



September 23, 2024

Dave DeGrandpre
SENIOR PLANNER
City of Missoula Development Services
435 Ryman Street
Missoula, MT 59802

Re: Roseburg Forest Products Co., and Roseburg Resources Co., Annexation Petition

Dear Dave:

On behalf of our clients, Roseburg Forest Products Co., and Roseburg Resources Co., we are requesting annexation into the Missoula city limits and zoning upon annexation for the properties described in the attached annexation petition and overall addressed as 3300 Raser Drive.

The property is currently within the jurisdiction of Missoula County and is zoned Industrial Center Heavy. Upon annexation we would request the property be zoned Limited Industrial (M1-2). According to "Our Missoula Growth Policy 2035", adopted November 23rd, 2015, the desired land use designation for the subject property is Industrial Light and Industrial Heavy. Comparable zoning districts within the Industrial Light designation include M1-2 and comparable zoning districts within the Heavy Industrial designation include M2-4. Our client's primary goal is to annex the property while taking into consideration the surrounding zoning and growth policy designation and acknowledging that the City of Missoula is undergoing a code reform update and associated planning efforts that will likely result in a future change to the requested M1-2 zoning.

The Light Industrial land use description includes "potential uses that do not require an operational permit from the Missoula City-County Health Department (MCCHD) Air Pollution Control Program or a Water Quality District Permit. Uses typically include manufacturing, distribution, research and development, office, technology centers, light assembly, storage, and support services to industry. Encouraging "clean" and "green" industry as new development occurs."

Whereas the Heavy Industrial land use description includes "industries that process large volumes of raw materials into refined products and/or that have significant external impacts. The uses in these areas tend to generate increased truck and rail traffic and should have access to major transportation networks such as highways, railroad, and the airport. Heavy industrial areas include uses that may emit fumes or constant and loud noise; may include businesses that involve hazardous conditions; and may require operation permits from MCCHD."

Given the surrounding zoning, current land uses, and current growth policy designation, the requested M1-2 zoning is most appropriate for the near term. We acknowledge that further City of Missoula planning is forthcoming which may affect change to this zoning designation in the future.

If you have any questions or concerns, please feel free to reach out either by contacting our main line at 406-728-4611 or via email at JErbacher@wgmgroup.com

Sincerely,
WGM Group, Inc.



Jamie Erbacher
SENIOR PLANNER

MG: je

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#

Dated this 11 day of October, 2024.

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 TRACT OF LAND LOCATED IN SECTION 8 AND THE WEST HALF OF SECTION 9, BOTH IN TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA, BEING ALL THE LAND SURVEYED PER CERTIFICATE OF SURVEY NO. 6982, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA; THE PERIMETER OF WHICH CAN BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID CERTIFICATE OF SURVEY NO. 6982; THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY, WESTERLY, NORTHWESTERLY AND NORtherly ALONG THE PERIMETER OF SAID CERTIFICATE OF SURVEY NO. 6982 THE FOLLOWING TWENTY-FOUR (24) COURSES: 1) S86°41'02"E, 267.15 FEET; 2) S86°40'41"E, 669.79 FEET; 3) S40°50'12"E, 301.40 FEET; 4) S54°46'55"E, 41.29 FEET; 5) S40°50'25"E, 1599.36 FEET; 6) S26°40'38"E, 41.11 FEET; 7) S41°25'03"E,

92.33 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 11,260.00 FEET, A RADIAL LINE TO LAST SAID POINTS BEARS N49°12'24"E; 8) SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°03'17" AN ARCH LENGTH OF 15820.92 FEET; 9) S32°46'06"E, 969.53 FEET; 10) S05°10'39"W, 341.40 FEET; 11) S32°45'48"E, 172.52 FEET; 12) N86°37'45"W, 1201.68 FEET; 13) N86°46'35"W, 2662.62 FEET; 14) N08°03'51"W, 1363.52 FEET; 15) S86°55'49"E, 172.48 FEET; 16) N03°06'07"E, 400.02 FEET; 17) N09°32'27"E, 260.23 FEET; 18) S86°54'38"E, 390.34 FEET; 19) N03°04'29"E, 658.72 FEET; 20) N86°55'27"W, 299.89 FEET; 21) N76°03'59"W, 50.56 FEET; 22) N14°44'17"E, 264.43 FEET; 23) N86°39'32"W, 163.37 FEET; 24) N00°19'31"E, 1041.91 FEET TO THE POINT OF BEGINNING; CONTAINING 235.06 ACRES, MORE OR LESS.

PROPERTY ADDRESS: 3300 Raser Drive Missoula, Montana, 59804

OWNERS

Roseburg Resources Co., an Oregon corporation

By: Stuart W. Gray
Title: President & CEO

STATE OF Oregon)
COUNTY OF Lane)
)
)ss.

This instrument was acknowledged before me on this 11 day of October, 2024 by
Sara Jurasevich, acting in the capacity of Notary Public for

Roseburg Resources Co., an Oregon corporation.

ss S. Jurevic
Printed Name: Sara Jurasevich



{Additional owner signature and notarization on page 3}

Roseburg Forest Products Co., an Oregon corporation

By: Stuart W. Gray
Title: President & CEO

STATE OF Oregon)
COUNTY OF Lane)ss.

This instrument was acknowledged before me on this 11 day of October, 2024 by
Sara Jurasevich, acting in the capacity of Notary Public for
Roseburg Forest Products Co., an Oregon corporation.

ss S. Jurasevich

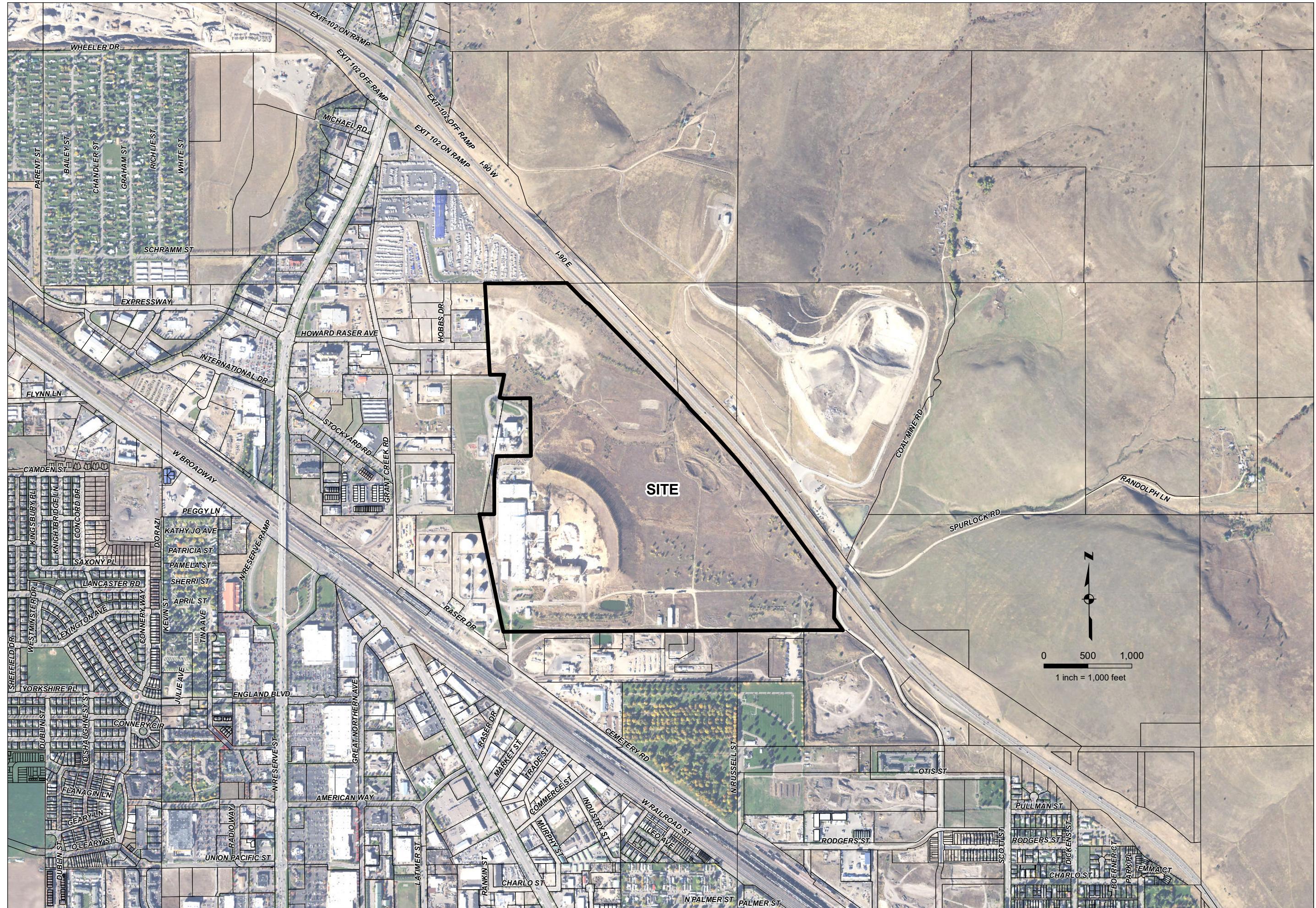
Printed Name: Sara Jurasevich





WGM GROUP
WWW.WGMGROUP.COM

VICINITY MAP EXHIBIT ROSEBURG ANNEXATION MISSOULA COUNTY, MONTANA



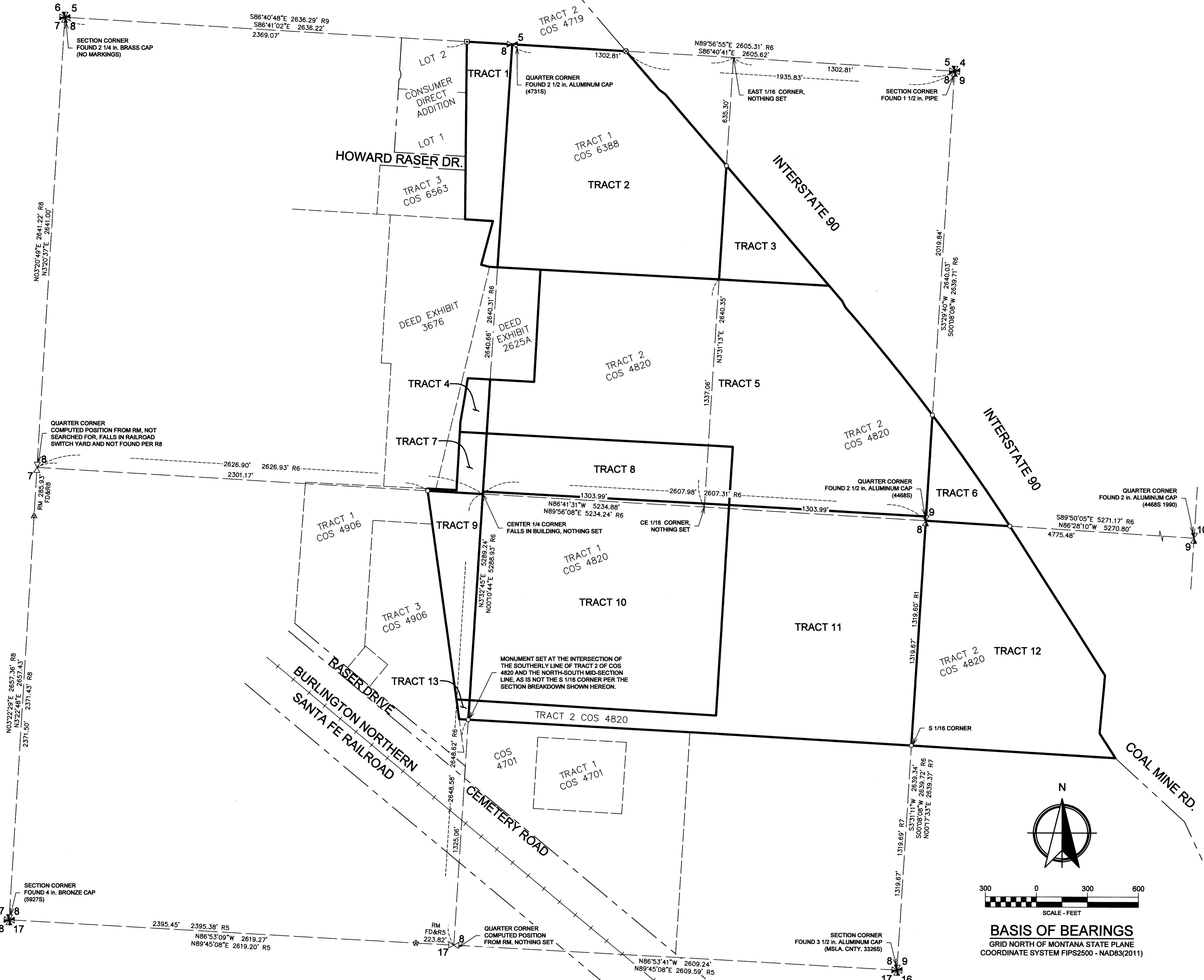
Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as such. WGM Group does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. This map is a graphic representation and is to be used for general planning purposes only.

PROJECT: 23-12-08
FILE NO: 231208a_vicinity.mxd
FILE PATH: W:\PROJECTS\231208\GIS\mxd
DRAFT: CEG
APPROVE: JE
DATE:

SEPTEMBER 2024

1 OF 1

CERTIFICATE OF SURVEY

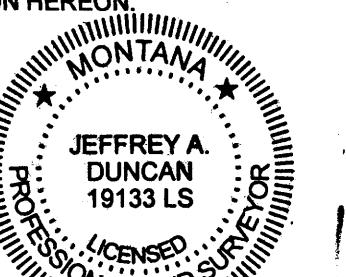


CERTIFICATE OF SURVEYOR ****

I, JEFFREY A. DUNCAN, PROFESSIONAL LAND SURVEYOR, MONTANA LICENSE NO. 19133LS, HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY IS A TRUE REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION AND WAS COMPLETED ON THE DATE SHOWN HEREON.

Jeffrey A. Duncan **8/13/24**
JEFFREY A. DUNCAN, P.L.S.
MONTANA LICENSE NO. 19133LS
FOR WGM GROUP, INC.

UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN WHOLE OR PART.



PURPOSE OF SURVEY

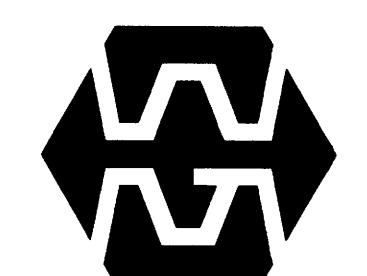
TO RETRACE THE PERIMETER BOUNDARY OF A CONTIGUOUS LAND OWNERSHIP INCLUDING THE TRACTS OF RECORD EXISTING WITHIN SAID PERIMETER CONSISTING OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 6388 AND TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY NO. 4820, ALL ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, PURSUANT TO SECTION 76-4-404 M.C.A., AND IS NOT INTENDED TO CREATE A NEW PARCEL OR AGGREGATE EXISTING TRACTS OF RECORD.

THE PARCELS DEPICTED ON THIS SURVEY HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH MONTANA CODE ANNOTATED TITLE 76, CHAPTER 4, PART 1, SANITATION IN SUBDIVISION. ANY NEW OR ADDITIONAL DEVELOPMENT ON THE PARCELS IS SUBJECT TO STATE AND LOCAL SANITATION LAWS AND REGULATIONS.

APPROVED BY: <i>Stan M. Dabritz</i> 8/13/2024			
MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS			
1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	8	13N.	19W.
<input checked="" type="checkbox"/>	9	13N.	19W.
<input type="checkbox"/>	—	—	—
<input type="checkbox"/>	—	—	—
<input type="checkbox"/>	—	—	—
<input type="checkbox"/>	—	—	—

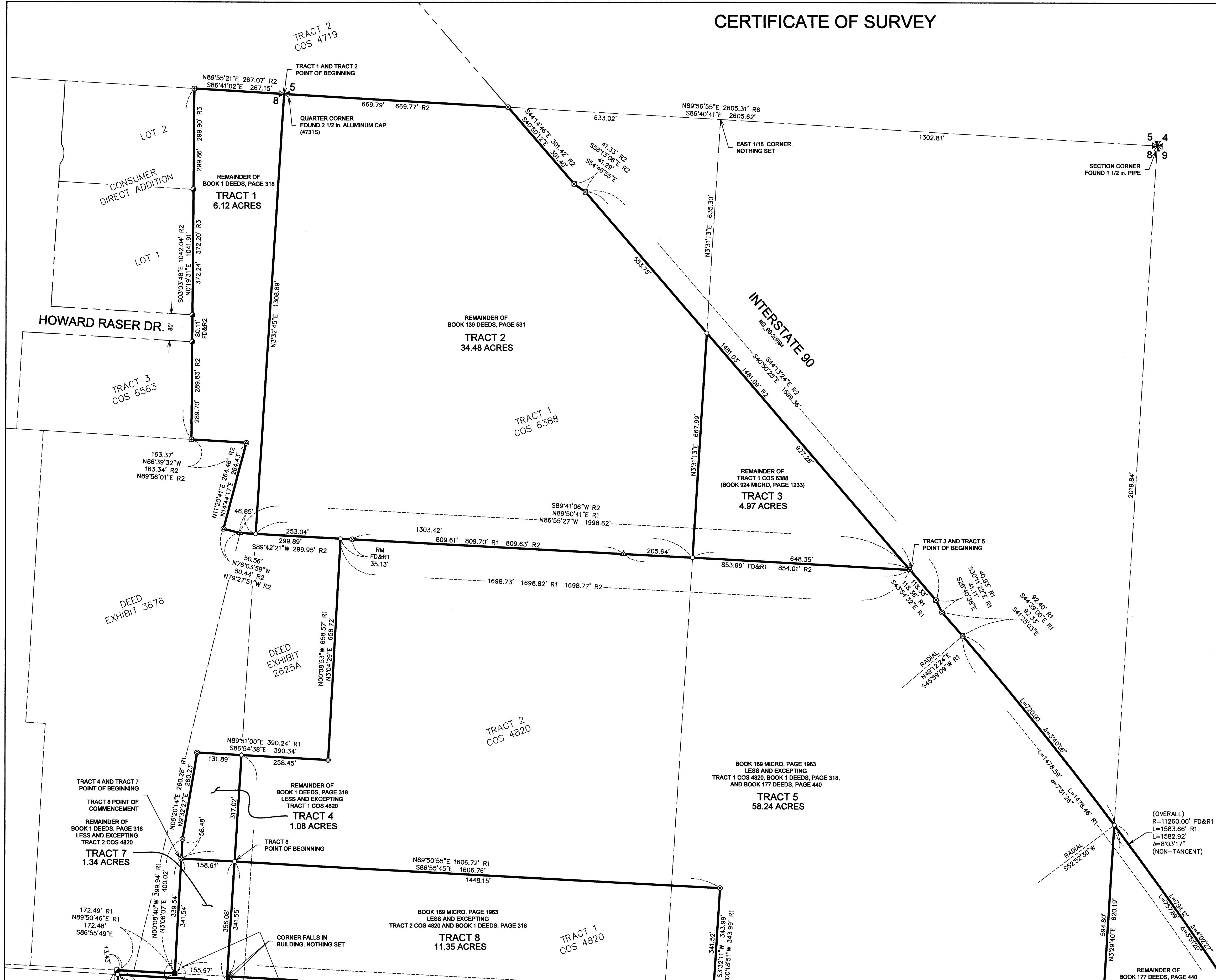
COS006982 Pages:4 Fee:\$1.50
08/13/2024 08/13/2024 Certificate of Survey
Tyler S. Gerken Missoula County Surveyor and Recorder
06982

SHEET 1 OF 4
PRINCIPAL MERIDIAN, MONTANA
MISSOULA COUNTY, MONTANA
CERTIFICATE OF SURVEY NO.



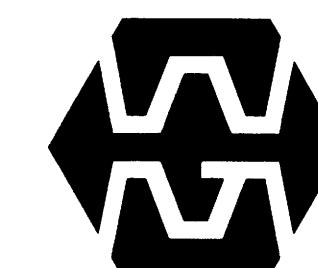
WGM GROUP
WWW.WGMGROUP.COM

CERTIFICATE OF SURVEY



OWNER

ROSEBURG
ROSEBURG FOREST PRODUCTS CO.
AN OREGON CORPORATION
AND
ROSEBURG RESOURCES CO., AN
OREGON CORPORATION



WGM GROUP

SEE SHEET 3

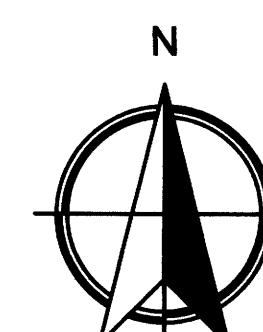
LEGEND

- SET 5/8 in. x 24 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP JAD 19133LS)
 - FOUND 1 1/4 in. YELLOW PLASTIC CAP (MARTINSEN 4124S)
 - FOUND 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP McCARTHY 4468S)
 - FOUND 1 1/4 in. YELLOW PLASTIC CAP (SORENSEN & CO. McCARTHY 4468S)
 - FOUND 1 1/4 in. YELLOW PLASTIC CAP (DUMONT 12671S)
 - FOUND 1 1/4 in. ORANGE PLASTIC CAP (LSW LAND 18961LS)
 - FOUND 1 1/4 in. RED PLASTIC CAP (MARTINSEN 4124S)
 - FOUND 1 1/2 in. ALUMINUM CAP (DUMONT 12671S)
 - △ FOUND 1 1/2 in. BRASS CAP (NO MARKINGS)
 - FOUND 1 1/2 in. BRASS CAP (2737S)
 - △ FOUND 2 in. ALUMINUM CAP (14742 LS)
 - ☆ FOUND 2 in. BRASS CAP (3153 ES)
 - ⊗ FOUND 5/8 in. REBAR
 - ☒ FOUND 4 in. x 4 in. CONCRETE RIGHT-OF-WAY MONUMENT
 - Ⓐ FOUND T-IRON
 - RM REFERENCE MONUMENT
 - COS CERTIFICATE OF SURVEY
 - FD FOUND DATA
 - R1 RECORD DATA PER CERTIFICATE OF SURVEY NO. 4820
 - R2 RECORD DATA PER CERTIFICATE OF SURVEY NO. 6388
 - R3 RECORD DATA PER CONSUMER DIRECT ADDITION
 - R4 RECORD DATA PER CERTIFICATE OF SURVEY NO. 4906
 - R5 RECORD DATA PER CERTIFICATE OF SURVEY NO. 2285
 - R6 RECORD OR COMPUTED RECORD DATA PER CERTIFICATE OF SURVEY NO. 2540
 - R7 RECORD DATA PER CERTIFICATE OF SURVEY NO. 4701
 - R8 RECORD OR COMPUTED RECORD DATA PER CERTIFICATE OF SURVEY NO. 6852
 - R9 RECORD DATA PER CERTIFICATE OF SURVEY NO. 6622

NOTES:

ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

2) THIS SURVEY DOES NOT PURPORT TO SHOW ALL
ENCUMBERING OR APPURTENANT EASEMENTS FOR THE
REAL PROPERTY RETRACED HEREON.



SCALE - FEET

1/4	SEC	T.	R.
	<u>8</u>	<u>13N.</u>	<u>19W.</u>
	<u>9</u>	<u>13N.</u>	<u>19W.</u>
	—	—	—
	—	—	—
	—	—	—
	—	—	—

COS006982 CERTIFI
08/15/2024 09:27:31 A

SHEET 2 OF 4
PRINCIPAL MERIDIAN, MONTAN
MISSOULA COUNTY, MONTANA
CERTIFICATE OF SURVEY NO.

COS006982 CERTIFICATES OF SURVEY Page 2 of 4
08/15/2024 09:27:31 AM

HEET 2 OF 4
INCIPAL MERIDIAN, MONTANA
SOUA COUNTY, MONTANA
RTIFICATE OF SURVEY NO.

06982

CERTIFICATE OF SURVEY

SEE SHEET 2

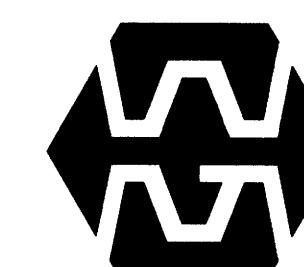


BASIS OF BEARINGS

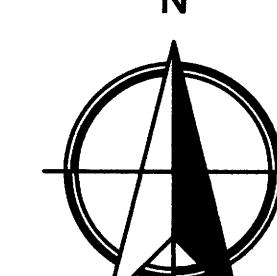
**GRID NORTH OF MONTANA STATE PLANE
COORDINATE SYSTEM FIPS2500 - NAD83(2011)**

OWNER

**ROSEBURG FOREST PRODUCTS CO.,
AN OREGON CORPORATION
AND
ROSEBURG RESOURCES CO., AN
OREGON CORPORATION**



WGM GROU
WWW.WGMGROUP.COM



1/4	SEC	T.	R.
	<u>8</u>	<u>13N.</u>	<u>19W.</u>
	<u>9</u>	<u>13N.</u>	<u>19W.</u>
	—	—	—
	—	—	—
	—	—	—
	—	—	—

COS006982 CERTIFICATES OF SURVEY Page 3 of 4
8/15/2024 09:27:31 AM

13 OF 4
HOPAL MERIDIAN, MONTANA
DOLIA COUNTY, MONTANA
CERTIFICATE OF SURVEY NO.

06982

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION: TRACT 1

A TRACT OF LAND BEING A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 6388, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA;

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE S3°32'45"W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, 1308.89 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT 1; THENCE WESTERLY, NORTHERLY AND EASTERLY ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID TRACT 1 THE FOLLOWING SIX (6) COURSES: 1) N86°55'27"W, 46.85 FEET, 2) N76°03'59"W, 50.56 FEET, 3) N14°44'17"E, 264.43 FEET, 4) N86°39'32"W, 163.37 FEET, 5) N0°19'31"E, 1041.91 FEET, 6) S86°41'02"E, 267.15 FEET TO THE POINT OF BEGINNING; CONTAINING 6.12 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 2

A TRACT OF LAND BEING A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 6388, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA;

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE NORTHERLY AND NORTHEASTERLY LINES OF SAID TRACT 1 THE FOLLOWING FOUR (4) COURSES: 1) S86°40'11"E, 669.79 FEET, 2) S40°50'12"E, 301.40 FEET, 3) S54°46'55"E, 41.29 FEET, 4) S40°50'25"E, 553.75 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4) OF SAID SECTION 8; THENCE S3°31'13"W ALONG SAID EAST LINE, 667.99 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 1; THENCE N86°55'27"W ALONG SAID SOUTH LINE, 1303.42 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE N3°32'45"E, 1308.89 FEET TO THE POINT OF BEGINNING; CONTAINING 34.48 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 3

A TRACT OF LAND BEING A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 6388, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA;

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID TRACT 1; THENCE N86°55'27"W ALONG THE SOUTH LINE OF SAID TRACT 1, 648.35 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4) OF SAID SECTION 8; THENCE N3°31'13"E ALONG SAID EAST LINE, 667.99 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT 1; THENCE S40°50'25"E, ALONG SAID NORTHEASTERLY LINE, 927.28 FEET TO THE POINT OF BEGINNING; CONTAINING 4.97 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 4

A TRACT OF LAND BEING A PORTION OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 4820, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA;

BEGINNING AT THE NORTHERLY MOST NORTHWESTERLY CORNER OF TRACT 1 OF SAID CERTIFICATE OF SURVEY NO. 4820; THENCE NORTHERLY AND EASTERLY ALONG THE WESTERLY LINES OF SAID TRACT 2 THE FOLLOWING THREE (3) COURSES: 1) N3°06'07"E, 58.48 FEET, 2) N86°32'27"E, 260.23 FEET, 3) S86°54'38"E, 131.89 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE S3°32'45"W ALONG SAID EAST LINE, 317.02 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 1; THENCE N86°55'45"W, 158.61 FEET TO THE POINT OF BEGINNING; CONTAINING 1.08 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 5

A TRACT OF LAND BEING A PORTION OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 4820, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA;

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID TRACT 2; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT 2 THE FOLLOWING FOUR (4) COURSES: 1) S40°50'25"E, 118.33 FEET, 2) S26°40'38"E, 41.11 FEET, 3) S41°25'03"E, 92.33 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 11,260.00 FEET, A RADIAL LINE FROM THE POINT OF BEGINNING THROUGH A CENTRAL ANGLE OF 3°40'06", AN ARC LENGTH OF 120.80 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE S3°29'40"W ALONG SAID EAST LINE, 594.80 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 169 MICRO, PAGE 1963, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA; THENCE N86°55'49"W ALONG SAID SOUTHERLY LINE, 1159.83 FEET TO THE POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE N3°31'11"E ALONG LAST SAID EAST LINE, 317.02 FEET TO A POINT ON THE NORTHEASTERLY CORNER OF SAID TRACT 1; THENCE N86°55'45"W ALONG THE NORTHERLY LINE OF SAID TRACT 1, 1448.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER CORNER OF SAID SECTION 8, THENCE N3°24'55"E ALONG LAST SAID EAST LINE, 317.02 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT 2; THENCE N86°55'27"E, 260.23 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER CORNER OF SAID SECTION 8; THENCE N3°24'55"E ALONG LAST SAID EAST LINE, 317.02 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT 2 THE FOLLOWING THREE (3) COURSES: 1) S86°54'38"E, 258.45 FEET, 2) N3°04'29"E, 668.72 FEET, 3) S86°55'27"E, 1688.73 FEET TO THE POINT OF BEGINNING; CONTAINING 58.24 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 6

A TRACT OF LAND BEING A PORTION OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 4820, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA;

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE N3°29'40"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, 620.19 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT 2, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 11,260.00 FEET, A RADIAL LINE FROM THE POINT OF BEGINNING THROUGH A CENTRAL ANGLE OF 10°00'00", AN ARC LENGTH OF 794.12 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE N86°28'10"W ALONG SAID SOUTH LINE, 495.22 FEET TO THE POINT OF BEGINNING; CONTAINING 3.61 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 7

A TRACT OF LAND BEING A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 4820, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA;

BEGINNING AT THE NORTHERLY MOST NORTHWESTERLY CORNER OF TRACT 1 OF SAID CERTIFICATE OF SURVEY NO. 4820; THENCE NORTHERLY ALONG THE NORTHERLY LINE OF SAID TRACT 1, 158.61 FEET TO A POINT ON THE EAST LINE OF THE NORTHERLY QUARTER OF SAID SECTION 8; THENCE S86°41'09"W ALONG SAID EAST LINE, 350.08 FEET TO THE SOUTHEASTERLY CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE N86°41'31"W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, 325.73 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT 1; THENCE NORTHERLY AND EASTERLY ALONG THE WESTERLY LINES OF SAID TRACT 1 THE FOLLOWING THREE (3) COURSES: 1) N86°03'51"W, 13.43 FEET, 2) S86°55'49"E, 172.48 FEET, 3) N3°06'07"E, 341.54 FEET TO THE POINT OF BEGINNING; CONTAINING 0.17 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 8

A TRACT OF LAND BEING A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 4820, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA;

COMMENCING AT THE NORTHERLY MOST NORTHWESTERLY CORNER OF TRACT 1 OF SAID CERTIFICATE OF SURVEY NO. 4820 THENCE S86°55'45"E ALONG THE NORTHERLY LINE OF SAID TRACT 1, 158.61 FEET TO THE POINT OF BEGINNING; THENCE S86°55'45"E CONTINUING ALONG SAID NORTHERLY LINE, 1448.15 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT 1; THENCE S3°32'11"W ALONG THE EASTERLY LINE OF SAID TRACT 1, 341.52 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 169 MICRO, PAGE 1963, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA; THENCE N86°55'49"W ALONG SAID SOUTHERLY LINE, 1448.20 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE N3°32'45"E, 341.55 FEET TO THE POINT OF BEGINNING; CONTAINING 11.35 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 9

A TRACT OF LAND BEING A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 4820, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA;

BEGINNING AT THE NORTHEASTERLY CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE S3°24'55"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, 1208.77 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE S86°28'35"W ALONG SAID SOUTHERLY LINE, 1232.67 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE S86°55'49"W ALONG SAID SOUTHERLY LINE, 1223.30 FEET TO A POINT ON THE SOUTHWESTERLY LINE, 77.65 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID TRACT 1; THENCE N86°03'51"W ALONG SAID SOUTHWESTERLY LINE, 325.73 FEET TO THE POINT OF BEGINNING; CONTAINING 5.80 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 10

A TRACT OF LAND BEING A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 4820, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA;

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID TRACT 1; THENCE N86°28'35"W ALONG THE SOUTHERLY LINE OF SAID TRACT 1, 1450.73 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 8; THENCE N3°32'45"E ALONG SAID WEST LINE, 1223.30 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 169 MICRO, PAGE 1963, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA; THENCE S86°55'49"E ALONG SAID SOUTHERLY LINE, 1448.20 FEET TO THE EASTERLY LINE OF SAID TRACT 1; THENCE S3°32'11"W ALONG SAID EASTERLY LINE, 247 FEET, THENCE S3°25'34"W ALONG LAST SAID EASTERLY LINE, 1232.31 FEET TO THE POINT OF BEGINNING; CONTAINING 40.80 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 11

A TRACT OF LAND BEING A PORTION OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 4820, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA;

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S3°31'11"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, 1319.67 FEET TO THE 303RD CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SAID SECTION 8; THENCE S86°28'35"W ALONG THE SOUTHERLY LINE OF SAID SECTION 8, 2608.60 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N86°32'45"E ALONG SAID SOUTHERLY LINE, 114.75 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT 1 OF SAID CERTIFICATE OF SURVEY NO. 4820; THENCE S86°28'35"E ALONG SAID SOUTHERLY LINE, 140.73 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT 1; THENCE N3°25'34"E ALONG THE EASTERLY LINE OF SAID TRACT 1, 1232.31 FEET; THENCE N3°32'11"E ALONG LAST SAID EASTERLY LINE, 247 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 169 MICRO, PAGE 1963, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA; THENCE S86°55'49"E ALONG LAST SAID SOUTHERLY LINE, 1159.83 FEET TO A POINT ON THE EAST LINE OF NORTHEAST QUARTER OF SAID SECTION 8; THENCE S3°29'40"W ALONG LAST SAID EAST LINE, 25.39 FEET TO THE POINT OF BEGINNING; CONTAINING 39.43 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 12

A TRACT OF LAND BEING A PORTION OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 4820, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA;

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE S86°28'10"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, 495.32 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 11,260.00, A RADIAL LINE FROM LAST SAID POINT BEARS S86°54'57"W, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF SAID TRACT 2; THENCE SOUTHEASTERLY, SOUTHERLY AND WESTERLY ALONG THE NORTHEASTERLY AND SOUTHEASTERLY LINES OF SAID TRACT 2 THE FOLLOWING FIVE (5) COURSES: 1) S86°28'10"E ALONG THE NORTHEASTERLY AND SOUTHEASTERLY LINES OF SAID TRACT 2; THENCE N86°28'35"E, AN ARC LENGTH OF 120.80 FEET, 2) S3°29'40"E ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 2; THENCE N86°28'35"E, AN ARC LENGTH OF 120.80 FEET, 3) S3°29'40"E ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 2; THENCE N86°28'35"E, AN ARC LENGTH OF 120.80 FEET, 4) S3°29'40"E ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 2; THENCE N86°28'35"E, AN ARC LENGTH OF 120.80 FEET, 5) N86°37'45"W, 1201.88 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SAID SECTION 9; THENCE N3°31'11"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, 1319.67 FEET TO THE POINT OF BEGINNING; CONTAINING 27.77 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 13

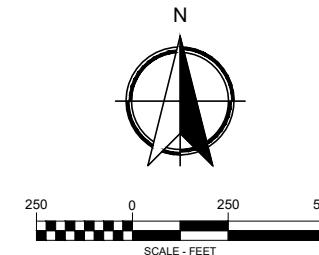
A TRACT OF LAND BEING A PORTION OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 4820, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA;

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE S3°31'11"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, 1448.20 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 8; THENCE S86°46'35"W ALONG LAST SAID SOUTHERLY LINE, 54.02 FEET TO THE POINT OF BEGINNING; CONTAINING 0.17 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

AREA

TOTAL AREA = 235.06 ACRES

1/4	SEC	T.	R.
8	13N.	19W.	
9	13N.	19W.	



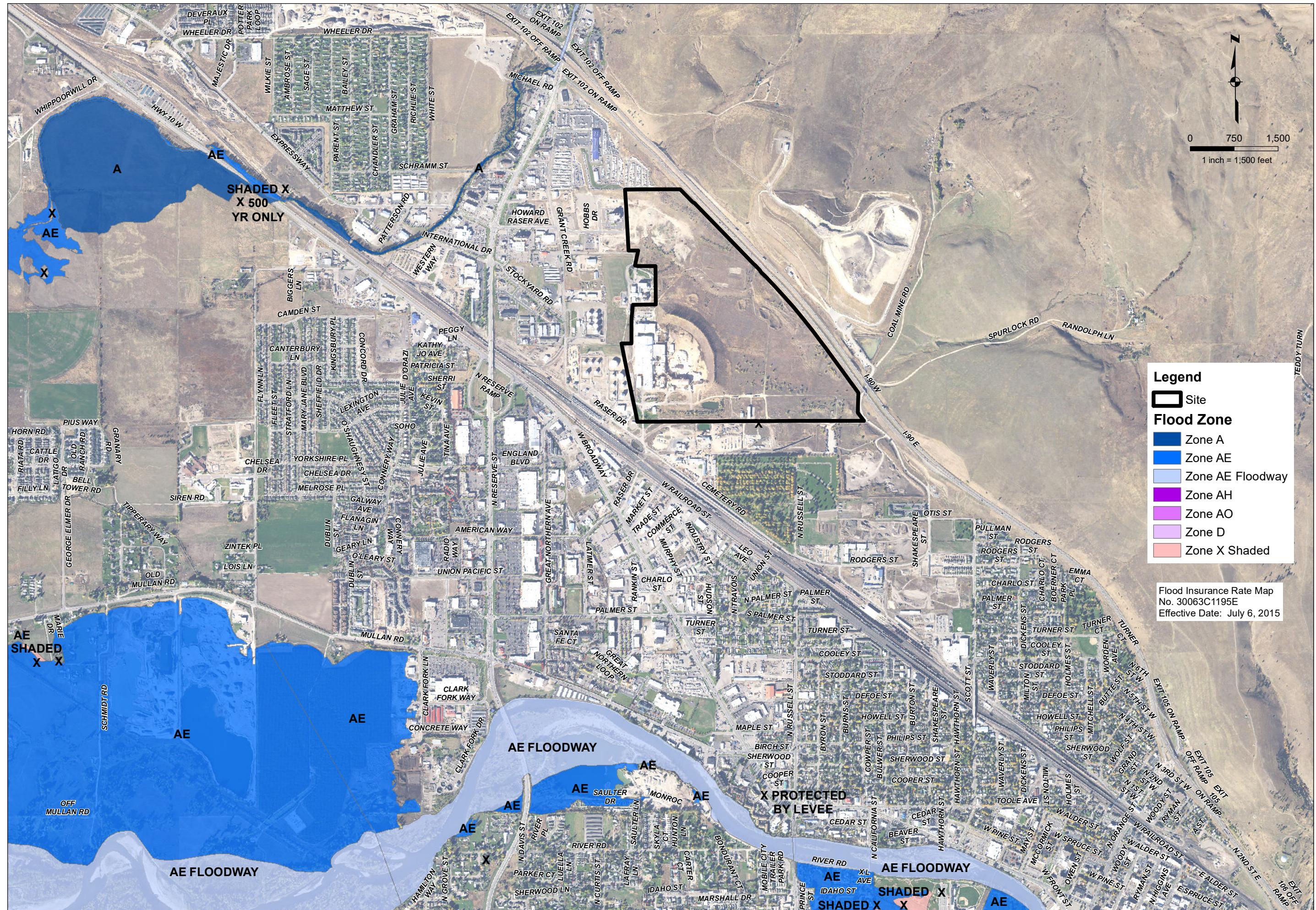
PRELIMINARY
PLOTTED: 9/18/24
SAVED: 9/18/24

AERIAL PHOTOGRAPH / TOPOGRAPHY MAP
ROSEBURG ANNEXATION
MISSOULA COUNTY, MONTANA

REVISIONS:
NO. DESCRIPTION DATE

PROJECT: 23-12-08
LAYOUT: Topo
SURVEYED: --
DESIGN: --
DRAFT: CEG
APPROVE: KRD
DATE: SEPTEMBER 2024

FILE: W:\Projects\231208\2024\DWG\231208a_topo-photo.dwg



Legend

- Site
- Flood Zone
- Zone A
- Zone AE
- Zone AE Floodway
- Zone AH
- Zone AO
- Zone D
- Zone X Shaded

Flood Insurance Rate Map
No. 30063C1195E
Effective Date: July 6, 2015

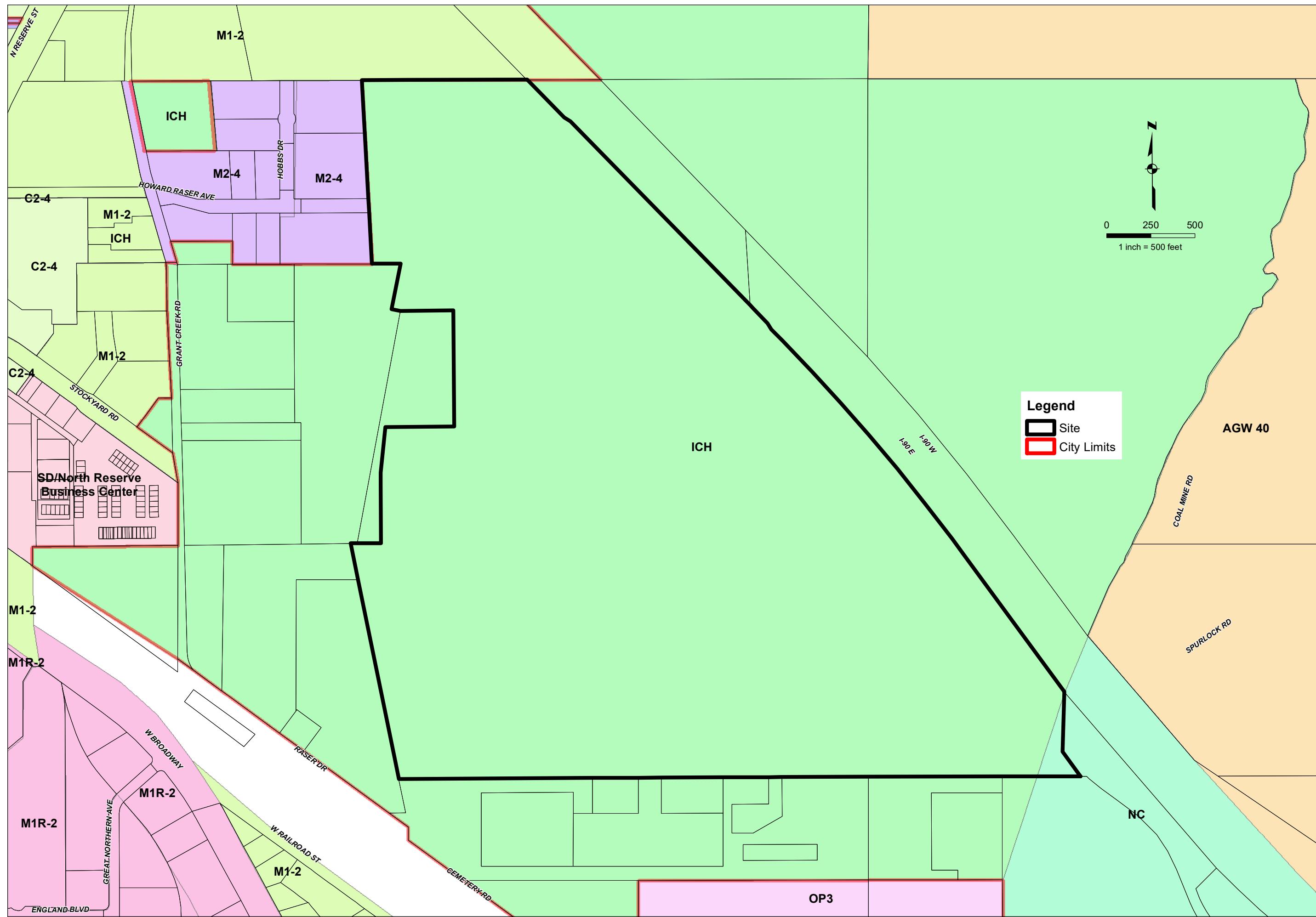
Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as such. WGM Group does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. This map is a graphic representation and is to be used for general planning purposes only.

PROJECT: 23-12-08
FILE NO: 231208a_floodplain.mxd
FILE PATH: W:\PROJECTS\231208\GIS\MXD
DRAFT: CEG
APPROVE: JE
DATE:

SEPTEMBER 2024



EXISTING ZONING EXHIBIT ROSEBURG ANNEXATION MISSOULA COUNTY, MONTANA



Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as such. WGM Group does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. This map is a graphic representation and is to be used for general planning purposes only.

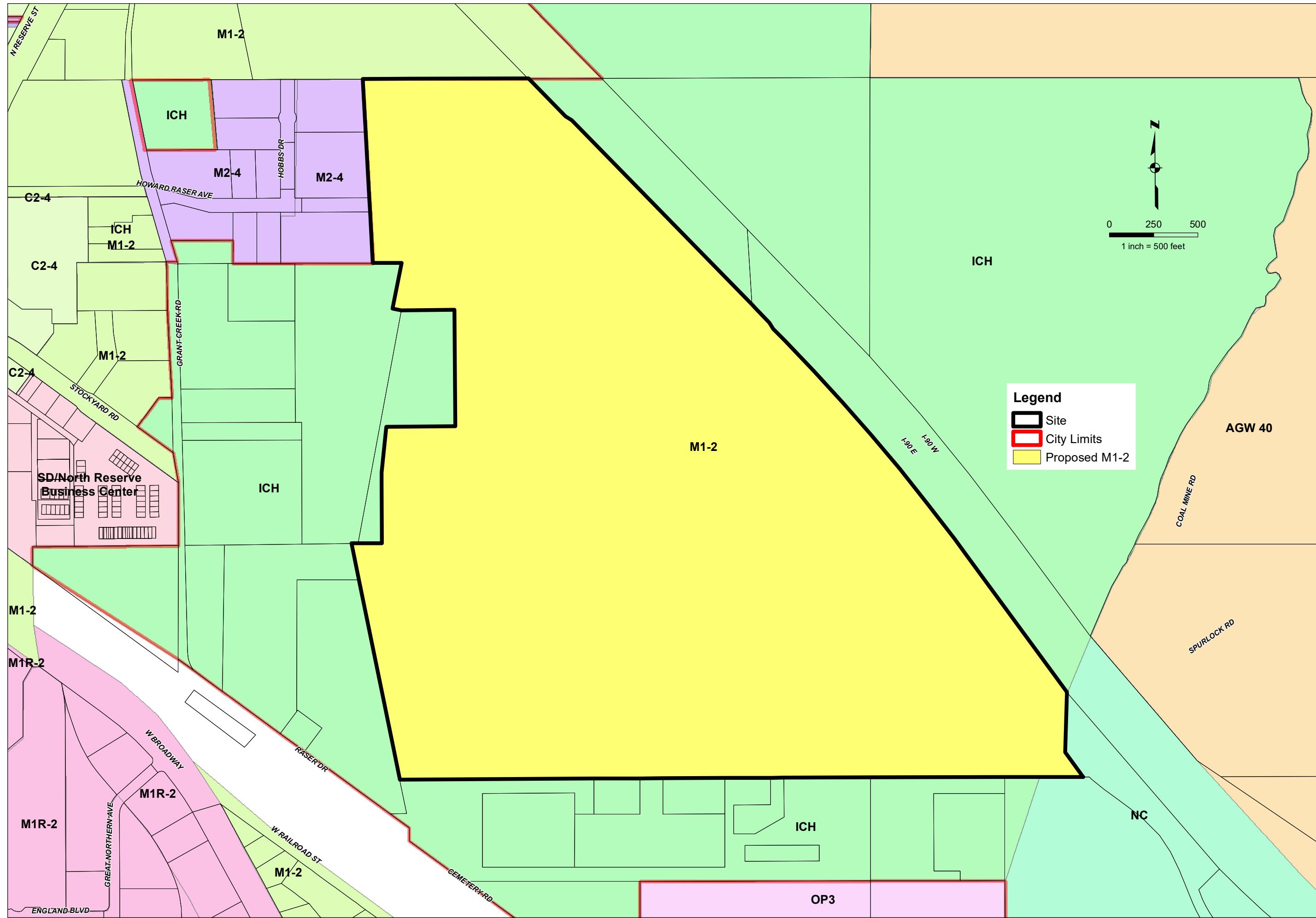
PROJECT: 23-12-08
FILE NO: 231208a_vicinity.mxd
FILE PATH: W:\PROJECTS\231208\GIS\MXD
DRAFT: CEG
APPROVE: JE
DATE:

SEPTEMBER 2024

1 OF 1



EXISTING ZONING EXHIBIT ROSEBURG ANNEXATION MISSOULA COUNTY, MONTANA



Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as such. WGM Group does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. This map is a graphic representation and is to be used for general planning purposes only.

PROJECT: 23-12-08
FILE NO: 231208a_vicinity.mxd
FILE PATH:
W:\PROJECTS\231208\GIS\MXD
DRAFT: CEG
APPROVE: JE
DATE:

SEPTEMBER 2024

1 OF 1



**OUR MISSOULA GROWTH POLICY LAND USE DESIGNATION
CITY GROWTH POLICY 2035
ROSEBURG ANNEXATION
MISSOULA, MONTANA**

Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as such. WGM Group does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. This map is a graphic representation and is to be used for general planning purposes only.

PROJECT: 23-12-08
FILE NO: 231208a_land_use_ci.mxd
FILE PATH: W:\PROJECTS\231208\GIS\MXD
DRAFT: CEG
APPROVE: JE
DATE:
SEPTEMBER 2024

