

## Pre-application for Umland Addition

### General Comment:

This is a parcel of ground that was created in 1984 as a remainder parcel of an occasional sale as shown on COS 200. This will be a first minor subdivision of that remainder parcel. Further the parcel is located in both Section 25 and 26, T 7 N, R 14 W. The Town of Philipsburg municipal limit is that north-south line between Sections 25 and 26. Thus that minor portion located in Section 26 lies outside the Town limit and is totally under Granite County jurisdiction. I am seeking direction as to whether or not, this Section 26 portion should be annexed to the Townsite along with this this subdivision review and approval.

Another point I wish to emphasize is that there is existing service connections for both Philipsburg municipal water and sewer on each of the proposed Lots, 1 and 2. Due to municipal classification, this subdivision does not qualify for a municipal facilities exclusion. Thus, it will need to be reviewed and approved by DEQ.

DEQ will only review garbage and stormwater, as long as I have a letter from the Town stating that both municipal water and sewer now serve both proposed lots, with existing service connections, and that no extensions of either service will be needed.

### Pre-application Information:

#### A. Information on the current status of the site, including:

1. The site is located in Philipsburg in the SW quadrant of the intersection of Community Avenue and 7<sup>th</sup> Street.
2. The approximate tract and lot boundaries are shown on the preliminary plat.
3. The terrain is barren, with the exception of an existing single family residence, shop building and existing mobile home pad. The ground slope is from the NE to the SW at an average slope of 7.5%.
4. There are no natural features to the land such as water bodies, floodplains or geological hazards. The soils are cobble and gravel.
5. There exists one single family residence, one garage/shop building and a mobile home hookup as shown on the accompanying aerial photo. The trailer has since been removed and the pad is vacant at this time, however the water, sewer and natural gas hookups do remain.

6. There is existing phone, electric and natural gas serving both lots, all are buried in Community Avenue.
7. There are no known easements within the property. Public road R/Ws exist along the east and north boundaries.
8. There are no special zoning or development regulations that exist other than the Granite County Subdivision Regulations.
9. There are no existing conservation easements.
10. There are no existing covenants or deed restrictions.
11. A vicinity map is included with this information, along with an aerial photo.

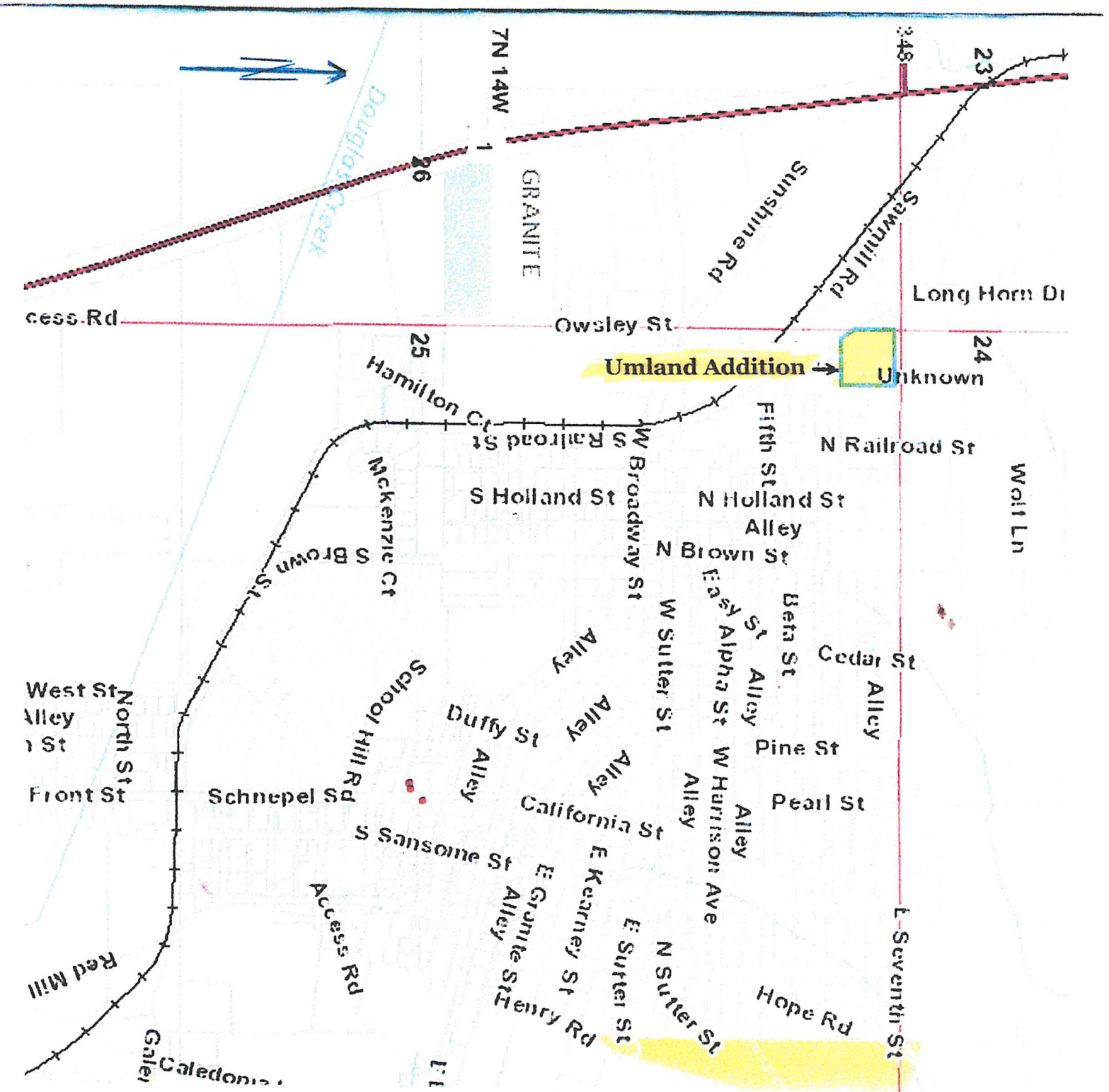
B. Documentation on the current status of the site, including:

1. The property is currently owned by William and Bonita Poser of Conrad, Montana. They will be the subdividers on the final plat. They have buy-sell agreements with both Ricky Umland to purchase Lot 1 and with Michael and Deborah Kalarchik to purchase Lot 2 upon the recording of the final plat. Title insurance commitments will be submitted with the preliminary plat application.
2. There are no water rights or agricultural water user facilities concerns with this property.
3. There are no special improvements districts encumbering this property.
4. There are no first refusal rights encumbering this property.

ii Information on the proposed subdivision, including:

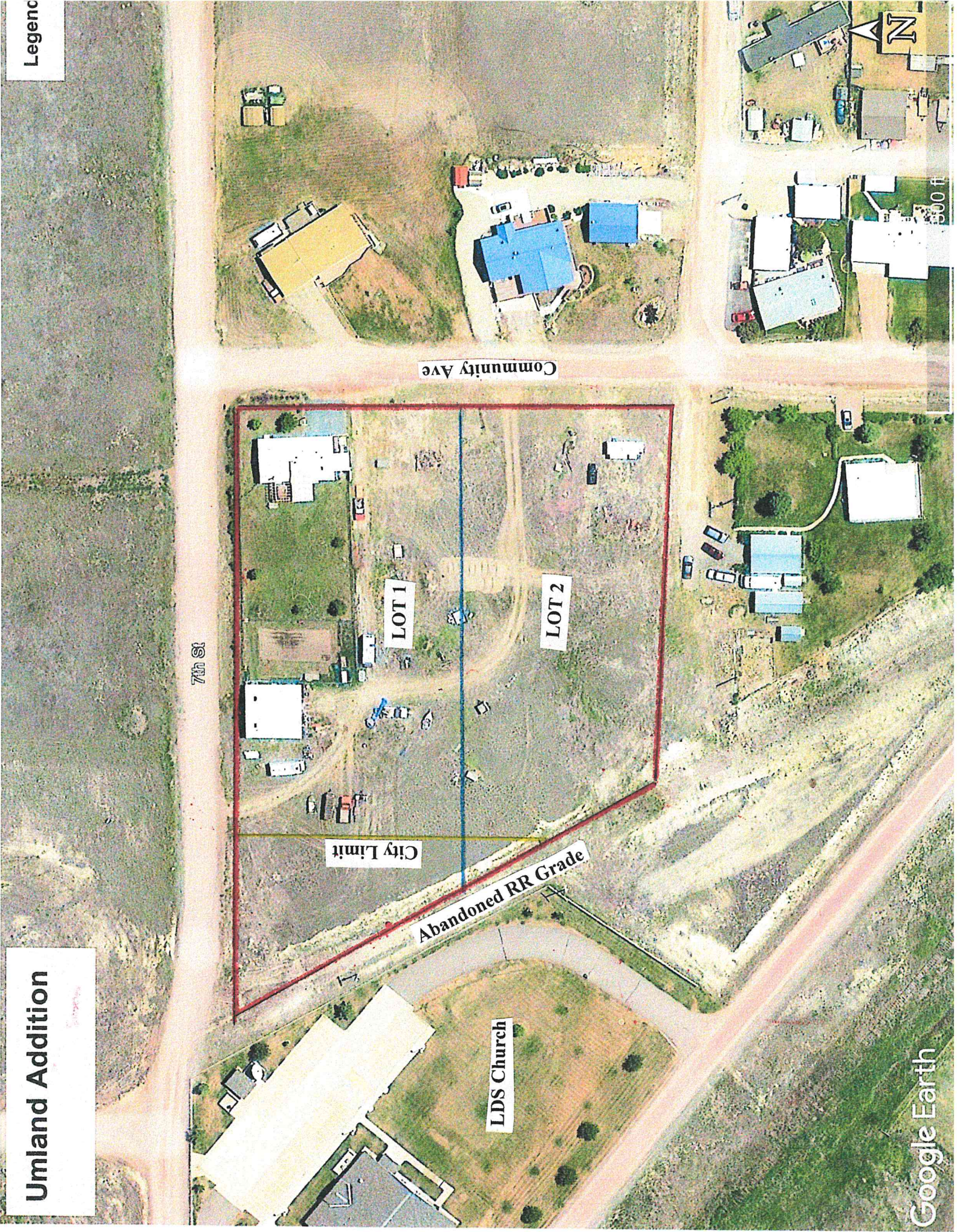
- A. The boundaries of the tract and proposed lots are shown on the preliminary plat.
- B. There are no proposed public or private improvements proposed. They all exist, including service connections.
- C. The improvements including water, sewer, electric, phone and gas are all buried in Community Avenue.
- D. There are no easements or R/Ws that exist other than the adjoining public streets.
- E. This being a first minor subdivision there is no requirement for parkland dedication.
- F. A vicinity map is included along with an aerial photo. The preliminary plat shows 2-foot contour line intervals.

VICINITY MAP  
for  
UMLAND ADDITION  
to the  
Town of Philipsburg



# Umland Addition

# Legend

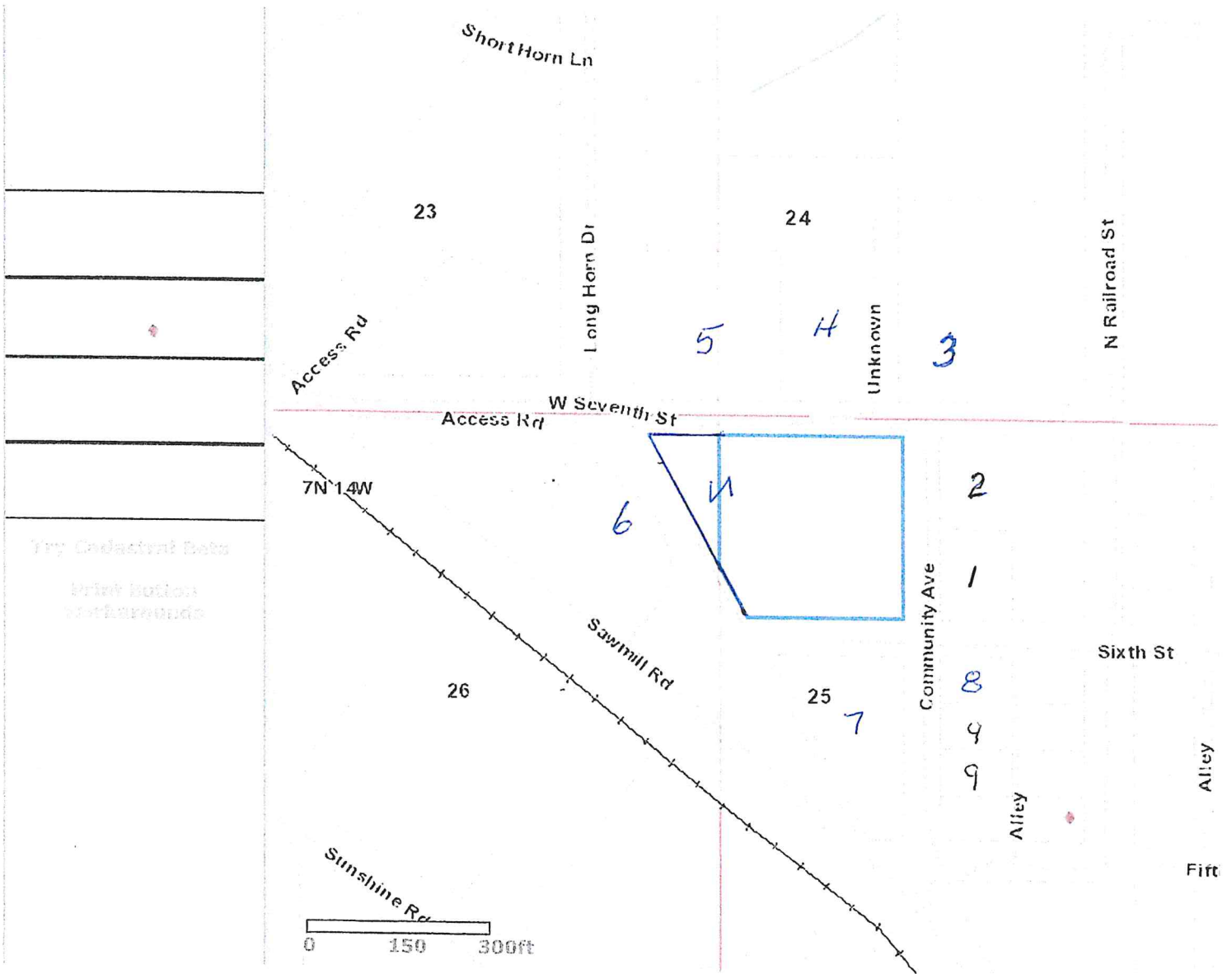


**Adjoiner List  
Community Addition to  
Philipsburg Montana**

1. Michael A and Deborah M Kalarchik, PO Box 994, Philipsburg MT 59858
2. Kurtis C and Sandra F Knievel, PO Box 483, Philipsburg MT 59858
3. Craig Edward Hansen, PO Box 1256, Philipsburg MT 59858
4. Gaylene and Mark E Jensen, PO Box 1166, Philipsburg MT 5988
5. Mark E and Gaylene S Jensen, PO Box 1166, Philipsburg MT 59858
6. Church of Latter Day Saints, 50 E North Temple, Salt Lake City UT 84150
7. Julie Goebel, PO Box 748, Philipsburg MT 59858
8. Teresa Goebel, PO Box 691, Philipsburg MT 59858
9. Mark E Jensen, PO Box 1166, Philipsburg MT 59858

**See attached map**

# Adjoiner Map Community Addition to Philipsburg Montana



Try Cadastre Beta  
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Backgrounds

**Gordon Sorenson Engineering**  
**2610 Gunsight Court**  
**Missoula MT 59804**  
406-544-1931  
gspels@gmail.com

January 19, 2022

Linda Bouck, Planner  
Granite County  
PO Box 925  
Philipsburg MT 59858

Daniel Reddish, Mayor  
Town of Philipsburg  
104 S, Sansome Street  
Philipsburg MT 59858

Re: Umland Addition

Dear Linda and Mayor Reddish:

Enclosed is the pre-application data for the pre-application meeting to be held at 6:00 PM on February 3<sup>rd</sup> on the 3<sup>rd</sup> floor of the court house.

Sincerely,

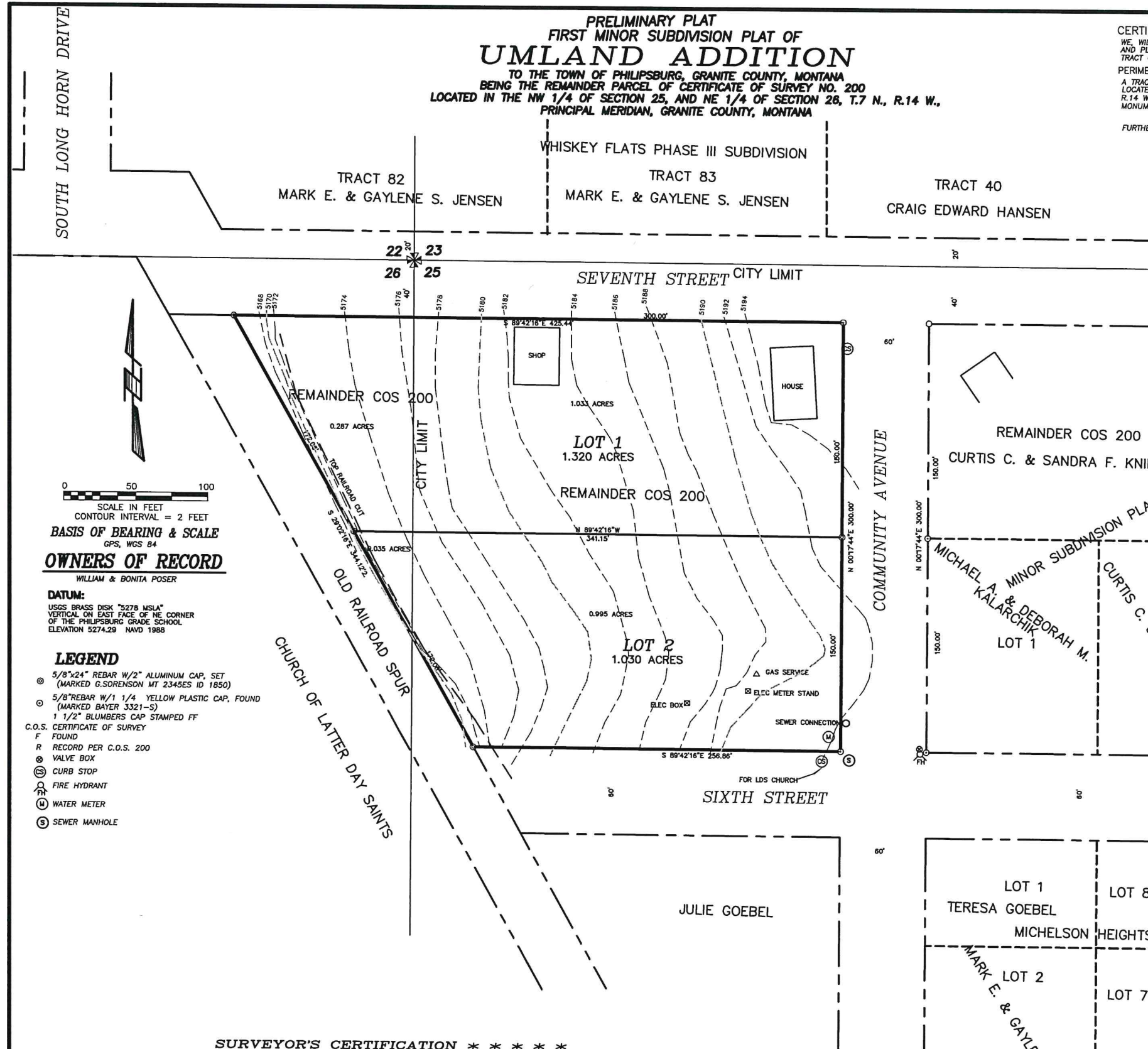


Gordon Sorenson, PPLS

cc: William and Bonita Poser, 415 S. Main, Conrad MT 58425  
Rick Umland, PO Box 1181, Philipsburg MT 59858  
Michael and Deborah Kalarchik, PO Box 994, Philipsburg MT 59858  
Sam Dennis, PW Director, Town of Philipsburg, Philipsburg MT 59858

**PRELIMINARY PLAT  
FIRST MINOR SUBDIVISION PLAT OF  
UMLAND ADDITION**  
TO THE TOWN OF PHILIPSBURG, GRANITE COUNTY, MONTANA  
BEING THE REMAINDER PARCEL OF CERTIFICATE OF SURVEY NO. 200  
LOCATED IN THE NW 1/4 OF SECTION 25, AND NE 1/4 OF SECTION 26, T.7 N., R.14 W.,  
PRINCIPAL MERIDIAN, GRANITE COUNTY, MONTANA

CERTIFICATE OF DEDICATION \* \* \* \* \*  
WE, WILLIAM POSER AND BONITA POSER, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN ON THE ACCOMPANYING PLAT HEREUNTO ANNEXED THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:  
PERIMETER DESCRIPTION \* \* \* \* \*  
A TRACT OF LAND BEING THAT TRACT ON CERTIFICATE OF SURVEY NO. 200 DESIGNATED AS THE REMAINDER, LOCATED IN THE NW 1/4 NW 1/4 OF SECTION 25 AND IN THE NE 1/4 NE 1/4 OF SECTION 26, T. 7 N., R.14 W., GRANITE COUNTY, MONTANA; CONTAINING 2.350 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT; SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND/OR APPARENT FURTHER THAT THE ABOVE DESCRIBED TRACT IS TO BE KNOWN AND DESIGNATED AS "UMLAND ADDITION".



**OWNERS OF RECORD**  
WILLIAM & BONITA POSER

**DATUM:**  
USGS BRASS DISK "3278 NLSA"  
VERTICAL ON EAST FACE OF THE CORNER  
OF THE PHILIPSBURG GRADE SCHOOL  
ELEVATION 5274.29 NAVD 1988

**LEGEND**  
5/8"x24" REBAR W/2" ALUMINUM CAP, SET  
(MARKED G.SORENSEN MT 2345ES ID 1850)  
5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP, FOUND  
(MARKED BAYER 3321-S)  
1 1/2" BLUMBERS CAP STAMPED FF  
C.O.S. CERTIFICATE OF SURVEY  
F FOUND  
R RECORD PER C.O.S. 200  
V VALVE BOX  
C CURB STOP  
FH FIRE HYDRANT  
W WATER METER  
S SEWER MANHOLE

SCALE IN FEET  
CONTOUR INTERVAL = 2 FEET  
BASIS OF BEARING & SCALE  
GPS, WGS 84

**SURVEYOR'S CERTIFICATION \* \* \* \* \***  
I, GORDON E. SORENSON, A PROFESSIONAL LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF MONTANA, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME AND UNDER MY SUPERVISION DURING THE MONTHS OF DECEMBER 2021 THROUGH MAY, 2022 IN ACCORDANCE WITH THE PROVISIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT, AND THAT THIS PLAT IS A TRUE REPRESENTATION OF THE SURVEY AS IT EXISTS ON THE GROUND.



PREPARED FOR:  
**RICK UMLAND**  
PREPARED BY:  
**GORDON SORENSON ENGINEERING**  
2610 GUNSIGHT COURT  
MISSOULA, MT 59804  
TEL 406-544-1931  
C:2020\JOBS\20007\20007PP1.DWG

GORDON E. SORENSON  
REG. PROFESSIONAL ENGINEER AND LAND SURVEYOR  
MONTANA REGISTRATION NO. 2345ES

WILLIAM POSER  
BONITA POSER

ACKNOWLEDGEMENT \* \* \* \* \*  
STATE OF MONTANA )  
COUNTY OF GRANITE ) ss  
SIGNED AND ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
WILLIAM POSER AND BONITA POSER

NOTARY PUBLIC FOR THE STATE OF MONTANA  
RESIDING AT \_\_\_\_\_ MONTANA,  
MY COMMISSION EXPIRES ON \_\_\_\_\_, 20\_\_\_\_.

EXAMINED AND APPROVED \* \* \* \* \*

CERTIFICATE OF EXAMINING LAND SURVEYOR  
I, \_\_\_\_\_ EXAMINING LAND SURVEYOR OF GRANITE COUNTY  
MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT  
CONFORMS TO SURVEYING REQUIREMENTS OF SECTION 76-3-611(2) (a) M.C.A., AND  
STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_ EXAMINING LAND SURVEYOR

CERTIFICATE OF COUNTY SANITARIAN \* \* \* \* \*  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_ TRI-COUNTY SANITARIAN

CERTIFICATE OF COUNTY TREASURER \* \* \* \* \*  
I HEREBY CERTIFY THAT NO REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE  
LANDS DESCRIBED WITHIN THIS PLAT ARE DELINQUENT. THIS CERTIFICATE IS  
MADE AS A REQUIRED BY SECTION 76-3-207 AND 76-3-303 M.C.A.  
PURSUANT THERETO.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_ GRANITE COUNTY TREASURER

CERTIFICATE OF GRANITE COUNTY COMMISSIONERS \* \* \* \* \*

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
IT HAVING BEEN MADE TO APPEAR THAT THIS PLAT "UMLAND ADDITION" BEING THE PLATTED  
AREA HEREIN CONTAINED, AND THAT SO APPEARING TO THE BOARD OF COUNTY COMMISSIONERS  
OF GRANITE COUNTY, MONTANA, THAT NO PARKLAND DEDICATION IS REQUIRED PURSUANT TO  
6-3-606(1), M.C.A., THEREFORE, IT IS HEREBY ORDERED THAT THE ORDER BEING INCORPORATED  
INTO THE PROCEEDINGS OF THIS BOARD AND A COPY THEREOF BE ENDORSED AND CERTIFIED  
ON SAID ADDITION ON THIS DATE.

COUNTY COMMISSIONERS IN AND FOR GRANITE COUNTY, MONTANA  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_ COMMISSIONER  
\_\_\_\_\_ COMMISSIONER  
\_\_\_\_\_ COMMISSIONER

CERTIFICATE OF FILING BY CLERK AND RECORDER \* \* \* \* \*  
STATE OF MONTANA ) ss  
COUNTY OF GRANITE )  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK.  
\_\_\_\_\_ COUNTY CLERK AND RECORDER, GRANITE COUNTY, MONTANA

1/4	SEC.	T.	R.
25	7 N.	14 W.	
27	7 N.	14 W.	

MINOR SUBDIVISION  
PLAT NO. \_\_\_\_\_  
SHEET 1 OF 1  
PRINCIPAL MERIDIAN, MONTANA  
GRANITE COUNTY, MONTANA

DRAWING DATE: JANUARY 14, 2022