

ORDINANCE 3178

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF C-2 GENERAL COMMERCIAL TO THE PROPERTY IN CERTIFICATE OF SURVEY 5114 AND MORE PARTICULARLY DESCRIBED AS: A TRACT OF LAND BEING A PORTION OF VACATED RAILROAD RIGHT-OF-WAY IN THE SE ¼ NE ¼ SECTION 3, T20N, R3E, PMM, CASCADE COUNTY, MONTANA.

* * * * *

WHEREAS, Steve Vick et al., have petitioned the City of Great Falls to annex the subject property, consisting of ±0.405 acres, as legally described above; and,

WHEREAS, Steve Vick et al., have petitioned the City of Great Falls to assign a zoning classification of C-2 General Commercial to the subject property, upon annexation to City; and,

WHEREAS, notice of assigning said zoning classification to the subject property was published in the *Great Falls Tribune*, advising that a public hearing on this zoning assignment would be held on the 16th day of January, 2018, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that said zoning classification be assigned.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF GREAT FALLS, STATE OF MONTANA:

Section 1. It is determined that the herein requested zoning classification assignment will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.40.030 of Title 17, Land Development Code, Official Code of the City of Great Falls.

Section 2. That the zoning classification of “C-2 General Commercial” be assigned to the subject property.

Section 3. That this Ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission or upon filing in the office of the Cascade County Clerk and Recorder the resolution annexing said property, as legally described above, into the corporate limits of the City of Great Falls, Montana, whichever event shall occur later.

APPROVED by the City Commission on first reading December 19, 2017.

ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading January 16, 2018.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

Sara R. Sexe, City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3178 on the Great Falls Civic Center posting board and the Great Falls City website.

(CITY SEAL)

Lisa Kunz, City Clerk

CERTIFICATE OF SURVEY NO. 5114

A TRACT OF LAND BEING A PORTION OF VACATED RAILROAD RIGHT-OF-WAY IN THE SE1/4 NE1/4 SECTION 3, T. 20 N., R. 3 E., P.M.M., CASCADE COUNTY, MONTANA

PURPOSE

THE PURPOSE OF THIS SURVEY IS TO RETRACE AN EXISTING TRACT OF LAND THAT WAS AGGREGATED INTO A TRACT OF LAND (STAR TRACT) THAT HAD BEEN PREVIOUSLY ANNEXED INTO THE CITY OF GREAT FALLS. AT THE TIME OF THIS SURVEY, THE TRACT DESCRIBED HEREIN HAS NOT BEEN FORMALLY ANNEXED INTO THE CITY OF GREAT FALLS.

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF VACATED RAILROAD RIGHT-OF-WAY IN THE SE1/4 NE1/4 SECTION 3, T. 20 N., R. 3 E., P.M.M., CASCADE COUNTY, MONTANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF 11TH ST. NW AND 8TH AVE. NW, WHICH IS A FOUND IRON PIN LOCATED INSIDE OF A CENTERLINE MONUMENT CASE, THENCE ALONG THE CENTERLINE OF 11TH ST. NW, N00°05'43"E A DISTANCE OF 279.92 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST BYPASS; THENCE DEPARTING THE CENTERLINE OF 11TH ST. NW AND ALONG THE NORTH RIGHT-OF-WAY OF NORTHWEST BYPASS, S89°48'33"E A DISTANCE OF 179.16 FEET TO AN ANGLE POINT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, N00°05'43"E A DISTANCE OF 112.52 FEET TO A POINT THAT LIES ON THE SOUTH RIGHT-OF-WAY OF THE VACATED CHICAGO, MILWAUKEE, AND SAINT PAUL RAILROAD, SAID POINT IS ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE N00°05'43"E A DISTANCE OF 80.6 FEET TO AN ANGLE POINT; THENCE N83°09'38"W A DISTANCE OF 220.68 FEET TO AN ANGLE POINT; THENCE S00°05'43"W A DISTANCE OF 80.6 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF THE VACATED CHICAGO, MILWAUKEE, SAINT PAUL RAILROAD; THENCE ALONG SAID VACATED RIGHT-OF-WAY S83°09'38"E A DISTANCE OF 220.68 FEET TO THE POINT OF BEGINNING, CONTAINING 0.405 ACRES.

CERTIFICATE OF SURVEYOR:

I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES, DO HEREBY CERTIFY THAT DURING THE MONTHS OF JULY-AUGUST 2017, THAT I PERFORMED, OR IT WAS PERFORMED UNDER MY DIRECT SUPERVISION, THE SURVEY THAT THE ACCOMPANYING MAP REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON.

DATED THIS 1ST DAY OF SEPTEMBER, 2017.

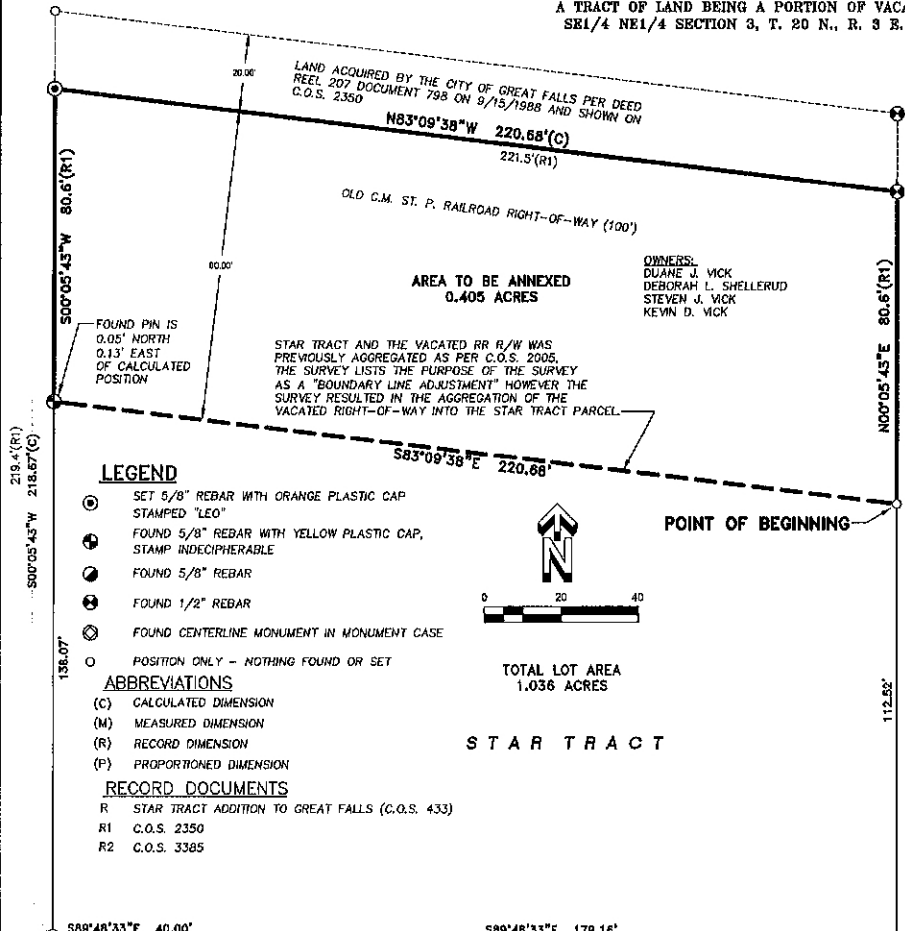


MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MT REGISTRATION NUMBER 12920 ES

BASIS OF BEARINGS

THE BEARING SOURCE FOR THIS SURVEY IS BASED ON GPS OBSERVATIONS OF RECORD POSITIONS OF EXISTING MONUMENTS TO BEST FIT THE VARIOUS BEARING SOURCES. REFERENCE BEARINGS ARE SHOWN ON THE ACCOMPANYING MAP.

NOTE: THE INTENT OF THIS SURVEY WAS NOT TO SHOW ALL EASEMENTS. EASEMENTS OF RECORD MAY EXIST AND MAY NOT BE SHOWN.



219.4(R1)
500°05'43\"/>

193.12'
183.8(R1)
192.92(R2)
500°05'43\"/>

LEGEND

- ⊙ SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "LEO"
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMP INDECIPHERABLE
- ⊙ FOUND 5/8" REBAR
- ⊙ FOUND 1/2" REBAR
- ⊙ FOUND CENTERLINE MONUMENT IN MONUMENT CASE
- POSITION ONLY - NOTHING FOUND OR SET

ABBREVIATIONS

- (C) CALCULATED DIMENSION
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- (P) PROPORTIONED DIMENSION

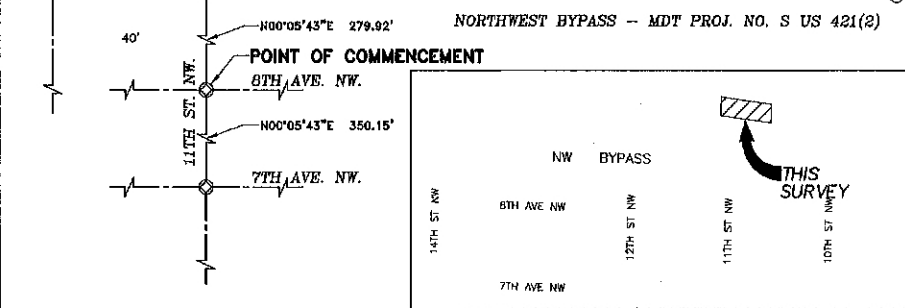
RECORD DOCUMENTS

- R STAR TRACT ADDITION TO GREAT FALLS (C.O.S. 433)
- R1 C.O.S. 2350
- R2 C.O.S. 3385



TOTAL LOT AREA
1.036 ACRES

STAR TRACT



S-0005114 CS
Total Pages: 1, 2 of 15 by Issue Date: 09/08/2017 11:00:33 AM
Transaction: 10/11/2017 11:00:33 AM
www.bsc&e.com

SHEET TITLE: RETRACEMENT--ANNEXATION			
JOB NO.: 17BJ	DRAWING NAME: 17BJ-ANNEX	SHEET 1 OF 1	
FILE NO.:	DRAWN BY: CRB	DATE: 8/9/17	



BIS SKY CIVIL & ENVIRONMENTAL, INC.
1324 13th Ave. SW
P.O. BOX 3625
GREAT FALLS, MT 59403
(406)727-2185 OFFICE
(406)727-3636 FAX
www.bisfyce.com

ENGINEERS - PLANNERS - DESIGNERS - LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS