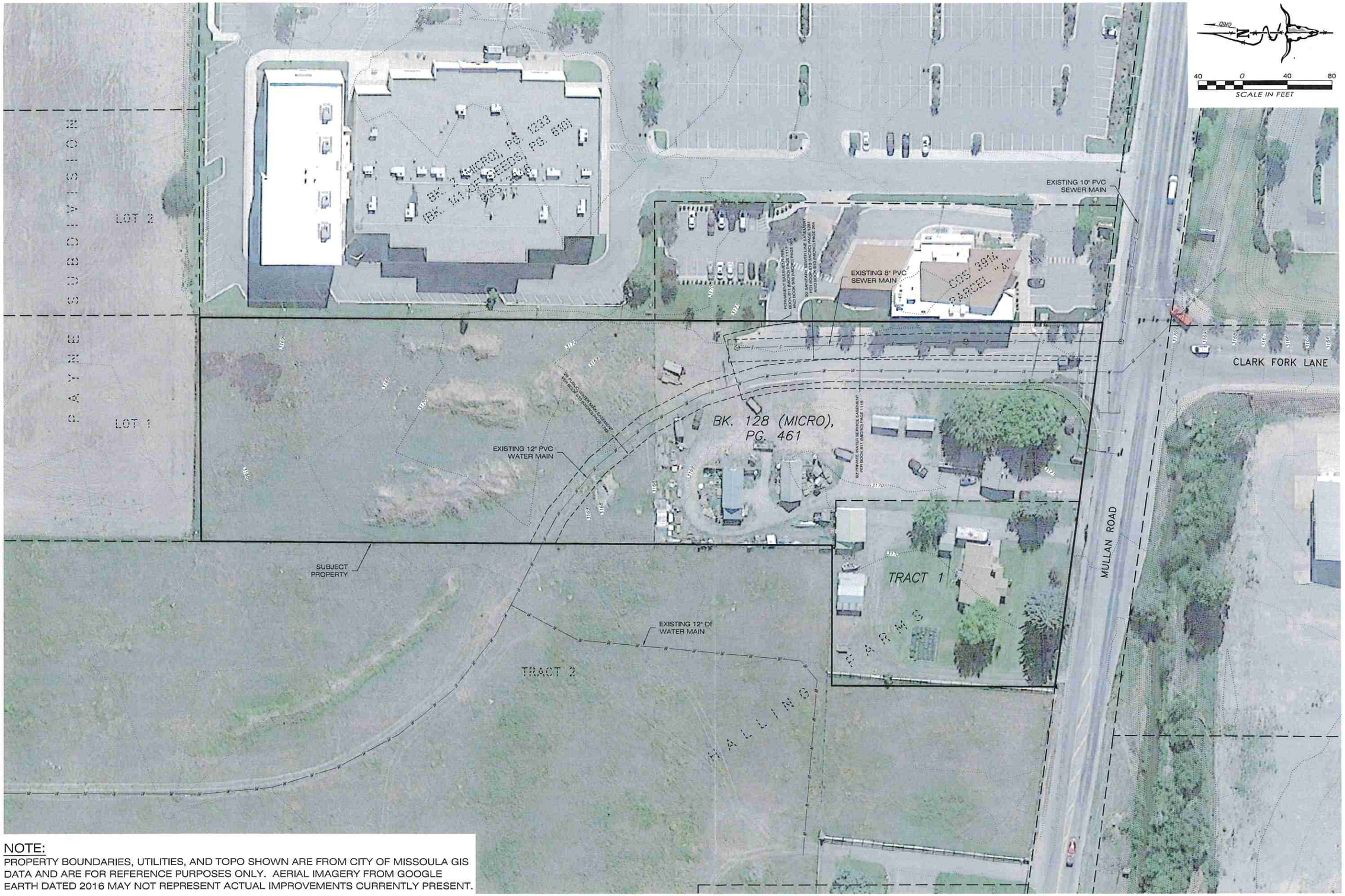

NOTE:
PROPERTY BOUNDARIES, UTILITIES, AND TOPO SHOWN ARE FROM CITY OF MISSOULA GIS DATA AND ARE FOR REFERENCE PURPOSES ONLY. AERIAL IMAGERY FROM GOOGLE EARTH DATED 2016 MAY NOT REPRESENT ACTUAL IMPROVEMENTS CURRENTLY PRESENT.

TERRITORIAL LANDWORKS, INC.
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Ph: 406/721-0142
Fax: 406/721-5224
P.O. Box 3851
Missoula, MT 59806

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

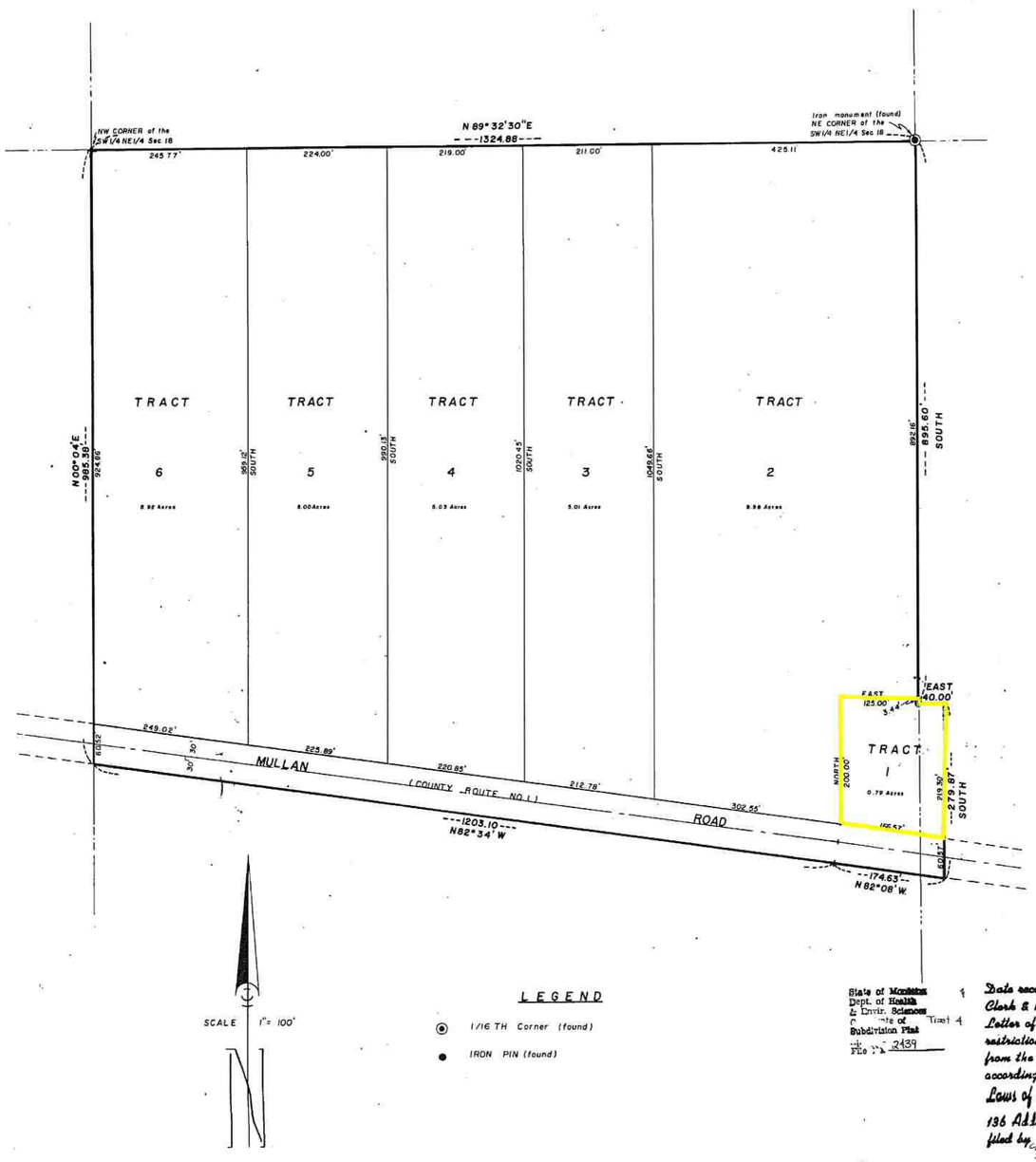
SHEET: 1 OF 1

PRELIMINARY

DWG LOCATION: T:\1_ACTIVE FILES\2019 PROJECTS\5458 - WALKER MULLAN CROSSING COMMERCIAL DEVELOPMENT\8_DRAFTING\8.1_DRAWINGS\AUTOCAD\EXHIBITS\EXH-19-5458_X 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



State of Montana
Dept. of Health
& Envir. Sciences
Certificate of
Subdivision Plat
Tract 4
File No. 2439

Date received Missoula County Clerk & Recorders office, Aug 13, 1996 #353
Letter of lifting of sanitation restriction Dated July 27, 1996 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 tract 5 only filed by Lynn Hilsey

219480

I received and filed this instrument by record on the 6th day of Feb. 1964 at 4:42 o'clock P. M. permanent files of Missoula County, State of Montana
Witness my hand
MARTIN S. BRENNER, County Recorder
By Dixie Carver Deputy
Fee $ 9.00 Paid

BOOK 7
PAGE 24
FILE D-25

Book 7

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 hereunto annexed the following described tract of land to - wit:

A tract of land located in the Northeast Quarter (NE¼) 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 (SW¼NE¼) of said Section 18; thence South, 895.60 ft.; thence East, 40.00 ft.; thence South, 279.87 ft. to the Southerly boundary of Mullan road (Missoula County Route No. 1); thence N. 82° 34' W. 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° 04' E., 985.38 ft. to the northwest corner of the Southwest Quarter of the Northeast Quarter (SW¼NE¼) 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 Hipps seal — Dorothy Bridwell seal — seal — seal — seal

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

STATE OF MONTANA
COUNTY OF MISSOULA

On this 5th day of February, 1964, before me, Herbert H. Schatz, a notary public for the State of Montana, residing at Missoula, Montana, personally appeared Marie Halling 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.

Herbert H. Schatz
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, personally appeared Margaret Hipps & Dorothy Bridwell, known to be the persons whose names subscribed 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
residing at
My commission expires
FRANK J. PIRRI
NOTARY PUBLIC
In and for the County of Los Angeles, State of 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 (NE¼) 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, 1947.

ss Paul L. Vick
Paul L. Vick

STATE OF MONTANA
COUNTY OF MISSOULA

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

ss H. G. Bradie
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

ss Paul L. Vick
County Surveyor, Missoula County Montana.

Certificate of ownership for this parcel examined and approved.

Date March 25, 1964

ss Harold F. Dunwoodt
County Attorney, Missoula County, Montana.

Approved this 26 day of March, 1964 and it having been made to appear that HALLING FARMS being the plotted 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

ss Wm Lucier
Chairman
ss G. A. Shellenberger
ss Hilo Lowenberg
County Commissioners in and for Missoula County, Missoula, Montana.

ATTEST

Date 3-26-64

ss Martin S. Brenner
Clerk and Recorder, Missoula County Montana.