



9450 Roller Coaster Road

Property Features

- Excellent Light Industrial Development opportunity.
- Zoned ICL (Industrial Center – Light) Zoning allows opportunities for Light Industrial, Artisan and limited commercial activities.
- Located off Highway 10 near the Wye on Roller Coaster Road.
- 31.63 Acre Lot
- Three Bedroom/ 2 Bath Home on property, built 1980.
- Quanset Hut Shop Building built in 1993.
- Certificate of Survey #5924
- Tax ID/APN : 0002257509
- Property includes 2 water rights, 1 for domestic and stock (1.65 acre feet per year) and 1 for irrigation.
- Any development would require connection to adjacent sewer main and a signed affidavit that you cannot protest at time the City of Missoula would like to annex the property.
- Sale Price: \$4,150,000.00



Jeff L Moore

+1 406 721 1111 • jeff@naicrowleymoore.com

5924

CERTIFICATE OF SURVEY

SHOWING RELOCATED COMMON BOUNDARY LINES LOCATED IN THE S1/2 OF SECTION 28, T.14N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA

LEGAL DESCRIPTIONS:

PERIMETER: THOSE TRACTS DESCRIBED IN BOOK 217 MICRO, PAGE 592 AND IN BOOK 706 MICRO, PAGE 1411, LOCATED IN THE S1/2 OF SECTION 28, T.14N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 28; THENCE ALONG THE SOUTH LINE OF SAID SECTION 28 S89°56'14"W 1250.20 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE MONTANA RAIL LINK RAILROAD; THENCE ALONG SAID RIGHT OF WAY LINE BY THE FOLLOWING THREE COURSES; N69°45'36"E 1079.69 FEET; THENCE 741.68 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT WITH THE RADIUS POINT BEARING S20°16'24"E 5679.87 FEET; THENCE N77°16'30"E 1763.89 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE S00°17'27"E 969.38 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 28; THENCE ALONG SAID SOUTH LINE S89°55'36"W 2198.72 FEET TO THE POINT OF BEGINNING; CONTAINING 42.95 ACRES; BEING SUBJECT TO ALL EASEMENTS EXISTING, SHOWN, APPARENT OR OF RECORD; ALL ACCORDING TO THIS CERTIFICATE OF SURVEY.

TRACT 1: TRACT 1 OF CERTIFICATE OF SURVEY No. 05924, LOCATED IN THE SE1/4 OF SECTION 28, T.14N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA, CONTAINING 31.63 ACRES; BEING SUBJECT TO ALL EASEMENTS EXISTING, SHOWN, APPARENT OR OF RECORD; ALL ACCORDING TO THIS CERTIFICATE OF SURVEY.

TRACT 2: TRACT 2 OF CERTIFICATE OF SURVEY No. 05924, LOCATED IN THE S1/2 OF SECTION 28, T.14N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA, CONTAINING 11.32 ACRES; BEING SUBJECT TO ALL EASEMENTS EXISTING, SHOWN, APPARENT OR OF RECORD; ALL ACCORDING TO THIS CERTIFICATE OF SURVEY.

PORTION A: PORTION A OF CERTIFICATE OF SURVEY No. 05924, LOCATED IN THE SE1/4 OF SECTION 28, T.14N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA, CONTAINING 10.77 ACRES; BEING SUBJECT TO ALL EASEMENTS EXISTING, SHOWN, APPARENT OR OF RECORD; ALL ACCORDING TO THIS CERTIFICATE OF SURVEY.

NOTE: THIS CERTIFICATE OF SURVEY SHALL NOT BE USED AS A REFERENCE DESCRIPTION IN ANY SUBSEQUENT TRANSFER OF PROPERTY HEREON DESCRIBED AS PORTION A.

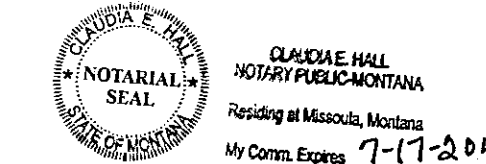
OWNERS CERTIFICATE:

WE, HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO RELOCATE COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES, AND THAT NO ADDITIONAL TRACTS ARE HEREBY CREATED; THEREFORE, THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207 (1) (a) M.C.A., TO W.I.E.; DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES; WE FURTHER CERTIFY THAT TRACT 1 AS SHOWN HEREON IS EXEMPT FROM SANITARY REVIEW IN THAT IT IS GREATER THAN 20 ACRES IN SIZE; FURTHER, THAT TRACT 2 IS EXEMPT FROM SANITARY REVIEW PURSUANT TO SECTION 76-4-125 (2) (e) (ii) M.C.A., TO W.I.E.; THE REMAINDER IS 1 ACRE OR LARGER AND HAS AN INDIVIDUAL SEWAGE SYSTEM THAT WAS CONSTRUCTED PRIOR TO APRIL 29, 1993, AND, IF REQUIRED WHEN INSTALLED, WAS APPROVED PURSUANT TO LOCAL REGULATIONS OR THIS CHAPTER.

ACKNOWLEDGEMENTS:

STATE OF MONTANA)
COUNTY OF MISSOULA)

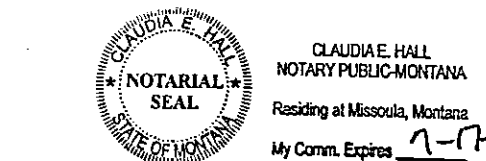
ON THIS 1st DAY OF MAY, 2007, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED ROBERT S. JENSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.



SIGNATURE Claudia E. Hall
NOTARY PUBLIC FOR THE STATE OF MONTANA
PRINTED NAME CLAUDIA E. HALL
RESIDING AT MISSOULA
MY COMMISSION EXPIRES 7-17-2010

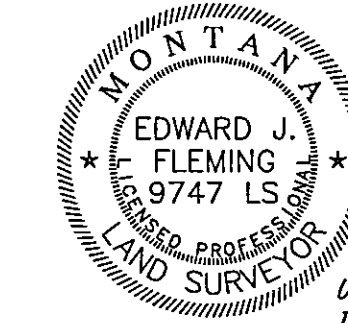
STATE OF MONTANA)
COUNTY OF MISSOULA)

ON THIS 1st DAY OF MAY, 2007, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED STANLEY AND MARY J. RASMUSSEN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.



SIGNATURE Claudia E. Hall
NOTARY PUBLIC FOR THE STATE OF MONTANA
PRINTED NAME CLAUDIA E. HALL
RESIDING AT MISSOULA
MY COMMISSION EXPIRES 7-17-2010

SURVEYOR'S CERTIFICATION:

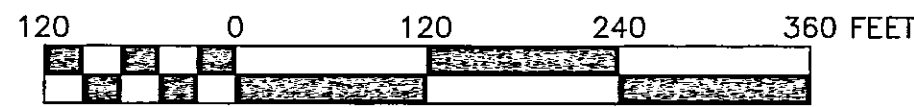


EDWARD J. FLEMING
MONTANA REGISTRATION No. 9747 LS
DATE 4/16/07

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

APPROVAL STATEMENTS:
Charles A. Wright DATE 4-17-07
MISSOULA COUNTY DEPARTMENT OF PUBLIC WORKS

Edward J. Zuleger DATE 4/18/07
MISSOULA CITY-COUNTY HEALTH DEPT.



SCALE IN FEET

BASIS OF BEARING:

GEODETIC NORTH AS DETERMINED BY GPS OBSERVATION

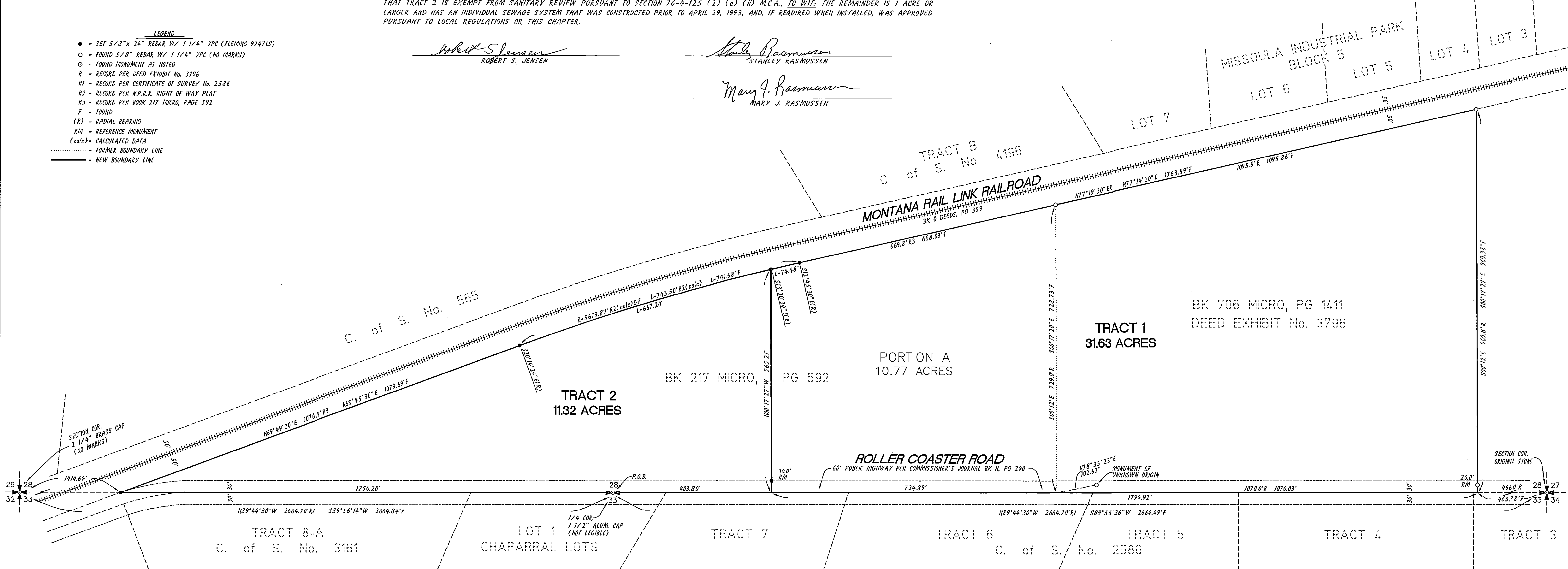
LEGEND

- - SET 5/8"x 26" REBAR W/ 1 1/4" YPC (FLEMING 9747LS)
- - FOUND 5/8" REBAR W/ 1 1/4" YPC (NO MARKS)
- - FOUND MONUMENT AS NOTED
- R - RECORD PER DEED EXHIBIT No. 3796
- R1 - RECORD PER CERTIFICATE OF SURVEY No. 2586
- R2 - RECORD PER N.P.R.R. RIGHT OF WAY PLAT
- R3 - RECORD PER BOOK 217 MICRO, PAGE 592
- F - FOUND
- (R) - RADIAL BEARING
- RM - REFERENCE MONUMENT
- (calc) - CALCULATED DATA
- FORMER BOUNDARY LINE
- NEW BOUNDARY LINE

Robert S. Jensen
ROBERT S. JENSEN

Stanley Rasmussen
STANLEY RASMUSSEN

Mary J. Rasmussen
MARY J. RASMUSSEN



COUNTY ATTORNEY'S NOTE:

THIS CERTIFICATE OF SURVEY WAS NOT REVIEWED FOR ADEQUATE ACCESS, INSTALLATION OF UTILITIES, COMPLIANCE WITH ZONING, COMPREHENSIVE PLAN OR AVAILABILITY OF PUBLIC SERVICES; NOR DOES THIS APPROVAL OBLIGATE MISSOULA COUNTY TO PROVIDE ROAD MAINTENANCE, DUST ABATEMENT OR OTHER SERVICES.

PURPOSE OF SURVEY:

THIS SURVEY IS FILED WITH THE INTENT TO QUALIFY FOR THE EXEMPTION AS FOUND IN SECTION 76-3-207 (1) (a) M.C.A., TO W.I.E.; DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES.

1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	28	14N	20W

SHEET No. 1 of 1

TERRITORIAL - LANDWORKS, INC.
P.O. BOX 3851
MISSOULA, MONTANA 59806 (406)721-0142
C:\PROJECTS\JENSEN7-2024.DWG 7-2024

5924

COS005924
Missoula County Vickie H Zeiler COS
SAC-Book-796 Page-559
LD-Book-796 Page-560

CERTIFICATE OF SURVEY No. 05924
MISSOULA COUNTY, MONTANA

SECTION 2.18 - C-II LIGHT INDUSTRY

A. Intent

This zone accommodates light manufacturing, processing, fabrication, repairing, and assembly of products or materials, warehousing and storage, transportation facilities, and commercial uses with large land requirements.

B. Space and Bulk Requirements

Minimum lot area	None
Minimum required yard - front	Setbacks for buildings fronting on industrial districts shall not be less than twenty-five (25) feet. Where buildings front on designated arterials and collectors, setbacks shall be not less than fifty (50) feet.
- side.....	Fifteen (15) feet
- rear	Fifteen (15) feet

Any industrial building or related accessory building shall not be permitted within one hundred (100) feet of residential, public or agricultural zones.

Maximum building height	Forty-five (45) feet; except for pollution equipment in compliance with Federal Air Regulations. Part 77.
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C. General Standards

See Supplementary Regulations - Chapter III

D. Permitted Uses

1. Industrial uses which do not require an operational permit from the Missoula County Health Department as described in Section X of the Missoula City-County Air Pollution Control Program and which do not require a construction permit as described in M.A.C. 16.8.1102.
2. Retail and service facilities, buildings or uses which are accessory to the principal uses.
3. Public utility offices and installations.
4. Veterinary services, animal hospitals, and kennels.
5. Research laboratories.
6. Accessory buildings and uses.
7. Industrial mini-warehouse.
8. Natural resource management office.

E. Conditional Uses

1. Industrial use which conforms to all of the Light Industrial Standards of Section 4.05 C, excluding use whose principal activity is the processing, refining, transfer, distribution, or bulk storage of flammable liquids, solids, or gas.
2. Automobile, marine, trailer, and mobile home sale, rental, and service.
3. Building material, hardware, and farm equipment sale, storage, and service.
4. Distribution and transportation facility, excluding railroad facility.

F. Special Exceptions

1. Industrial uses which conform to all the Heavy Industrial Standards of Section 4.05, D except for the exclusions listed under Conditional Uses.