



**Stevensville Planning and Zoning Board Meeting  
Agenda for  
MONDAY, JANUARY 27, 2020  
6:00 PM**

1. Call to Order and Roll Call
2. Approval of Minutes
3. Unfinished Business
  - a. Discussion/Decision: Follow-up on Growth Policy's recommended actions
4. New Business
  - a. Discussion/Decision: Nomination & Election of Board Officers
  - b. Discussion/Decision: Coordination with Stevensville School's long range plans
  - c. Discussion/Decision: Annexation and zoning of a 26.06 acre parcel known as Tract 1-B, CS#691110-R, Parcel #28753
  - d. Discussion/Decision: Possible revisions to Chapter 10 of the Town's Code
5. Board Comments
6. Public Comment
7. Adjournment

**Guidelines for Public Comment**

Public Comment ensures an opportunity for citizens to meaningfully participate in the decisions of its elected officials. It is one of several ways your voice is heard by your local government. During public comment we ask that all participants respect the right of others to make their comment uninterrupted. The council's goal is to receive as much comment as time reasonably allows. All public comment should be directed to the chair (Mayor or designee). Comment made to the audience or individual council members may be ruled out of order. Public comment must remain on topic, and free from abusive language or unsupported allegations.

During any council meeting you have two opportunities to comment:

1. During the public comment period near the beginning of a meeting.
2. Before any decision-making vote of the council on an agenda item.

Comment made outside of these times may not be allowed.

Citizens wishing to speak during the official public comment period should come forward to the podium and state their name and address for the record. Comment during this time maybe time limited, as determined by the chair, to allow as many people as possible to comment. Citizens wishing to comment on a motion for decision before any vote can come forward or stand in place as they wish. Comment must remain on the motion before the council.

January 20, 2019

Town of Stevensville  
206 Buck Street  
Stevensville, MT 59870

**RE: Annexation and zoning of Tract 1-B, CS #691110-R, Parcel #: 287530, 26.06 Acre Parcel,**  
Legal Description of Lot: S35, T09N, R20W, Geocode: 13-1764-35-1-01-26-0000

To whom it may concern,  
Jesse Reeves has purchased the above referenced parcel located at the corner of Logan Lane and Middle Burnt Fork Road, just east of the Twin Creeks Subdivision. Jesse's intent currently for the property would be to build a single-family home and run his business out of the home. We are requesting to annex into the city, and zone the parcel as C-2. Having the commercial designation will allow for Jesse to run his business as well as live on the property as well. We are requesting access to the lot through the 60' wide public access and utility easement on the west side of the lot.

Please let us know what else you need from us for your review.

Sincerely,  
**Professional Consultants, Inc.**



Jeff Standaert, P.E.  
Civil Engineer



DATE RECEIVED

Town of Stevensville  
ANNEXATION BY PETITION

APPLICATION FEE: \$750.00  
(Payable to the Town of Stevensville)  
ALL FEES ARE NON-REFUNDABLE

The undersigned, being all the Property Owner(s) or as legally authorized by all the Property Owner(s), of the property herein described, petitions the Town of Stevensville to annex the same under the provisions of Title 7, chapter 2, part 46, MCA.

In support of this Petition, undersigned provides the following information:

- 1. IS THE PROPERTY CONTIGUOUS TO EXISTING CITY LIMITS? Yes  No
- 2. HAS THE PROPERTY BEEN PREZONED? Yes  No

If so, what is the zoning? \_\_\_\_\_

- 3. IF NOT CURRENTLY PREZONED, WHAT ZONING IS PROPOSED? C-2

- 4. PRESENT AND PROPOSED USE: (attach additional information if necessary)

Present: Vacant land  
Proposed use: Bun Reeves Construction Business + single family residence.

- 5. IF WATER AND SEWER SERVICE DO NOT EXIST, HOW DO YOU PROPOSE TO GET SERVICE TO THE PROPERTY? Run water and sewer lines
- 6. IN WHICH FIRE DISTRICT OR FIRE SERVICE AREA IS THE PROPERTY LOCATED? \_\_\_\_\_
- 7. IS THE PROPERTY SERVED BY A PRIVATE GARBAGE SERVICE? Yes  No

Application Instructions

INTENT: Application to the Town Council for annexation into the Town of Stevensville as described in §7-2-46, MCA.

GENERAL: Please submit the following:

- 1.  Completed Application to the Town Clerk. The application fee must be paid at the time of application submittal.
- 2.  Application must be COMPLETED and SIGNED by the applicant and property owner. An incomplete application may delay review of your request. Attach additional information if needed.
- 3.  Vicinity map of the area with the application form. This map must show the location of the property in relation to surrounding land and zoning in the immediate area; and City streets.

- 4.  A description of the boundaries of the area to be annexed. *see existing Plat*
- 5.  Storm water drainage plan, unless waived by the Public Works Director.
- 6.  Site plan.

**REQUIREMENTS FOR SUBMITTING SITE PLAN:**

- 1. Five (5) 11" x 17" copies of the site plan are required, plus one (1) copy reduced to either 8½" x 11" or 8½" x 14".
- 2. All lines must be drawn legibly. (Black or blue line prints from an original are acceptable.)
- 3. Drawn to one of the following scales: 1"=10'; 1"=20'; 1"=50'
- 4. Your site plan must have the following information (check each item prior to submitting application):

- complete legal description of property - name of addition/subdivision with block and lot number(s); *see plot*
- lot dimensions and square footage; *see existing Plat*
- location, names, and widths of boundary streets, alleys and existing sidewalks; *NA*
- location and size of existing and proposed utilities such as sewer, water lines, fire hydrants phone, gas, power, etc.;
- locations, dimensions, and square footage of all structures and uses on the property;
- distance of all structures from property lines (front/side/rear yard setbacks); *use scale on drawing*
- dimensions of any signs and their locations in relation to all property lines; and *NA*
- north arrow and scale.
- describe the legal and physical access to the property.

**NEW CONSTRUCTION MUST COMPLY WITH THE FOLLOWING:**

- 1. Building and fire codes, including required building and occupancy permits, and
- 2. The property owner must submit plans for review by the Town of Stevensville for compliance with City infrastructure, zoning, and other Code requirements, provide proof of compliance with all building and fire codes for all new construction or remodels subsequent to the adoption of this resolution and prior to annexation of the property, and pay all fees for such reviews in the same manner and on the same basis as do owners of properties already in the City.

**NOTE: ANNEXATION IS EFFECTIVE ONLY AFTER THE CONDITIONS OF ANNEXATION HAVE BEEN MET AND THE TOWN COUNCIL HAS PASSED THE RESOLUTION OF ANNEXATION. INSTALLATION OF CITY WATER AND SEWER MAINS, FIRE HYDRANTS, STREETS, SIDEWALKS, CURBS AND GUTTERS MAY BE REQUIRED PRIOR TO ANNEXATION.**

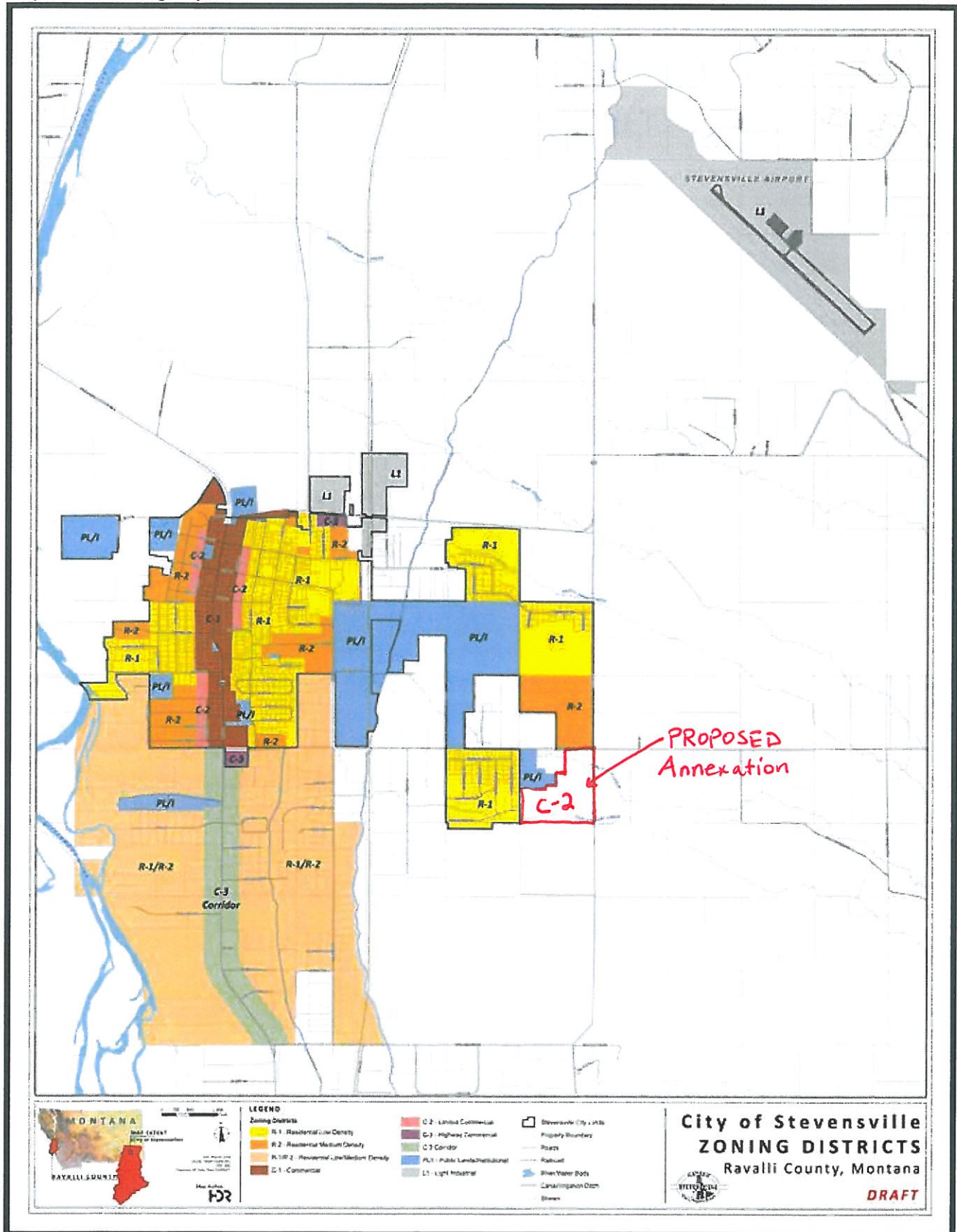
**IT IS THE POLICY OF THE TOWN COUNCIL NOT TO ACT ON A PROPOSAL IF THE APPLICANT/APPLICANT'S REPRESENTATIVE IS NOT PRESENT AT THE COUNCIL MEETING. Town Planning Staff represents the Town; staff cannot answer questions for the applicant.**

- 3. Taxes and assessments must be paid and current at the time of filing the Resolution of Annexation.





Map 8 - Draft Zoning Map





# CERTIFICATE OF SURVEY

TO DEPICT THE RELOCATION OF COMMON BOUNDARIES IN THE  
NE1/4NE1/4 SECTION 35, T.9N, R.20W, P.M.M., RAVALLI COUNTY, MONTANA

**PERIMETER LEGAL DESCRIPTION**

TRACT 1 OF CERTIFICATE OF SURVEY NO. 5060-SO AND A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 502986-R, RECORDS OF RAVALLI COUNTY, AND THAT PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4NE1/4) OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, RAVALLI COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF LOCUM LAKE, 5074.37 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 502986-R, RECORDS OF RAVALLI COUNTY; THENCE ALONG SAID SOUTH BOUNDARY LINE, 889.373170 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE NORTHEAST ONE-QUARTER (NE1/4NE1/4) OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN, RAVALLI COUNTY; THENCE ALONG SAID WEST BOUNDARY LINE OF TRACT 1-A OF CERTIFICATE OF SURVEY NO. 655488-U, RECORDS OF RAVALLI COUNTY; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT 1-A OF CERTIFICATE OF SURVEY NO. 655488-U, RECORDS OF RAVALLI COUNTY; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY LINES OF SAID CERTIFICATE OF SURVEY NO. 655488-U, THE FOLLOWING EIGHT (8) COURSES: 889.0000 FEET, THENCE N00°00'00"E A DISTANCE OF 468.72 FEET; THENCE N00°00'00"E A DISTANCE OF 400.00 FEET; THENCE N00°00'00"E A DISTANCE OF 217.80 FEET; THENCE S00°00'00"W A DISTANCE OF 200.00 FEET; THENCE S00°00'00"W A DISTANCE OF 305.68 FEET TO A POINT ON THE CENTERLINE OF MOBLE BURNT FORK ROAD; THENCE ALONG SAID CENTERLINE OF MOBLE BURNT FORK ROAD, 589.3472'E A DISTANCE OF 1011.88 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 30.86 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

**LEGAL DESCRIPTIONS**

TRACT 1-A, CERTIFICATE OF SURVEY NO. 5060-SO AND A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 502986-R, RECORDS OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, RAVALLI COUNTY, MONTANA, CONTAINING 4.80 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

TRACT 1-B, CERTIFICATE OF SURVEY NO. 5060-SO AND A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 502986-R, RECORDS OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, RAVALLI COUNTY, MONTANA, CONTAINING 26.06 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

PORTION 1-A, CERTIFICATE OF SURVEY NO. 5060-SO AND A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 502986-R, RECORDS OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, RAVALLI COUNTY, MONTANA, CONTAINING 1.70 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

PORTION 1-B, CERTIFICATE OF SURVEY NO. 5060-SO AND A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 502986-R, RECORDS OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, RAVALLI COUNTY, MONTANA, CONTAINING 0.16 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD.

CONTAINING 1.70 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

PORTION 1-C, CERTIFICATE OF SURVEY NO. 5060-SO AND A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 502986-R, RECORDS OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, RAVALLI COUNTY, MONTANA, CONTAINING 0.16 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD.

CONTAINING 0.16 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

PORTION 1-D, CERTIFICATE OF SURVEY NO. 5060-SO AND A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 502986-R, RECORDS OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, RAVALLI COUNTY, MONTANA, CONTAINING 0.44 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

**OWNER'S CERTIFICATION**

WE HEREBY CERTIFY THAT THE PURPOSE OF THIS DIVISION OF LAND IS TO DEPICT THE RELOCATION OF COMMON BOUNDARIES. THEREFORE THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SEC. ON 76-3-207 (1)(G) M.C.A., TO WIT: DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES; AND FURTHER WE CERTIFY THAT TRACT 1-A IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO ARM 17.28.005 (2)(b), TO WIT: A PARCEL THAT HAS A CERTIFICATED SURVEY AND IS LOCATED ON THE PARCEL AND (b) THE DIVISION OF LAND WILL NOT CAUSE APPROVED FACILITIES TO DEGRADE FROM THE CONDITIONS OF APPROVAL IN VIOLATION OF 76-4-110 M.C.A.; AND FURTHER TRACT 1-B IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-102(1)(G) M.C.A., TO WIT: "SUBDIVISION" MEANS A DIVISION OF LAND OR LAND OR LAND DIVIDED THAT CREATES ONE OR MORE PARCELS OF LAND, WHETHER LEASED, OR OTHERWISE CONVEYED AND PROVIDES ANY RESUBDIVISION AND ANY CONCOMITANT OR AREA REGARDLESS OF SIZE, THAT PROVIDES PERMANENT MULTIPLE SPACE FOR RECREATIONAL CAMPING OR MOBILE HOMES."

BY: JACK LAWSON, CEO  
STATE OF MONTANA  
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 24, 2015, BY JACK LAWSON FOR MISSOULA FEDERAL CREDIT UNION.

SS Theresa Frisvold FOR THE STATE OF MONTANA  
PRINTED NAME OF NOTARY: Theresa Frisvold  
RESIDING AT: Missoula, Montana  
MY COMMISSION EXPIRES: June 25, 2018



DIXON PROPERTIES, LLC  
Cadell Nordmark  
BY: Cadell Nordmark GENERAL PARTNER  
STATE OF MONTANA  
COUNTY OF



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 24, 2015, BY CARDELL AND LERRA NORDMARK, CO-OWNERS OF DIXON PROPERTIES, LLC.

SS Kerry J Cassidy  
NOTARY PUBLIC FOR THE STATE OF MONTANA  
PRINTED NAME OF NOTARY: Kerry J Cassidy  
RESIDING AT: Missoula, Montana  
MY COMMISSION EXPIRES: December 19, 2018



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED CERTIFICATE OF SURVEY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, AND SUBSTANTIALLY COMPLETED ON THE DATE SHOWN HEREON.

SS Matthew Jacobson  
MONTANA LAND SURVEYOR  
MONTANA REGISTRATION NO. 13748 LS



RECORDED OWNERS:  
DIXON PROPERTIES, LLC, COS 5060-SO  
MISSOULA FEDERAL CREDIT UNION - TRACT 1, COS 502986-R  
SURVEY COMMISSIONED BY:  
JACK LAWSON

1/4	SEC	T	R
	35	9N	20W

DATE: DECEMBER 14

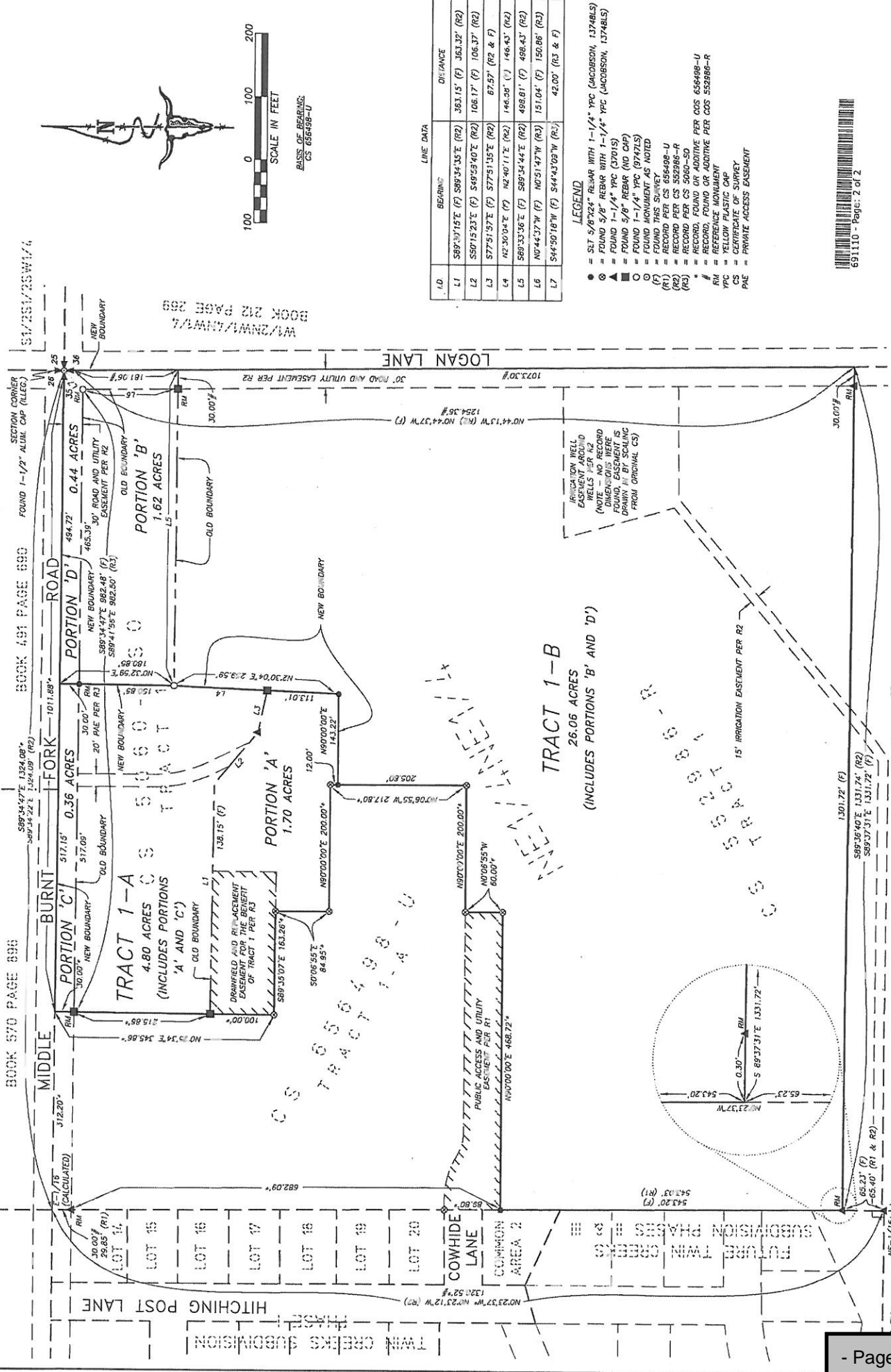
STATE OF MONTANA RAVALLI COUNTY Page: 1 of 2  
RECORD ID: 97130  
CERTIFICATE OF SURVEY NO. 1110-R  
Rajna Platenberg, CLERK AND RECORDER  
Fee \$27.00 By: 12/14/15  
Deputy

SHEET 1 OF 2  
CERTIFICATE OF SURVEY NO.  
RAVALLI COUNTY, MONTANA

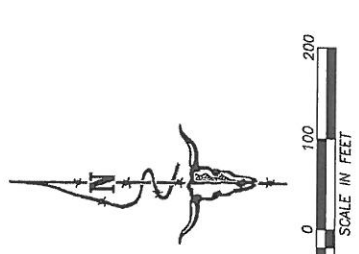
W 1011110-11 page 8

# CERTIFICATE OF SURVEY

TO DEPICT THE RELOCATION OF COMMON BOUNDARIES IN THE  
 NE1/4NE1/4 SECTION 35, T9N, R20W, P.M.M., RAVALLI COUNTY, MONTANA



BOOK 570 PAGE 696  
 BOOK 491 PAGE 690  
 SECTION CORNER FOUND 1-1/2" ALUM CAP (ALLEG.)  
 S17251/23W1/4



ID	BEARING	DISTANCE
L1	S89°37'15"E (F)	589.34' (F)
L2	S50°15'23"E (F)	549.53' (F)
L3	S77°51'57"E (F)	577.51' (F)
L4	N2°30'04"E (F)	12.00' (F)
L5	S89°33'56"E (F)	589.34' (F)
L6	N0°44'37"W (F)	107.04' (F)
L7	S44°50'18"W (F)	544.43' (F)

- LEGEND**
- = SET 5/8" X 24" REBAR WITH 1-1/4" YPC (JACOBSON, 13748L5)
  - ⊙ = FOUND 5/8" REBAR WITH 1-1/4" YPC (JACOBSON, 13748L5)
  - = FOUND 1-1/4" YPC (3701S)
  - ▲ = FOUND 5/8" REBAR (NO CAP)
  - = FOUND 1-1/4" YPC (9742LS)
  - = FOUND MONUMENT AS NOTED
  - (F) = FOUND THIS SURVEY
  - (R1) = RECORD PER CS 656498-U
  - (R2) = RECORD PER CS 552866-R
  - (R3) = RECORD PER CS 5060-SO
  - # = RECORD, FOUND OR ADDITIVE PER COS 656498-U
  - RM = RECORD, FOUND OR ADDITIVE PER COS 552866-R
  - YPC = YELLOW PLYSTIC CONE
  - CS = CERTIFICATE OF SURVEY
  - PAE = PRIVATE ACCESS EASEMENT

691110 - Page 2 of 2

1/4	SEC	T	R
<input checked="" type="checkbox"/>	35	9N	20W

SHEET 2 OF 2  
 CERTIFICATE OF SURVEY NO. \_\_\_\_\_  
 RAVALLI COUNTY, MONTANA

TRACT 1-A  
 4.80 ACRES  
 (INCLUDES PORTIONS 'A', 'B' AND 'C')

TRACT 1-B  
 26.06 ACRES  
 (INCLUDES PORTIONS 'B' AND 'D')

TRACT 1-C  
 0.36 ACRES

TRACT 1-D  
 0.44 ACRES

TRACT 1-E  
 1.62 ACRES

TRACT 1-F  
 1.70 ACRES

TRACT 1-G  
 1.80 ACRES

TRACT 1-H  
 1.90 ACRES

TRACT 1-I  
 2.00 ACRES

TRACT 1-J  
 2.10 ACRES

TRACT 1-K  
 2.20 ACRES

TRACT 1-L  
 2.30 ACRES

TRACT 1-M  
 2.40 ACRES

TRACT 1-N  
 2.50 ACRES

TRACT 1-O  
 2.60 ACRES

TRACT 1-P  
 2.70 ACRES

TRACT 1-Q  
 2.80 ACRES

TRACT 1-R  
 2.90 ACRES

TRACT 1-S  
 3.00 ACRES

TRACT 1-T  
 3.10 ACRES

TRACT 1-U  
 3.20 ACRES

TRACT 1-V  
 3.30 ACRES

TRACT 1-W  
 3.40 ACRES

TRACT 1-X  
 3.50 ACRES

TRACT 1-Y  
 3.60 ACRES

TRACT 1-Z  
 3.70 ACRES

TRACT 1-AA  
 3.80 ACRES

TRACT 1-AB  
 3.90 ACRES

TRACT 1-AC  
 4.00 ACRES

TRACT 1-AD  
 4.10 ACRES

TRACT 1-AE  
 4.20 ACRES

TRACT 1-AF  
 4.30 ACRES

TRACT 1-AG  
 4.40 ACRES

TRACT 1-AH  
 4.50 ACRES

TRACT 1-AI  
 4.60 ACRES

TRACT 1-AJ  
 4.70 ACRES

TRACT 1-AK  
 4.80 ACRES

TRACT 1-AL  
 4.90 ACRES

TRACT 1-AM  
 5.00 ACRES

TRACT 1-AN  
 5.10 ACRES

TRACT 1-AO  
 5.20 ACRES

TRACT 1-AP  
 5.30 ACRES

TRACT 1-AQ  
 5.40 ACRES

TRACT 1-AR  
 5.50 ACRES

TRACT 1-AS  
 5.60 ACRES

TRACT 1-AT  
 5.70 ACRES

TRACT 1-AU  
 5.80 ACRES

TRACT 1-AV  
 5.90 ACRES

TRACT 1-AW  
 6.00 ACRES

TRACT 1-AX  
 6.10 ACRES

TRACT 1-AY  
 6.20 ACRES

TRACT 1-AZ  
 6.30 ACRES

TRACT 1-AA  
 6.40 ACRES

TRACT 1-AB  
 6.50 ACRES

TRACT 1-AC  
 6.60 ACRES

TRACT 1-AD  
 6.70 ACRES

TRACT 1-AE  
 6.80 ACRES

TRACT 1-AF  
 6.90 ACRES

TRACT 1-AG  
 7.00 ACRES

TRACT 1-AH  
 7.10 ACRES

TRACT 1-AI  
 7.20 ACRES

TRACT 1-AJ  
 7.30 ACRES

TRACT 1-AK  
 7.40 ACRES

TRACT 1-AL  
 7.50 ACRES

TRACT 1-AM  
 7.60 ACRES

TRACT 1-AN  
 7.70 ACRES

TRACT 1-AO  
 7.80 ACRES

TRACT 1-AP  
 7.90 ACRES

TRACT 1-AQ  
 8.00 ACRES

TRACT 1-AR  
 8.10 ACRES

TRACT 1-AS  
 8.20 ACRES

TRACT 1-AT  
 8.30 ACRES

TRACT 1-AU  
 8.40 ACRES

TRACT 1-AV  
 8.50 ACRES

TRACT 1-AW  
 8.60 ACRES

TRACT 1-AX  
 8.70 ACRES

TRACT 1-AY  
 8.80 ACRES

TRACT 1-AZ  
 8.90 ACRES

TRACT 1-AA  
 9.00 ACRES

TRACT 1-AB  
 9.10 ACRES

TRACT 1-AC  
 9.20 ACRES

TRACT 1-AD  
 9.30 ACRES

TRACT 1-AE  
 9.40 ACRES

TRACT 1-AF  
 9.50 ACRES

TRACT 1-AG  
 9.60 ACRES

TRACT 1-AH  
 9.70 ACRES

TRACT 1-AI  
 9.80 ACRES

TRACT 1-AJ  
 9.90 ACRES

TRACT 1-AK  
 10.00 ACRES

TRACT 1-AL  
 10.10 ACRES

TRACT 1-AM  
 10.20 ACRES

TRACT 1-AN  
 10.30 ACRES

TRACT 1-AO  
 10.40 ACRES

TRACT 1-AP  
 10.50 ACRES

TRACT 1-AQ  
 10.60 ACRES

TRACT 1-AR  
 10.70 ACRES

TRACT 1-AS  
 10.80 ACRES

TRACT 1-AT  
 10.90 ACRES

TRACT 1-AU  
 11.00 ACRES

TRACT 1-AV  
 11.10 ACRES

TRACT 1-AW  
 11.20 ACRES

TRACT 1-AX  
 11.30 ACRES

TRACT 1-AY  
 11.40 ACRES

TRACT 1-AZ  
 11.50 ACRES

TRACT 1-AA  
 11.60 ACRES

TRACT 1-AB  
 11.70 ACRES

TRACT 1-AC  
 11.80 ACRES

TRACT 1-AD  
 11.90 ACRES

TRACT 1-AE  
 12.00 ACRES

TRACT 1-AF  
 12.10 ACRES

TRACT 1-AG  
 12.20 ACRES

TRACT 1-AH  
 12.30 ACRES

TRACT 1-AI  
 12.40 ACRES

TRACT 1-AJ  
 12.50 ACRES

TRACT 1-AK  
 12.60 ACRES

TRACT 1-AL  
 12.70 ACRES

TRACT 1-AM  
 12.80 ACRES

TRACT 1-AN  
 12.90 ACRES

TRACT 1-AO  
 13.00 ACRES

TRACT 1-AP  
 13.10 ACRES

TRACT 1-AQ  
 13.20 ACRES

TRACT 1-AR  
 13.30 ACRES

TRACT 1-AS  
 13.40 ACRES

TRACT 1-AT  
 13.50 ACRES

TRACT 1-AU  
 13.60 ACRES

TRACT 1-AV  
 13.70 ACRES

TRACT 1-AW  
 13.80 ACRES

TRACT 1-AX  
 13.90 ACRES

TRACT 1-AY  
 14.00 ACRES

TRACT 1-AZ  
 14.10 ACRES

TRACT 1-AA  
 14.20 ACRES

TRACT 1-AB  
 14.30 ACRES

TRACT 1-AC  
 14.40 ACRES

TRACT 1-AD  
 14.50 ACRES

TRACT 1-AE  
 14.60 ACRES

TRACT 1-AF  
 14.70 ACRES

TRACT 1-AG  
 14.80 ACRES

TRACT 1-AH  
 14.90 ACRES

TRACT 1-AI  
 15.00 ACRES

TRACT 1-AJ  
 15.10 ACRES

TRACT 1-AK  
 15.20 ACRES

TRACT 1-AL  
 15.30 ACRES

TRACT 1-AM  
 15.40 ACRES

TRACT 1-AN  
 15.50 ACRES

TRACT 1-AO  
 15.60 ACRES

TRACT 1-AP  
 15.70 ACRES

TRACT 1-AQ  
 15.80 ACRES

TRACT 1-AR  
 15.90 ACRES

TRACT 1-AS  
 16.00 ACRES

TRACT 1-AT  
 16.10 ACRES

TRACT 1-AU  
 16.20 ACRES

TRACT 1-AV  
 16.30 ACRES

TRACT 1-AW  
 16.40 ACRES

TRACT 1-AX  
 16.50 ACRES

TRACT 1-AY  
 16.60 ACRES

TRACT 1-AZ  
 16.70 ACRES

TRACT 1-AA  
 16.80 ACRES

TRACT 1-AB  
 16.90 ACRES

TRACT 1-AC  
 17.00 ACRES

TRACT 1-AD  
 17.10 ACRES

TRACT 1-AE  
 17.20 ACRES

TRACT 1-AF  
 17.30 ACRES

TRACT 1-AG  
 17.40 ACRES

TRACT 1-AH  
 17.50 ACRES

TRACT 1-AI  
 17.60 ACRES

TRACT 1-AJ  
 17.70 ACRES

TRACT 1-AK  
 17.80 ACRES

TRACT 1-AL  
 17.90 ACRES

TRACT 1-AM  
 18.00 ACRES

TRACT 1-AN  
 18.10 ACRES

TRACT 1-AO  
 18.20 ACRES

TRACT 1-AP  
 18.30 ACRES

TRACT 1-AQ  
 18.40 ACRES

TRACT 1-AR  
 18.50 ACRES

TRACT 1-AS  
 18.60 ACRES

TRACT 1-AT  
 18.70 ACRES

TRACT 1-AU  
 18.80 ACRES

TRACT 1-AV  
 18.90 ACRES

TRACT 1-AW  
 19.00 ACRES

TRACT 1-AX  
 19.10 ACRES

TRACT 1-AY  
 19.20 ACRES

TRACT 1-AZ  
 19.30 ACRES

TRACT 1-AA  
 19.40 ACRES

TRACT 1-AB  
 19.50 ACRES

TRACT 1-AC  
 19.60 ACRES

TRACT 1-AD  
 19.70 ACRES

TRACT 1-AE  
 19.80 ACRES

TRACT 1-AF  
 19.90 ACRES

TRACT 1-AG  
 20.00 ACRES

TRACT 1-AH  
 20.10 ACRES

TRACT 1-AI  
 20.20 ACRES

TRACT 1-AJ  
 20.30 ACRES

TRACT 1-AK  
 20.40 ACRES

TRACT 1-AL  
 20.50 ACRES

TRACT 1-AM  
 20.60 ACRES

TRACT 1-AN  
 20.70 ACRES

TRACT 1-AO  
 20.80 ACRES

TRACT 1-AP  
 20.90 ACRES

TRACT 1-AQ  
 21.00 ACRES

TRACT 1-AR  
 21.10 ACRES

TRACT 1-AS  
 21.20 ACRES

TRACT 1-AT  
 21.30 ACRES

TRACT 1-AU  
 21.40 ACRES

TRACT 1-AV  
 21.50 ACRES

TRACT 1-AW  
 21.60 ACRES

TRACT 1-AX  
 21.70 ACRES

TRACT 1-AY  
 21.80 ACRES

TRACT 1-AZ  
 21.90 ACRES

TRACT 1-AA  
 22.00 ACRES

TRACT 1-AB  
 22.10 ACRES

TRACT 1-AC  
 22.20 ACRES

TRACT 1-AD  
 22.30 ACRES

TRACT 1-AE  
 22.40 ACRES

TRACT 1-AF  
 22.50 ACRES

TRACT 1-AG  
 22.60 ACRES

TRACT 1-AH  
 22.70 ACRES

TRACT 1-AI  
 22.80 ACRES

TRACT 1-AJ  
 22.90 ACRES

TRACT 1-AK  
 23.00 ACRES

TRACT 1-AL  
 23.10 ACRES

TRACT 1-AM  
 23.20 ACRES

TRACT 1-AN  
 23.30 ACRES

TRACT 1-AO  
 23.40 ACRES

TRACT 1-AP  
 23.50 ACRES

TRACT 1-AQ  
 23.60 ACRES

TRACT 1-AR  
 23.70 ACRES

TRACT 1-AS  
 23.80 ACRES

TRACT 1-AT  
 23.90 ACRES

TRACT 1-AU  
 24.00 ACRES

TRACT 1-AV  
 24.10 ACRES

TRACT 1-AW  
 24.20 ACRES

TRACT 1-AX  
 24.30 ACRES

TRACT 1-AY  
 24.40 ACRES

TRACT 1-AZ  
 24.50 ACRES

TRACT 1-AA  
 24.60 ACRES

TRACT 1-AB  
 24.70 ACRES

TRACT 1-AC  
 24.80 ACRES

TRACT 1-AD  
 24.90 ACRES

TRACT 1-AE  
 25.00 ACRES

TRACT 1-AF  
 25.10 ACRES

TRACT 1-AG  
 25.20 ACRES

TRACT 1-AH  
 25.30 ACRES

TRACT 1-AI  
 25.40 ACRES

TRACT 1-AJ  
 25.50 ACRES

TRACT 1-AK  
 25.60 ACRES

TRACT 1-AL  
 25.70 ACRES

TRACT 1-AM  
 25.80 ACRES

TRACT 1-AN  
 25.90 ACRES

TRACT 1-AO  
 26.00 ACRES

TRACT 1-AP  
 26.10 ACRES

TRACT 1-AQ  
 26.20 ACRES

TRACT 1-AR  
 26.30 ACRES

TRACT 1-AS  
 26.40 ACRES

TRACT 1-AT  
 26.50 ACRES

TRACT 1-AU  
 26.60 ACRES

TRACT 1-AV  
 26.70 ACRES

TRACT 1-AW  
 26.80 ACRES

TRACT 1-AX  
 26.90 ACRES

TRACT 1-AY  
 27.00 ACRES

TRACT 1-AZ  
 27.10 ACRES

TRACT 1-AA  
 27.20 ACRES

TRACT 1-AB  
 27.30 ACRES

TRACT 1-AC  
 27.40 ACRES

TRACT 1-AD  
 27.50 ACRES

TRACT 1-AE  
 27.60 ACRES

TRACT 1-AF  
 27.70 ACRES

TRACT 1-AG  
 27.80 ACRES

TRACT 1-AH  
 27.90 ACRES

TRACT 1-AI  
 28.00 ACRES

TRACT 1-AJ  
 28.10 ACRES

TRACT 1-AK  
 28.20 ACRES

TRACT 1-AL  
 28.30 ACRES

TRACT 1-AM  
 28.40 ACRES

TRACT 1-AN  
 28.50 ACRES

TRACT 1-AO  
 28.60 ACRES

TRACT 1-AP  
 28.70 ACRES

TRACT 1-AQ  
 28.80 ACRES

TRACT 1-AR  
 28.90 ACRES

TRACT 1-AS  
 29.00 ACRES

TRACT 1-AT  
 29.10 ACRES

TRACT 1-AU  
 29.20 ACRES

TRACT 1-AV  
 29.30 ACRES

TRACT 1-AW  
 29.40 ACRES

TRACT 1-AX  
 29.50 ACRES

TRACT 1-AY  
 29.60 ACRES

TRACT 1-AZ  
 29.70 ACRES

TRACT 1-AA  
 29.80 ACRES

TRACT 1-AB  
 29.90 ACRES

TRACT 1-AC  
 30.00 ACRES



F:\018\3009 Misc. Invoicing\reeves\reeves - Survey Drawing.dwg, 1/20/2018

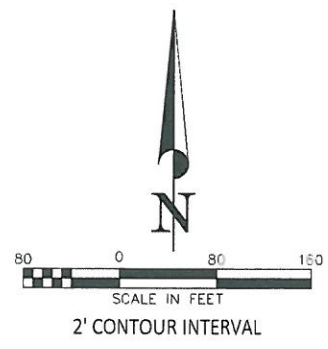


EXISTING FIRE HYDRANT

MANHOLE 27  
RIM EL. = 3432.89'  
INV. IN (E) = 3427.89' (FOR FUTURE)  
INV. OUT (W) = 3427.89'

**PROPOSED  
ANNEXATION  
AND  
ZONING:  
C-2**

TRACT 1-B  
CS#691110-R  
  
26.06  
ACRES



PROJECT #	2019 - MISC.
DATE	12/10/2019
BY	JR
CHECKED BY	JB
REVISION	
NO.	
DATE	
BY	
CHECKED BY	

**JESSE REEVES**  
**TRACT 1-B CS#691110 R**  
SEC. 35, T9N, R20W  
STEVENSVILLE, MT

**PC**  
**Professional Consultants Inc.**  
100 West 10th Street, Suite 100  
Stevensville, MT 59701  
Phone: (406) 325-1100  
Fax: (406) 325-1101  
www.pcinc.com

DEC. 2019  
**SITE  
LAYOUT**