

PUBLIC HEARING

TROY RURAL FIRE DISTRICT ANNEXATION

Petitions for annexation were submitted to the Lincoln County Clerk and Recorder on March 28, 2025 (Petition #314877 and #314878), by the Troy Rural Fire District. Pursuant to MCA 7-33-2125, the County Commission is mandated to schedule a public hearing on the petition, which must occur no less than 4 weeks after the presentation date, **April 9, 2025**.

MCA 7-33-2125(2) states, "On the date set for the hearing, the board of county commissioners shall consider the petition and any objections to the annexation. The board shall approve the annexation unless a protest petition signed by at least 40% of the owners of real property in the area proposed for annexation and owners of property representing 40% or more of the taxable value of the property in the area proposed for annexation is presented at the hearing, in which case the annexation must be disapproved".

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Lincoln County Board of Commissioners on **May 7, 2025, at 11:30 A.M.** in the Lincoln County Courthouse, located at 512 California Ave, Libby Montana to hear protests and public comments relating to the proposed annexation of properties in the:

Little Bear Flats Subdivision lots 1-12 and tract land listed below:

1. S35, T32N, R34W, CS 2330 IN SWSE *5996*
Geocode: 56-4391-35-4-01-05-0000
2. S26, T32N, R34W, N2NESW, CS 2706 PARCEL A *5826*
Geocode: 56-4391-26-2-01-07-0000
3. S26, T32N, R34W, S2NESW *5837*
Geocode: 56-4391-26-2-01-08-0000
4. S23, T32N, R34W N2NW 56.272 ACRES *5732*
Geocode: 56-4391-23-1-01-01-0000
5. S23, T32N, R34W, CS 1677 PARCEL A *12784*
Geocode: 56-4391-23-1-01-04-0000
6. S18, T30N, R33W NWNE CS 1147 *10718*
Geocode: 56-4173-18-1-01-02-0000

For additional information, including a map of the proposed annexation area, please contact Clerk & Recorder, Corrina Brown at lcclerk@libby.org (406) 283-2306 or see posts on the courthouse bulletin boards, or visit www.lincolncountymt.us under Public Notices.

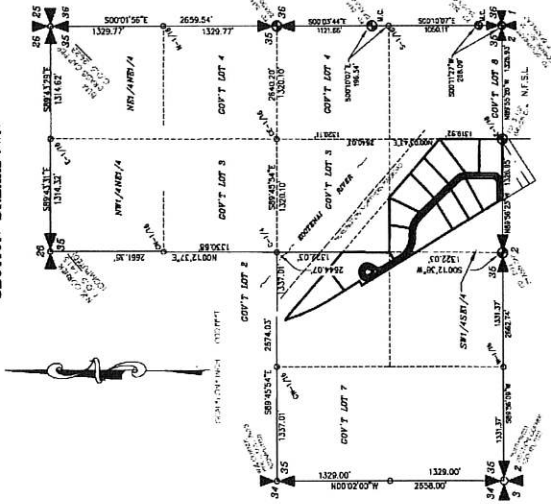
KVR / 2X / Legal Ad / April 23 & 30, 2025

PLAT OF

LITTLE BEAR FLATS SUBDIVISION
 Located in Part of Government Lot 6 & the SW¹/₄SE¹/₄, all in
 SECTION 35, TOWNSHIP 32 NORTH, RANGE 34 WEST,
 LINCOLN COUNTY, MONTANA, P.M.M.

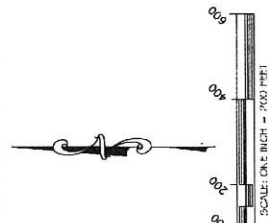
JANUARY 10, 2023
 Sheet 1 of 2

SECTION BREAKDOWN



LEGEND

- FOUND MEANING CORNER EVIDENCE AS NOTED
- SET 5/8" RIBBON/PLASTIC CAP - 9955015
- COMPUTED POINT NOT SET OR TIED
- DRIVEWAY APPROACH
- NO BUILDING ALTERATION AREA

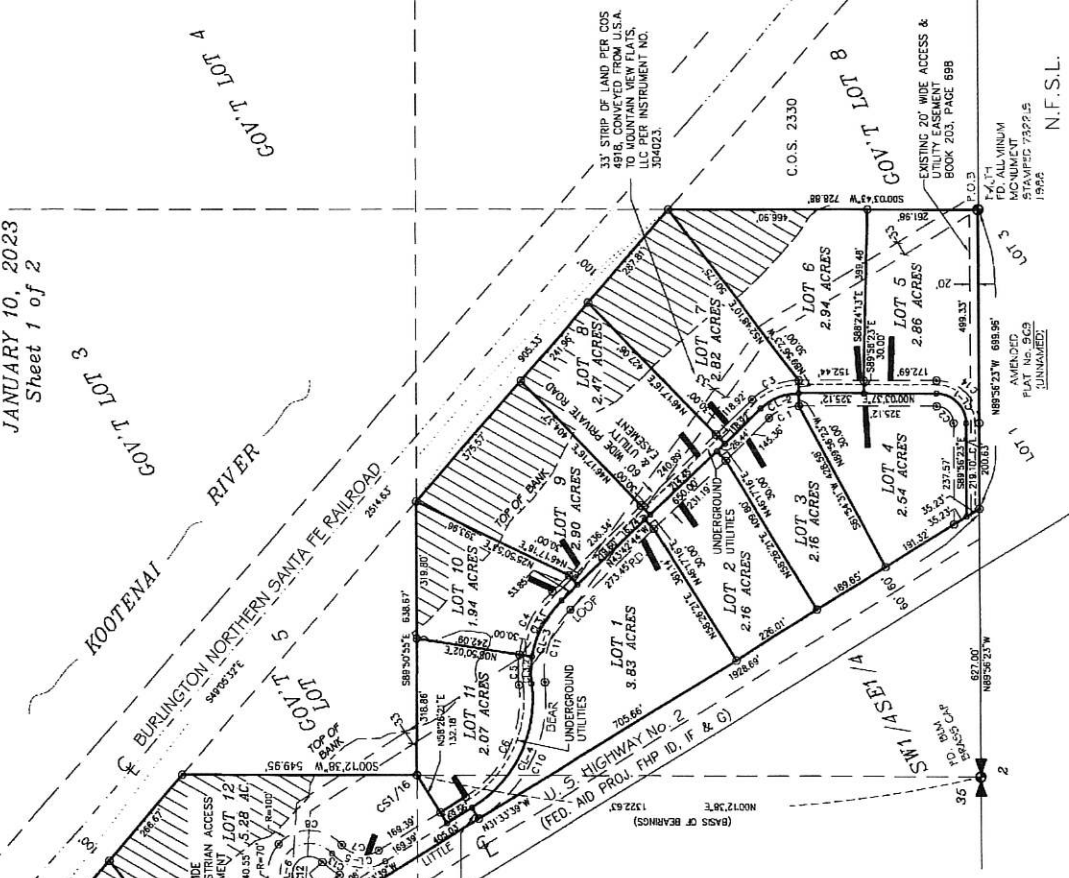


PLAT NO. 7259

J.R.S. SURVEYING, INC.
 P.O. BOX 1050
 LIBBY, MONTANA 59923
 (406) 298-6059



DATE: 05-23-2023	SECTION 35
JOB NO. M17-07	TOWNSHIP 32N
DWN. BY: SO	RANGE 34W
REVISION:	PRINCIPAL MERIDIAN MT.
SHEET: 1 OF 2	LINCOLN COUNTY



COMMON AREA EXCLUSION
 17.36 ACRES (2.54) A parcel not has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel.

LOT ACRES

LOT #	GROSS ACREAGE	NET ACREAGE
1	3.83 AC.	3.26 AC.
2	2.16 AC.	1.88 AC.
3	2.16 AC.	2.00 AC.
4	2.84 AC.	2.08 AC.
5	2.86 AC.	2.49 AC.
6	2.84 AC.	2.84 AC.
7	2.82 AC.	2.80 AC.
8	2.82 AC.	2.73 AC.
9	2.80 AC.	2.73 AC.
10	1.94 AC.	1.79 AC.
11	2.07 AC.	1.79 AC.
12	2.07 AC.	4.12 AC.

LOT CURVE TABLE

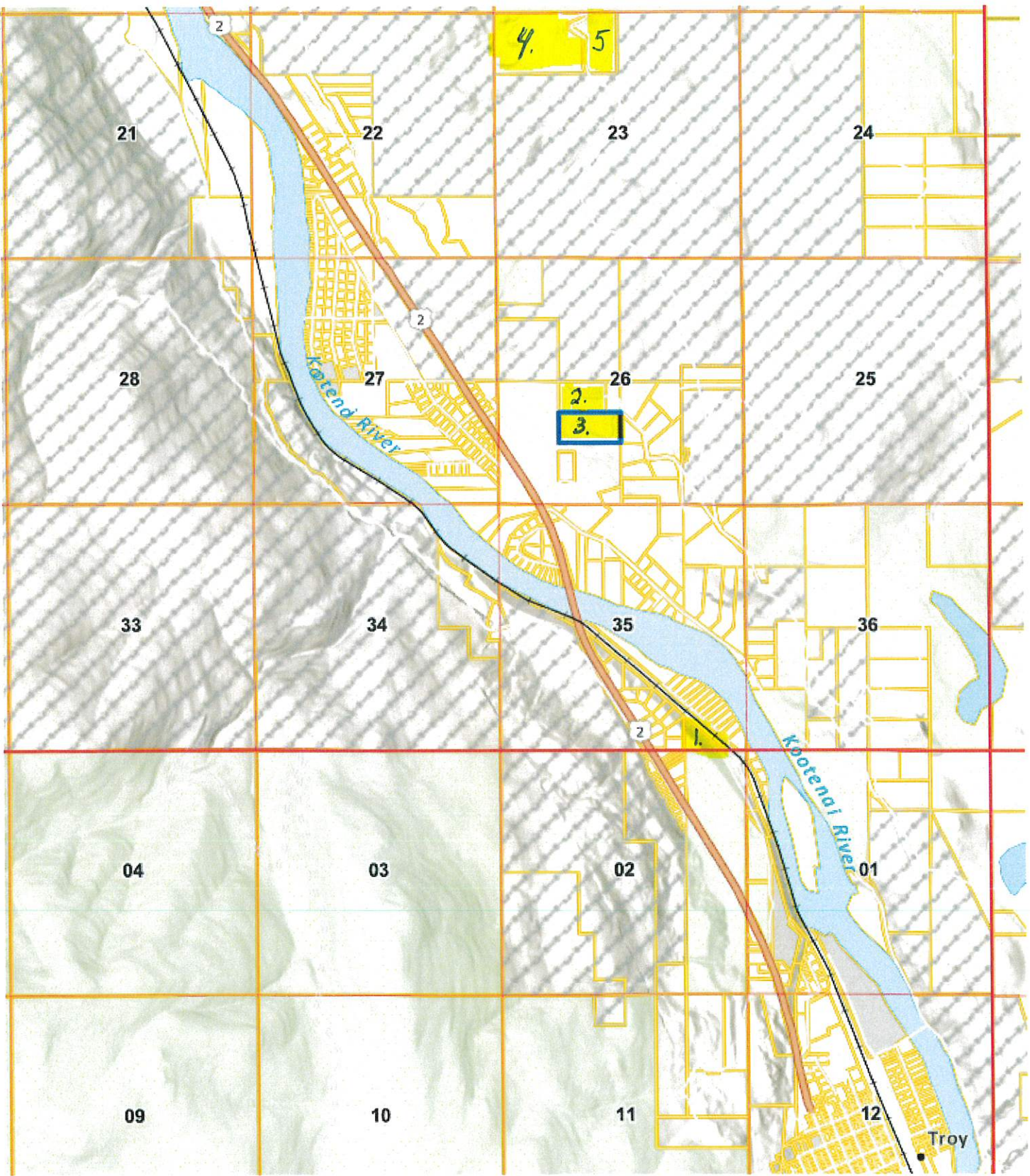
CURVE	DELTA	RADIUS	LENGTH
C1	43.467°	100.00'	76.40'
C2	90.000°	40.00'	62.83'
C3	43.467°	160.00'	122.24'
C4	37.771°	280.00'	169.96'
C5	15.434°	280.00'	71.38'
C6	65.200°	268.86'	306.38'
C7	80.153°	68.51'	95.97'
C8	96.104°	100.00'	167.86'
C9	164.024°	100.00'	286.36'
C10	65.200°	328.68'	374.80'
C11	53.110°	200.00'	185.65'
C12	26.015°	40.00'	161.70'
C13	22.283°	128.51'	50.41'
C14	90.000°	100.00'	157.08'

OVERALL CENTERLINE LITTLE BEAR LOOP RD.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
CL-1	90.000°	70.00'	109.96'
CL-2	43.467°	130.00'	99.32'
CL-3	53.110°	230.00'	213.49'
CL-3.1	37.771°	230.00'	150.35'
CL-3.2	15.434°	230.00'	63.14'
CL-4	65.200°	298.68'	340.59'
CL-5	80.153°	98.51'	137.95'
CL-6	26.015°	70.00'	317.97'

THE Guarantee Doc# 306416 DEC Doc# 306417 DEC Doc# 306418 Covenants Doc# 306420



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Troy



Corrina L. Brown
OFFICE OF CLERK AND RECORDER
LINCOLN COUNTY
512 California Avenue
Libby, Montana 59923

(406)283-2306

E-mail: lcclerk@libby.org

lincolncountymt.us

March 28, 2025

Lincoln County Commissioners

RE: Troy Rural Fire District Petitions

I have reviewed the petition for annexation of Little Bear Flats lots 1-12 and the adjacent property with GEOCODE 56-4391-35-4-01-05-0000 owned by Robert Bushnell.

The Little Bear Flats subdivision does meet the 40% requirement of both ownership and value to be annexed as a whole into the fire district as required by MCA and shown on the attached spreadsheet.

7-33-2125. Annexation of adjacent territory not contained in a fire district. (1) Subject to [7-33-4115](#), adjacent territory within or outside of the limits of an incorporated second-class or third-class city or town that is not already a part of a fire district may be annexed in the following manner:

(a) A petition in writing by the owners of 40% or more of the real property within the proposed area to be annexed and owners of property representing 40% or more of the taxable value of property within the proposed area to be annexed must be presented to the board of trustees of the district for approval. If the proposed annexation is approved by the board of trustees, the petition must be presented to the board of county commissioners.

I verify all the lots within the subdivision and the individual adjacent lot meet the requirements for annexation into the fire district.

Sincerely,

Noah Pyle
Lincoln County Land Specialist
512 California Ave
Libby, MT 59923
npyle@libby.org
406-283-2307



Corrina L. Brown
OFFICE OF CLERK AND RECORDER
LINCOLN COUNTY
512 California Avenue
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lincolncountymt.us

March 28, 2025

Lincoln County Commissioners

RE: Troy Rural Fire District Petitions

I have reviewed the following properties listed by GEOCODE and verified that the owner(s) listed on the petition documents are current owners according to Lincoln County Records.

GEOCODE

56-4391-26-2-01-07-0000
56-4391-26-2-01-08-0000
56-4391-23-1-01-01-0000
56-4391-23-1-01-04-0000
56-4173-18-1-01-02-0000

OWNER

Fox, Wayne
Leverett, Mark
Orr, David
Deering, Peggy
Haugen, Blake

Sincerely,

Noah Pyle
Lincoln County Land Specialist
512 California Ave
Libby, MT 59923
npyle@libby.org
406-283-2307