



PRELIMINARY SUBMITTAL

FOR

“Moe Minor Subdivision”

**A 2 LOT MINOR SUBDIVISION LOCATED IN
THE SW 1/4 OF SECTION 17
TOWNSHIP 21 NORTH, RANGE 29 WEST,
P.M.M. SANDERS COUNTY, MONTANA**

Owner: Gary Moe

5 Country Club Ln.

Thompson Falls, MT 59873

Consultant: Tim Hagedorn, PLS

Mountain Plains, LLC

200 Prince St. Suite B

Missoula, MT 59801

Table of Contents

- A. Project Narrative
 - a. Sanders County Pre-Application Review Information
- B. Subdivision Application
- C. Summary of Probable Impacts
 - a. Tax assessments
 - b. NRCS Soils Report Summary
 - c. GWIC wells summary
- D. Subdivision Guarantee
 - a. Supporting documents
- E. Agency Contact Letters
 - a. Mailing Receipts
 - b. Response Letters
- F. DEQ Application
- G. Fire Risk Assessment
 - a. Sanders County Community Fire Plan rating/risk map/resource map
- H. Maps
 - a. Vicinity Map
 - b. Topographic Map
 - c. FEMA firmette
 - d. Preliminary Plat Map
- I. Approach Permit

A

Project Narrative

This 2-lot minor subdivision is located in the SW ½ of Section 17, T.21N., R.29W., P.M.M., Sanders County, Montana and shown as Tract 1 COS 455. Tract 1 was created in 1980 as an Occasional Sale.

Currently there are 2 homes with permitted septic systems and that are connected to Woodside Park Water. It is the intention of the landowner to divide the 5 acres into a 1.5 and a 3.45 lot having a home on each. Woodside Park Public Water Service has denied continued connection if the property is subdivided, therefore it is proposed to disconnect from the Water Service once a shared well has been drilled. The DEQ application is included in this preliminary application.

The subdivision is located about a mile up Dry Creek Rd. and located within the Thompson Falls School District and Thompson Falls Rural Fire District. Both lots are accessed off Dry Creek Rd. Mr. Moe's driveway was in place before Sanders County required permits. Mr. Gripp's driveway access permit is included.

There are no existing or proposed covenants.



Sanders County Preliminary Plat Application Requirements

Subdivision Name: Moe Miner

Date: 10.24.24

Developer: Dennis Gripp

Surveyor: Mountain Plains LLC

This Pre-Application determination is **valid for six months** from the date of the pre-application meeting. Please submit one complete application with all supporting documents and preliminary review fees. Once complete Sanders County requires a total of one paper applications and an one electronic submittal. **Do not include the Application Form, Weed Plan Application, Private Road Name Request, Private Road Construction Application in the packet. Submit these with signature and the required fee independently.**

1. Preliminary Plat Subdivision Application Form:

The subdivider shall submit a completed subdivision application form that is signed by the landowner(s) of record.

2. Preliminary Plat Review Fee: \$450

The subdivider shall submit the required review fee as identified in the pre-application meeting and as identified the adopted Fee Schedule.

3. Preliminary Plat (and if applicable preliminary site plans).

The subdivider shall submit a 24 inch by 36 inch size (major), 18 inch by 24 inch in size (minor) and/or 11 inch by 17 inch size as specified by the subdivision administrator preliminary plat completed by a land surveyor.

a) The following information must be provided on the preliminary plat:

- a. The subdivision or development name (the title must contain the words "plat" and/or "subdivision"). No duplication of subdivision name;
- b. The legal description, including Section, Township, and Range, and any underlying survey data;
- c. A north arrow;
- d. The scale used on the plat;
- e. The certification of a professional land surveyor;
- f. The certification of a professional engineer (if the preliminary plat application or data includes engineering plans or specifications);
- g. The names of all owners of record and the subdivider [if different from the owner(s)];
- h. The date the preliminary plat is completed;
- i. Proposed lot layout with approximate dimensions and sizes;
- j. Lots and blocks identified by number or letter;
- k. The use of each lot;
- l. The exterior boundaries of the parcel proposed for subdivision with bearings, distances, and curve data indicated outside of the boundary lines. When the plat is bounded by an irregular shoreline or body of water, the bearings and distances of a closing meander traverse shall be given;
- m. All existing streets, roads, highways, streets, avenues, alleys, and/or access easements within or adjacent to the subject property (all existing Petition numbers and Book and Page numbers are to be shown);
- n. All proposed streets, roads, alleys, avenues, and easements; the width of the easement or right-of-way, grades, curvature of each;
 - i. Layout, numbers (or if acceptable, name), and widths of proposed streets or easements with proper dedications
- o. Existing and proposed road and street numbers (or if acceptable, name);
- p. Proposed location of intersections for any subdivision requiring access to state or local streets, roads, avenues, alleys, or highways;
- q. The names and addresses of adjoining platted subdivisions and recording information from adjoining subdivisions, certificates of survey, or unplatted lands;
- r. The approximate location of all section corners or legal subdivision corners of sections pertinent to

the subdivision boundary;

- s. Approximate area, location, boundaries, and dimensions of all parks, open space, common grounds, and other grounds dedicated for public use; (use of proper dedication is required). Including existing parks, open space, etc...
- t. The total gross area of the subdivision and the total net area, exclusive of public areas and rights-of-way;
- u. Existing and proposed infrastructure and proposed utilities.

4. A copy of the most current certificate of survey or subdivision plat pertaining to the subject parcel to be subdivided.

5. A vicinity sketch showing:

- a) The approximate locations of all existing buildings, structures, and other improvements;
- b) Ownership of lands immediately adjoining a subdivision, and existing buildings, structures and other improvements on those lands; and
- c) Any existing or proposed zoning classification of the tract and adjacent lands, if applicable.
 - a. including any proposed variance requests.

6. A topographic map:

- a) For any land area which will be subdivided or disturbed, contour intervals of 2' where the average slope is less than 10%; intervals of five feet where the average slope is greater than 10% and less than 15%; and intervals of ten feet where the average slope is 15% or greater.
- b) Slopes greater than 25% shall be shown as no-build zones.

7. A stormwater drainage plan that meets the standards identified in DEQ Circular 8 and the specifications as required by ARM 17.36.310.

8. Plan with location and dimensions of proposed streets with centerline curve radii, sidewalks and or paths and alleys. Proposed layout of water distribution system, sanitary sewer system, storm drainage facilities, and location of nearest utilities.

9. If development is planned in phases, a phasing plan.

10. Subdivision Guarantee, dated not more than 6 months prior to the date of submittal.

11. Lien holders' Acknowledgement of Subdivision for each lien holder identified on the subdivision guarantee.

12. Documentation of legal and physical access.

13. Documentation of existing easements, including those for agricultural water user facilities.

~~14. Existing covenants and deed restrictions.~~

~~15. Existing water rights (for lots 5 acres or less); documentation *no water right*~~

16. Existing mineral rights (for lots 5 acres or less); documentation

17. Names and addresses of all adjoining property owners (Three sets of adhesive labels for subsequent minor and major applications).

18. Proposed road plan and profile that includes:

- a) Street numbers (or if acceptable, name).
- b) Right-of-way or easement widths;
- c) Surface widths;
- d) Street grades;
- e) Gravel or Pavement;
- f) Typical cross sections for each type of road;
- g) Road profiles and cross sections for all proposed streets and roads which have grades exceeding 5%, or cuts and fills exceeding 3'.
- h) The type and location of sidewalks and curbs (where required);
- i) The minimum site distances at corners;
- j) The minimum curb radiuses at corners;
- k) For cul-de-sac streets:

- a. Widths of turn around radiuses;
- b. Minimum right-of-way widths at the turnarounds;
- c. Minimum pavement or road surface width at the turnarounds;
- d. Total lengths of the streets. The locations and characteristics of bridges and culverts;
 - i. The locations and dimensions of adjoining lots and open spaces;
 - ii. The locations and widths of easements and dedicated land, which provide a buffer between the subdivision lots and streets;
 - iii. Typical grading and location of intersections with private driveways; and
 - iv. Description of how the roads will be maintained.

19. Approach/access/encroachment permits from Montana Department of Transportation or the local jurisdiction;

20. Road maintenance agreement (or plan);

21. Proposed easements; *water line*

22. Proposed disposition of water rights (for lots 5 acres or less), as required by Section VII-O of the subdivision regulations; a signed land by the landowner(s) stating their intent whether they will keep the water rights or transfer the water rights.

23. Proposed disposition of mineral rights (for lots 5 acres or less); a signed land by the landowner(s) stating their intent whether they will keep the mineral rights or transfer the mineral rights.

24. Parkland dedication calculations, location of and description of proposed parkland, or proposal for cash-in-lieu (requirement for subsequent minor and major subdivisions, a property valuation assessment or appraisal if cash-in-lieu of parkland is proposed as required by Section VII-Q of the subdivision regulations);

25. Environmental Assessment, Community Impact and/or Summary of Probable Impacts including:

- a) Proof that the subdivider has submitted for review copies of the subdivision plat to the public utilities and agencies of the local, state, and federal government identified during the pre-application meeting or subsequently identified as having an interest in the proposed subdivision; and
- b) An explanation of how the subdivider has responded to the comments of the subdivision administrator at the pre-application meeting.

26. Transportation Impact Analysis or Transportation Plan;

Shall be drafted by a professional engineer licensed in Montana.

a) Transportation Analysis: the following information is required:

- a. Describe any proposed new public or private access roads or substantial improvements of existing public or private access roads;
- b. Discuss whether any of the individual lots or tracts have access directly to arterial or collector roads; and if so, the reason access was not provided by means of a road within the subdivision;
- c. Explain any proposed closure or modification of existing roads;
- d. Identify existing primary road Average Vehicle Traffic and subdivision daily vehicle traffic assigned to that primary road;
- e. Describe provisions considered for dust control on roads;
- f. Indicate who will pay the cost of installing and maintaining dedicated and/or private roadways;
- g. Discuss how much daily traffic will be generated on existing local and neighborhood roads and main arterial, when the subdivision is fully developed;
- h. Indicate the capacity of existing and proposed roads to safely handle any increased traffic.
- i. Explain whether year-round access by conventional automobile will be available over legal rights of way to the subdivision and to all lots and common facilities within the subdivision.

b) Transportation Impact Analysis or Transportation Plan: if deemed necessary by the governing body(s) and / or by Montana Department of Transportation the Transportation Impact Analysis or Transportation Plan shall be drafted and submitted.

27. Weed Management Plan and Re-vegetation Plan; Sanders County Subdivision Noxious Weed Control Plan shall be submitted for every new subdivision.

28. Existing and proposed property owners' association documents, including draft articles of incorporation, declaration and bylaws. *✓ covenants if any*
29. FIRM or FEMA panel map and letter identifying floodplain status, and other hydrologic characteristics including surface water bodies, designated floodplain and areas of riparian resource.
30. Required water and sanitation information including; a full copy of the DEQ application will need to be submitted along with the preliminary application materials and comments from the local sanitarian office.

76-3-622. Water and sanitation information to accompany preliminary plat. (1) Except as provided in subsection (2), the subdivider shall submit to the governing body or to the agent or agency designated by the governing body the information listed in this section for proposed subdivisions that will include new water supply or wastewater facilities. The information must include:

- (a) a vicinity map or plan that shows:
- (i) the location, within 100 feet outside of the exterior property line of the subdivision and on the proposed lots, of:
- (A) flood plains;
- (B) surface water features;
- (C) springs;
- (D) irrigation ditches;
- (E) existing, previously approved, and, for parcels less than 20 acres, proposed water wells and wastewater treatment systems;
- (F) for parcels less than 20 acres, mixing zones identified as provided in subsection (1)(g); and
- (G) the representative drainfield site used for the soil profile description as required under subsection (1)(d); and
- (ii) the location, within 500 feet outside of the exterior property line of the subdivision, of public water and sewer facilities;
- (b) a description of the proposed subdivision's water supply systems, storm water systems, solid waste disposal systems, and wastewater treatment systems, including:
- (i) whether the water supply and wastewater treatment systems are individual, shared, multiple user, or public as those systems are defined in rules published by the department of environmental quality; and
- (ii) if the water supply and wastewater treatment systems are shared, multiple user, or public, a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction and, if exempt, an explanation for the exemption;
- (c) a drawing of the conceptual lot layout at a scale no smaller than 1 inch equal to 200 feet that shows all information required for a lot layout document in rules adopted by the department of environmental quality pursuant to 76-4-104;
- (d) evidence of suitability for new onsite wastewater treatment systems that, at a minimum, includes:
- (i) a soil profile description from a representative drainfield site identified on the vicinity map, as provided in subsection (1)(a)(i)(G), that complies with standards published by the department of environmental quality;
- (ii) demonstration that the soil profile contains a minimum of 4 feet of vertical separation distance between the bottom of the permeable surface of the proposed wastewater treatment system and a limiting layer; and
- (iii) in cases in which the soil profile or other information indicates that ground water is within 7 feet of the natural ground surface, evidence that the ground water will not exceed the minimum vertical separation distance provided in subsection (1)(d)(ii);
- (e) for new water supply systems, unless cisterns are proposed, evidence of adequate water availability:
- (i) obtained from well logs or testing of onsite or nearby wells;
- (ii) obtained from information contained in published hydrogeological reports; or
- (iii) as otherwise specified by rules adopted by the department of environmental quality pursuant to 76-4-104;
- (f) evidence of sufficient water quality in accordance with rules adopted by the department of environmental quality pursuant to 76-4-104;

(g) a preliminary analysis of potential impacts to ground water quality from new wastewater treatment systems, using as guidance rules adopted by the board of environmental review pursuant to 75-5-301 and 75-5-303 related to standard mixing zones for ground water, source specific mixing zones, and nonsignificant changes in water quality. The preliminary analysis may be based on currently available information and must consider the effects of overlapping mixing zones from proposed and existing wastewater treatment systems within and directly adjacent to the subdivision. Instead of performing the preliminary analysis required under this subsection (1)(g), the subdivider may perform a complete nondegradation analysis in the same manner as is required for an application that is reviewed under Title 76, chapter 4.

(2) A subdivider whose land division is excluded from review under 76-4-125(2) is not required to submit the information required in this section.

(3) A governing body may not, through adoption of regulations, require water and sanitation information in addition to the information required under this section unless the governing body complies with the procedures provided in 76-3-511.

31. Letter requesting a revocation of agricultural covenants;
32. Letter indicating locations of cultural or historic resources;
33. Variance request or approval and the required Fee;
34. An engineering study that identifies the Base Flood Elevation (BFE)
35. Letter identifying and proposing mitigation for potential hazards or other adverse impacts not covered by any of the above required materials; such as:
36. Such additional relevant and reasonable information as identified by the Subdivision Administrator that is pertinent to the required elements of this section.

37 If proposing a first minor subdivision, or a subsequent minor subdivision, a copy of each certificate of survey or subdivision plat(s) pertaining to the subject parcel filed or recorded since October 1, 2003.

Submit independently with wet signature and required fee:

- Preliminary Application
- Subdivision Noxious Weed Management Application; *30 days prelim. approval*
- Private Road Construction Application;
- Private Road Name Application

The following materials will need to be submitted with the final plat:

- Lien holders' acknowledgement of subdivision, if applicable;
- Weed treatment inspection
- Road inspection
- Vegetation treatment inspection

Sanders County may require additional information once the review process has begun.

Agency Contact List/Received Receipt Letter or Email

- US Dept. Fish & Wildlife Service Ecological Services, 100 N Park St. Suite 320, Helena, MT 59601
- ✓ Montana Fish, Wildlife & Parks, Zachary.Farley@mt.gov Attn: Zach Farley/Wildlife Biologist, 5427 MT Hwy 200, Thompson Falls, MT 59873
- Montana Fish, Wildlife & Parks, Jason.Blakney@mt.gov Attn: Jason Blakney/Fisheries Biologist, 5427 MT Hwy 200, Thompson Falls, MT 59873
- Montana Fish, Wildlife & Parks Region 1, LMaykuth@mt.gov Attn: Lynsay Maykuth, Administrative Assistant
- Department of Natural Resources, PO Box 219, Plains, MT 59859
- Natural Resource & Conservation 7487 MT Hwy 200, Plains, MT 59859
- Eastern Conservation District, 7487 MT Hwy 200, Plains, MT 59859
- Green Mountain Conservation District, PO Box 1329, Trout Creek, MT 59874
- Cabinet Ranger District Attn: District Ranger, 2693 MT Hwy 200, Trout Creek, MT 59874
- Plains Ranger District Attn: District Ranger, PO Box 429, Plains, MT 59859
- Dept. of the Army/Omaha District Helena Regulatory Office, 10 West 15th St. Suite 2200, Helena, MT 59626
- Water Master-Camas Division of Flathead Irrigation District, 25 Andrews Rd, Hot Springs, MT 59845
- Montana Historical Society Preservation Office PO Box 201202 Helena, MT 59620-1202 dmurdo@mt.gov

Utilities

- Avista Corporation, PO Box 1469, Noxon, MT 59853
- Avista Corporation, PO Box 3727, Spokane, WA 99220
- BPA-Dustin Smith Realty Specialist Supervisor TERR/Kalispell, dtsmith@bpa.gov (2520 US Hwy 2 East, Kalispell, MT 59901)
- ✓ NW Energy, Michael Cassidy Michael.Cassidy@northwestern.com (PO Box 4467, Missoula, MT 59806)
- ✍ Northern Lights, Sam Ross, Engineering sam.ross@nli.coop (PO Box 269, Sagle, ID 83860)
- Mission Valley Power, PO Box 97 Pablo, MT 59855
- ✓ Blackfoot Telecommunications, 1221 Russell St, Missoula, MT 59808
- Hot Springs Telephone, PO Box 627, Hot Springs, MT 59845

Transportation

- Montana Dept. of Transportation, PO Box 201001, Helena, MT 59620
- Burlington Northern, PO Box 961089, Fort Worth, TX 76161
- Montana Rail Link, PO Box 16390, Missoula, MT 59808
- Hot Springs Airport Board — Plains Airport Board — Thompson Falls Airport Board

Government Offices

- ✓ Sanders County Sheriff's Office, PO Box 910, Thompson Falls, MT 59873 sfielders@co.sanders.mt.us
- The Confederated Salish & Kootenai Tribes, PO Box 278, Pablo, MT 59855
- MT Dept. of Revenue, PO Box 267, Thompson Falls, MT 59873

Fire Districts

- Heron Rural Fire District, PO Box 86, Heron, MT 59844
- Noxon Rural Fire District, PO Box 3, Noxon, MT 59853
- Trout Creek Rural Fire District, PO Box 1408 Trout Creek, MT 59874 troutcreekfire@blackfoot.net
- ✓ Thompson Falls Rural Fire District, PO Box 698, Thompson Falls, MT 59873
- Plains/Paradise Rural Fire District, PO Box 1115, Plains, MT 59859
- Hot Springs Rural Fire District, PO Box 144, Hot Springs, MT 59845
- Lonepine Volunteer Fire Dept., 59 Bras Rd, Lonepine, MT 59848
- Dixon Rural Fire District, PO Box 102, Dixon, MT 59831

Ambulance Services

- Community Ambulance of Western, Sanders County PO Box 170, Noxon, MT 59853
- ✓ Thompson Falls Ambulance, PO Box 1055, Thompson Falls, MT 59873
- Plains Ambulance, PO Box 268, Plains, MT 59859
- Hot Springs Ambulance, PO Box 830, Hot Springs, MT 59845

School Districts

- Noxon School District, Attn: Superintendents Office 300 Noxon Ave., Noxon, MT 59853
- Trout Creek School District 4 School Ln., Trout Creek, MT 56874
- ✓ Thompson Falls School District, Attn: Superintendents Office 206 Haley Ave., Thompson Falls, MT 59873
- Plains School District, Attn: Superintendents Office PO Box 549, Plains, MT 59859
- Hot Springs School District, Attn: Superintendents Office PO Box 1005, Hot Springs, MT 59845
- Dixon School District, PO Box 10, Dixon, MT 59831

US Postal Service

- Town PO Box 9999, Town, MT Zip Code

Other Entities

- Yellowstone Pipeline, 3180 MT Hwy 12E, Helena, MT 59601
- Phillips 66, 3009 Main Street East, Thompson Falls, MT 59873

B

Preliminary Plat Application

PART I GENERAL DESCRIPTION AND INFORMATION

1. Name of the proposed subdivision: Moe Minor

2. Location (City and/or County): Sanders County

Legal Access: Dry Creek Rd. and Country Club Ln.

Legal description: ¼ SW 1/4 of Section 17 Township 21N Range 29W

3. Type of water supply system:

- a. Individual surface water supply from spring
- b. Multiple-family water supply system (3-14 connections and fewer than 25 people)
- c. Service connection to multiple-family system
- d. Service connection to public system
- e. Extension of public main
- f. New public system
- g. Individual or shared well

4. Type of wastewater treatment system:

- a. Individual or shared on-site septic system
- b. Multiple-family on-site system (3-14 connections and fewer than 25 people)
- c. Service connection to multiple-family system
- d. Service connection to public system
- e. Extension of public main
- f. New public system

5. Descriptive Data:

- a. Number of lots or rental spaces: 2
- b. Total acreage in lots being reviewed: 5.0
- c. Total acreage in streets or roads: 0
- d. Total acreage in parks, open space, and/or common facilities: 0

f. Total gross acreage of subdivision: 5.0

g. Minimum size of lots or spaces: 1.5

h. Maximum size of lots or spaces: 3.5

6. Indicate the proposed use(s) and number of lots or spaces in each:

2 Residential, single family

___ Residential, multiple family

___ Types of multiple family structures and numbers of each (e.g. duplex)

___ Planned Unit Development (Number of units ___)

___ Condominium (Number of units ___)

___ Mobile Home Subdivision (Number of spaces ___)

___ Recreational Vehicle Subdivision (Number of spaces ___)

___ Commercial or Industrial

___ Other (please describe) _____

7. Provide the following information regarding the development:

a. Current land use: Multifamily residential

b. If a tract of land is to be subdivided in phases, an overall development plan indicating the intent for the development of the remainder of the tract.

c. Drafts of any covenants and restrictions to be included in deeds or contracts for sale.

Drafts of homeowners' association bylaws and articles of incorporation, if applicable. (Submitting a draft copy of homeowners' association bylaws and articles of incorporation is adequate for DEQ to initiate and complete its review of sanitary facilities, but a copy of the fully executed documents must be submitted before DEQ can issue final approval.)

Name, address, and telephone number of designated representative, if any (e.g., engineer, surveyor).

Katherine Maudrone for Tim Hagedorn/Mountain Plains LLC	406-827-2991	kmaudrone@mtnplains.com
Name	Phone	Email

PO Box 324 Thompson Falls, MT 59873-0324

Mailing Address

Name, address, and telephone number of owner(s).

Gary L. Moe

Name

Gary Moe

Gary Moe (Nov 22, 2024 07:22 MST)

Signature of owner

5 Country Club Ln. Thompson Falls, MT 59873

Mailing Address

22/11/24

Date

360-852-1038

Phone

ggmtrike2011@gmail.com

Email

Name, address, and telephone number of subdivider if different than owner(s).

Dennis Gripp

Name

Signature of subdivider

73 Dry Creek Rd. Thompson Falls, MT 59873

Mailing Address

Date

406-333-1012

Phone

ropegrip@gmail.com

Email

OFFICE USE ONLY

DATE RECEIVE _____ ELEMENT REVIEW COMPLETE _____ SUFFICIENCY REVIEW COMPLETE _____

DECISION DUE _____

AMOUNT DUE _____ AMOUNT RECEIVED _____

Subdivision Application

Final Audit Report

2024-11-22

Created:	2024-10-29
By:	Katherine Maudrone (kmaudrone@mntnplains.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvVWYjFZn-aWWnAda58Oo9cSButDtqRTV

"Subdivision Application" History

-  Document created by Katherine Maudrone (kmaudrone@mntnplains.com)
2024-10-29 - 5:58:32 PM GMT
-  Document emailed to Gary Moe (ggmtrike2011@gmail.com) for signature
2024-10-29 - 5:58:40 PM GMT
-  Email viewed by Gary Moe (ggmtrike2011@gmail.com)
2024-11-18 - 7:15:05 PM GMT
-  Email viewed by Gary Moe (ggmtrike2011@gmail.com)
2024-11-22 - 2:18:26 PM GMT
-  Document e-signed by Gary Moe (ggmtrike2011@gmail.com)
Signature Date: 2024-11-22 - 2:22:06 PM GMT - Time Source: server
-  Agreement completed.
2024-11-22 - 2:22:06 PM GMT

“Moe Minor Subdivision”

Variance Request for Well Access & Maintenance Easement

A variance is being requested from Sanders County Subdivision Design Standards VII-Q(h)(ii)(b) “In lieu of providing a water source and upon approval of the firefighting agency, the county commission will consider a \$500.00 per lot contribution deposited into a revenue account established for each fire district to be used for the provision of water sources for initial fire suppression”. This variance is requested for proposed Lot 2 as it has a residential dwelling already established and Mr. Moe has been paying property taxes to the Thompson Falls Rural Fire District since 2013.

1. Granting the variance will not be detrimental to public health, safety, or general welfare or injurious to other adjoining properties.

Granting the variance will not be detrimental to public health, safety, or general welfare or injurious to other adjoining properties.

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self-imposed.

This is not applicable.

3. The variance will not cause a substantial increase in public costs.

There are no public costs associated with granting this variance.

4. The variance will not place the subdivision in nonconformance with any adopted zoning regulations.

There are no zoning regulations within the unincorporated areas of Sanders County.

“Moe Minor Subdivision”

Variance Request for Septic Access & Maintenance Easement

A variance is being requested from Sanders County Subdivision Design Standards VII-L(e) *“Utility easements located between adjoining lots must be centered on lot lines.”* for the access and maintenance septic easement that is being created. The septic system for use of proposed Lot 1 exists and is located within proposed Lot 2. The required 20-foot-wide access and maintenance easement is proposed as shown on the attached lot layout to follow the existing line.

1. Granting the variance will not be detrimental to public health, safety, or general welfare or injurious to other adjoining properties.

Granting the variance will not be detrimental to public health, safety, or general welfare or injurious to other adjoining properties. The easement is fully contained within the subdivision and is designed as required by MDEQ, meeting their standards.

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self-imposed.

There are no conditions that impose undue hardships. Strict compliance with this standard is impossible as the existing septic system and infrastructure for proposed Lot 1 is already in place within proposed Lot 2. The proposed easement is being created to include the existing line, therefore not being placed on the centerline of the adjacent property line.

3. The variance will not cause a substantial increase in public costs.

There are no public costs associated with granting this variance. All costs are the responsibility of the developer.

4. The variance will not place the subdivision in nonconformance with any adopted zoning regulations.

There are no zoning regulations within the unincorporated areas of Sanders County.

“Moe Minor Subdivision”

Variance Request for Fire Fee Reduction

A variance is being requested from Sanders County Subdivision Design Standards VII-Q(h)(ii)(b) “In lieu of providing a water source and upon approval of the firefighting agency, the county commission will consider a \$500.00 per lot contribution deposited into a revenue account established for each fire district to be used for the provision of water sources for initial fire suppression”. This variance is requested for proposed Lot 2 as it has a residential dwelling already established and Mr. Moe has been paying property taxes to the Thompson Falls Rural Fire District since 2013.

1. Granting the variance will not be detrimental to public health, safety, or general welfare or injurious to other adjoining properties.

Granting the variance will not be detrimental to public health, safety, or general welfare or injurious to other adjoining properties.

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self-imposed.

This is not applicable.

3. The variance will not cause a substantial increase in public costs.

There are no public costs associated with granting this variance.

4. The variance will not place the subdivision in nonconformance with any adopted zoning regulations.

There are no zoning regulations within the unincorporated areas of Sanders County.

C

SUMMARY OF PROBABLE IMPACTS

Summarize the effects of the proposed subdivision on each topic below. Provide responses to the following questions and provide reference materials as required.

There is no anticipated effect on agriculture or agricultural water users facilities. Five acres does not qualify as agricultural land and there are no water facilities on or adjacent to the subdivision. As there are already two homes on the property and no new development is proposed, any impact to local services, historic and natural environment and wildlife and habitat have already occurred. The division of the five acres into two lots will provide additional tax dollars and fees to the county.

1 Effects of Agriculture

- a.** Is the proposed subdivision or associated improvements located on or near prime farmland or farmland of statewide importance as defined by the Natural Resource Conservation Service? If so, identify each area on a copy of the preliminary plat.

Moe Minor subdivision is not located on or near prime farmland or farmland of statewide importance as defined by the Natural Resource Conservation Service, though the northern portion has a designation of prime farmland if irrigated. The area is identified as 421B-Selon fine sandy loam, moist, 0-4 percent slopes. The majority of the area is identified as 85B-Whitepine ashy silt loam, 0-4 percent slopes and not prime farmland. The soils map and soils description are attached and included in this section.

- b.** Describe whether the subdivision would remove from production any agricultural or timber land.

The entire area of the subdivision is only 5 acres which is not of size to be considered significant agricultural or timber land. Currently it is moderately timbered and managed, clearing all dead and dying trees.

- c.** Describe possible conflicts with nearby agricultural operations (e.g. residential development creating problems for moving livestock, operating farm machinery, maintaining water supplies, controlling weeds or applying pesticides; agricultural operations suffering from vandalism, uncontrolled pets or damaged fences)

While there are no nearby agricultural operations, Dry Creek Rd. is used to access United States Forest Service (USFS) land therefore, there is always the

possibility of conflict. Logging of public land can cause congestion when moving machinery and hauling logs, and possibly produce dust, and noise.

When agricultural activity is nearby, moving livestock and machinery can cause congestion, dust and noise. Conflicts can occur when accessing adjacent property to maintain water supplies. Uncontrolled pets can harass, injure and kill livestock. While it is beneficial that noxious weeds be treated, it's important to be mindful when applying pesticides, if water is nearby or if organic crops are grown adjacent to the property.

- d.** Describe possible nuisance problems which may arise from locating a subdivision near agricultural or timber lands.

Often there is noise, odor or dust created as agricultural and timber lands are worked and maintained. There may be delays in traffic flow as machinery and livestock are moved along public roads.

- e.** Describe effects the subdivision would have on the value of nearby agricultural lands.

It is unlikely that this minor subdivision will have any effect on the value of nearby agricultural lands because it is only 5 acres. Generally, the development of agricultural lands for residential is reduced by the total acreage available for agriculture, increasing the value.

2 Effects on Agricultural Water Users Facilities

- a.** Describe conflicts the subdivision would create with agricultural water user facilities (e.g. residential development creating problems for operating and maintaining irrigation systems) and whether agricultural water user facilities would be more subject to vandalism or damage because of the subdivision.

No conflicts will be created with agricultural water user facilities as none are located nearby.

- b.** Describe possible nuisance problems which the subdivision would generate with regard to agricultural water user facilities (e.g. safety hazards to residents or water problems from irrigation ditches, head gates, siphons, sprinkler systems or other agricultural water user facilities).

No nuisance problems will be generated with regard to agricultural water user facilities as none are located on this or adjacent properties.

3 **Effects on Local Services**

a. Indicate the proposed use and number of lots or spaces in each:

2 Residential/single family

___ Residential/multi family

___ Types of multiple family and number each (e.g. duplex, 4-plex)

___ Planned unit development (# units)

___ Condominium (# units)

___ Mobile Home Park

___ Recreational Vehicle Park

___ Commercial or Industrial

___ Other _____

b. Describe the additional or expanded public services and facilities that would be demanded of local government or special districts to serve the subdivision.

There are no expanded or additional public services and facilities proposed, or special districts requested to serve the subdivision.

- i. Describe additional costs which would result for services such as roads, bridges, law enforcement, parks and recreation, fire protection, water, sewer and solid waste systems, schools or buses. (include additional personnel, construction and maintenance costs)

It can be assumed that the impact to county services and infrastructure has already occurred as two residential dwellings have been in place on this 5-acre tract for some time. There will be additional tax dollars generated as the lots are created, and they are taxed independently.

- ii. Who would bear these costs (e.g. all taxpayers within the jurisdiction, people within special taxing districts or users of a service)?

The costs are bore by all taxpayers in the unincorporated areas of Sanders County through the annual tax bill. There is no rural improvement district proposed.

- iii. Can the service providers meet the additional costs given legal or other constraints (e.g. statutory ceilings on mill levies or bonded indebtedness)?

Additional costs are not anticipated as the two homes already exist. In addition to more taxes to the general fund, the Thompson Falls Rural Fire District will receive \$500/lot created in lieu of providing and maintaining a water supply for initial structural fire suppression. The Thompson Falls School District will receive additional tax dollars as the lots taxed independently and as new students are enrolled. There is already bus service provided along Dry Creek Rd.

- iv. Describe off-site costs or costs other jurisdictions which may be incurred (e.g. development of water sources or construction of a sewage treatment plant/ costs borne by a nearby municipality).

No off-site costs or costs other jurisdictions will occur as there is no public water or sewer proposed with this subdivision. Currently both homes are connected to Woodside Park Public Water Service (WPPWS) through one connection. Mr. Moe has already been informed that he has been denied continuing on WPPWS water if the property is subdivided. Therefore, the DEQ application proposes a private well to be shared by both homeowners.

- c. Describe how the subdivision allows existing services, through expanded use, to operate more efficiently, or makes the installation or improvement of services feasible (e.g. allow installation of a central water system, or upgrading a country road)

This lot was permitted to be and currently is serviced by the Woodside Park Public Water Service, receiving 2 separate monthly bills. With the division into two lots Mr. Moe and Mr. Gripp have been denied continued service. Therefore, a new, shared well will be drilled. County roads are built to standards and with the approval of this subdivision, additional tax dollars will be generated to support the county's upkeep and maintenance of their roads. Currently there have not been any rural improvement district created to provide additional revenue to support improvements.

- d. What are the present tax revenues received from the unsubdivided land?

- i. By the County \$ 709
- ii. By the municipality if applicable \$ _____
- iii. By the Schools \$ 1224

e. Provide the approximate revenues received by each above taxing authority if the lots are reclassified and when the lots are all improved and built upon. Describe any other taxes that would be paid by the subdivision and into what funds) e.g. personal property taxes on mobile/manufactured homes are paid to the County general fund).

Once the lot is created the county tax will increase as shown below:

Approximate	1.5 acres:	County \$20	Schools \$35
	3.5 acres:	County \$188	Schools \$324
With home	1.5 acres:	County \$579	Schools \$998
	3.5 acres:	County \$1127	Schools \$1943

While values vary depending on type of land and the type of home built, it is apparent that the tax dollars increase as the lots are created and even more as the lots are developed.

f. Would new taxes generated from the subdivision cover additional public costs?

It is assumed that new taxes generated from the subdivision will cover additional public costs. As stated earlier, the Thompson Falls Rural Fire District will receive \$500/lot created in lieu of providing a water supply for initial structural fire suppression as requested.

g. How many special improvement districts would be created which would obligate local government fiscally or administratively? Are any bonding plans proposed which would affect the local government's bonded indebtedness?

There are no bonding plans or special improvement districts proposed with this subdivision.

4 **Effects on Historic or Natural Environment**

a. Describe and locate on a plat overlay or sketch map known or possible historic, paleontological, archaeological or cultural sites, structures, or objects which may be affected by the proposed subdivision.

There are no known or possible historic, paleontological, archaeological or cultural sites, structures, or objects within the boundary of the proposed subdivision.

- b. How would the subdivision affect surface and ground water, soils, slopes, vegetation, historical or archaeological features within the subdivision or on adjacent land? Describe plans to protect these sites.

None of the above mentioned will be affected by the proposed subdivision. No surface water is found near this subdivision. Ground water should be protected as the two wastewater systems were installed per Montana Department of Environmental Quality and Sanders County Environmental Health Dept. Site evaluations conducted prior to permitting did not encounter groundwater. The NRCS Soil Survey indicates greater than 80 inches to the water table. This information is included in this application. Driveways and homes are existing; therefore soils and vegetation will not be disturbed. No historical structures exist on site. And if any items of archaeological importance are found the Montana Historical Society may be notified.

- i. Would any stream banks or lake shorelines be altered, streams rechanneled or any surface water contamination from sewage treatment systems, run-off carrying sedimentation, or concentration of pesticides or fertilizers?

There are no stream banks or lake shorelines within this proposed subdivision. The ground is relatively flat with slopes 0-4%. The closest surface water is prospect creek which is located 0.10 miles to the west.

- ii. Would groundwater supplies likely be contaminated or depleted as a result of the subdivision?

It is unlikely that ground water supplies will be contaminated or depleted as a result of the subdivision. Well logs from Montana Ground Water Information Center show wells ranging from a static water level of 225 to 10 feet. with yields between 50 to 2 gallons per minute. Most relevant are the 3 wells serving the Woodside Park Public Water System. They are 131 and 129 feet deep with static water levels of 95 and 114 feet and yields of 35 and 30 gallons per minute. These wells are tested annually and show no sign of contamination. This information can be found in Sanders County Environmental Health Department files.

- iii. Would construction of roads or building sites require cuts and fills on steep slopes or cause erosion on unstable, erodible soils? Would soils be contaminated by sewage treatment systems?

Slopes vary from 0 – 4% therefore no steep slopes exist on the property. There will not be any new roads or building sites excavated as both homes and driveways already are on site.

Each existing home is already connected to permitted septic systems, inspected for accurate installation by the county. Systems were installed in 2000 and 2001 and have not failed therefore soils have not been contaminated.

- iv. Describe the impacts that removal of vegetation would have on soil erosion, bank, or shoreline instability?

Removal of vegetation could cause an increased risk of erosion, bank or shoreline instability as roots of trees, shrubs and grasses provide networking to strengthen and bind soils together. There is no concern of this with this proposed subdivision as topography is relatively flat and there are no banks or shorelines. In addition, driveways and homes are already existing and disturbed areas have been revegetated.

- v. Would the value of significant historical, visual, or open space features be reduced or eliminated?

The value of significant historical, visual, or open space features will not be reduced or eliminated. As stated, the 2 residential dwellings have been on site and actually replaced the mobile homes that were on the property originally.

- vi. Describe possible natural hazards the subdivision would be subject to (e.g., natural hazards such as flooding, rock, snow or landslides, high winds, severe wildfires, or difficulties such as shallow bedrock, high water table, unstable or expansive soils, or excessive slopes).

This subdivision is subject to natural hazards found throughout Northwest Montana which include wind, wildfire and snow, though to date none have been severe or extreme. Though most residential property in Sanders County is located in the Wildland Urban Interface, the Fire Risk Rating Assessment determined a low risk. Sanders County Fire Protection Plan identifies this location as low. The closest fill site for fire is 2 miles on Dry Creek Rd. to Cherry Creek Rd. Soils

pits dug for site evaluations did not find shallow bedrock or high groundwater. The NRCS Soils Report does not indicate these either.

- c.** How would the subdivision affect visual features within the subdivision or on adjacent land? Describe efforts to visually blend the proposed development with the existing environment (e.g. use of appropriate building materials, colors, road design, underground utilities, and revegetation of earthworks).

Any impact to visual features within or on adjacent land has already occurred as 2 homes are on site and lived in. Driveways are built and utilities have been placed underground.

5 Effects on Wildlife and Wildlife Habitat

- a.** Describe what impacts the subdivision or associated improvements would have on wildlife areas such as big game wintering range, migration routes, nesting areas, wetlands, or important habitat for rare or endangered species.

As previously stated, the impact has already occurred as two homes are already in place and occupied. In addition, there aren't any wetlands or sensitive habitats adjacent or within this subdivision. There is the concern that subdivision and associated improvements can reduce big game wintering range, migration routes and calving areas. Often sensitive and important habitat is destroyed. Comment was received from Montana Fish, Wildlife and Parks. While they recommend to cluster homes, allowing open lands for ungulates to occupy and move through unobstructed there are no laws that allow to require incorporating their design standards.

- b.** Describe the effect that pets, or human activity would have on wildlife.

Pets, especially dogs, can be a nuisance to wildlife often chasing and harassing. Cats are hunters and can impact smaller species of birds and mammals. Fawns and calves are especially vulnerable. Carelessness by landowners and providing attractants are concerns that have unwanted impact on wildlife therefore, garbage should be secured inside or in bear proof containers, fruit trees, berries, gardens and livestock should be protected by electric fences and pet food, bird feeders etc. should be eliminated during the season when bear are present.

6 Effects on the Public Health and Safety

- a.** Describe any health or safety hazards on or near the subdivision, such as: natural hazards, lack of water, drainage problems, heavy traffic, dilapidated

structures, high pressure gas lines, high voltage power lines, or irrigation ditches. These conditions proposed or existing should be accurately described with their origin and location identified on a copy of the preliminary plat.

There doesn't appear to be any health or safety hazards such as lack of water, drainage problems, heavy traffic, dilapidated structures, high pressure line, high voltage power lines or irrigation ditches on or near the subdivision. There may be seasonal increases in traffic due to logging, firewood cutting, recreation and hunters along Dry Creek Rd. This is common in northwestern Montana and all of Sanders County where private land abuts public lands.

- b.** Describe how the subdivision would be subject to hazardous conditions due to high voltage lines, airports, highways, railroads, dilapidated structures, high pressure gas lines, irrigation ditches, and adjacent industrial or mining uses.

There doesn't appear to be any hazardous conditions as there are no high voltage lines, airports, highways, railroads, dilapidated structures, high pressure gas lines, irrigation ditched or industrial or mining use adjacent to the subdivision.

- c.** Describe land uses adjacent to the subdivision and how the subdivision will affect the adjacent land uses. Identify existing uses such as feed lots, processing plants, airports, or industrial firms which could be subject to lawsuits or complaints from residents of the subdivision.

Lands directly adjacent are residential therefore congruent with this subdivision. Private timber lands are located adjacent to Dry Creek Rd. but there is no concern of lawsuits or complaints.

- d.** Describe public health or safety hazards, such as dangerous traffic, fire conditions, or contamination of water supplies which would be created by the subdivision.

Dry Creek Road is county maintained and built to county road standards. As it provides to USFS land, an increase in traffic from seasonal activities like hunting and wood gathering, or commercial logging are a common occurrence living in Sanders County but not considered dangerous traffic. All the county valley is considered part of the Wildland Urban Interface, (WUI). It is a fact that all citizens

in the county may experience wildfire smoke, or evacuations due to wildfire threat or loss of viewshed as a result of wildfire. These fire conditions are not created by the subdivision. It is proposed to file the "Homeowners Code of Responsibility" with the subdivision to educate and guide new landowners. The existing wastewater systems were reviewed by Montana Department of Environmental Quality and permitted by Sanders County Environmental Health to ensure that groundwater or wells are not contaminated. The wells of WPPWS are tested annually and have been in compliance with DEQ requirements. These test results are available at Sanders County Environmental Health Department.

2024 REAL Property Tax Statement

Sanders County Treasurer
Lisa Wadsworth, Treasurer

10/25/24

Po Box 519

Thompson Falls, MT 59873

Tax Payer	Property Description
BENNETT LYNDA 47 WOODSIDE RD THOMPSON FALLS MT 59873-9525	Sub/Blk/Lot / / Twn/Rng/Sect 21 /29 /17 WOODSIDE PARK, LOT 49, 1.49 ACRES

Tax Payer 4989
School District 2MR THOMPSON FAL
Taxable Value 127
Geo Code 3091-17-3-02-09-0000

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
AND	29.13	29.13	58.26				
TATE FIRE PROTECTION	12.50	12.50	25.00				
GREEN MOUNTAIN SOIL	0.09	0.09	0.18				
THOMPSON FALLS LIBRARY	0.45	0.44	0.89				
1st Half Due (11/30/24)	42.17						
2nd Half Due (05/31/25)		42.16					
Total Bill			84.33				
YOU MAY PAY TAXES ONLINE http://co.sanders.mt.us There is a 2.6% convenience fee to pay by debit or credit card. Questions on your bill: TREASURERS' OFFICE 406-827-6924 in front of the levy means this levy was voted in.							
Receipt Validation for 1st Half:		42.17					
Penalty:							
Interest:							
Total:							
Receipt Validation for 2nd Half:		42.16					
Penalty:							
Interest:							
Total:							
				STATE SCHOOL LEVY	14.30 %	\$12.06	95.000
				School District Distribution			
				ELEMENTARY GENERAL	6.60 %	\$5.55	43.690
				ELEMENTARY TRANSP	4.16 %	\$3.51	27.650
				ELEMENTARY TUITION	2.36 %	\$1.99	15.670
				ELEMENTARY ADULT E	0.02 %	\$0.02	0.130
				ELEMENTARY TECHNOL	0.39 %	\$0.33	2.620
				ELEMENTARY BUILDIN	0.32 %	\$0.27	2.120
				H. S. GENERAL	4.66 %	\$3.93	30.960
				H. S. TRANSPORTATI	2.57 %	\$2.17	17.120
				H. S. TUITION	1.10 %	\$0.93	7.330
				H. S. ADULT EDUCAT	0.07 %	\$0.06	0.480
				H. S. TECHNOLOGY	0.39 %	\$0.33	2.560
				H. S. BUILDING RES	0.15 %	\$0.13	1.020
				TOTAL SCHOOL DISTRICT	22.79 %	\$19.22	151.350
				STATE LEVY - UNIVER	0.90 %	\$0.76	6.000
				COUNTYWIDE EDUCATIO	3.36 %	\$2.83	22.310
				Total School	41.35 %	\$34.87	274.660
				County			
				GENERAL FUND	5.57 %	\$4.70	37.000
				ROAD FUND	3.33 %	\$2.81	22.090
				BRIDGE FUND	0.15 %	\$0.13	1.000
				WEED CONTROL	0.64 %	\$0.54	4.250
				COUNTY FAIR	0.45 %	\$0.38	3.000
				AIRPORT FUND	0.00 %	\$0.00	
				* LIBRARY FUND	0.23 %	\$0.19	1.500
				* COUNTY AMBULANCE	0.90 %	\$0.76	6.000
				* SENIOR CITIZENS - L	0.98 %	\$0.83	6.540
				PUBLIC SAFETY (LAW	9.42 %	\$7.94	62.500
				SRS PERMISSIVE LEVY	0.13 %	\$0.11	0.840
				PERMISSIVE MEDICAL	1.97 %	\$1.66	13.050
				* SEARCH & RESCUE	0.07 %	\$0.06	0.500
				OFFICE OF EMERGENCY	0.15 %	\$0.13	1.000
				Total County	23.99 %	\$20.24	159.270
				Other State			
				FOREST FIRE PROTECT	29.65 %	\$25.00	
				Total Other Stat	29.65 %	\$25.00	0.000
				Other			
				LIBRARY FUND-THOMPS	1.06 %	\$0.89	7.000
				THOMSON FALLS RURAL F	3.74 %	\$3.15	24.790
				GREEN MOUNTAIN CONS	0.21 %	\$0.18	1.430
				Total Other	5.01 %	\$4.22	33.220
				Total Bill	100.00 %	\$84.33	467.150

Total if both halves paid: 84.33

Total if both halves paid: 84.33



Name BENNETT LYNDA
47 WOODSIDE RD
4989

Name BENNETT LYNDA
47 WOODSIDE RD
4989

Due 42.17 11/30/24

Due 42.16 05/31/25

Return this stub with payment to:
Sanders County Treasurer
Lisa Wadsworth, Treasurer
Po Box 519
Thompson Falls, MT 59873

Return this stub with payment to:
Sanders County Treasurer
Lisa Wadsworth, Treasurer
Po Box 519
Thompson Falls, MT 59873

2024 REAL Property Tax Statement

Sanders County Treasurer

Lisa Wadsworth, Treasurer

10/25/24

Po Box 519

Thompson Falls, MT 59873

Tax Payer	Property Description
BRAY COLTON ERIC 50 WOODSIDE RD THOMPSON FALLS MT 59873	Sub/Blk/Lot / / Twn/Rng/Sect 21 /29 /17 WOODSIDE PARK, LOT 22, 1.36 A

Tax Payer 5454
School District 2MR THOMPSON FAL
Taxable Value 3,633
Geo Code 3091-17-3-02-11-0000

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy																																																																																																																																																																												
AND	194.04	194.04	388.08																																																																																																																																																																																
LDS & IMPROVEMENTS	639.23	639.22	1,278.45																																																																																																																																																																																
TATE FIRE PROTECTION	25.00	25.00	50.00																																																																																																																																																																																
REEN MOUNTAIN SOIL	2.60	2.60	5.20																																																																																																																																																																																
HOMPSON FALLS LIBRARY	12.72	12.71	25.43																																																																																																																																																																																
1st Half Due (11/30/24)	873.59																																																																																																																																																																																		
2nd Half Due (05/31/25)		873.57																																																																																																																																																																																	
Total Bill			1,747.16																																																																																																																																																																																
<p>YOU MAY PAY TAXES ONLINE http://co.sanders.mt.us There is a 2.6% convenience fee to pay by debit or credit card. Questions on your bill: TREASURERS'S OFFICE 406-827-6924 In front of the levy means this levy was voted in.</p>																																																																																																																																																																																			
Receipt Validation for 1st Half:		873.59																																																																																																																																																																																	
Penalty:																																																																																																																																																																																			
Interest:																																																																																																																																																																																			
Total:																																																																																																																																																																																			
Receipt Validation for 2nd Half:		873.57																																																																																																																																																																																	
Penalty:																																																																																																																																																																																			
Interest:																																																																																																																																																																																			
Total:																																																																																																																																																																																			
				<table style="width: 100%; border-collapse: collapse;"> <tr> <td>STATE SCHOOL LEVY</td> <td>19.75 %</td> <td>\$345.14</td> <td>95.000</td> </tr> <tr> <td>School District Distribution</td> <td></td> <td></td> <td></td> </tr> <tr> <td> ELEMENTARY GENERAL</td> <td>9.09 %</td> <td>\$158.73</td> <td>43.690</td> </tr> <tr> <td> ELEMENTARY TRANSP</td> <td>5.75 %</td> <td>\$100.45</td> <td>27.650</td> </tr> <tr> <td> ELEMENTARY TUITION</td> <td>3.26 %</td> <td>\$56.93</td> <td>15.670</td> </tr> <tr> <td> ELEMENTARY ADULT E</td> <td>0.03 %</td> <td>\$0.47</td> <td>0.130</td> </tr> <tr> <td> ELEMENTARY TECHNOL</td> <td>0.55 %</td> <td>\$9.52</td> <td>2.620</td> </tr> <tr> <td> ELEMENTARY BUILDIN</td> <td>0.44 %</td> <td>\$7.70</td> <td>2.120</td> </tr> <tr> <td> H. S. GENERAL</td> <td>6.44 %</td> <td>\$112.48</td> <td>30.960</td> </tr> <tr> <td> H. S. TRANSPORTATI</td> <td>3.56 %</td> <td>\$62.20</td> <td>17.120</td> </tr> <tr> <td> H. S. TUITION</td> <td>1.52 %</td> <td>\$26.63</td> <td>7.330</td> </tr> <tr> <td> H. S. ADULT EDUCAT</td> <td>0.10 %</td> <td>\$1.74</td> <td>0.480</td> </tr> <tr> <td> H. S. TECHNOLOGY</td> <td>0.53 %</td> <td>\$9.30</td> <td>2.560</td> </tr> <tr> <td> H. S. BUILDING RES</td> <td>0.21 %</td> <td>\$3.70</td> <td>1.020</td> </tr> <tr> <td>TOTAL SCHOOL DISTRICT</td> <td>31.48 %</td> <td>\$549.95</td> <td>151.350</td> </tr> <tr> <td> STATE LEVY - UNIVER</td> <td>1.25 %</td> <td>\$21.80</td> <td>6.000</td> </tr> <tr> <td> COUNTYWIDE EDUCATIO</td> <td>4.65 %</td> <td>\$81.05</td> <td>22.310</td> </tr> <tr> <td>Total School</td> <td>57.13 %</td> <td>\$997.84</td> <td>274.660</td> </tr> <tr> <td>County</td> <td></td> <td></td> <td></td> </tr> <tr> <td> GENERAL FUND</td> <td>7.69 %</td> <td>\$134.43</td> <td>37.000</td> </tr> <tr> <td> ROAD FUND</td> <td>4.59 %</td> <td>\$80.25</td> <td>22.090</td> </tr> <tr> <td> BRIDGE FUND</td> <td>0.21 %</td> <td>\$3.63</td> <td>1.000</td> </tr> <tr> <td> WEED CONTROL</td> <td>0.88 %</td> <td>\$15.44</td> <td>4.250</td> </tr> <tr> <td> COUNTY FAIR</td> <td>0.62 %</td> <td>\$10.90</td> <td>3.000</td> </tr> <tr> <td> AIRPORT FUND</td> <td>0.00 %</td> <td>\$0.00</td> <td></td> </tr> <tr> <td>* LIBRARY FUND</td> <td>0.31 %</td> <td>\$5.45</td> <td>1.500</td> </tr> <tr> <td>* COUNTY AMBULANCE</td> <td>1.25 %</td> <td>\$21.80</td> <td>6.000</td> </tr> <tr> <td>* SENIOR CITIZENS - L</td> <td>1.36 %</td> <td>\$23.76</td> <td>6.540</td> </tr> <tr> <td> PUBLIC SAFETY (LAW)</td> <td>13.00 %</td> <td>\$227.06</td> <td>62.500</td> </tr> <tr> <td> SRS PERMISSIVE LEVY</td> <td>0.17 %</td> <td>\$3.05</td> <td>0.840</td> </tr> <tr> <td> PERMISSIVE MEDICAL</td> <td>2.71 %</td> <td>\$47.41</td> <td>13.050</td> </tr> <tr> <td>* SEARCH & RESCUE</td> <td>0.10 %</td> <td>\$1.82</td> <td>0.500</td> </tr> <tr> <td> OFFICE OF EMERGENCY</td> <td>0.21 %</td> <td>\$3.63</td> <td>1.000</td> </tr> <tr> <td> Total County</td> <td>33.10 %</td> <td>\$578.63</td> <td>159.270</td> </tr> <tr> <td>Other State</td> <td></td> <td></td> <td></td> </tr> <tr> <td> FOREST FIRE PROTECT</td> <td>2.86 %</td> <td>\$50.00</td> <td></td> </tr> <tr> <td> Total Other Stat</td> <td>2.86 %</td> <td>\$50.00</td> <td>0.000</td> </tr> <tr> <td>Other</td> <td></td> <td></td> <td></td> </tr> <tr> <td> LIBRARY FUND-THOMPS</td> <td>1.46 %</td> <td>\$25.43</td> <td>7.000</td> </tr> <tr> <td> THOMS FALLS RURAL F</td> <td>5.15 %</td> <td>\$90.06</td> <td>24.790</td> </tr> <tr> <td> GREEN MOUNTAIN CONS</td> <td>0.30 %</td> <td>\$5.20</td> <td>1.430</td> </tr> <tr> <td> Total Other</td> <td>6.91 %</td> <td>\$120.69</td> <td>33.220</td> </tr> <tr> <td>Total Bill</td> <td>100.00 %</td> <td>\$1,747.16</td> <td>467.150</td> </tr> </table>				STATE SCHOOL LEVY	19.75 %	\$345.14	95.000	School District Distribution				ELEMENTARY GENERAL	9.09 %	\$158.73	43.690	ELEMENTARY TRANSP	5.75 %	\$100.45	27.650	ELEMENTARY TUITION	3.26 %	\$56.93	15.670	ELEMENTARY ADULT E	0.03 %	\$0.47	0.130	ELEMENTARY TECHNOL	0.55 %	\$9.52	2.620	ELEMENTARY BUILDIN	0.44 %	\$7.70	2.120	H. S. GENERAL	6.44 %	\$112.48	30.960	H. S. TRANSPORTATI	3.56 %	\$62.20	17.120	H. S. TUITION	1.52 %	\$26.63	7.330	H. S. ADULT EDUCAT	0.10 %	\$1.74	0.480	H. S. TECHNOLOGY	0.53 %	\$9.30	2.560	H. S. BUILDING RES	0.21 %	\$3.70	1.020	TOTAL SCHOOL DISTRICT	31.48 %	\$549.95	151.350	STATE LEVY - UNIVER	1.25 %	\$21.80	6.000	COUNTYWIDE EDUCATIO	4.65 %	\$81.05	22.310	Total School	57.13 %	\$997.84	274.660	County				GENERAL FUND	7.69 %	\$134.43	37.000	ROAD FUND	4.59 %	\$80.25	22.090	BRIDGE FUND	0.21 %	\$3.63	1.000	WEED CONTROL	0.88 %	\$15.44	4.250	COUNTY FAIR	0.62 %	\$10.90	3.000	AIRPORT FUND	0.00 %	\$0.00		* LIBRARY FUND	0.31 %	\$5.45	1.500	* COUNTY AMBULANCE	1.25 %	\$21.80	6.000	* SENIOR CITIZENS - L	1.36 %	\$23.76	6.540	PUBLIC SAFETY (LAW)	13.00 %	\$227.06	62.500	SRS PERMISSIVE LEVY	0.17 %	\$3.05	0.840	PERMISSIVE MEDICAL	2.71 %	\$47.41	13.050	* SEARCH & RESCUE	0.10 %	\$1.82	0.500	OFFICE OF EMERGENCY	0.21 %	\$3.63	1.000	Total County	33.10 %	\$578.63	159.270	Other State				FOREST FIRE PROTECT	2.86 %	\$50.00		Total Other Stat	2.86 %	\$50.00	0.000	Other				LIBRARY FUND-THOMPS	1.46 %	\$25.43	7.000	THOMS FALLS RURAL F	5.15 %	\$90.06	24.790	GREEN MOUNTAIN CONS	0.30 %	\$5.20	1.430	Total Other	6.91 %	\$120.69	33.220	Total Bill	100.00 %	\$1,747.16	467.150
STATE SCHOOL LEVY	19.75 %	\$345.14	95.000																																																																																																																																																																																
School District Distribution																																																																																																																																																																																			
ELEMENTARY GENERAL	9.09 %	\$158.73	43.690																																																																																																																																																																																
ELEMENTARY TRANSP	5.75 %	\$100.45	27.650																																																																																																																																																																																
ELEMENTARY TUITION	3.26 %	\$56.93	15.670																																																																																																																																																																																
ELEMENTARY ADULT E	0.03 %	\$0.47	0.130																																																																																																																																																																																
ELEMENTARY TECHNOL	0.55 %	\$9.52	2.620																																																																																																																																																																																
ELEMENTARY BUILDIN	0.44 %	\$7.70	2.120																																																																																																																																																																																
H. S. GENERAL	6.44 %	\$112.48	30.960																																																																																																																																																																																
H. S. TRANSPORTATI	3.56 %	\$62.20	17.120																																																																																																																																																																																
H. S. TUITION	1.52 %	\$26.63	7.330																																																																																																																																																																																
H. S. ADULT EDUCAT	0.10 %	\$1.74	0.480																																																																																																																																																																																
H. S. TECHNOLOGY	0.53 %	\$9.30	2.560																																																																																																																																																																																
H. S. BUILDING RES	0.21 %	\$3.70	1.020																																																																																																																																																																																
TOTAL SCHOOL DISTRICT	31.48 %	\$549.95	151.350																																																																																																																																																																																
STATE LEVY - UNIVER	1.25 %	\$21.80	6.000																																																																																																																																																																																
COUNTYWIDE EDUCATIO	4.65 %	\$81.05	22.310																																																																																																																																																																																
Total School	57.13 %	\$997.84	274.660																																																																																																																																																																																
County																																																																																																																																																																																			
GENERAL FUND	7.69 %	\$134.43	37.000																																																																																																																																																																																
ROAD FUND	4.59 %	\$80.25	22.090																																																																																																																																																																																
BRIDGE FUND	0.21 %	\$3.63	1.000																																																																																																																																																																																
WEED CONTROL	0.88 %	\$15.44	4.250																																																																																																																																																																																
COUNTY FAIR	0.62 %	\$10.90	3.000																																																																																																																																																																																
AIRPORT FUND	0.00 %	\$0.00																																																																																																																																																																																	
* LIBRARY FUND	0.31 %	\$5.45	1.500																																																																																																																																																																																
* COUNTY AMBULANCE	1.25 %	\$21.80	6.000																																																																																																																																																																																
* SENIOR CITIZENS - L	1.36 %	\$23.76	6.540																																																																																																																																																																																
PUBLIC SAFETY (LAW)	13.00 %	\$227.06	62.500																																																																																																																																																																																
SRS PERMISSIVE LEVY	0.17 %	\$3.05	0.840																																																																																																																																																																																
PERMISSIVE MEDICAL	2.71 %	\$47.41	13.050																																																																																																																																																																																
* SEARCH & RESCUE	0.10 %	\$1.82	0.500																																																																																																																																																																																
OFFICE OF EMERGENCY	0.21 %	\$3.63	1.000																																																																																																																																																																																
Total County	33.10 %	\$578.63	159.270																																																																																																																																																																																
Other State																																																																																																																																																																																			
FOREST FIRE PROTECT	2.86 %	\$50.00																																																																																																																																																																																	
Total Other Stat	2.86 %	\$50.00	0.000																																																																																																																																																																																
Other																																																																																																																																																																																			
LIBRARY FUND-THOMPS	1.46 %	\$25.43	7.000																																																																																																																																																																																
THOMS FALLS RURAL F	5.15 %	\$90.06	24.790																																																																																																																																																																																
GREEN MOUNTAIN CONS	0.30 %	\$5.20	1.430																																																																																																																																																																																
Total Other	6.91 %	\$120.69	33.220																																																																																																																																																																																
Total Bill	100.00 %	\$1,747.16	467.150																																																																																																																																																																																

Total if both halves paid: 1,747.16

Total if both halves paid: 1,747.16



Name BRAY COLTON ERIC
50 WOODSIDE RD
5454

Name BRAY COLTON ERIC
50 WOODSIDE RD
5454

Due 873.59 11/30/24

Due 873.57 05/31/25

Return this stub with payment to:

Return this stub with payment to:

Sanders County Treasurer
Lisa Wadsworth, Treasurer

Sanders County Treasurer
Lisa Wadsworth, Treasurer

Po Box 519
Thompson Falls, MT 59873

Po Box 519
Thompson Falls, MT 59873

2024 REAL Property Tax Statement

Sanders County Treasurer
Lisa Wadsworth, Treasurer

10/25/24

Po Box 519

Thompson Falls, MT 59873

Tax Payer	Property Description
CUNNINGHAM MARY 11419 264TH AVE E BUCKLEY WA 98321-9628	Twn/Rng/Sect 21 /29 /17 TR IN SWSW, COS 492, PLAT PA, 5.27 ACRES

Tax Payer 4998
School District 2MR THOMPSON FAL
Taxable Value 1,179
Geo Code 3091-17-3-01-25-0000

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
AND	270.42	270.41	540.83				
STATE FIRE PROTECTION	12.50	12.50	25.00				
GREEN MOUNTAIN SOIL	0.85	0.84	1.69				
THOMPSON FALLS LIBRARY	4.13	4.12	8.25				
1st Half Due (11/30/24)	287.90						
2nd Half Due (05/31/25)		287.87					
Total Bill			575.77				
<p>YOU MAY PAY TAXES ONLINE http://co.sanders.mt.us There is a 2.6% convenience fee to pay by debit or credit card. Questions on your bill: TREASURERS'S OFFICE 406-827-6924 Payment in front of the levy means this levy was voted in.</p>							
Receipt Validation for 1st Half:		287.90					
Penalty:							
Interest:							
Total:							
Receipt Validation for 2nd Half:		287.87					
Penalty:							
Interest:							
Total:							
				STATE SCHOOL LEVY	19.46 %	\$112.01	95.000
				School District Distribution			
				ELEMENTARY GENERAL	8.94 %	\$51.51	43.690
				ELEMENTARY TRANSPOR	5.66 %	\$32.60	27.650
				ELEMENTARY TUITION	3.21 %	\$18.48	15.670
				ELEMENTARY ADULT E	0.03 %	\$0.15	0.130
				ELEMENTARY TECHNOL	0.54 %	\$3.09	2.620
				ELEMENTARY BUILDIN	0.43 %	\$2.50	2.120
				H. S. GENERAL	6.34 %	\$36.50	30.960
				H. S. TRANSPORTATI	3.51 %	\$20.19	17.120
				H. S. TUITION	1.50 %	\$8.64	7.330
				H. S. ADULT EDUCAT	0.10 %	\$0.57	0.480
				H. S. TECHNOLOGY	0.52 %	\$3.02	2.560
				H. S. BUILDING RES	0.21 %	\$1.20	1.020
				TOTAL SCHOOL DISTRICT	30.99 %	\$178.45	151.350
				STATE LEVY - UNIVER	1.23 %	\$7.07	6.000
				COUNTY-WIDE EDUCATIO	4.57 %	\$26.31	22.310
				Total School	56.25 %	\$323.84	274.660
				County			
				GENERAL FUND	7.57 %	\$43.60	37.000
				ROAD FUND	4.52 %	\$26.04	22.090
				BRIDGE FUND	0.20 %	\$1.18	1.000
				WEED CONTROL	0.87 %	\$5.01	4.250
				COUNTY FAIR	0.61 %	\$3.54	3.000
				AIRPORT FUND	0.00 %	\$0.00	
				* LIBRARY FUND	0.31 %	\$1.77	1.500
				* COUNTY AMBULANCE	1.23 %	\$7.07	6.000
				* SENIOR CITIZENS - L	1.34 %	\$7.71	6.540
				PUBLIC SAFETY (LAW)	12.80 %	\$73.69	62.500
				SRS PERMISSIVE LEVY	0.17 %	\$0.99	0.840
				PERMISSIVE MEDICAL	2.67 %	\$15.39	13.050
				* SEARCH & RESCUE	0.10 %	\$0.59	0.500
				OFFICE OF EMERGENCY	0.20 %	\$1.18	1.000
				Total County	32.59 %	\$187.76	159.270
				Other State			
				FOREST FIRE PROTECT	4.34 %	\$25.00	
				Total Other Stat	4.34 %	\$25.00	0.000
				Other			
				LIBRARY FUND-THOMPS	1.43 %	\$8.25	7.000
				THOMSON FALLS RURAL F	5.08 %	\$29.23	24.790
				GREEN MOUNTAIN CONS	0.29 %	\$1.69	1.430
				Total Other	6.80 %	\$39.17	33.220
				Total Bill	100.00 %	\$575.77	467.150

Total if both halves paid: 575.77

Total if both halves paid: 575.77



Name CUNNINGHAM MARY
11419 264TH AVE E
4998

Name CUNNINGHAM MARY
11419 264TH AVE E
4998

Due 287.90 11/30/24

Due 287.87 05/31/25

Return this stub with payment to:

Return this stub with payment to:

Sanders County Treasurer
Lisa Wadsworth, Treasurer
Po Box 519
Thompson Falls, MT 59873

Sanders County Treasurer
Lisa Wadsworth, Treasurer
Po Box 519
Thompson Falls, MT 59873

2024 REAL Property Tax Statement

Sanders County Treasurer

Lisa Wadsworth, Treasurer

10/25/24

Po Box 519

Thompson Falls, MT 59873

Tax Payer	Property Description
GROSVENOR JOHN PARKER & 93 FIR DRIVE THOMPSON FALLS MT 59873	Twn/Rng/Sect 21N/29W /17 ELK PARK EST II, LOT 9, 5.63 AC

Tax Payer 6016
School District 2MR THOMPSON FAL
Taxable Value 7,073
Geo Code 3091-17-1-02-27-0000

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
AND	394.96	394.96	789.92			\$671.94	95.000
LDS & IMPROVEMENTS	1,227.31	1,227.30	2,454.61				
SOLID WASTE	80.00	80.00	160.00				
FIRE PROTECTION	25.00	25.00	50.00				
GREEN MOUNTAIN SOIL	5.06	5.05	10.11				
WESTERN SANDERS COUNTY T	7.50	7.50	15.00				
THOMPSON FALLS LIBRARY	24.76	24.75	49.51				
1st Half Due (11/30/24)	1,764.59						
2nd Half Due (05/31/25)		1,764.56					
Total Bill			3,529.15				
YOU MAY PAY TAXES ONLINE http://co.sanders.mt.us There is a 2.6% convenience fee to pay by debit or credit card. Questions on your bill: TREASURERS'S OFFICE 406-827-6924 in front of the levy means this levy was voted in.							
** Tax Information sent to mortgage company. *** Receipt Validation for 1st Half: 1,764.59 Penalty: Interest: Total: Receipt Validation for 2nd Half: 1,764.56 Penalty: Interest: Total:				STATE SCHOOL LEVY 19.04 % \$671.94 95.000 School District Distribution ELEMENTARY GENERAL 8.76 % \$309.02 43.690 ELEMENTARY TRANSPOR 5.54 % \$195.57 27.650 ELEMENTARY TUITION 3.14 % \$110.83 15.670 ELEMENTARY ADULT E 0.03 % \$0.92 0.130 ELEMENTARY TECHNOL 0.53 % \$18.53 2.620 ELEMENTARY BUILDIN 0.42 % \$15.00 2.120 H. S. GENERAL 6.20 % \$218.98 30.960 H. S. TRANSPORTATI 3.43 % \$121.09 17.120 H. S. TUITION 1.47 % \$51.84 7.330 H. S. ADULT EDUCAT 0.10 % \$3.39 0.480 H. S. TECHNOLOGY 0.51 % \$18.11 2.560 H. S. BUILDING RES 0.20 % \$7.22 1.020 TOTAL SCHOOL DISTRICT 30.33 % \$1,070.50 151.350 STATE LEVY - UNIVER 1.20 % \$42.44 6.000 COUNTWIDE EDUCATIO 4.47 % \$157.80 22.310 Total School County 55.04 % \$1,942.69 274.660 GENERAL FUND 7.42 % \$261.70 37.000 ROAD FUND 4.43 % \$156.24 22.090 BRIDGE FUND 0.20 % \$7.07 1.000 WEED CONTROL 0.85 % \$30.06 4.250 COUNTY FAIR 0.60 % \$21.22 3.000 AIRPORT FUND 0.00 % \$0.00 LIBRARY FUND 0.30 % \$10.61 1.500 COUNTY AMBULANCE 1.20 % \$42.44 6.000 SENIOR CITIZENS - L 1.31 % \$46.26 6.540 PUBLIC SAFETY (LAW 12.53 % \$442.06 62.500 SRS PERMISSIVE LEVY 0.17 % \$5.94 0.840 PERMISSIVE MEDICAL 2.62 % \$92.30 13.050 SEARCH & RESCUE 0.10 % \$3.54 0.500 OFFICE OF EMERGENCY 0.20 % \$7.07 1.000 Total County 31.93 % \$1,126.51 159.270 Other State FOREST FIRE PROTECT 1.42 % \$50.00 Total Other Stat 1.42 % \$50.00 0.000 Other LIBRARY FUND-THOMPS 1.40 % \$49.51 7.000 THOMS FALLS RURAL F 4.97 % \$175.34 24.790 GREEN MOUNTAIN CONS 0.29 % \$10.11 1.430 Total Other 6.66 % \$234.96 33.220 Fees SOLID WASTE 4.53 % \$160.00 WESTERN SANDERS CO 0.43 % \$15.00 Total Fees 4.96 % \$175.00 0.000 Total Bill 100.00 % \$3,529.15 467.150			

Total if both halves paid: 3,529.15

Total if both halves paid: 3,529.15



Name GROSVENOR JOHN PARKER &
83 FIR DRIVE
6016

Name GROSVENOR JOHN PARKER &
83 FIR DRIVE
6016

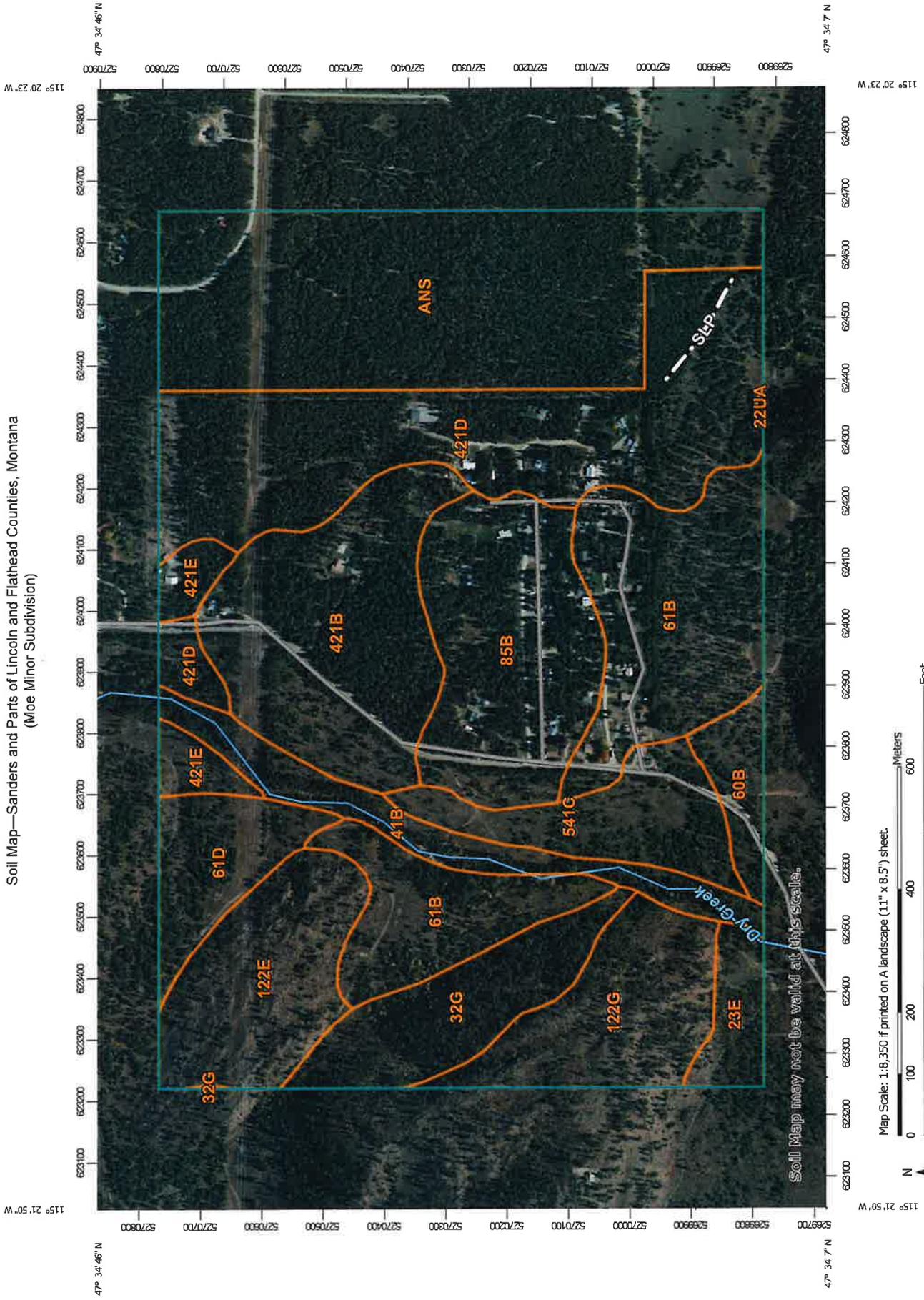
Due 1,764.59 11/30/24

Due 1,764.56 05/31/25

Return this stub with payment to:
Sanders County Treasurer
Lisa Wadsworth, Treasurer
Po Box 519
Thompson Falls, MT 59873

Return this stub with payment to:
Sanders County Treasurer
Lisa Wadsworth, Treasurer
Po Box 519
Thompson Falls, MT 59873

Soil Map—Sanders and Parts of Lincoln and Flathead Counties, Montana
(Moe Minor Subdivision)



MAP LEGEND

- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sanders and Parts of Lincoln and Flathead Counties, Montana
Survey Area Data: Version 25, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 30, 2021—Oct 11, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
22UA	Wakepish-Wilde-Sixteenmile, very stony families, complex, flood scoured footslopes	0.1	0.0%
23E	Yourame gravelly loam, 15 to 30 percent slopes	5.9	1.7%
32G	Mitten-Rubble land complex, 40 to 70 percent slopes	17.0	4.9%
41B	Oldtrail-Glaciercreek-Larchpoint complex, 0 to 8 percent slopes	14.0	4.0%
60B	Bonnash gravelly ashy silt loam, 0 to 4 percent slopes	5.8	1.7%
61B	Scotmont ashy fine sandy loam, 0 to 4 percent slopes	45.7	13.0%
61D	Scotmont ashy fine sandy loam, 4 to 15 percent slopes	11.7	3.3%
85B	Whitepine ashy silt loam, 0 to 4 percent slopes	31.7	9.0%
122E	Winkler, cool-Rock outcrop-Sharrott, cool complex, 8 to 40 percent slopes	22.1	6.3%
122G	Winkler, cool-Sharrott, cool-Rubble land complex, 40 to 85 percent slopes	20.1	5.8%
421B	Selon fine sandy loam, moist, 0 to 4 percent slopes	36.4	10.4%
421D	Selon fine sandy loam, moist, 4 to 15 percent slopes	56.8	16.2%
421E	Selon fine sandy loam, moist, 15 to 30 percent slopes	5.8	1.7%
541C	Yellowbay gravelly loam, moist, 2 to 8 percent slopes	15.2	4.4%
ANS	Area not surveyed, access denied	61.8	17.7%
Totals for Area of Interest		350.0	100.0%

Sanders and Parts of Lincoln and Flathead Counties, Montana

85B—Whitepine ashy silt loam, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 57pv
Elevation: 2,200 to 2,800 feet
Mean annual precipitation: 24 to 34 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 90 to 105 days
Farmland classification: Not prime farmland

Map Unit Composition

Whitepine and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Whitepine

Setting

Landform: Lake terraces, lake plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glaciolacustrine deposits

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material
E - 1 to 9 inches: ashy silt loam
B_t/E - 9 to 29 inches: clay
C - 29 to 60 inches: stratified silt loam to clay

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (K_{sat}): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Ecological site: F044AP903MT - Upland Cool Woodland Group
Other vegetative classification: Douglas-fir/ninebark-pinegrass phase (PK262), grand fir/twinflower (PK590)

Hydric soil rating: Unranked

Minor Components

Scotmont

Percent of map unit: 5 percent

Landform: Lake plains, lake terraces

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: grand fir/queencup beadlily (PK520), grand fir/queencup beadlily-queencup beadlily phase (PK521), grand fir/twinflower (PK590), grand fir/twinflower-twinflower phase (PK591)

Hydric soil rating: No

Lionwood

Percent of map unit: 5 percent

Landform: Lake plains, lake terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: grand fir/queencup beadlily (PK520), grand fir/twinflower (PK590)

Hydric soil rating: No

Whitepine, greater slope

Percent of map unit: 4 percent

Landform: Lake terraces, lake plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Douglas-fir/ninebark-pinegrass phase (PK262), grand fir/twinflower (PK590)

Hydric soil rating: No

Iffgulch

Percent of map unit: 1 percent

Landform: Swales

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: spruce/common horsetail (PK410)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Sanders and Parts of Lincoln and Flathead Counties, Montana

Survey Area Data: Version 25, Aug 22, 2024

Sanders and Parts of Lincoln and Flathead Counties, Montana

421B—Selon fine sandy loam, moist, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 57d4
Elevation: 2,300 to 7,000 feet
Mean annual precipitation: 14 to 60 inches
Mean annual air temperature: 39 to 46 degrees F
Frost-free period: 70 to 130 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Selon and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Selon

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
A - 1 to 4 inches: fine sandy loam
E/Bw - 4 to 60 inches: fine sandy loam

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): High (2.13 to 7.09 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: F044AP903MT - Upland Cool Woodland Group
Other vegetative classification: Douglas-fir/ninebark-pinegrass phase (PK262), grand fir/twinflower-twinflower phase (PK591)
Hydric soil rating: No

Minor Components

Scotmont

Percent of map unit: 5 percent
Landform: Lake plains, lake terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F044AP903MT - Upland Cool Woodland Group
Other vegetative classification: grand fir/queencup beadlily-queencup beadlily phase (PK521), grand fir/twinflower-twinflower phase (PK591)
Hydric soil rating: No

Selon

Percent of map unit: 5 percent
Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Douglas-fir/ninebark-pinegrass phase (PK262), grand fir/twinflower-twinflower phase (PK591)
Hydric soil rating: No

Selon

Percent of map unit: 3 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: grand fir/queencup beadlily-queencup beadlily phase (PK521), grand fir/twinflower-twinflower phase (PK591)
Hydric soil rating: No

Mccollum

Percent of map unit: 2 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R044AB110MT - Sandy (Sy) LRU 44A-B
Other vegetative classification: grand fir/queencup beadlily-queencup beadlily phase (PK521), grand fir/twinflower-twinflower phase (PK591)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Sanders and Parts of Lincoln and Flathead Counties, Montana
Survey Area Data: Version 25, Aug 22, 2024



GWIC Data > Well Construction Data > Township: 21N Range: 29W Sec: 17

The following data were returned from the GWIC databases for the area you requested. For a more detailed description of the data view the [GWIC Metadata report](#). If you notice data entry errors or have questions please let us know by sending us an Email at GWIC@mtech.edu. If you wish to view a one page report for a particular site, click the hyperlinked **GWic Id** for that well. Scroll to the right of your screen to view all the data. All data displayed on the screen may not show up when printed.

Retrieval Statistics*

Field	Max	Min	Avg
Total Depth (ft)	700.00	33.00	282.20
Static Water Level (ft)	225.00	10.00	76.00
Yield (gpm)	50.00	0.00	12.01

* These statistics do not take any geographic, topographic, or geologic factors into consideration. Negative swl values are reported for water levels that are above land surface.

Did you know about...

Other GWIC data

[GWIC has 4 field visit\(s\) for this request area.](#)

[GWIC has 3 water level\(s\) for this request area.](#)

[Thanks, Just take me back to the menu.](#)

Other MBMG data

[MBMG has 433 publications available for LINCOLN county.](#)

[MBMG has 442 publications available for SANDERS county.](#)

[MBMG has 3 abandoned mine record\(s\) for this request area.](#)

GWic Id	PDF	DNRC WR	Site Name	Twn	Rng	Sec	Q Sec	Ver?	Type	Td	Swl	Pwl	Rwl	Yield	Test	Date	Use
296544			ARCHER, JOHN & ROBIN	21N	29W	17	No	No	WELL	265.00	87.00	87.00	87.00	15.00	AIR	4/5/2018	DOMESTIC
76382			CURRY CLARENCE	21N	29W	17	No	No	WELL	280.00	130.00	142.00		2.00	OTHER	5/21/1986	DOMESTIC
328860			CURRY, EDWARD	21N	29W	17	No	No	WELL	440.00	82.00			25.00	AIR	8/16/2023	DOMESTIC
76381			HILTABRAND HERBERT & AULIEL	21N	29W	17	No	No	WELL	400.00	225.00	395.00		2.00	AIR	4/19/1984	DOMESTIC



300.01 | 5477124

156945		BOLIN TED	21N 29W 17 A	No	WELL	160.00	38.00	10.00	AIR	5/16/1996	DOMESTIC	
172463		BRADSHAW LINDA	21N 29W 17 A	No	WELL	85.00	30.00		AIR	4/15/1999	DOMESTIC	
329788		DENNIS, RYAN	21N 29W 17 A	No	WELL	400.00	47.00	1.50	AIR	11/21/2023	DOMESTIC	
217913		BEACHY, LISA & WENDELL	21N 29W 17 AA	No	WELL	200.00	47.00	48.00	AIR	4/1/2005	DOMESTIC	
254919		DECK DOUGLAS & CHRISTIE	21N 29W 17 AA	No	WELL	507.00	53.60	2.50	AIR	3/3/2010	DOMESTIC	
272454		ELLIS, MELCHORE E. & ROSIE A.	21N 29W 17 AA	No	BOREHOLE	400.00	58.00	2.00	AIR	5/31/2013	DOMESTIC	
281813		GURDEN, JIM DEAN	21N 29W 17 AA	No	WELL	200.00	121.00	3.00	AIR	10/23/2014	DOMESTIC	
300688		YODER, RUDY	21N 29W 17 AA	No	WELL	200.00	56.00	12.00	AIR	8/24/2018	DOMESTIC	
76383		JACKSON WILEY	21N 29W 17 AAA	No	WELL	33.00	19.00	25.00	PUMP	7/2/1969	DOMESTIC	
180364		LINGARD, LINDA	21N 29W 17 AAAAB	No	WELL	405.00	60.00	60.00	AIR	12/9/1999	DOMESTIC	
222035		DECK, CHRISTY & DOUGLAS	21N 29W 17 AAC	No	WELL	200.00	140.00	144.00	4.50	AIR	9/16/2005	DOMESTIC
292807		MACK, JESSE AND ARLENE	21N 29W 17 AB	No	WELL	400.00	62.00	62.00	5.00	AIR	5/3/2017	DOMESTIC
214351		PHILLIPS, MICHEAL & TERESSA	21N 29W 17 AC	No	WELL	280.00	106.00	100.00	1.00	AIR	5/29/2003	DOMESTIC
240063		SCOTT JAY & CONSTANCE	21N 29W 17 AC	No	WELL	600.00	99.00	14.00	AIR	10/2/2007	DOMESTIC	
223191		KENYON, WILLIAM AND BRYNN D.	21N 29W 17 ACA	No	WELL	280.00	52.00	1.00	PUMP	11/12/2005	DOMESTIC	
193885		LAHOMMEDIDEN EDNA AND BILL	21N 29W 17 ACC	No	WELL	450.00	77.50	212.50	5.00	PUMP	7/27/2001	DOMESTIC



300 000 | 1/1/2000

KILHAKU &
CYNTHIA

325385		HIXENBAUGH, KURT AND DAWN	21N	29W	17	ADC	No	WELL	260.00	72.00	72.00	7.00	AIR	11/16/2022	DOMESTIC
76384		CURRY CLARENCE	21N	29W	17	B	No	WELL	400.00	170.00	189.00	2.00	OTHER	9/29/1989	DOMESTIC
213615		SEXTON DALLAS	21N	29W	17	B	No	WELL	440.00	80.00	440.00	15.00	AIR	8/1/2004	DOMESTIC
158617		JACOBSON JAMES R	21N	29W	17	BAB	No	WELL	83.00	48.08	80.00	45.00	AIR	4/26/1996	DOMESTIC
152761		95732 DAVIS CLARK	21N	29W	17	BB	No	WELL	164.00	60.00	164.00	30.00	AIR	8/22/1995	DOMESTIC
213956		ZOLLARS SHERI AND JEFF	21N	29W	17	BB	No	WELL	40.00	15.00	40.00	50.00	AIR	8/1/2004	DOMESTIC
287138		CURRY, DEAN AND KATRINA	21N	29W	17	BC	No	WELL	300.00	52.00	62.00	2.50	AIR	5/18/2016	DOMESTIC
290890		ORTIZ, JOEL	21N	29W	17	BC	No	WELL	180.00	60.00	180.00			4/29/2016	DOMESTIC
331364		ANDERSON, GREG	21N	29W	17	BD	No	WELL	220.00	86.00	0.00	12.00	AIR	5/16/2024	DOMESTIC
249206		PUTNAM EAN	21N	29W	17	BD	No	WELL	180.00	82.00	180.00	30.00	AIR	3/16/2005	DOMESTIC
213899		PUTNAMN EAN	21N	29W	17	BD	No	WELL	220.00	70.00	210.00	30.00	AIR	8/25/2004	DOMESTIC
300872		STOVALL, RICHARD AND CYNTHIA	21N	29W	17	BD	No	BOREHOLE	300.00	65.00	62.00	3.00	AIR	8/6/2018	DOMESTIC
236787		HYPERK, INC.	21N	29W	17	BDD	No	WELL	320.00	40.00	320.00	5.00	AIR	6/20/2007	DOMESTIC
228002		TALBOOM, ERICK AND ELLEN A	21N	29W	17	CA	No	WELL	160.00	75.00	75.00	1.00	AIR	7/18/2006	DOMESTIC
236780		REILLEY JAMES	21N	29W	17	CAB	No	WELL	400.00	52.00	400.00	6.00	AIR	6/7/2007	DOMESTIC
76386		DAUSS, MIKE AND JESSIE * BACK 40	21N	29W	17	CACD	Yes	WELL	320.00					3/24/1983	UNUSED

D

SCHEDULE A
Subdivision Guarantee

Order No.: CFT24597

Guarantee No.: 27030-232927206

Date of Guarantee: September 24, 2024 at 5:00 p.m.

Liability: \$1,000.00

Fee: \$200.00

A. Assured:

COUNTY OF SANDERS.

B. Assurances:

1) Description of the Land:

A portion of land located in the SW¼ of Section 17, Township 21 North, Range 29 West, P.M.M., Sanders County, Montana, further described as Tract 1 on Certificate of Survey No. 455, on file in the office of the Clerk and Recorder of Sanders County, Montana.

2) Name of Proposed Subdivision Plat or Condominium Plat:

TBD

3) That only the hereafter named parties appear to have an interest showing in the public records affecting the land necessitating their execution of the named proposed plat or map are as follows:

GARY MOE

C. Parties holding liens or encumbrances on the title to said lands are:

1. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal and other hydrocarbons.
2. General County taxes for the year 2024 are a lien not yet due.
3. No liability is assumed for errors, omissions or changes in assessed evaluations or amount of taxes assessed by any state, county or city taxing authority.
4. Access to parcels is subject to a proper dedication of roads on the plat or map to be filed.
5. If any road involved in this subdivision needs a reservation for the use of future development, the developer must advise the title company prior to the sale of any lots.

D. Easements, claims of easements and restriction agreements of record are:

6. Any portion within the rights of way of Public or County Roads.
7. Certificates of Survey No. 492, 455 and 226, filed in the office of the Sanders County Clerk and Recorder, and any matters disclosed thereby.
8. Map or plat of Woodside Park, and any matters disclosed thereby, on file in the office of the Clerk and Recorder of Sanders County, Montana.
9. County Road Easement, purposes and rights incidental thereto, filed for record as County Road Easement No. 1113, Sanders County records.
10. Easement for public highway, purposes and rights incidental thereto, granted to Sanders County, by instrument dated July 2, 1912, recorded September 14, 1912 at Volume 21 of Deeds, Page 19, Sanders County records, also filed for record as County Road Easement No. 462, Sanders County records.
11. Road Easement, purposes and rights incidental thereto, granted to County of Sanders, by instrument dated September 22, 1978, recorded October 4, 1978 at Volume 96 of Deeds, Page 16, Sanders County records.
12. Road Easement, purposes and rights incidental thereto, granted to County of Sanders, by instrument dated May 13, 1980, recorded May 15, 1980 at Volume 97 of Deeds, Page 912, Sanders County records.
13. Road Easement, purposes and rights incidental thereto, granted to County of Sanders, by instrument dated May 12, 1980, recorded May 15, 1980 at Volume 97 of Deeds, Page 914, Sanders County records.
14. State of Montana Department of Health and Environmental Sciences Certificate of Subdivision Plat Approval, filed for record February 28, 1980 at Miscellaneous No. 2567, Sanders County records.

15. Any Covenants, Conditions, Restrictions and Amendments, including but not limited to the following, filed for record March 11, 1980 at Volume 9 of Contracts, Page 669, Sanders County records; but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.
16. Right-of-Way Easement for powerline and communication system, purposes and rights incidental thereto, granted to The Montana Power Company, by instrument dated May 4, 1983, recorded May 25, 1983 at Volume 101 of Deeds, Page 371, Sanders County records.
17. State of Montana Department of Health and Environmental Sciences Certificate of Subdivision Plat Approval, filed for record December 27, 1990 at Miscellaneous No. 3295, Sanders County records.
18. Assignment between U.S. West Communications, Inc. and Clark Fork Telecommunications, Inc., purposes and rights incidental thereto, by instrument dated March 10, 1994, recorded March 21, 1994 at Micro No. 9753, Reception No. 212413, Sanders County records.
19. Statement of Intent to Declare a Manufactured Home an Improvement to Real Property, recorded July 24, 2015, at Micro No. 83076, Reception No. 300449, and re-recorded August 19, 2015 at Micro No. 83307, Reception No. 300720, Sanders County records.
20. This policy does not include a search for U.C.C.'s, personal property taxes, and/or Bankruptcy, and liability therefore is expressly excluded herein.

NOTE: For tax information, please see the attached 2023 Real Property Tax Statement No. 5272.

End of Schedule A
Subdivision Guarantee No. 27030-232927206

CERTIFICATE OF SURVEY

A PORTION OF THE S.W. 1/4, SECTION 17, T. 21 N., R. 29 W., P.M.M.
MAY, 1979
SANDERS COUNTY, MONTANA

SCALE: 1" = 100'



CLIENT: C.D. PETERSON
NORON, MONTANA

- DEVIATES UNDOCUMENTED CORNERS (EXISTING)
- CORNERS 5/8" DIA BEARER W/ PLASTIC CAP MARKED QUARTER 4200'S (S&T)

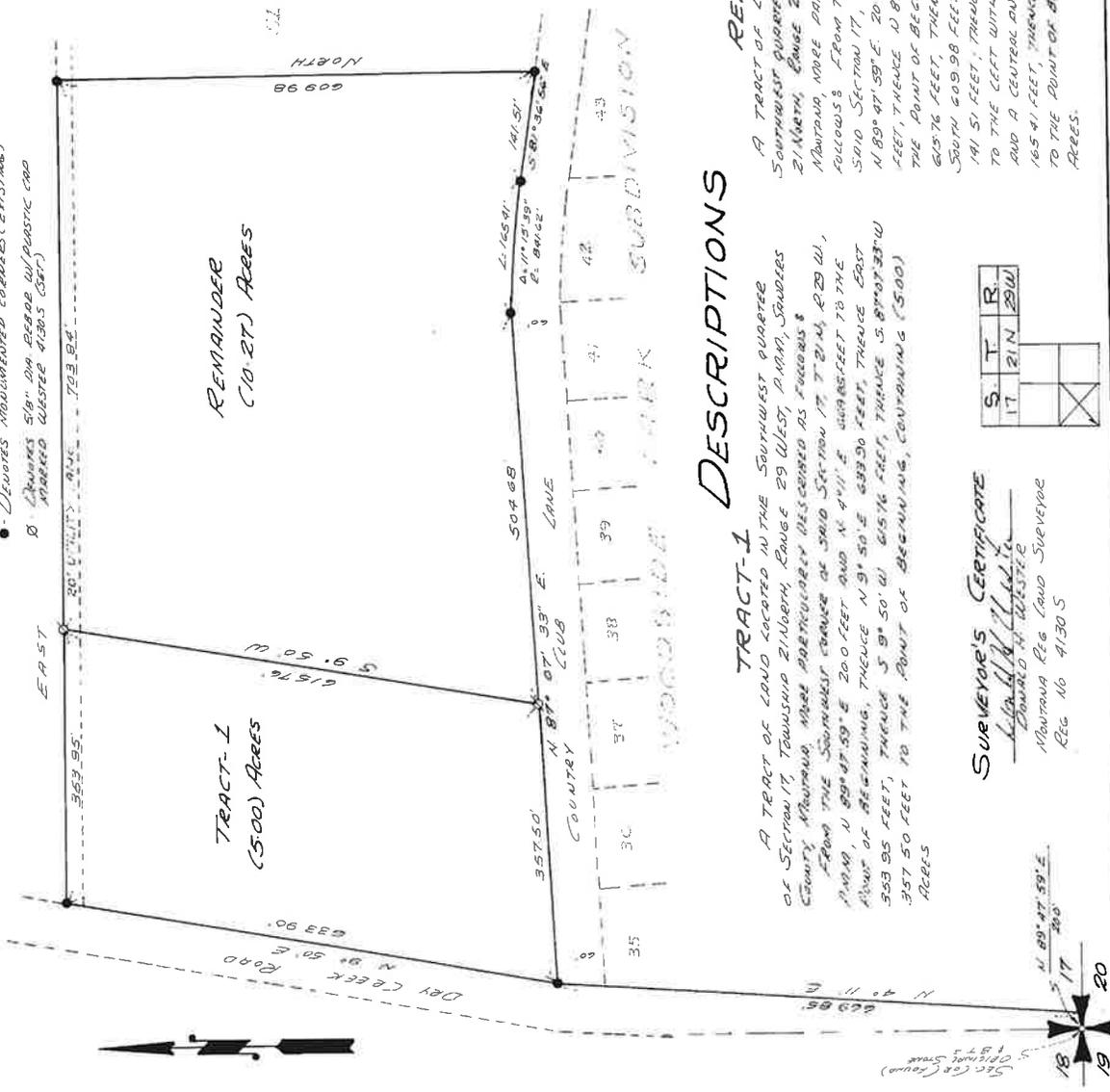
PURPOSE: A SURVEY CREATING A TRACT OF LAND FOR AN "OCCASIONAL SALE".

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PURCHASE FOR THIS DIVISION OF LAND IS TO TRANSFER OWNERSHIP OF THE PARCEL DESIGNATED AS TRACT I, AS AN OCCASIONAL SALE, FURTHERMORE, I CERTIFY THAT I AM EMPLOYED TO USE THIS EXEMPTION IN THAT I AM IN COMPLIANCE WITH ALL CONDITIONS IMPOSED IN THE USE OF THIS EXEMPTION; THEREFORE, THIS DIVISION OF LAND IS EXEMPT FROM REGISTRATION PURSUANT TO SECTION 11-306.2 (6)(d) BCMA 1947.

STATE OF MONTANA
COUNTY OF HILLSBORO (S&T)
ON THIS 19 DAY OF MAY, 1979, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED C.D. PETERSON, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR OF THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT HILLSBORO, MONTANA
MAY 19 1979
COUNTRY CLERK & EXAMINER



DESCRIPTIONS

TRACT-1

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 29 WEST, SANDERS COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF SAID SECTION 17, T. 21 N., R. 29 W., RANGE N 89° 47' 59" E. 20.0 FEET AND N 41° 1' 00" E. 418.85 FEET TO THE POINT OF BEGINNING, THENCE N 91° 50' E. 639.90 FEET, THENCE EAST 357.50 FEET, THENCE S 89° 50' W. 615.76 FEET, THENCE S. 81° 07' 33" W. 357.50 FEET TO THE POINT OF BEGINNING, CONTAINING (5.00) ACRES.

REMAINDER

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 29 WEST, SANDERS COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF SAID SECTION 17, T. 21 N., R. 29 W., RANGE N 89° 47' 59" E. 20.0 FEET, THENCE N 41° 1' 00" E. 418.85 FEET, THENCE N 87° 07' 33" E. 357.50 FEET TO THE POINT OF BEGINNING, THENCE N 91° 50' E. 639.90 FEET, THENCE EAST 703.84 FEET, THENCE S 81° 36' 56" W. 191.51 FEET, THENCE WESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 891.62 FEET AND A CENTRAL ANGLE OF 117° 53' 39", A DISTANCE OF 165.91 FEET, THENCE S. 87° 07' 33" W. 504.85 FEET TO THE POINT OF BEGINNING, CONTAINING (10.21) ACRES.

Surveyor's Certificate

DAVID H. WATKINS
MONTANA REG. LAND SURVEYOR
REG. NO. 4130 S

S	T	R.
17	21 N.	29 W.



COMPARED

and year in this certificate first above written.

I. R. Blaisdell

(Notarial Seal)

Notary Public for the State of Montana
Residing at Plains, Mont. My Commission
expires March 2nd, 1915.

I certify that I received and filed this instrument for record on the 27th day of Nov.
1912, at 3:04 o'clock P. M., and that it is recorded in Vol. 21 of Deed records of Sanders
County, State of Montana, on Page 18.

Witness My hand and Official Seal.

N. H. Morgan

County Recorder

By A. J. Dorris

Deputy.

#8393.

COMPARED

THIS INDENTURE Made the 2nd day of July, 1912, by and between the ANACONDA COPPER
MINING COMPANY, a Montana Corporation, party of the first part, and SANDERS COUNTY, Montana,
party of the second part, WITNESSETH:

That the said party of the first part for and in consideration of the sum of Ten (\$10.00)
Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, does, ^{remise,} release and quit
claim unto the said party of the second part, as long as the same shall be used for a public
road, an easement for right of way for a public highway over, upon and across the following
described property, situate, lying and being in Sanders County, Montana, and described as
follows, to-wit:-

A strip of land forty (40) feet in width across the West half of the West half of
Section seventeen (17) Township twenty-one (21) North, Range twenty-nine (29) West, the line of
survey designating the center of said strip being described as follows, to-wit:

Beginning at a point twenty (20) feet east of the corner to Sections 17, 18, 19, and 20
in above Township and Range, running: thence North 1200 ft. Thence N. 23 deg. 10' E. 430 feet

"	N. 29 "	30' E. 880 "
"	N. 41 "	30' E. 150 "
"	N. 11 "	20' W. 177 "
"	N. 36 "	48' E. 150 "
"	N. 5 "	45' E. 300 "
"	N. "	30' W. 95 "
"	N. 35 "	N. 140 "
"	N. 28 "	48' E. 100 "
"	N. 20 "	43' W. 340 "
"	N. 25 "	30' W. 275 "
"	N. 33 "	30' W. 240 "
"	N. 11 "	N. 380 "
"	N. "	30' W. 270 "
"	N. 41 "	N. 200 "
"	N. 43 "	30' E. 240 "
"	N. 12 "	E. 201 "

To a point 587 feet east of the corner to Sections Seven (7) eight (8) seventeen (17) and
eighteen (18) in above township and range, and containing 5.25 acres more or less.

PROVIDED that if at any time, however, said road or any part of the same shall be
abandoned and cease to be used for road purposes, the said provisions and the privileges herein
conveyed shall to the extent of the portion of the road so disused and abandoned, revert to
party of the first part, its successors and assigns.

IN WITNESS WHEREOF SAID FIRST PARTY has caused this instrument to be signed by its
President thereto duly authorized, and attested by its Secretary, whose name and
seal to be thereto annexed, the day and year herein first above written.

ANACONDA COPPER MINING COMPANY

By H. B. Meyer, its President

ROAD EASEMENT

... made this 22nd day of September, 1978, by DAVID L. GODFREY and CHERYL N. GODFREY, husband and wife, of ... Falls, Montana, hereinafter called Grantors; and the County of ... State of Montana, hereinafter called Grantee;

Witnesseth: That the Grantors, for good and valuable consideration the receipt of which is hereby acknowledged, do hereby quitclaim to the Grantee an easement for right-of-way, public roadway and utility easement over and across the following described property situated in the County of Sanders, State of Montana, as follows:

A strip of land in the West Half of Section 17, Township 25 North, Range 25 West, Sanders County, Montana, N.P.M., more particularly described as a strip of land 60 feet in width which has as its westerly boundary the Westerly right-of-way line of the existing Sanders County Roadway commonly known as the "Dry Creek Road" which runs in a generally North and South direction through said Section 17.

The purpose of this instrument is to insure that Sanders County has a 60 foot right-of-way measured Easterly from the Westerly boundary of said Dry Creek Road and extending on to property owned by the Grantors as described by instrument recorded at Book ... of Deeds, Page 137, Sanders County Records, at such points where the distance between the Westerly boundary of the said property of the Grantors and the Westerly boundary of the adjoining Dry Creek Road is less than 60 feet.

To HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever, or until abandoned for the aforesaid right-of-way, road and utility purposes.

The Grantors for themselves, their successors, heirs and assigns, do execute at the Grantee's request such further instruments of conveyance as may be convenient or necessary to or specifically delineate the boundaries of the easement if the Grantee shall cause a recordable survey of the roadway to be performed.

IN WITNESS WHEREOF, the Grantors have set their hand and seal on the day and year first above written.

David L. Godfrey
David L. Godfrey

Cheryl N. Godfrey
Cheryl N. Godfrey

State of Montana
County of Sanders

On this 20th day of September, 1918, before me, a
Notary Public for the above state, personally appeared LEWIS L.
CORFEE and CARRIL H. CORFEE, known to me to be the persons
described in and who executed the foregoing instrument, and acknowledged
to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
Notarial Seal the day and year first above written.



Laurence M. ...
Notary Public - State of Montana
Residing at Thompson Falls
My Commission expires 3-15-20

Page Two
146772

INDEXED
5

Filed for Record Sept 20 1918
at Thompson Falls
by Laurence M. ...
Notary Public

97-912

ROAD EASEMENT

THIS INDENTURE, made the 12th day of May, 1980, by and between TRUST CORPORATION OF MONTANA, Box 2308, Great Falls, Montana 59403, as Trustee under written trust agreement dated April 28, 1977, and amended March 18, 1980, for Verona E. Macho, party of the first part, and THE COUNTY OF SANDERS, a political subdivision of the State of Montana, party of the second part;

W I T N E S S E T H:

That the party of the first part, for and in consideration of the sum of ONE AND NO/100S DOLLARS (\$1.00), and other valuable consideration to the party of the first part, in hand paid by the party of the second part, and receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the said party of the second part, and its assigns, an easement for road and right-of-way purposes over and across the following-described real estate situated in the County of Sanders, State of Montana, to-wit:

A road easement located in Lot 5 of Section 17, T 21 N, R 29 W, MPM, Sanders County, Montana, more particularly described as follows:

A strip of land 30 feet in width in Lot 5, Section 17, T 21 N, R 29 W, PMM, adjacent to and westerly of the following-described line: Beginning at a point which is N 89° 47' 54" E, 20.06 feet from the SW corner of Section 17, running thence N 01° 21' 47" E, 668.30 ft., thence N 09° 50' E, 633.90 ft., to the North boundary of Lot 5, containing 0.90 acres, more or less.

TO HAVE AND TO HOLD, all and singular, the said premises unto the party of the second part, and its assigns, forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hand and seal the day and year first above written.

TRUST CORPORATION OF MONTANA

By: [Signature]
Its Trust Officer

STATE OF MONTANA)
 : ss.
County of Sanders)

On this 15th day of May, 1980, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Richard M. [unclear], known to me to be the Trust Officer of TRUST CORPORATION OF MONTANA, and known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of Montana
Residing at _____
My commission expires _____

152737

A 15th
No fee
May 97
Dixie Vaught
Tulsa Oklahoma
912 11:20

Vol 97 914

ROAD EASEMENT

THIS INDENTURE, made the 18th day of May, 1980, by and between TRUST CORPORATION OF MONTANA, Box 2308, Great Falls, Montana, 59403, as Trustee under written trust agreement dated April 28, 1977, for Verona E. Macho, party of the first part, and THE COUNTY OF SANDERS, a political subdivision of the State of Montana, party of the second part;

W I T N E S S E T H:

That the party of the first part, for and in consideration of the sum of ONE AND NO/100S DOLLARS (\$1.00), and other valuable consideration to the party of the first part, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant bargain and sell unto the said party of the second part, and its assigns, an easement for road and right-of-way purposes over and across the following-described real estate situated in the County of Sanders, State of Montana, to-wit:

A road easement located in Lots 4 and 5 and the Southwest 1/4 of the Northwest 1/4 (SW1/4 NW1/4) of Section 17, T 21 N, R 29 W, PMM, Sanders County, Montana, more particularly described as follows:

A strip of land 30 feet in width, lying in Lots 4 and 5 and the Southwest 1/4 of the Northwest 1/4 (SW1/4 NW1/4) of Section 17, T 21 N, R 29 W, PMM, adjacent to and westerly of the following-described line: Beginning at a point which is N 89° 47' 54" E, 20.06 ft., from the Southwest corner of said Section 17, running thence N 01° 21' 47" E, 668.30 ft., thence N 9° 50' E, 633.9 ft., thence N 41° 20' E, 984.1 ft., thence N 2° 45' W, 463.1 ft., thence N 2° 45' E, 477.55 ft., thence N 29° 02' W, 348.14 ft., containing 2.46 acres more or less. (This easement is intended to join and partially overlap the easement recorded in Deed Book 92, page 774, Sanders County records.)

Also, a tract of land in Section 18, T 21 N, R 29 W, PMM, and described as follows: Beginning at the southeast corner of Section 18, running thence west 9.94 ft., thence N 01° 21' 47" E, 417.86 ft., thence south 417.74 ft., containing 0.05 acres.

NOTICE OF PURCHASERS INTEREST

NOTICE IS HEREBY GIVEN that the undersigned, CONRAD D. PETERSON of Box 36, Noxon, Montana 59853, as Seller; and WALTER G. SCHIMMEL and DOROTHY G. SCHIMMEL of Box 1254, Thompson Falls, Montana 59873, as joint tenants with right of survivorship, as Buyers, have entered into a contract for the sale and purchase of land described below, which contract is escrowed at the First State Bank of Montana, Thompson Falls, Montana, and which is payable in installments and which provides for the delivery from the Seller to the Buyers of a Warranty Deed at the completion of the payments.

The land is described as follows:

A tract of land located in the SW $\frac{1}{4}$ of Section 17, Township 21 North, Range 29 West, P.M.M., Sanders County, Montana, and more particularly described as follows: from the SW corner of said Section 17 N89o47'59"E 20.0 feet and N4o11'E. 669.85 feet to the point of beginning; thence N9o50'E. 633.90 feet; thence East 353.95 feet; thence S9o50'W 615.76 feet; thence S87o07'33"W 357.50 feet to the point of beginning and containing 5.0 acres of land, and shown as Tract 1 on Certificate of Survey No. 455, filed for record in the office of the Sanders County Clerk and Recorder.

COVENANTS AND RESTRICTIONS

The following protective covenants shall run with the land:

1. BUILDING AND IMPROVEMENTS. No structure shall be erected, placed or permitted to remain on the described property other than one single family dwelling no more than two stories in height above grade line, a private garage for no more than three motor vehicles, and not more than one greenhouse, hobby shop, storage building or similar outbuilding. The following restrictions shall apply to such structures:

a. No structure shall be erected within 25 feet of the boundary of the property.

b. Construction of any structure shall be completed as to exterior finish within one (1) year from the start of it's construction.

c. No structure of any temporary nature shall be placed upon the premises except during the course of construction of a residence during said one year of construction. No temporary structure may be used for dwelling purposes during said one-year period unless it shall be connected to sewage facilities meeting all Montana State and local health requirements.

d. The types of dwelling construction which shall be acceptable shall include conventional frame, masonry or post and beam construction accomplished on the lot and modular or prefabricated residences placed on a foundation provided that they shall have been designed by their manufacturer and installed in a "double-wide" configuration, having a total width of not less than 20 feet, to be distinguished from single width mobile homes with "expandable" rooms which are not acceptable for permanent placement on a lot.

Single width mobile homes fully and attractively skirted or placed on a foundation may be placed and remain on this tract for five years after the purchase of the tract. Under no other circumstances shall any "single-wide" mobile home, expandable mobile home or single width mobile home plus "add-on" buildings be placed or remain on this tract for more than said five-year period unless it shall be completely enclosed and incorporated into a surrounding structure so that the total structure is not less than 900 square feet and is not less than 20 feet wide.

e. Insofar as is reasonably possible all garages and out-buildings shall conform in architectural design and exterior appearance to any residence on this tract.

2. PURPOSE, USE AND ACTIVITIES.

a. The property conveyed shall be used for residential purposes only, and for no other purposes.

b. No business, manufacture, trade or commercial activities shall be conducted on this tract except arts, crafts or professions operated solely by family members occupying the residence or instructional or child care activities such as music lessons, day care or nursery activities for no more than 15 children.

RIGHT-OF-WAY EASEMENT

George F. Howse and Eva A. Howse, his wife
and _____, his wife

of Thompson Falls, Montana, in consideration of \$1.00, and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby grant and convey to THE MONTANA POWER COMPANY, a corporation, whose post office address is 40 E. Broadway, Butte, Montana 59701, and to its successors, assigns and permittees, the right to construct, maintain, operate and remove:

an electric power line and communication system

~~a gas pipeline~~

over, under, along and across that certain real property located in Sanders County, Montana, and particularly described as follows, to-wit:

Township 21 North; Range 29 West; Section 17, SW 1/4

Overhead line as staked.

Together with reasonable right of access to said right of way over and along existing roads and trails and the right to clear and remove all timber and brush from the right of way 10' feet on each side of said line and to cut and remove such trees outside of such right of way which may endanger said line or lines.

THE GRANTOR(s) do hereby covenant with the Grantee that they are lawfully seized and possessed of the real estate above-described, that they have a good and lawful right to convey it, or any part thereof, and that the Grantor(s) will forever warrant and defend the title thereto against the lawful claims of all persons whatsoever.

WITNESS our hands this 4th day of May, 1983

x George F. Howse 5-4-83
x Eva A. Howse 5-4-83

STATE OF MONTANA
COUNTY OF _____ } ss.

On this 4th day of May, 1983, before me, a Notary Public for the State of Montana personally appeared George F. Howse and Eva A. Howse known to me to be the persons whose names are subscribed to the above instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



Kerry X. Wiedrich
Notary Public for the State of Mont.
Residing at Missoula
My Commission expires Sept. 19, 1985

Filed for record this _____ day of _____, 19____, at _____ o'clock
and Recorded in Book _____ of _____ on Page _____
of the Records of County of _____, State of Montana.

CLERK AND RECORDER

By _____

Return to:

THE MONTANA POWER COMPANY
REAL ESTATE DEPARTMENT
40 East Broadway
Butte, Montana 59701

Project: Howse line - overhead
Map No.: 42855
W. O. No.: 19-10591-2-159
Tract No.: _____

166213

SEARCHED _____ INDEXED _____
SERIALIZED _____ FILED _____
MAY 1983
BUTTE, MONTANA

QUITCLAIM DEED

For Value Received **WALTER G. SCHIMMEL** and **DOROTHY G. SCHIMMEL** of Box 1254, Thompson Falls, Montana 59873

the grantors do hereby convey, release & quitclaim unto **CONRAD D. PETERSON** of Box 36, Noxon, Montana 59853

the grantor all of the Grantor's right, title and interest in and to the following described premises, in Sanders County, Montana, to wit:

A tract of land located in the SW¹/₄ of Section 17, Township 21 North, Range 29 West, P.M.M., Sanders County, Montana, and more particularly described as follows: From the SW corner of said Section 17 N89°47'59"E 20.0 feet and N4°11'E. 669.85 feet to the point of beginning; thence N9°50'E 633.90 feet; thence East 353.95 feet; thence S9°50'W 615.76 feet; thence S87°07'33"W 357.50 feet to the point of beginning and containing 5.0 acres of land, and shown as Tract 1 on Certificate of Survey No. 455, filed for record in the office of the Sanders County Clerk and Recorder.

SUBJECT to Dept. of Health and Environmental Sciences Certificate of Subdivision Plat Approval No. 45-78-K182A, E.S. 79/K610.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever.

Dated: January 28, 1980

Walter G. Schimmel
WALTER G. SCHIMMEL

Dorothy G. Schimmel
DOROTHY G. SCHIMMEL

STATE OF MONTANA, COUNTY OF Sanders
 On this 28th day of March, 1980
 before me, a notary public in and for said State, personally appeared
WALTER G. SCHIMMEL & DOROTHY G. SCHIMMEL
 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]
 Notary Public
 Residing at Thompson Falls, Montana
 Comm. Expires 12-12-81

STATE OF MONTANA, COUNTY OF Sanders
 I hereby certify that this instrument was filed for record at the request of
 at 35 minutes past 4 o'clock P.M.
 this 23rd day of April, 1980, in my office, and duly recorded in Book 104 of Deeds at page 954

[Signature]
 Ex-Officio Recorder

By *[Signature]* Deputy.
 Fees \$ 5.00
 Mail to:

INSTRUMENT NO. 176657

STATE OF MONTANA.

113 909

County of... Filed for record this... day of... 19... at... o'clock... M., and Recorded in Book... of Deeds on Page... of the Records of County of... State of Montana... Clerk and Recorder By...

This Indenture, Made the... day of... September... A. D. one thousand nine hundred and... eighty-five... BETWEEN... CONRAD D. PETERSON, Box 50, Addy, Washington

of... PART Y. of the FIRST PART... MANFORD J. STATTON and ARDYTHE E. STATTON, Husband and Wife, Box 613, Garrison, Montana 59731

of... the PARTIES of the SECOND PART: WITNESSETH, that the said PART Y. of the FIRST PART, for and in consideration of the sum of... Dollars (\$...), lawful money of the United States of America to him in hand paid by said PARTIES of the SECOND PART, the receipt whereof is hereby acknowledged, do hereby by these presents grant, bargain, sell, convey, warrant and confirm unto the said PARTIES of the SECOND PART, AS JOINT TENANTS AND TO THE SURVIVOR OF SAID NAMED JOINT TENANTS, (and not as tenants in common) and to heirs and assigns of such survivor forever, the hereinafter described real estate situated in the city or town of... County of Sanders... and State of Montana, to-wit: See Exhibit "A" attached hereto and by this reference made a part hereof as though set forth fully at this place

EXHIBIT "A"

A tract of land located in the SW 1/4 of Section 17, Township 21 North, Range 29 West, N.P.M., Sanders County, Montana, and more particularly described as follows: from the SW corner of said Section 17, N89°47'59"E, 20.0 feet and N4°11'2", 669.95 feet to the point of beginning; thence N9°50'E, 633.90 feet; thence East 353.95 feet; thence S9°50'W, 615.76 feet; thence S87°07'33"W, 357.50 feet to the point of beginning and more particularly described as Tract 1 on Certificate of Survey No. 455, Sanders County Records.

TOGETHER with all and singular the heretofore described by... all interests, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainders, and remainder, rents, issues, and profits thereof, and also all the estate, right, title, interest, state of divorce and rights of husband, possession, claim and demand whatsoever, in and to law to in equity, of the said PART Y. of the FIRST PART, of, in or to the said premises, and every part and parcel thereof, with the appurtenances thereto belonging, TO HAVE AND TO HOLD, all and singular the above described and described premises unto the said PARTIES of the SECOND PART, as joint tenants with right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named joint tenants forever. And the said PART Y. of the FIRST PART, and his heirs, do hereby warrant that they will forever WARRANT and DEFEND all right, title, and interest to and in the said premises and the part and parcels hereinafter described, unto the said PARTIES of the SECOND PART, as joint tenants with right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named joint tenants, against all acts and deeds of the said PART Y. of the FIRST PART, and of all and every person and persons whatsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said PART Y. of the FIRST PART hereunto set his hand and seal, the day and year first hereinbefore written.

Signed, Sealed and Delivered in the presence of

Conrad D. Peterson (SEAL) CONRAD D. PETERSON (SEAL) (SEAL) (SEAL)

STATE OF MONTANA.

County of Sanders... On this... day of... September... in the year nineteen hundred and... the undersigned... a Notary Public for the State of Montana, personally appeared CONRAD D. PETERSON

known to me... (or proved to me on oath of...) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official my Notarial Seal the day and year first above written.

Notary Public for the State of Montana. Residing at... My Commission expires 1-27, 1975

198618

Filed for record 4 days after... Notary Public... My Commission expires...

TERMINATION OF JOINT TENANCY

22317

In accordance with 72-16-503 M.C.A. 1995, Manford J. Statton is the surviving spouse and joint tenant of the decedent ARGYLE E. Statton who died 7/10/15 1997 in Sanders County, MT, and as such is the sole owner of the following described real property situated in Sanders County:

Located in SW 1/4 of Section 17, Township 21 North, Range 29 West M.P.M. Sanders County Montana Tract 1 on Certificate of Survey No. 455 Sanders County

The total estate passing by reasons of the death of said decedent does not exceed the sum of \$665,000.00.

Manford J. Statton
Signature of surviving spouse

Manford J. Statton
Printed name of surviving spouse

S. Country Club Yrns
Address

Thompson Falls MT 59823

STATE OF MONTANA
COUNTY OF SANDERS

This instrument was acknowledged before me on DECEMBER 16, 1997 day of _____, 199__ by MANFORD J. STATTON

[Signature]
Notary of Public
Residing at TROUT CREEK
Commission expires JANUARY 15, 2000



228087

STATE OF MONTANA, COUNTY OF SANDERS
Recorded the 16th day of December, 1997 at 10:45
O'clock A.M. Microfilm # 22317
By Tellie A. Bellastor County Clerk
Fee 6.00 By Carla A. Wright

After recording return to:
Gary Moe
12874 South Ironwood Drive
Yuma, AZ 85367

77154

CFT130143

WARRANTY DEED

THIS INDENTURE Is made the 25th day of February, 2013, by and between, **MANFORD J. STATTON**, P. O. Box 6661, Helena, MT 59604, **Grantor**, and **GARY MOE**, 12874 South Ironwood Drive, Yuma, AZ 85367, **Grantee**.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, lawful money of the United States of America to Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantee, and to Grantee's heirs, successors and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the County of Sanders, State of Montana, and particularly described as follows:

A portion of land located in the SW¹/₄ of Section 17, Township 21 North, Range 29 West, P.M.M., Sanders County, Montana, further described as Tract 1 on Certificate of Survey No. 455, on file in the office of the Clerk and Recorder of Sanders County, Montana.

SUBJECT TO AND TOGETHER WITH Covenants, Conditions, Restrictions, Provisions, Easements, Encumbrances and Matters apparent or of record.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder or remainders, rents, issues and profits thereof, and also all the right, title, interest and right of homestead property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor of, in or to the said premises, and every part and parcel thereof, with the appurtenances.

gjm

E

7020 3160 0001 9356 3844

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 3.00
<input checked="" type="checkbox"/> Return Receipt (electronic)	\$ 4.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 18.00
<input type="checkbox"/> Adult Signature Required	\$ 3.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 96.00
Postage	\$ 10.73
Total Postage and Fees	\$ 23.51



Sent To Thompson Falls School District
 Street and Attn: Superintendent's Office
 City, State 206 Haley Ave.
 PS Form Thompson Falls, MT 59873

7020 3160 0001 9356 3820

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 3.00
<input checked="" type="checkbox"/> Return Receipt (electronic)	\$ 4.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 18.00
<input type="checkbox"/> Adult Signature Required	\$ 3.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 96.00
Postage	\$ 10.73
Total Postage and Fees	\$ 23.51



Sent To Blackfoot Telecommunications
 Street and 1221 Russell St.
 City, State Missoula, MT 59808
 PS Form

7020 3160 0001 9356 3837

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 3.00
<input checked="" type="checkbox"/> Return Receipt (electronic)	\$ 4.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 18.00
<input type="checkbox"/> Adult Signature Required	\$ 3.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 96.00
Postage	\$ 10.73
Total Postage and Fees	\$ 23.51



Sent To Thompson Falls Ambulance
 Street and PO Box 1055
 City, State Thompson Falls, MT 59873
 PS Form



Mountain Plains LLC
108 Pearl Street/PO Box 324, Thompson Falls, MT 59873

June 17, 2025

Thompson Falls School District
Attn: Superintendent's Office
206 Haley Ave.
Thompson Falls, MT 59873

RE: "Moe" Minor Subdivision request for comment

To Whom It May Concern:

Mountain Plains, LLC is currently processing a two-lot minor subdivision of Tract 1 of Certificate of Survey 455 in the SW1/4 of Section 17, Township 21 North, Range 29 West, P.M.M., Sanders County, Montana. This subdivision is located west of Thompson Falls, approximately 0.8 miles up Dry Creek Rd., with established accesses off Dry Creek Rd. and Country Club Ln. Currently there are 2 single-family residential dwellings with individual wastewater systems and connected to Woodside Park Public Water System. This division will result in disconnect from the water system and drilling a shared well.

Please review the enclosed attachment and provide Mountain Plains, LLC (P.O. Box 324, Thompson Falls, MT 59873/kmaudrone@mtnplains.com) and the Sanders County Planning Department (Attn. Chris McComas, Director Land Services, P.O. Box 519, Thompson Falls, MT 59873) with any comments or concerns that you have regarding the proposed "Moe" minor subdivision. These comments will be reviewed by the Sanders County Planning staff and addressed in their comments and recommendations to the Sanders County Commissioners.

Please reply within a month. If you need any additional information or have any questions regarding this project, please contact me as soon as possible.

Thank you for your assistance,

Katherine Maudrone
Katherine Maudrone
Planner/Project Manager
Mountain Plains, LLC

Enclosed: One copy of the proposed minor subdivision plat



Mountain Plains LLC
108 Pearl Street/PO Box 324, Thompson Falls, MT 59873

June 17, 2025

Blackfoot Telecommunications
1221 Russell St.
Missoula, MT 59808

RE: "Moe" Minor Subdivision request for comment

To Whom It May Concern:

Mountain Plains, LLC is currently processing a two-lot minor subdivision of Tract 1 of Certificate of Survey 455 in the SW1/4 of Section 17, Township 21 North, Range 29 West, P.M.M., Sanders County, Montana. This subdivision is located west of Thompson Falls, approximately 0.8 miles up Dry Creek Rd., with established accesses off Dry Creek Rd. and Country Club Ln. Currently there are 2 single-family residential dwellings with individual wastewater systems and connected to Woodside Park Public Water System. This division will result in disconnect from the water system and drilling a shared well.

Please review the enclosed attachment and provide Mountain Plains, LLC (P.O. Box 324, Thompson Falls, MT 59873/kmaudrone@mtnplains.com) and the Sanders County Planning Department (Attn. Chris McComas, Director Land Services, P.O. Box 519, Thompson Falls, MT 59873) with any comments or concerns that you have regarding the proposed "Moe" minor subdivision. These comments will be reviewed by the Sanders County Planning staff and addressed in their comments and recommendations to the Sanders County Commissioners.

Please reply within a month. If you need any additional information or have any questions regarding this project, please contact me as soon as possible.

Thank you for your assistance,

Katherine Maudrone
Katherine Maudrone
Planner/Project Manager
Mountain Plains, LLC

Enclosed: One copy of the proposed minor subdivision plat



Mountain Plains LLC
108 Pearl Street/PO Box 324, Thompson Falls, MT 59873

June 17, 2025

Thompson Falls Ambulance
PO Box 1055
Thompson Falls, MT 59873

RE: "Moe" Minor Subdivision request for comment

To Whom It May Concern:

Mountain Plains, LLC is currently processing a two-lot minor subdivision of Tract 1 of Certificate of Survey 455 in the SW1/4 of Section 17, Township 21 North, Range 29 West, P.M.M., Sanders County, Montana. This subdivision is located west of Thompson Falls, approximately 0.8 miles up Dry Creek Rd., with established accesses off Dry Creek Rd. and Country Club Ln. Currently there are 2 single-family residential dwellings with individual wastewater systems and connected to Woodside Park Public Water System. This division will result in disconnect from the water system and drilling a shared well.

Please review the enclosed attachment and provide Mountain Plains, LLC (P.O. Box 324, Thompson Falls, MT 59873/kmaudrone@mtnplains.com) and the Sanders County Planning Department (Attn. Chris McComas, Director Land Services, P.O. Box 519, Thompson Falls, MT 59873) with any comments or concerns that you have regarding the proposed "Moe" minor subdivision. These comments will be reviewed by the Sanders County Planning staff and addressed in their comments and recommendations to the Sanders County Commissioners.

Please reply within a month. If you need any additional information or have any questions regarding this project, please contact me as soon as possible.

Thank you for your assistance,

Katherine Maudrone
Katherine Maudrone
Planner/Project Manager
Mountain Plains, LLC

Enclosed: One copy of the proposed minor subdivision plat

Katherine Maudrone

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@mtnplains.com>
To: Cassidy, Michael
Sent: Thursday, November 7, 2024 11:43 AM
Subject: Relayed: Subdivision Request for Comment

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[Cassidy, Michael \(Michael.Cassidy@northwestern.com\)](mailto:Michael.Cassidy@northwestern.com)

Subject: Subdivision Request for Comment



**Subdivision
Request for Co...**



Mountain Plains LLC
108 Pearl Street/PO Box 324, Thompson Falls, MT 59873

June 17, 2025

Michael Cassidy/Northwestern Energy
PO box 4467
Missoula, MT 59806

RE: "Moe" Minor Subdivision request for comment

To Whom It May Concern:

Mountain Plains, LLC is currently processing a two-lot minor subdivision of Tract 1 of Certificate of Survey 455 in the SW1/4 of Section 17, Township 21 North, Range 29 West, P.M.M., Sanders County, Montana. This subdivision is located west of Thompson Falls, approximately 0.8 miles up Dry Creek Rd., with established accesses off Dry Creek Rd. and Country Club Ln. Currently there are 2 single-family residential dwellings with individual wastewater systems and connected to Woodside Park Public Water System. This division will result in disconnect from the water system and drilling a shared well.

Please review the enclosed attachment and provide Mountain Plains, LLC (P.O. Box 324, Thompson Falls, MT 59873/kmaudrone@mtnplains.com) and the Sanders County Planning Department (Attn. Chris McComas, Director Land Services, P.O. Box 519, Thompson Falls, MT 59873) with any comments or concerns that you have regarding the proposed "Moe" minor subdivision. These comments will be reviewed by the Sanders County Planning staff and addressed in their comments and recommendations to the Sanders County Commissioners.

Please reply within a month. If you need any additional information or have any questions regarding this project, please contact me as soon as possible.

Thank you for your assistance,

Katherine Maudrone

Katherine Maudrone
Planner/Project Manager
Mountain Plains, LLC

Enclosed: One copy of the proposed minor subdivision plat

Katherine Maudrone

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@mtnplains.com>
To: Zachary.Farley@mt.gov
Sent: Thursday, November 7, 2024 11:45 AM
Subject: Relayed: Subdivision Request for Comment

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

Zachary.Farley@mt.gov (Zachary.Farley@mt.gov)

Subject: Subdivision Request for Comment



Subdivision
Request for Co...



Mountain Plains LLC
108 Pearl Street/PO Box 324, Thompson Falls, MT 59873

June 17, 2025

Zach Farley/Wildlife Biologist
Montana Fish, Wildlife & Parks
5427 MT Hwy 200
Thompson Falls, MT 59873

RE: "Moe" Minor Subdivision request for comment

To Whom It May Concern:

Mountain Plains, LLC is currently processing a two-lot minor subdivision of Tract 1 of Certificate of Survey 455 in the SW1/4 of Section 17, Township 21 North, Range 29 West, P.M.M., Sanders County, Montana. This subdivision is located west of Thompson Falls, approximately 0.8 miles up Dry Creek Rd., with established accesses off Dry Creek Rd. and Country Club Ln. Currently there are 2 single-family residential dwellings with individual wastewater systems and connected to Woodside Park Public Water System. This division will result in disconnect from the water system and drilling a shared well.

Please review the enclosed attachment and provide Mountain Plains, LLC (P.O. Box 324, Thompson Falls, MT 59873/kmaudrone@mtnplains.com) and the Sanders County Planning Department (Attn. Chris McComas, Director Land Services, P.O. Box 519, Thompson Falls, MT 59873) with any comments or concerns that you have regarding the proposed "Moe" minor subdivision. These comments will be reviewed by the Sanders County Planning staff and addressed in their comments and recommendations to the Sanders County Commissioners.

Please reply within a month. If you need any additional information or have any questions regarding this project, please contact me as soon as possible.

Thank you for your assistance,

Katherine Maudrone
Katherine Maudrone
Planner/Project Manager
Mountain Plains, LLC

Enclosed: One copy of the proposed minor subdivision plat



Region One
490 North Meridian Road
Kalispell, MT 59901
(406) 752-5501
REF # LA36-25
November 26, 2024

Mountain Plains, LLC
108 Pearl St,
Thompson Falls, MT 59873

RE: "Moe" Minor Subdivision

Dear: Katherine Madrone,

Thank you for the opportunity to comment on the proposed Moe Minor subdivision creating 2 residential <5 acre lots located off Dry Creek Rd in Thompson Falls, Montana. Montana's population is growing and rural areas such as Thompson Falls, are no exception. Increased development in rural areas has the potential to increase human-wildlife conflicts and impact local wildlife populations, which are economically, culturally, and socially important both locally and across our region.

If this subdivision is approved, we offer the following recommendations to help mitigate wildlife impacts and reduce wildlife-human conflicts:

Cumulative Effects:

The impact of any single subdivision or commercial development proposal can be small. However, the effects of subdivisions over time or the eventual cumulative effects of additional future developments can have significant impacts on wildlife use and movement. These cumulative effects should be considered in the design of the development, should it occur.

Big Game Winter Range Impacts:

This subdivision falls within the winter range of elk, mule, and white-tailed deer, which may have a significant impact on the population. Winter range is one of the most limiting habitat types for ungulates in NW Montana and vital to ungulate survival. Minimizing impacts to winter range to the extent possible, which includes keeping dogs away from wintering wildlife, is an important part of maintaining wildlife on the landscape. We address the rationale and science behind ungulate winter range concerns in our Big Game Range Recommendations for Subdivision Development

<https://fwp.mt.gov/binaries/content/assets/fwp/conservation/subdivisions-and-big-game-winter->

[range.final.pdf](#)) and propose Mountain Plains, LLC and Sanders County Planning Department review and implement these recommendations to the extent possible.

Development Considerations:

We recommend clustering lots and maintaining open “common areas” that are undeveloped. These undeveloped areas can both serve as wildlife habitat and maintain travel routes for wildlife moving through the area. Open areas not only provide benefits to wildlife, but also to the residents of the subdivision who can continue to enjoy the open space and wildlife it attracts. FWP’s Subdivision Recommendations (<https://fwp.mt.gov/conservation/living-with-wildlife/subdivision-recommendations>) provides additional information on how to minimize the impacts developments have on wildlife.

Wildlife Attractants/Wildlife Conflicts/Living with Wildlife

Providing residents with information regarding living with wildlife is important, and we recommend the guidelines discussed below be incorporated into the subdivision’s Covenants, Restrictions & Conditions to enable awareness and enforceability.

Mountain lions, bears, deer, elk, and other wildlife occupy all of northwestern Montana. Attractants often bring wildlife into conflict with people, possibly resulting in death of the animal, damage to property or endangering people living in the area. Future homeowners need to be aware that FWP cannot respond to all wildlife conflicts, and it is part of the homeowner’s responsibility to avoid such problems. The following recommendations will help minimize conflicts and, to the extent possible, be incorporated into Covenants, Restrictions and Conditions should the development move forward:

- a. Homeowners should be aware of the potential for vegetation damage by wildlife, particularly from deer feeding on lawns, gardens, flowers, ornamental shrubs, and trees. If planting vegetation occurs, we recommend protecting vegetation through the use of fencing, netting and repellents in order to avoid problems. Landscape plantings of certain species of native vegetation are less likely to suffer extensive damage by deer and elk. We recommend the informative publication, *Minimizing Deer Damage to Residential Plantings*, by the Montana State University Animal & Range Sciences Extension Service and available online at: <http://animalrange.montana.edu/documents/extension/minimizingdeerdamage.pdf>.
- b. Fruit-producing trees and shrubs should not be allowed as they attract bears. If present, they should be fenced with electric fencing to deter bears. All produce and fruit should be picked as soon as ripe and kept off the ground. Ripe or rotting fruit and vegetables attracts bears, deer, skunks, and other wildlife. To help keep wildlife such as deer and elk out of gardens, fences should be 8 feet or taller. Electric fencing for deer and elk should be a minimum of 8 feet, as well. An excellent guide on building and maintaining electric fence can be found on the FWP web site (<https://fwp.mt.gov/conservation/wildlife-management/bear/be-bear-aware>).

- c. Garbage should be stored either in secure, bear-resistant containers or indoors, preferably both, to avoid attracting wildlife such as bears and raccoons. If stored indoors, garbage cans may not be set out until the morning of garbage pickup and must be brought in no later than that same evening. If home sites are occupied seasonally or if the occupants are to be away from the household for 7 days or more, garbage from the home, other buildings, or containers must be removed from the property prior to their departure.
- d. Do not feed wildlife or offer supplements such as salt or mineral blocks, attractants, or bait for deer, elk, turkeys, or other wildlife. Feeding wildlife results in unnatural concentrations of animals that can lead to overuse of vegetation, disease transmission, property damage and other adverse effects. Such actions unnecessarily habituate wild animals to humans, which can be dangerous for both. It is against state law (MCA 87-6-216) to purposely or knowingly attract ungulates, bears, mountain lions or wild turkeys with supplemental food attractants (any food, garbage, salt block, hay, grain, or other attractant for game animals) or to provide supplemental feed attractants in a manner that results in "an artificial concentration of game animals that may potentially contribute to the transmission of disease or that constitutes a threat to public safety." Also, homeowners should be aware that deer, elk and turkeys may attract mountain lions and/or wolves to the area.
- e. Birdseed is an attractant to bears, deer, and turkeys. Use of bird feeders is not recommended from April 1 through November 30 for bears and not recommended year-long if turkeys are in the area. If used, bird feeders must be suspended a minimum of 10 feet above ground level (measured from bottom of catch plate), be at least 4 feet from any support poles or points and be designed with a catch plate located below the feeder and fixed such that it collects the seed knocked off the feeder by feeding birds. Hummingbird feeders should follow the same criteria.
- f. Pets at large, particularly dogs and cats, are a real threat to wildlife. Pets should be confined to the house, a fenced yard, or an outdoor kennel when not under the immediate control of the owner, and not allowed to roam. Under state law it is illegal for dogs to chase hoofed game animals (MCA 87-6-404). Keeping pets confined also helps protect them from predatory wildlife.
- g. Pet food should be stored indoors, in closed sheds, or in bear-resistant containers to avoid attracting wildlife such as bears, mountain lions, skunks, and other wildlife. When feeding pets, do not leave food outside overnight.
- h. Barbecue grills should be stored indoors. Keep all portions of the barbecues routinely clean. Food spills and smells on and near the grill attract bears and other wildlife.
- i. Fencing of lot boundaries is discouraged. If used, rail or smooth wire fences should not be higher than 40" at the top rail/wire and no lower than 18" at the bottom rail/wire in order to facilitate wildlife movement and help avoid animals becoming ensnared and killed by the fence or injuring themselves when trying to jump the fence. Please refer to the helpful booklet on wildlife-friendly fences available from FWP and online at:

https://fwp.mt.gov/binaries/content/assets/fwp/conservation/land-owner-wildlife-resources/a_landowners_guide_to_wildlife_friendly_fences.pdf.

- j. Compost piles and beehives can attract bears and should be fenced with electric fencing to prevent access or not allowed in the subdivision.
- k. Domestic animals such as horses, cattle, pigs, sheep, goats, llama, poultry, etc. (including those kept as 4H projects), can attract wolves, bears, mountain lions, and coyotes. Animals should be housed with this in mind, and livestock feeds, especially grain-related, must be fed in a manner that does not allow deer, elk or bears to have access to them.

There are additional suggestions for ways to minimize wildlife/human conflicts, including conflicts with bears in FWP's Fish and Wildlife Recommendations for Subdivision Development in Montana (link above).

Helpful Literature

FWP has valuable information on our website, and prints several brochures that can be useful in preventing or reducing human-wildlife conflicts. This information can be found on the FWP website at <https://fwp.mt.gov/conservation/living-with-wildlife>. We recommend Mountain Plains LLC Sanders County Planning Department review these documents and incorporate their recommendations to the extent possible in the covenants for the subdivision. These documents should also be provided to anyone who purchases property.

We appreciate the chance to review this proposal. If you have any questions, please feel free to contact Zack Farley, Thompson Falls area wildlife biologist at zachary.farley@mt.gov.

Sincerely,

Lee Anderson

Lee Anderson
Region 1 Supervisor
Montana Fish, Wildlife & Parks

Katherine Maudrone

From: postmaster@co.sanders.mt.us
To: sfielders@co.sanders.mt.us
Sent: Thursday, November 7, 2024 11:47 AM
Subject: Delivered: Subdivision Request for Comment

Your message has been delivered to the following recipients:

sfielders@co.sanders.mt.us

Subject: Subdivision Request for Comment



Subdivision
Request for Co...



Mountain Plains LLC
108 Pearl Street/PO Box 324, Thompson Falls, MT 59873

June 17, 2025

Sanders County Sheriff's Office
PO Box 910
Thompson Falls, MT 59873

RE: "Moe" Minor Subdivision request for comment

To Whom It May Concern:

Mountain Plains, LLC is currently processing a two-lot minor subdivision of Tract 1 of Certificate of Survey 455 in the SW1/4 of Section 17, Township 21 North, Range 29 West, P.M.M., Sanders County, Montana. This subdivision is located west of Thompson Falls, approximately 0.8 miles up Dry Creek Rd., with established accesses off Dry Creek Rd. and Country Club Ln. Currently there are 2 single-family residential dwellings with individual wastewater systems and connected to Woodside Park Public Water System. This division will result in disconnect from the water system and drilling a shared well.

Please review the enclosed attachment and provide Mountain Plains, LLC (P.O. Box 324, Thompson Falls, MT 59873/kmaudrone@mtnplains.com) and the Sanders County Planning Department (Attn. Chris McComas, Director Land Services, P.O. Box 519, Thompson Falls, MT 59873) with any comments or concerns that you have regarding the proposed "Moe" minor subdivision. These comments will be reviewed by the Sanders County Planning staff and addressed in their comments and recommendations to the Sanders County Commissioners.

Please reply within a month. If you need any additional information or have any questions regarding this project, please contact me as soon as possible.

Thank you for your assistance,

Katherine Maudrone
Katherine Maudrone
Planner/Project Manager
Mountain Plains, LLC

Enclosed: One copy of the proposed minor subdivision plat

Katherine Maudrone

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@mtnplains.com>
To: Zachary Epperson
Sent: Thursday, November 7, 2024 11:49 AM
Subject: Relayed: Request for Comment Letter

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[Zachary Epperson \(montanazach@yahoo.com\)](mailto:montanazach@yahoo.com)

Subject: Request for Comment Letter



**Request for
Comment Letter**



Mountain Plains LLC
108 Pearl Street/PO Box 324, Thompson Falls, MT 59873

June 17, 2025

Thompson Falls Rural Fire Chief
PO Box 698
Thompson Falls, MT 59873

RE: "Moe" Minor Subdivision request for comment

To Whom It May Concern:

Mountain Plains, LLC is currently processing a two-lot minor subdivision of Tract 1 of Certificate of Survey 455 in the SW1/4 of Section 17, Township 21 North, Range 29 West, P.M.M., Sanders County, Montana. This subdivision is located west of Thompson Falls, approximately 0.8 miles up Dry Creek Rd., with established accesses off Dry Creek Rd. and Country Club Ln. Currently there are 2 single-family residential dwellings with individual wastewater systems and connected to Woodside Park Public Water System. This division will result in disconnect from the water system and drilling a shared well.

Please review the enclosed attachment and provide Mountain Plains, LLC (P.O. Box 324, Thompson Falls, MT 59873/kmaudrone@mtnplains.com) and the Sanders County Planning Department (Attn. Chris McComas, Director Land Services, P.O. Box 519, Thompson Falls, MT 59873) with any comments or concerns that you have regarding the proposed "Moe" minor subdivision. These comments will be reviewed by the Sanders County Planning staff and addressed in their comments and recommendations to the Sanders County Commissioners.

Please reply within a month. If you need any additional information or have any questions regarding this project, please contact me as soon as possible.

Thank you for your assistance,

Katherine Maudrone
Katherine Maudrone
Planner/Project Manager
Mountain Plains, LLC

Enclosed: One copy of the proposed minor subdivision plat

F

**MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY/
LOCAL GOVERNMENT JOINT APPLICATION FORM**

PART I. GENERAL DESCRIPTION & INFORMATION

Name of proposed development: MOE MINOR

Location:
City: THOMPSON FALLS

County: SANDERS Geocode: _____

Legal description: SW 1/4 1/4 of Section 17 Township 21N Range 29W

Type of Review

- Division of Land, Boundaries Relocated, or Removal of Restrictions
- Condominiums/Townhomes/Mobile Homes/Recreational Vehicles
- Rewrite – No Boundaries Changing, Aggregation, Change of Use
- Modified Site Plan

Type of water supply system

- Individual well
- Individual surface water supply or spring
- Cistern
- Shared well (2 connections)
- Multiple-user (3-14 connections & < 25 people)
- Service connection to multiple-user system
- Service connection to public system
- Extension of public main
- New public system (15+ connections or serving 25+ people)

Descriptive Data

2 Number of lots
— Number of condominiums, townhomes, or spaces
4.95 Total acreage of lots being reviewed

Type of wastewater treatment system

- Individual wastewater treatment system
- Shared wastewater treatment system (2 connections)
- Multiple-user (3-14 connections & < 25 people)
- Service connection to multiple-user
- Extension of multiple-user main
- Service connection to public system
- Extension of public main
- New public system (15+ connections or serving 25+ people)

Indicate the proposed/existing use(s)

- Residential, single family
- Residential, multiple family
- Type of multiple family structure (e.g. duplex) _____
- Planned unit development
- Condominium/townhomes
- Mobile home park
- Recreational vehicle park
- Commercial or industrial
- Other (please describe)

Name of solid waste (garbage) disposal site: Thompson Falls

Designated representative, if any (e.g., engineer, surveyor)

I designate Simon Stonehocker of Mountain Plains, LLC
Print name Print Company Name

as my representative for purposes of this application.

Address: P.O. Box 324 Thompson Falls, MT 59873
Street or P.O. Box, City, State, Zip Code

Email: sstonehocker@mtplains.com Phone: 701-955-4892

Owner Name: Larry L Moe Gary L Moe
Signature of all owners of record Print name of owner (s)

Address: 5 Country Club Ln Thompson Falls Mt. 59873
Street or P.O. Box, City, State, Zip Code

Email: GGMTRike2011@gmail.com Phone: 360-852-1038

Date: 10-25-2024

Subdivision Review Fee Calculation Checklist

SUBDIVISION NAME: Moe Minor

EQ# 25-1477

Choose type of lots, water system, wastewater system, nondegradation, and other components as necessary

TYPE OF LOTS

	Unit	Unit cost	Number of Units	Total (unit cost x no. of units)
Subdivision lot or parcel or townhouse	lot or parcel	\$160	2	\$320.00
Condominium, trailer court, RV campground unit or space	unit or space	\$60		\$0.00
Resubmittal fee - previously approved lot/boundaries not changed	lot or parcel	\$90		\$0.00

TYPE OF WATER SYSTEM

Individual or shared water supply system (existing/previously approved/proposed)	unit	\$110	1	\$110.00
Source-Specific Well Isolation Zone	well	\$250		\$0.00
Multiple user water system (non-public)	unit*	\$400		\$0.00
<i>*plus \$130 per hour for review in excess of 4 hours</i>	hour	\$130	If Required	To be invoiced
new distributing system	lineal foot	\$0.30		\$0.00
connection to distribution system	lot/unit	\$90		\$0.00
Public water system				
DEQ 1 or DEQ 3 Water System	component		per 17.38.106	To be invoiced
Connection to System (per 17.38.106)	lot/unit	\$90		\$0.00

TYPE OF WASTEWATER SYSTEM

Existing or Previously Approved systems	unit	\$90	2	\$180.00
New gravity fed system	drainfield	\$120		\$0.00
New dosed systems, elevated sand mound, ET systems, intermittent sand filter, ETA system, recirculating sand filter, recirculating trickling filter, aerobic treatment unit, nutrient removal, and whole house subsurface drip irrigation	design*	\$180		\$0.00
	drainfield	\$120		\$0.00
<i>*plus \$130 per hour for review in excess of 2 hours</i>	hour	\$130	If Required	To be invoiced
Gray water reuse, holding tanks, sealed pit privies, unsealed pit privies, seepage pits, waste segregation systems, experimental systems	unit*	\$120		\$0.00
<i>*plus \$130 per hour for review in excess of 2 hours</i>	hour	\$130	If Required	To be invoiced
New multiple user wastewater system (non-public)	unit*		Per Type Above	
<i>*plus \$130 per hour for review in excess of 4 hours</i>	hour	\$130	If Required	To be invoiced
new collection system	lineal foot	\$0.30		\$0.00
connection to system	lot/unit	\$90		\$0.00
Public wastewater system				
Treatment System	component		per 17.38.106	To be invoiced
Connection to System (per 17.38.106)	lot/unit	\$90		\$0.00

NONDEGRADATION

Nondegradation review - nonsignificance determinations				
individual/shared	drainfield*	\$70	2	\$140.00
<i>*plus \$130 per hour for review in excess of 2 hours</i>	hour	\$130	If Required	To be invoiced
multiple-user	lot/structure*	\$40		\$0.00
<i>*plus \$130 per hour for review in excess of 2 hours</i>	hour	\$130	If Required	To be invoiced
source specific mixing zone	drainfield	\$250		\$0.00
public	drainfield		If Required	To be invoiced

STORMWATER

Storm drainage plan review - DEQ-8 Simple plan review	project	\$130		\$0.00
Storm drainage plan review - DEQ-8 Standard plan review	project	\$220	1	\$220.00
	lot*	\$50	2	\$100.00
Stormwater Exceptions 17.36.310(6)(b) & (c) review	project	\$130		\$0.00

OTHER

Deviation from Circular	request*	\$250		\$0.00
<i>*plus \$130 per hour for review in excess of 2 hours</i>	hour	\$130	If Required	To be invoiced
Waiver from Rules	request*	\$250		\$0.00
<i>*plus \$130 per hour for review in excess of 2 hours</i>	hour	\$130		To be invoiced
Reissuance of original approval statement	request	\$70		\$0.00
Review of revised lot layout document	request	\$160		\$0.00
Municipal Facilities Exemption Checklist	request	\$120		\$0.00
<i>*plus \$130 per hour for review in excess of 30 minutes per lot</i>	hour	\$130	If Required	To be invoiced
Preparation of environmental impact statements/Eas/MEPA Exemptions	actual cost		If Required	To be invoiced
Review for compliance with ARM 17.30.718				
New Level 2 System Approval	approval*	\$900		\$0.00
<i>*plus \$130 per hour for review in excess of 6 hours</i>	hour	\$130	If Required	To be invoiced
Total Review Fee				\$1,070.00

Reviewer	Applicant		ELEMENT DESCRIPTION
Yes Missing NA	Initials	Page(s) in Report	
General			
	SS	1-5	Application form provided & signed by owner, plus contact info for consultant.
	SS	2	Filled out fee sheet & check made out to DEQ
	SS	4,5	Completed & signed copy of Part 4 Checklist
	SS	10	Vicinity Map Provided
	SS	8	Copy of plat or COS (or deed if aliquot parts or proposing Aggregation of lots)
	SS	79-82	4 copies of lot layout sheet(s); Facilities labeled as Existing or Proposed
	SS	15-19	Copy of any existing COSA for reviewed lot(s)
	NA		Floodplains shown on drawings & any applicable documentation provided (LOMAs)
Onsite Wastewater			
	SS	20-63	Copy of any existing WWTS permits for reviewed lot(s)
	SS	77-78	Proof of pumping for septic tanks within last 3 years, unless system less than 5 years old
	NA		Soil profile descriptions
	NA		Seasonal high groundwater addressed (results or letter indicating in process)
Non-degradation			
	NA		Nondegradation info IF new development proposed, if expansion of existing development proposed, or for change in use (residential to commercial, etc.)
Onsite Water			
	NA		Copy of any existing well logs for wells on reviewed lot(s), for wells sampled, & for wells used for hydraulic conductivity estimates
		64-68	Information about water quality, quantity & dependability (water tests & aquifer well logs)
Public Water or Sewer			
	NA		If extensions or connections to existing public water/wastewater proposed, "will serve" letter or copy of current bill from public facility owner if connected
Stormwater			
	SS	69-76	Stormwater drainage report & plans
Other documents			
	NA		Special Requests - Prior to full design (waivers, deviations, water availability analysis, non-degradation predetermination, etc.)
	NA		Sage Grouse documentation provided
	NA		Modified Site Plan
Copy of This checklist AND . (circle one) COMPLETE LETTER or INCOMPLETE LETTER sent on:			
REVIEWED BY: _____		AGENCY: _____	

Part IV SUBDIVISION CHECKLIST

Subdivision: _____

County: _____

E.Q. Number (provided by DEQ): _____

Date: _____

Please complete the checklist with your initials or N/A.

Applicant or Representative Initial or N/A	County Initial or N/A	DEQ Initial or N/A	Question	Refer to ARM 17.36 Subsections	Reviewer's Comments
NA			1. Have deviation or waiver requests been submitted with appropriate fees?	17.36.601	
			2. Is check included with correct fee?	17.36.103 and 17.36.802	
SS			3. Is application included with owner's signature/address/phone/date?	17.36.102	
SS			4. Is legible copy of Preliminary Plat or COS included?	17.36.103	
SS			5. Is legal description included on the Preliminary Plat or COS?	17.36.103	
SS			6. Are all lots described on survey being reviewed and any exclusions clearly stated on Preliminary Plat or COS?	17.36.103, 17.36.605	
NA			7. Are state letters of approval included (DNRC water rights permit, Groundwater discharge permit, public water etc.?)	17.36.103	
NA			8. Is local health officer approval included?	17.36.103, 17.36.106, 17.36.108	
NA			9. Are Planning Board or County Commissioner comments included?	17.36.103(1)(l)	
SS			10. Is a clear copy of USGS or other topo map included to show ground slope of property?	17.36.103 and 17.36.322 - subsurface wastewater treatment system (SWTS); 17.36.310 - stormwater;	
SS			11. Are 4 copies of lot layout included with the subdivision name on each?	17.36.103, 17.36.104, 17.36.112	
SS			12. Is all required information (e.g., scale, legend, north arrow, etc.) included on the lot layout?	17.36.104	
NA			13. Are locations of water and sewer lines (extensions and connections) shown?	17.36.104	
NA			14. Are on-site sewer systems designed in conformance with DEQ 4?	17.36.320	
SS			15. Is the slope given for drainfield areas?	17.36.104, 17.36.322	
SS			16. Is sewage treatment system type allowed?	17.36.321	
SS			17. Are drainfield replacement areas shown?	17.36.104	
SS			18. Are minimum setback requirements met?	17.36.323	
NA			19. Are soil pits (test holes) labeled, and adequate soil pit data provided?	17.36.104, 17.36.325	
SS			20. Are sewage system agreements, easements, O & M plan addressed?	17.36.122	
NA			21. Is information to verify depth to seasonal high ground water or bedrock provided?	17.36.325	
NA			22. If conducted, does perc test value(s) correspond to soil type?	17.36.325	
NA			23. Is gray water reuse system proposed?	17.36.319	
SS			24. Is adequate water supply quantity substantiated?	17.36.103, DEQ 20	
NA			25. Are water quality analyses (nitrate, nitrite, specific conductivity, and bac-T (for existing wells) provided, along with well log and well location?	DEQ 20	
NA			26. Is existing well constructed as per the standards of the time (depth of casing, depth of grout etc. .)	DEQ 20	

Applicant or Representative Initial or N/A	County Initial or N/A	DEQ Initial or N/A	Question	Refer to ARM 17.36 Subsections	Reviewer's Comments
NA			27. Will alternative water supply be used (cistern, spring)?	DEQ 20	
SS			28. Is nondegradation addressed and supporting data to determine background water quality, hydraulic conductivity and hydraulic gradient provided?	17.36.103, 17.36.124, 17.30.501-518, 17.30.715	
SS			29. Is nitrate level at end of mixing zone < 5 ppm (< 7.5 ppm, if level 2 provided), and phosphorous breakthrough > 50 years <u>and trigger analysis for n and p</u> addressed?	17.36.103, 17.36.124, 17.30.715	
SS			30. Are all supporting legal documents included (shared users agreements easements, covenants, HOA water/sewer districts)?	17.36.103, 17.36.122, 17.36.310, DEQ 20	
SS			31. Is a copy of the local septic permit (if issued) for an existing septic system provided?	17.36.327	
SS REPENDENT			32. Is a septic pumper's report stating an existing septic tank has been pumped within the last 3 years provided?	17.36.327	
SS REPENDENT			33. Is evidence demonstrating proper hydraulic functioning of an existing septic system provided?	17.36.327	
NA			34. Are wells, drainfields and/or mixing zones within 100 ft perimeter outside of subdivision boundaries shown?	17.36.103, 17.36.104	
NA			35. Is proposed subdivision within 500 feet of public water supply and/or sewer system?	17.36.123	
NA			36. Is authorized statement to connect to existing public water and/or sewer system and statement of adequate capacity provided?	17.36.123	
NA			37. Is existing public water system approved by DEQ and PWS # provided?	17.36.123	
NA			38. Do appropriate water rights exist for the public water connection?	17.36.123	
NA			39. Are subdivisions adjacent to state waters addressed?	17.36.124	
NA			40. Are plans and specs stamped and signed by PE?	17.36.121	
NA			41. Is letter from owner stating PE certification of construction and "as-builts" will be submitted included?	17.36.121	
NA			42. Are 100-year floodplain requirements met, and floodplains and drainages shown?	17.36.104, 17.36.323, 17.36.324	
SS			43. Is solid waste disposal addressed?	17.36.103, 17.36.120 (waste stored on-site)	
SS			44. Has storm water drainage been addressed?	17.36.310, DEQ 8	

Notes:

Applicant/representative: Name SIMON STONEHOCKER Signature  Date 3/19/2025
Enter Date Here

County reviewer: Name _____ Signature _____ Date _____

DEQ reviewer: Name _____ Signature _____ Date _____



Mountain Plains LLC
108 Pearl Street/PO Box 324, Thompson Falls, MT 59873
Phone: 406-827-2991

Project Introduction

“MOE MINOR”
EQ# 25-1477

Lot 1 and Lot 2

In Section 17, T.21N., R.29W., P.M.M.
SANDERS COUNTY, MT

GENERAL

This report is for a 2 lot minor subdivision, being submitted to DEQ for review to gain approval for two single family dwellings.

Current COSA

Peterson Re-Write, Certificate No. 45-86-S11-730, Tract 1, approved the 29th day of January, 1986, superseded Certificate No. 45-78-K1824 dated the 26th day of December, 1979. Approval conditions include, 5.00-acre parcel, one single-family dwelling, one individual water system, disconnection of an existing public water supply connection, and one individual sewage treatment system with absorption area of 275 square feet per bedroom. COSA notes the system is existing and approved the existing system and a replacement area. Storm drainage was not specified.

Buildings

The buildings, houses, and driveways, on the property are existing. One single family house on each lot, with a few outbuildings. Nothing new to be constructed.

Septic

The two septic systems are permitted by the county and are both located on proposed lot 2. The septic for lot 1 is a replacement system per county permit 01-015, and will need necessary easements for access and maintenance. The septic for lot 2 is new per county permit 01-016. Both have non-deg information included in county permits.

Water Supply

We are proposing a shared well with necessary easements. The houses are currently connected to the Woodside Park PWS and that connection will be disconnected if this division is approved.

Stormwater

There are two existing driveway approaches off of the county road and are permitted. As per the lot layout, all additional storm water will be kept on the property. The natural grade of the property flows generally northerly, and some northeasterly. Grades are relatively flat with a 10% grade dropping to the north, near the lot line between the two lots. Mostly undeveloped woodland and grass landscape aside from the roads and buildings.

Stormwater will be captured in retention swales, and directed there by natural flow of the land. Additional stormwater from driveway on lot 1 will be conveyed by roadside ditches swale. One 12' culvert will need to be installed. Stormwater from driveway in lot 2 will be collected in retention ditches along side and the remaining will flow towards swales. The land naturally flows water away from drain fields and houses.

Solid Waste

Solid waste disposal is available through private collector, or self hauled to roll-off site on MT highway 200 east of Thompson Falls.

CERTIFICATE OF SURVEY

A PORTION OF THE S.W. 1/4, SECTION 17, T. 21 N., R. 29 W., P.M.M.
MAY, 1979
SANDERS COUNTY, MONTANA

SCALE: 1" = 100'



CLIENT: C.D. PETERSON
NORON, MONTANA

- DEPOSITS DOCUMENTED COMPLETES (CEN-57-58-59)
- DEPOSITS 51" DIA. PIPES (UNREGISTERED)
- MARKED QUARTER CORNERS (SPT)

PURPOSE: A SURVEY CREATING A TRACT OF LAND FOR AN "OVERSICURE SALE".



OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PURCHASE FOR THIS DIVISION OF LAND IS TO TRANSFER OWNERSHIP OF THE PARCEL DESIGNATED AS TRACT I, AS AN OVERSICURE SALE, FURTHERMORE, I CERTIFY THAT I AM ENTITLED TO USE THIS EXEMPTION IN THAT I AM IN COMPLIANCE WITH ALL CONDITIONS IMPOSED IN THE USE OF THIS EXEMPTION; THEREFORE, THIS DIVISION OF LAND IS EXEMPT FROM REGISTRATION PURSUANT TO SECTION 17-2862 (5)(C) RCMA 1947.

STATE OF MONTANA
COUNTY OF SANDERS (S.A.)
ON THIS DAY OF JULY, 1979, BEFORE ME, THE UNDERSIGNED, A Notary Public for the State of Montana, personally appeared _____ known by me to be the person whose name is subscribed to the above instrument and acknowledged to me that he executed the same in the presence and hearing of the witness whose name and address are written hereon, and signed by me and attested my Notarial Seal the day and year of this certificate first above written.

Notary Public for the State of Montana
Residing at _____
My Commission Expires _____

DESCRIPTIONS

TRACT-1

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 29 WEST, RANGE 29 WEST, SANDERS COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 17, T. 21 N., R. 29 W., N. 89° 47' 59" E. 200 FEET AND N. 41° 15' 39" E. 433.90 FEET, THENCE EAST 353.95 FEET, THENCE S 9° 50' 10" W. 615.76 FEET, THENCE S 87° 07' 33" W. 357.50 FEET TO THE POINT OF BEGINNING, CONTAINING (500) ACRES.

REMAINDER

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 29 WEST, SANDERS COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 17, T. 21 N., R. 29 W., N. 89° 47' 59" E. 200 FEET, THENCE N. 41° 15' 39" E. 433.90 FEET, THENCE N 87° 07' 33" E. 357.50 FEET TO THE POINT OF BEGINNING, THENCE N 19° 50' E. 615.76 FEET, THENCE EAST 703.84 FEET, THENCE SOUTH 609.98 FEET, THENCE N 81° 36' 56" W. 191.51 FEET, THENCE WESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 891.62 FEET AND A CENTRAL ANGLE OF 119° 53', A DISTANCE OF 165.41 FEET, THENCE S 87° 07' 33" W. 504.68 FEET TO THE POINT OF BEGINNING, CONTAINING (10.27) ACRES.

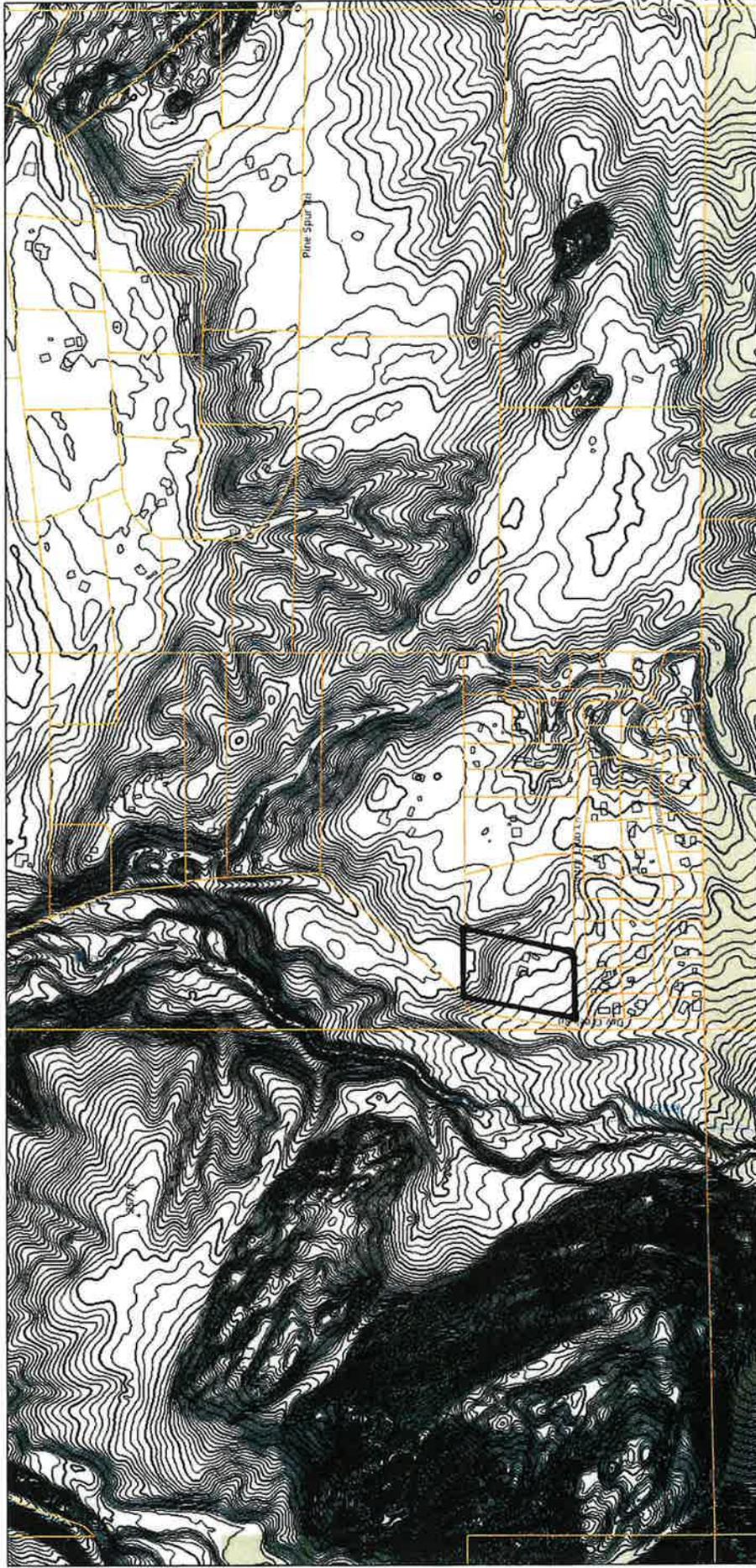
Surveyor's Certificate

DORLAND H. WILSTER
MONTANA REG. LAND SURVEYOR
REG. NO. 4130 S

S	T	R
17	21 N	29 W



Montana Lidar Viewer



2/24/2025, 9:02:54 AM

- Counties
- Parcels
- Lidar Building Footprints

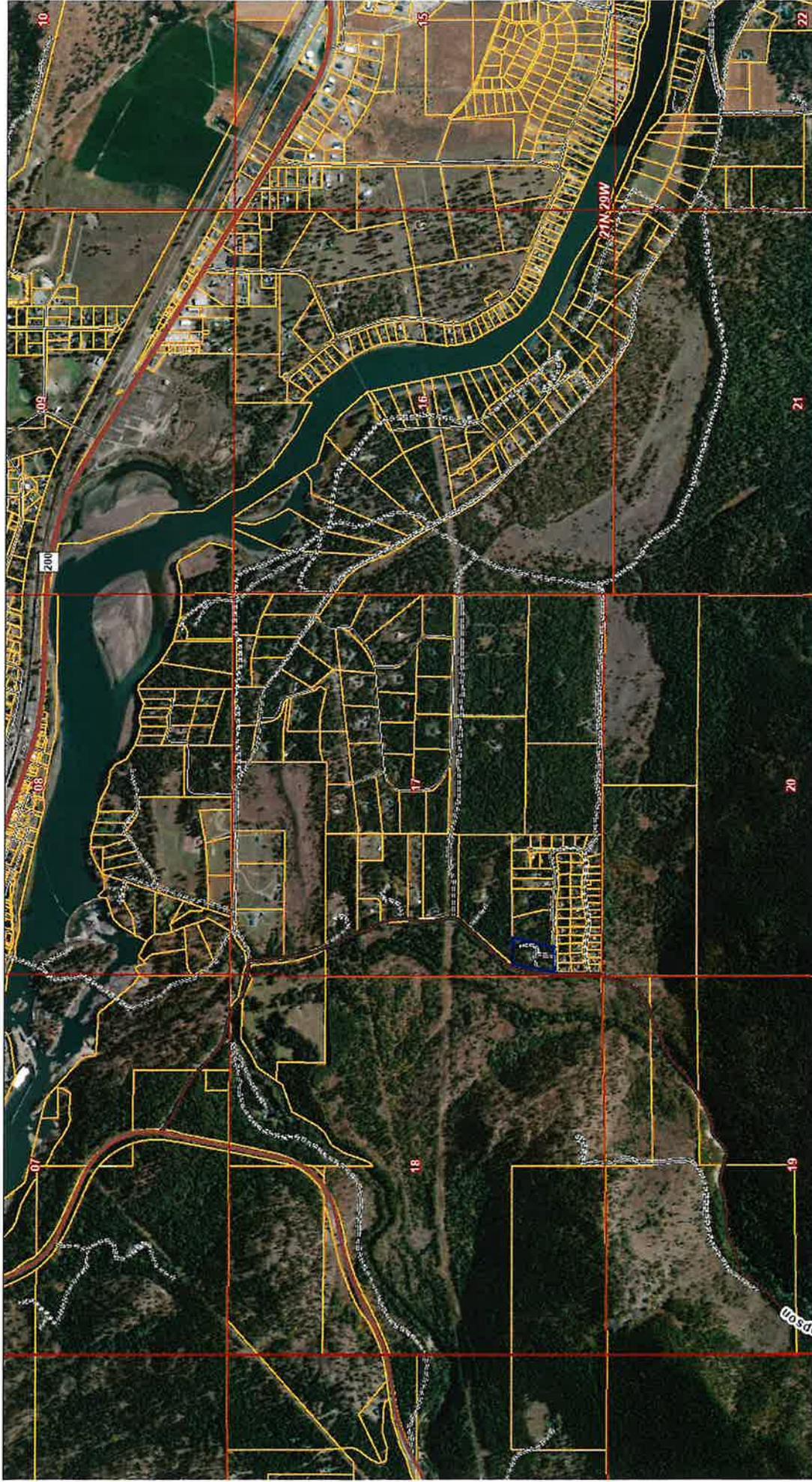
1:9,028



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Montana State Library, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SaleGraph, GeoTechnologies, Inc, METI/ NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

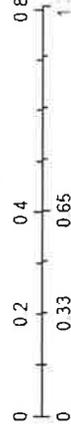
Montana State Library - Montana Lidar Viewer Application
Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Montana State Library, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SaleGraph, GeoTechnologies, Inc, METI/ NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS | Montana State Library, USGS (NED)

MOE MINOR SUBDIVISION VICINITY MAP



7/2024, 8:28:12 AM

1:24,070



Meter

**MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY
Pre-Application Meeting**

Name of proposed development: Moe Minor

Location:

City: Thompson

County: Sanders Geocode: 35-3091-17-3-01-21-0000

Legal description: S17, T21 N, R29 W, PLAT S IN NWSWSW 5 AC

of Section 17 Township 21N Range 29W

Date Requested: _____ Date Scheduled: 10/24/2024

Time Meeting Began: 10:00 am Time Meeting Ended: 11:00 am

Attendees

Owner (name/address/email/phone): Gary Moe

Owner's Consultant (name/address/email/phone): Mountain Plains, LLC

Reviewing Agent (DEQ/County): DEQ

Items Discussed:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Onsite Water | <input checked="" type="checkbox"/> Storm Drainage |
| <input checked="" type="checkbox"/> Onsite Wastewater | <input type="checkbox"/> Legal Documents (easements, user agreements) |
| <input type="checkbox"/> Public Water or Wastewater | <input checked="" type="checkbox"/> Review Timelines/Procedure |
| <input checked="" type="checkbox"/> Forms (application, fees, lot layout) | <input checked="" type="checkbox"/> Lot History |
| <input type="checkbox"/> Other Approvals (Board of Health, DNRC, Platting, Sage Grouse, Discharge Permits, DPHHS, MDT) | <input checked="" type="checkbox"/> Physical Constraints (groundwater monitoring, flood plain) |
| <input checked="" type="checkbox"/> Nondegradation | |

Attached: Drawing Well Log Plat/COS Current COSA EQ# 45-86-S11-730, Tract 1

Summary: Minor subdivision of existing approved parcel into two parcels. Owner plans to retain currently approved drainfield, a drainfield approved by Sanders County, and a shared well. PWS connection will be discontinued. A new COSA will supersede the previous approval. The minor subdivision will require not require public hearing per the Platting Act so the sanitation approval can be issued when preliminary plat approval is issued by Sanders County and DEQ Sanitation Act requirements are met.

Current Approval

Peterson Re-Write, Certificate No. 45-86-S11-730, Tract 1, approved the 29th day of January, 1986, superseded Certificate No. 45-78-K1824 dated the 26th day of December, 1979. Approval conditions include, 5.00-acre parcel, one single-family dwelling, one individual water system, disconnection of an existing public water supply connection, and one individual sewage treatment system with absorption area of 275 square feet per bedroom. COSA notes the system is existing and approved the existing system and a replacement area. Storm drainage was not specified.

Current Conditions

There are currently two living units served by a shared PWS connection and two permitted wastewater systems. Sanders County permit 01-015 was issued for replacement of the existing approved wastewater system for the existing living unit. Heavy equipment was driven onto the drainfield during utility installation and destroyed the drainfield. Sanders County permit 01-016 was issued for the new wastewater system for a second living unit.

The Woodside Park PWS is reportedly aware of both living units and currently charging two water service fees. The connection will be disconnected when subdivision occurs. Additionally, the connection is not part of the Woodside Park PWS service area and current system conditions and future improvements do not specifically allow this connection.

Notice: Attending a pre-application meeting does not, in any way, guarantee the applicant to a water right, nor does the meeting guarantee pre-approval of the resulting application. Application will be reviewed in accordance with the rules in place at the time of receipt.

Wastewater

Review of the wastewater systems would include ARM 17.36.112(1) for the permitted and originally approved (and replaced) system, and ARM 17.36.112(2) for the additional permitted system. These rules essentially verify the design and function of the systems. ARM 17.36.112(2) references 112(1).

The drainfield serving the current Gripp residence is currently located on the proposed "Moe" parcel. Easement to the drainfield will be required per ARM 17.36.122(4). Additionally, the drainfields, or just the replacement area, may be relocated onto the "Gripp" parcel during the project with required field work and documentation.

Water Supply

A shared well will be proposed. Circular DEQ 20 and ARM Title 17, chapter 36 must be used for data collection and submittal. Generally, this includes a simple design report per the circular and documentation showing the proposed well will have adequate quality, quantity, and dependability. Easement to the well will be required per ARM 17.36.122(4) and a shared well agreement will be required per ARM 17.36.122(5).

There has been discussion of drilling a test well in advance of issuing the sanitation approval. Test wells are allowed, which if constructed correctly are normally intended to be used as the drinking water supply. A test well can be considered after preliminary plat approval is received and with submittal of a lot layout showing all required setbacks can be met in the proposed location, and a permit from Sanders County.

Non-Degradation

The permitted and originally approved (and replaced) system is not subject to nondegradation review if original conditions were maintained (system serves one living unit) because the original sanitation approval was issued before April 29, 1993. The additional living unit is subject to nondegradation review. Sanders County completed a nondegradation analysis so this information can be provided in the submittal.

Storm water

Stormwater is subject to Circular DEQ 8, either a standard plan or a simplified plan.

County Road driveway approaches have already been permitted. Relative to storm drainage, the intersection of driveways with the County Road or a subdivision road will need to be assessed for storm drainage impacts. Circular DEQ 8 allows a minimum 12-inch diameter culvert for simplified plans. County culvert specifications can also be used for these intersections.

Deviations and Waivers

Deviations are allowances for conditions that do not meet circular requirements. Waivers are allowances for conditions that do not meet administrative rule requirements. Waivers can only be considered if the rule specially states waiver is possible. There are times when a deviation or waiver could require variance from local rules. If a local variance is required, this must occur before submitting the deviation or waiver. The reason is the DEQ is the appellate for local variance denial.

Fees

The on-line fee sheet (excel) must be used for submittal of fees. DEQ staff can provide input when finalizing fees.

File Review Assignment

File review will be assigned by a DEQ section supervisor. Projects are assigned according to reviewer workload and availability, and whether or not the file requires review by a professional engineer.

Other Information

EQ # Assigned by DEQ: EQ#25-1477

Notice: Attending a pre-application meeting does not, in any way, guarantee the applicant to a water right, nor does the meeting guarantee pre-approval of the resulting application. Application will be reviewed in accordance with the rules in place at the time of receipt.

DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES



TED SCHWINDEN, GOVERNOR

COGSWELL BUILDING

STATE OF MONTANA

HELENA, MONTANA 59620

February 13, 1986

Conrad Peterson
Box 36
Noxon, Montana 59853

Re: Peterson Re-Write
Sanders County
45-86-S11-730

Dear Mr. Peterson:

The plans and supplemental information relating to the water supply, sewage and solid waste disposal facilities for the above-referenced division of land have been reviewed as required by Section 76-4-101 through 76-4-131, MCA and have been found to be in compliance with that act.

Two copies of the certificate of subdivision plat approval are enclosed. The original is to be filed with the plat at the office of the county clerk and recorder. The duplicate is for your personal records.

Your copy is to inform you of the conditions of this approval. (Please note that you have specific responsibilities according to the plat approval statement, primarily with regard to informing any new owner as to inherent limitations which have been imposed.) Since this property is in Sanders County, the Sanders County Health Department must be contacted before any water supply or sewage systems are either installed or modified.

If you have any questions, please contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Steven L. Pilcher".

Steven L. Pilcher, Chief
Water Quality Bureau
Environmental Sciences Division

SLP

COS I

(406) 799-7012 [unclear]

STATE OF MONTANA
DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
CERTIFICATE OF SUBDIVISION PLAT APPROVAL
(Section 76-4-101 through 76-4-131, MCA)

To: County Clerk and Recorder
Sanders County
Thompson Falls, Montana

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as

Tract 1

A tract of land located in the SW $\frac{1}{4}$ of Section 17, T 21 N, R 29 W, P.M.M., Sanders County, Montana and more particularly described as follows:

From the SW corner of said Section 17, N 89°47'59" E, 20.0 feet; and N 4°11' E, 669.85 feet to the point of beginning; thence N 9°50" E, 633.90 feet; thence East, 353.95 feet; thence S 9°50' W, 615.76 feet; thence S 87°07'33" W, 357.50 feet to the point of beginning and containing 5.0 acres.

Remainder

A tract of land located in the SW $\frac{1}{4}$ of Section 17, T 21 N, R 29 W, P.M.M, Sanders County, Montana and more particularly described as follows:

From the SW corner of Section 17, N 89°47'59" E, 20.0 feet; thence N 4°11' E, 669.85 feet; thence N 87°07'33" E, 357.50 feet to the point of beginning; thence N 9°50' E, 615.76 feet; thence East, 703.84 feet; thence South 609.98 feet; thence N 81°36'56" W, 141.51 feet; thence westerly along a curve to the left with a radius of 841.62 feet and a central angle of 11°15'39", a distance of 165.41 feet; thence S 87°07'33" W, 504.68 feet to the point of beginning and containing 10.27 acres of land.

consisting of 2 parcels have been reviewed by personnel of the Water Quality Bureau, and,

THAT the documents and data required by Section 76-4-101 through 76-4-131, MCA 1979 and the rules of the Department of Health and Environmental Sciences made and promulgated pursuant thereto have been submitted and found to be in compliance therewith, and,

THAT approval of the Certificate of Survey (COS) is made with the understanding that the following conditions shall be met:

THAT the parcel size as indicated on the COS to be filed with the county clerk and recorder will not be further altered without approval, and,

THAT each parcel shall be used for one single-family dwelling, and,

THAT the domestic water supply for the Remainder will be provided by Woodside Park Homeowners water system, owned and operated by the Woodside Park Homeowners Association, a non-profit corporation organized under the Montana Non-Profit Corporation Act, and,

THAT the individual water system for the "Tract 1" will consist of a well drilled to a minimum depth of 25 feet constructed in accordance with the criteria established in Title 16, Chapter 16, Sub-Chapters 1, 3 & 6 ARM and the most current standards of the Department of Health and Environmental Sciences, and,

THAT data provided indicates an acceptable water source at a depth of 129 feet, and,

THAT the individual sewage treatment system will consist of a septic tank and subsurface drainfield of such size and description as will comply with Sanders County Septic System Regulations and Title 16, Chapter 16, Sub-Chapters 1, 3 & 6 ARM, and,

THAT each subsurface drainfield shall have an absorption area of sufficient size to provide 275 square feet per bedroom, and,

THAT the bottom of the drainfield shall be at least four feet above the water table, and,

THAT no sewage treatment system will be constructed within 100 feet of the maximum highwater level of a 100 year flood of any stream, lake, watercourse, or irrigation ditch, nor within 100 feet of any domestic water supply source, and,

THAT water supply and sewage treatment systems will be located as shown on the approved plans, and,

THAT plans for the proposed water and individual sewage treatment systems will be reviewed and approved by the Sanders County Health Department before construction is started, and,

THAT the developer shall provide each purchaser of property with a copy of the COS, approved location of water supply and sewage treatment system and a copy of this document, and,

THAT the Sanders County Health Officer or Sanitarian shall be notified when a sewage treatment system is constructed for an inspection of the installation of the sewage treatment system, and,

THAT instruments of transfer for this property shall contain reference to these conditions, and,

THAT departure from any criteria set forth in the approved plans and specifications and Title 16, Chapter 16, Sub-Chapters 1, 3 & 6 ARM when erecting a structure and appurtenant facilities in said subdivision without Department approval, is grounds for injunction by the Department of Health and Environmental Sciences, and,

Page 3
Sanders County

THAT this Certificate supercedes Certificate No. 45-78-K1824 dated the 26th day of December, 1979, and all previous copies should be marked superceded or removed from files.

YOU ARE REQUESTED to record this certificate by attaching it to the COS of said subdivision filed in your office as required by law.

DATED this 29th day of January, 1986.

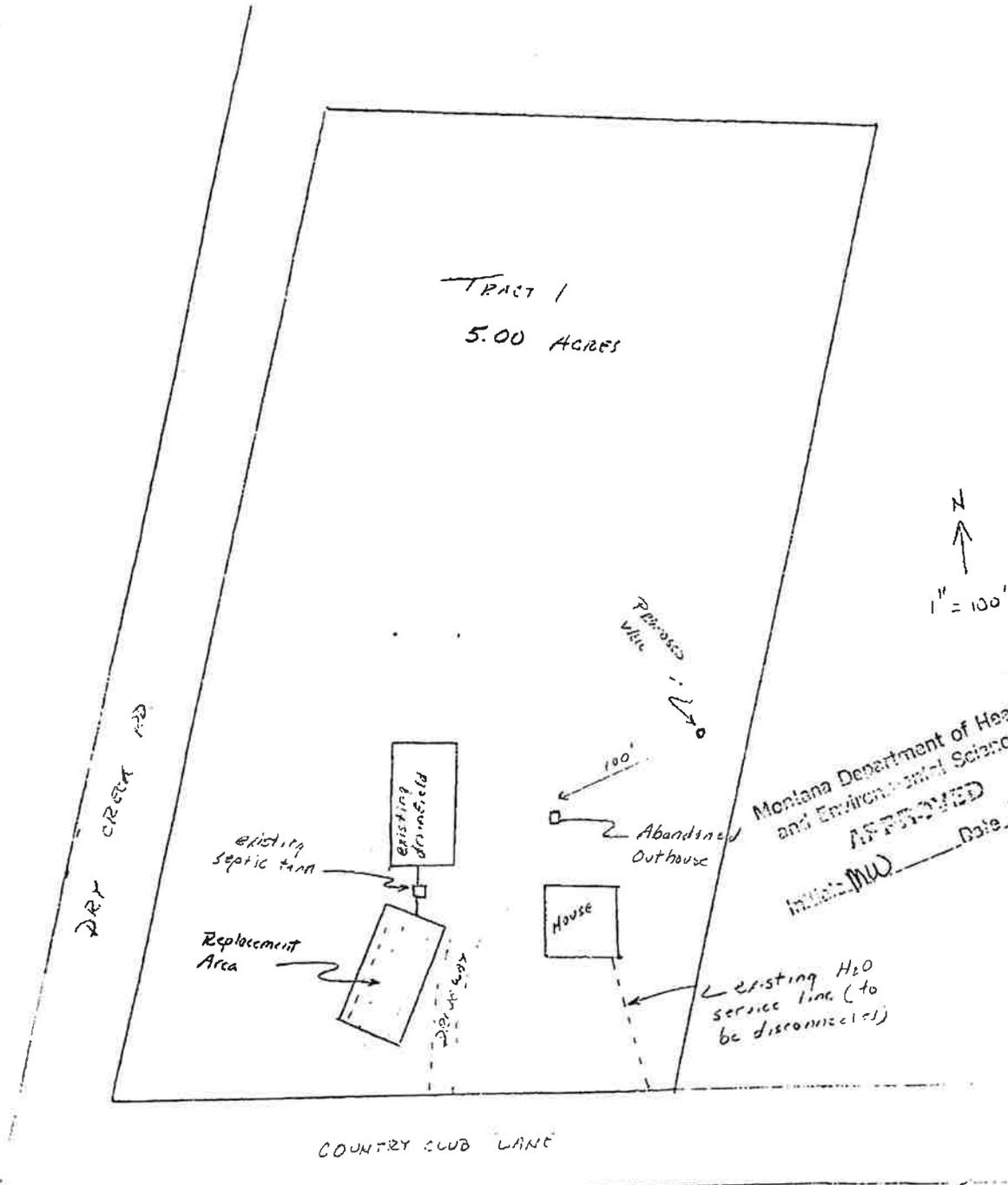
JOHN J. DRYNAN, M.D.
DIRECTOR

By:

for Michelle White
Steven L. Pilcher, Chief
Water Quality Bureau
Environmental Sciences Division

Reviewed & approved by:

David L. Ohler
David L. Ohler, R.S.
Sanders Co. Health Dept.



Montana Department of Health
and Environmental Sciences

APPROVED

Date 2/11/86

Initial MW

RECEIVED

FEB 23 1986

MONTANA DEPT. OF HEALTH
& ENV. SCIENCES
WATER QUALITY BUREAU

Formulas

* means usually constant

Nitrates

$$T = \frac{Q/s \times \text{factor}}{7.48} \frac{25}{1} \times 1500 \times 0.134 \times 0.1$$

$$K = \frac{T}{b}$$

$$K = \frac{503}{}$$

$$i = \frac{.005}{}$$

$$* D = 16.4$$

$$w = \frac{14}{}$$

$$L = \frac{200}{}$$

$$Ng = \frac{0.08}{}$$

$$* Nr = 1$$

$$* Ne = 50$$

$$* \#1 = \frac{1}{}$$

$$Qf = 26.7$$

$$P = \frac{.007}{}$$

$$I = 0.20$$

Water Budget Calcs

$$W = (0.175) (L) + w = 49$$

$$Am = D \times W = \frac{804}{}$$

$$As = W \times L = \frac{9800}{}$$

$$Qg = K i Am = 2022$$

$$Qr = As p I = 14$$

$$Qe = \#1 Qf = 27$$

$$Q1 = Qg + Qr + Qe = 2063$$

$$Nt = \frac{Ng Qg + Nr Qr + Ne Qe}{Q1} = \frac{162 + 14 + 1335}{2063} = 0.73$$

$$Nt =$$

Phosphorous

$$Lg = \underline{\hspace{2cm}}$$

$$L = \underline{\hspace{2cm}}$$

$$W = \underline{\hspace{2cm}}$$

$$B = \underline{\hspace{2cm}}$$

$$D = \underline{\hspace{2cm}}$$

$$T = \underline{\hspace{2cm}}$$

$$* Sw = 100$$

$$* Pa = 200$$

$$\#1 = \underline{\hspace{2cm}}$$

$$* P1 = 6.44$$

$$X = 1E+6$$

> 1000'

Equation

$$Pt = (P1) (\#1)$$

$$W1 = (L) (W) (B) (Sw)$$

$$W2 = (Lg) (D) (T) (Sw)$$

$$P = (W1 + W2) (0.0002)$$

$$Bt = P/Pt$$

0.73
OK

Revised checklist for non-deg review

Rev 8-10-99

1. Well log

- 25 A. Q=pumping rate (N=Q)
- 1 B. s=drawdown (SWL-PWL) 19-20 (N=s)
- 1500 C. Confined (2000) vs. Unconfined (1500) (N=factor)
- 10 D. Aquifer thickness (N=B)

2. Review site eval-soils

- A. Depth of soil profile (P=B)
- B. Soil type (1.0 fine; 0.5 coarse) (P=T)

3. Lot layout

- A. Length of drainfield (N=w) (P=Lg, L)
(Perpendicular to gw flow)
- B. Width of drainfield (P=W)
- C. Configuration of drainfield
- D. Drainfield to surface water (P=D)

4. Hydraulic gradient

- A. How was it calculated
- B. Topo map, if required
- C. Scale of topo map
- D. Hydraulic gradient (conservative 0.001) (N=i)

5. Misc

- A. Background nitrates (N=Ng)
- B. Mixing zone (N=L)
- C. Precip from chart (feet/day) (N=P)
- D. Number of families on system (N=#1) (P=#1)

CFD

Sanders County

State of Montana

Heather Saint
POB 1994
Thompson Falls, Mt 59873
July 19, 2000



Dear Heather,
RE: Statton septic permit application

This parcel is adjacent to Woodside Park and connected into Woodside Park water supply system? Interesting.

Since this is a new and increased source, non-degradation calculations will need to be submitted.

Thank you.

Sincerely,

Janet L. Ivers, R.S.
Sanders County Sanitarian
Box 519
Thompson Falls, Montana 59873
(406) 827-6961
FAX (406) 827-4388

PC/Manford Statton, 5 Country Club Lane, Thompson Falls, Mt
59873
file:septic/ci/statton

8800 Replacement

AUG 7 2000

AS-BUILT SKETCH
AND
STATEMENT OF ACCURACY OF INSTALLATION

Land owner's name MANFORD STANTON
Permit number 01-015

I, Stan Hopkins, as the licensed installer for the
(Printed Name of Installer)
following system have constructed or altered the septic system of
the above noted parcel.

I do hereby declare that the EXACT specifications of the approved
permit issued have been followed. Accompanying this statement is
a copy of the lot layout to file in the Courthouse Environmental
Health office. This statement and the "as-built" sketch on the
back of this page or attached to this page shall be submitted to
the Environmental Health office within ten (10) days of
completion of the system.

Installer's Signature [Signature]

Installer's License Number TF-11

Completion Date of System 8-5-00

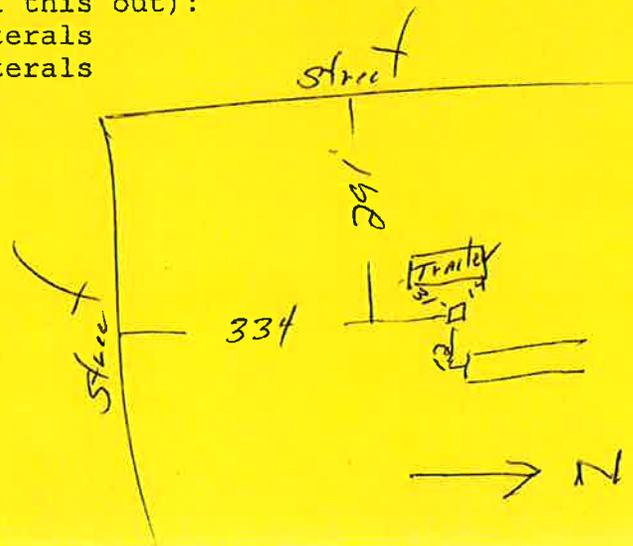
Checklist of as-built sketch:

- North arrow
- triangular measurements from two corners of house to tank access
- measurement of pipe from tank to D-box or manifold
- all parcel boundaries
- distance between the system and at least two parcel boundaries

Additional information needed (fill this out):

- 70 length of drainfield laterals
- 2 number of drainfield laterals
- 1000 volume of septic tank

file reg/as-builts form



PERMIT APPROVAL SPECIFICATIONS

Owner information:

Manford Statton
Name

5 Country Club Lane
Mailing address

Thompson Falls, mt
City

01-015
Permit Number

Replacement

17 21 29
S T R

7/28/00
Date submitted

7/31/00
Date Approved

7/31/01
Expiration Date

Permit specifications:

This permit is approved with the following specifications:

1000 gal size of tank

140 lf lineal feet of drainfield

(280 s.f) square feet of drainfield)

_____ any special design for the system. List design

specifications: Standard subsurface drainfield as per

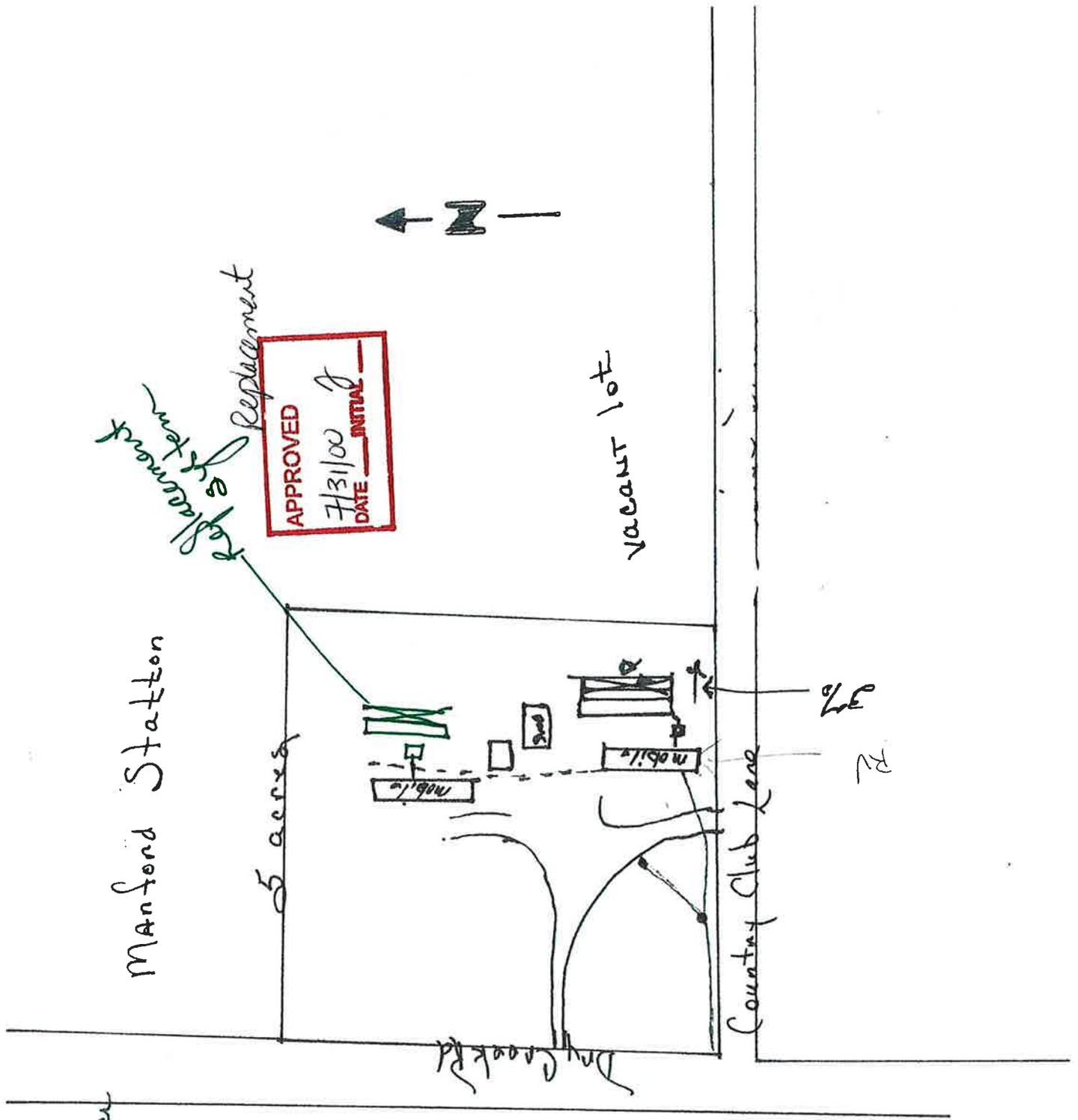
lot layout

J Initials of Sanitarian

10 scale

- underground power
- P-profile
- A - pipe
- o - spicota
- waterline

Woodside Park
Water System



Handwritten notes or a list, mostly illegible due to fading. Some words like "List" and "No." are faintly visible.



AUG 3 2000

8/4/00

Notification from Licensed Installer

The following information was given by the installer:

Stan Hopkins Installer's Name
Manford Statton Property owner's name
5 Country Club Lane (Dry Creek, TX) General location of system
#00-015 Permit number (found in upper right hand corner of permit)
827-9192 Phone number of installer
8A-5P Time installer can be reached at above phone number

The following information is regarding who took the message:

Thurs. 8-3-00 Date of notification
2 PM Time of notification
(CA) Initials of message-ee

Thank you. Please put this into the Sanitarian's box or in the Sanitarian's office.

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

1888

Sanders County

State of Montana

Sanders County Wastewater Treatment Regulations
Revision 1999



Name Manford Statton
Permit number 01-015 Replacement

The septic system permit has been granted for the owner of the indicated parcel. This is a reminder of some of the critical rules of the regulations, however, the landowner or the licensed installer, whoever is installing the system, is responsible for all of the current regulations.

1. The specification of the permit are to be followed exactly. Do not change any aspects of the system.
2. The permit is valid for one year from date of issuance.
3. The installer is to notify the Environmental Health office within three (3) working days of final cover. The information given is outlined in the current set of regulations.
4. Failure to notify the Environmental Health office is a violation and may jeopardize the installer's license.
5. The installer shall return the "as-built" to the Environmental Health office within 10 days of installation. The information in the "as-built" is listed in the current set of regulations. Failure to submit the "as-built" in a timely manner is a violation and may jeopardize the installer's license.
6. The permit is non-transferrable between property owners or site locations.
7. The Environmental Health office and/or Board of Health members have be given the right to inspect any time during the site evaluation or the installation of the system. According to the regulations, neither the Environmental Health office nor the Board of Health members have a duty to inspect any system, except in the case of a landowner installation (see #8 below). Random inspections will be performed.
8. According to the current set of Sanders County Wastewater Treatment Regulations, all landowner installed systems have a mandatory inspection by the Environmental Health office. Notification is the same as installer installed systems, and every effort will be made by the Environmental Health office to perform the inspection in a timely manner.

If there are any questions, please contact the Environmental Health office or a Board of Health member: Thank you.

SANDERS COUNTY
 SANDERS COUNTY
 Carol Turk, Treasurer
 PO Box 519
 Misc. Receipt

JUL 31 2000

Page: 1
 07-28-00
 14:01:31

Receipt #: A101 32794 Receipt \$: 50.00 Oper: T2
 Check #: 3821 Check \$ 50.00 Currency \$ 0.00 Coin \$ 0.00
 Receipt From: STAN HOPKINS TRUCKING Posting Date: 07-28-00
 Receipt Desc.: SEPTIC PERMIT

Receipt Type	Receipt \$	Fund	Account	For Internal Use			
				Cash Acct	Schl School Fund	Schl School Acct	Schl Offset
A101 1000	50.00	1000	341086	101000			

Sanders County Individual Wastewater Treatment System
Permit Application Revised Jun 1999

Part I. Owner information

Property owner name Manford Statton
Complete mailing address 5 Country Club Lane
(Include city and ZIP) Thompson Falls Mt. 59873
Telephone: Home 406-827-4719 Work _____

Part II. Fees

See most recent copy of fee schedule (attached).

Part III.

If permit is to be sent to someone other than property owner:

Name Stan Hopkins
Mail PO Box 1505 9
Thompson Falls MT 59873

Part IV. Statement of accuracy and permission to inspect

I, Manford Statton, as the owner of the parcel of land described within the permit, have completed the permit application of Sanders County Individual Wastewater Treatment Systems. I also do hereby declare that the information provided was to the best of my knowledge. I acknowledge that the County Sanitarian and/or the Board of Health member(s) is\are hereby empowered and authorized to enter upon my private property for the purpose of inspecting a system that treats, discharges, or disposes of wastewater to determine compliance with these regulations.

Manford Statton
Printed name of owner

Manford Statton
Signature of owner

6/26/00
Date

Part IV. Parcel/Lot description

Legal description S 17 T 21 R 29

Tax Role # 5272

Physical Location 5 Country Club Lane (Dry Creek) TF

Size or dimension of parcel or lot 5.00 AC

Part V. Proposed use of system:

Residential: single living unit
 number of bedrooms 2
 multiple living unit
 total number of bedrooms _____

Commercial or industrial:
 maximum discharge _____ gal/day
 how determined _____

Part VI. Proposed work:

new system
 replacement system

Part VII. State or County Review or previous site evaluation

Does COS or PLAT have DHES or DEQ approval?
 yes no

If no was checked, include the following with permit application:
 "Report for site evaluation" (page 4 of application)
 completed site evaluation checklist
 completed lot layout (page 3 of application)

If yes was checked, include the following with permit application:
 copy of certificate of plat approval statement
 copy of approved lot layout
 complete the following:
 Name of subdivision _____
 Block and/or lot number _____
 COS # _____ Date of approval _____

If the parcel of land has had either county review or a previous site evaluation, submit all applicable documentation.

Part VIII. Site Evaluation

1. Soils information

Horizon	Depth	Description
A	0 to 6	organic
B	6 to 36	loamy sand
C	36 to 56 56 to 96"	silty loam sandy loam

2. Depth to groundwater? 79 1/2 inches

How was this determined? profile

Date of determination 6/30/2000

3. Depth to bedrock? 79 1/2 inches

How was this determined? profile

4. Stabilized percolation rate? 10 minutes per inch.

✓ 5. A flood plain map must accompany this permit application

N/A 6. Non-degradation determination

✓ 7. Site evaluator's checklist

Part IX. Lot layout (Use either this space or a separate attached paper)

Part X. Site evaluation checklist

Information to be included in permit:

- soil profile horizons of soil types and depths
- depth to groundwater
- depth to bedrock or other restrictive layers
- stabilized percolation rate
- floodplain map with parcel delineation
- N/A non-degradation calculations

Information to be included on lot layout:

- all lot boundaries
- North arrow
- scale in feet
- all buildings
- building sewer, location, size and depth
- roads driveways and parking lots
- all water supplies (wells, springs, and cisterns)
- all water lines
- all watercourses (surface waters)
- septic tank location
- location of cleanouts
- distribution box location
- location of primary and secondary drainfield
- slope (percentage and direction) of drainfield
- Existing wells, surface water or septic systems on adjacent lots within 100 feet of parcel boundaries
- easements
- right-of-ways
- underground pipes, cables or wires
- steep (greater than 25%) slopes
- any other features that may restrict wastewater treatment
- groundwater monitoring sites

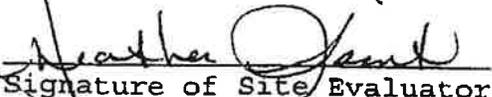
Additional Notes:

Additional mobile added to lot.

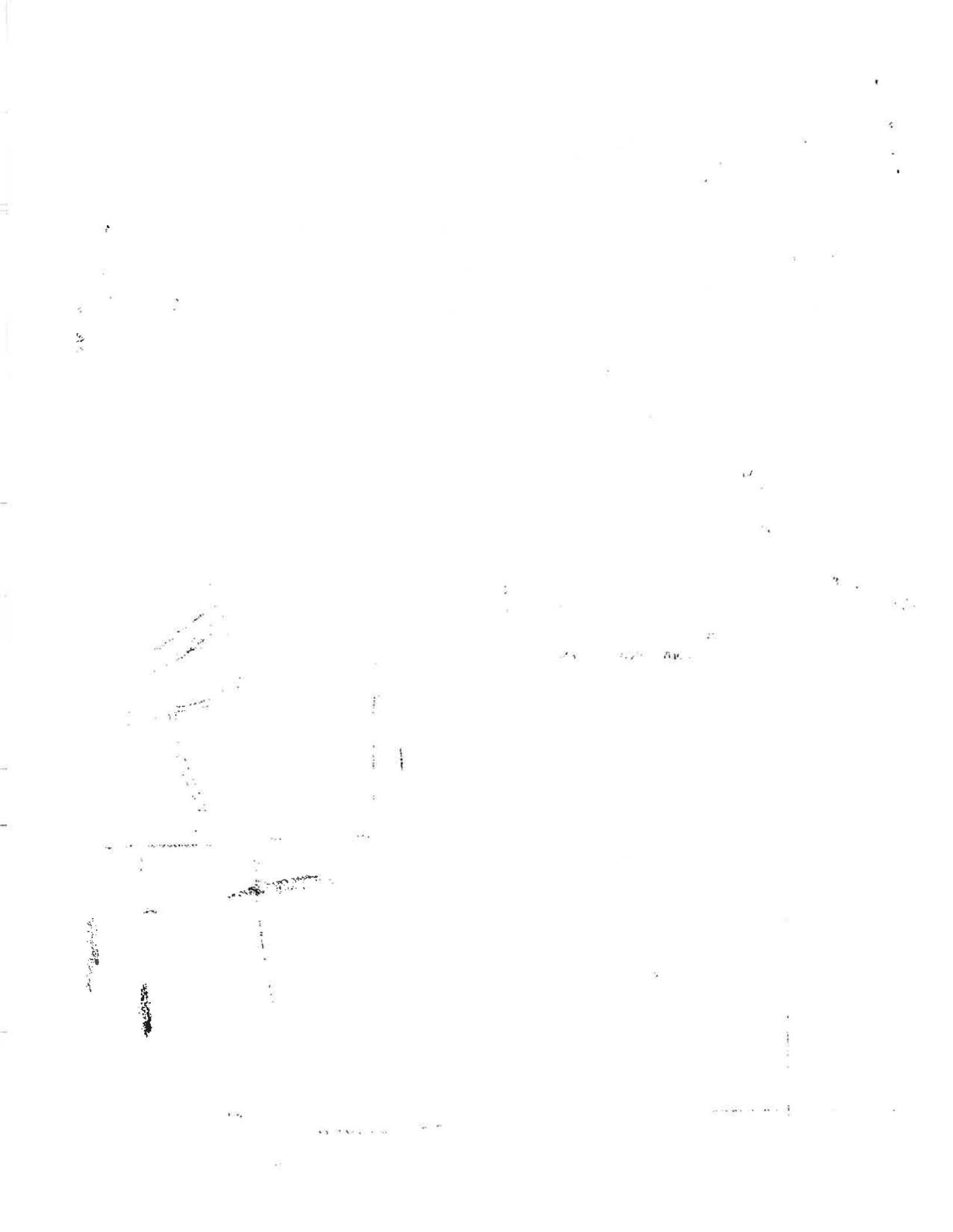
On Woodside Park water system

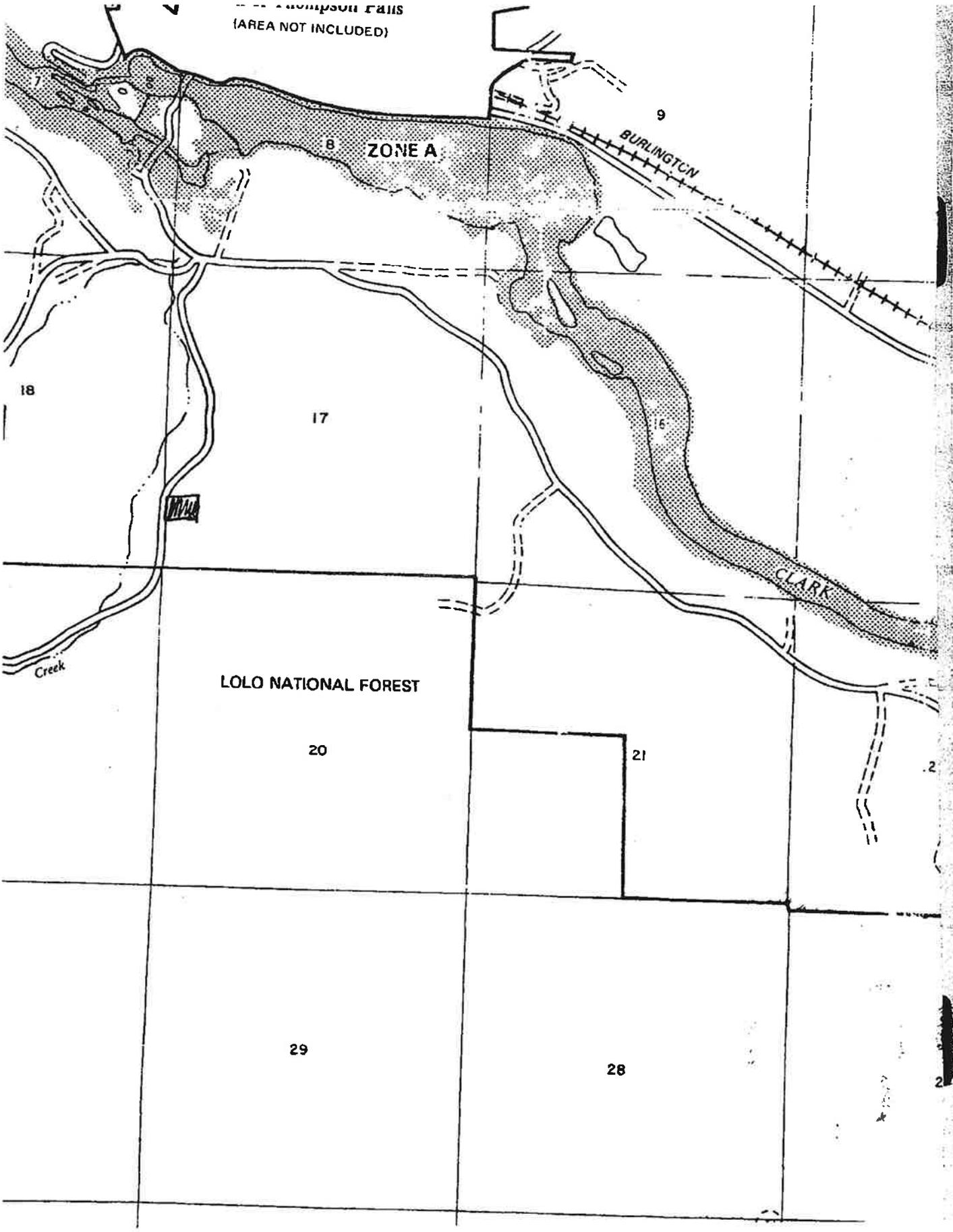
The site evaluator's signature verifies that the above items have been addressed on this parcel.

I have completed the site evaluation report and checklist and hereby declare that the information herein provided is true, complete and correct to the best of my knowledge.


Signature of Site Evaluator

7/16/2000
Date





SEPTIC PERMIT CHECKLIST

Name Attion replacement
S 17 T 21 R 29

Page 1

Part I:

Name/address/phone number of property owner

Part II:

fees 50 amount

Part III:

Permit sent to someone else: Alan Hopkins

Part IV:

signature

Page 2

Part IV: Parcel/lot description

Legal _____

Tax Role # _____

Physical location _____

2 bdr m

Part V:

Residential

Commercial

Part VI:

New replacement (circle one)

Part VII: Any previous review:

State

County

Previous site evaluation

NOTES: _____

Part VIII.
Site evaluation:

- soil profile
- groundwater depth
- bedrock depth
- percolation rate 6 mpi
- floodplain map included
- non-degradation

1400

Part IX. Lot Layout

- All lot boundaries
 - North arrow
 - Scale in feet
 - All buildings (including barns, sheds, out buildings)
 - Building Sewer: Location, size, and depth
 - Roads, driveways, parking lots
 - All water supplies: wells, springs, and cisterns
 - All water lines
 - All watercourses: irrigation ditches, lakes, all water impoundments on the parcel
 - Septic tank location
 - Location of cleanouts
 - Distribution box location
 - Location of drainfield (primary and replacement)
 - Slope (both percentage and direction) of drainfield area
 - Existing wells, surface water or septic systems on adjacent lots within 100 feet of parcel boundaries
- Other features:
- Easements
 - Right-of-ways
 - Underground pipes, cables or wires
 - Steep slopes
 - Any other features that may restrict wastewater treatment

Part X.

_____ signature of site evaluator

file septic permit.cskl

JAN IVERS

From: saints@ronan.net
Sent: Wednesday, July 26, 2000 3:08 PM
To: jivers@metnet.state.mt.us
Subject: Stattens emergency tank and drainfield replacement



body.htm

Montana Power put a backhoe through the other system on the 5 acre parcel on Dry Creek. Since this is a replacement system, I have amended the previous paperwork to show where the replacement system needs to go. Stan will be the installer on this system and MPC gets to foot the bill. I am waiting on the water test results for the new system so I can finish the non-deg work. I will turn in the replacement paperwork to Carol Anne on Thursday morning and Stan will bring down a check for the review and fees.

Doncha just love this place :o)

Heather

2nd system
8-10-00

AS-BUILT SKETCH
AND
STATEMENT OF ACCURACY OF INSTALLATION

Land owner's name Manford Station
Permit number # 01-016

I, Gary L. Cornahan, as the licensed installer for the
(Printed Name of Installer)
following system have constructed or altered the septic system of
the above noted parcel.

I do hereby declare that the EXACT specifications of the approved
permit issued have been followed. Accompanying this statement is
a copy of the lot layout to file in the Courthouse Environmental
Health office. This statement and the "as-built" sketch on the
back of this page or attached to this page shall be submitted to
the Environmental Health office within ten (10) days of
completion of the system.

Installer's Signature Gary L. Cornahan

Installer's License Number L1-TF23

Completion Date of System 8/8/00

Checklist of as-built sketch:

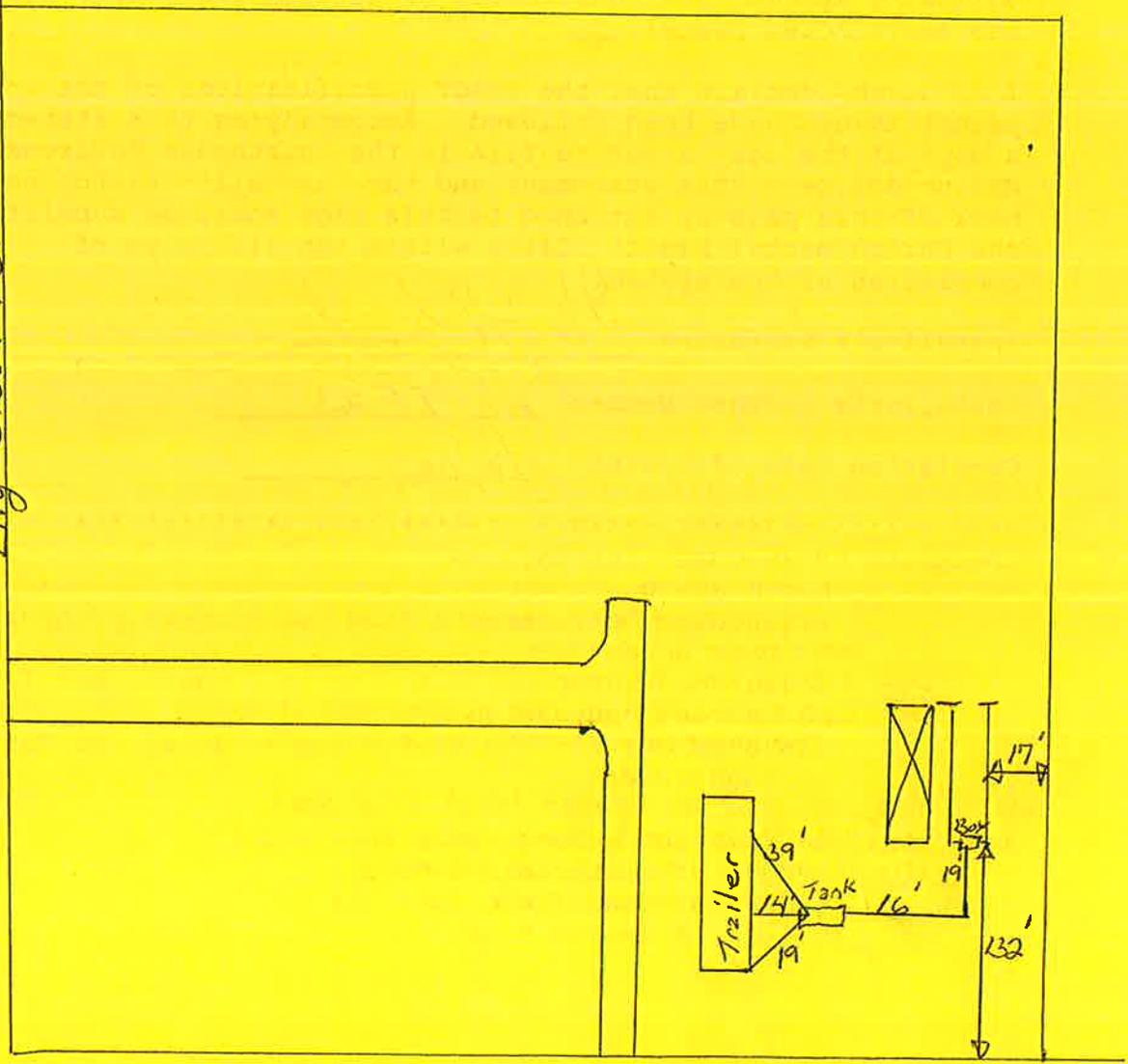
- North arrow
- triangular measurements from two corners of house to tank access
- measurement of pipe from tank to D-box or manifold
- all parcel boundaries
- distance between the system and at least two parcel boundaries

Additional information needed (fill this out):
70 ^{ft} length of drainfield laterals
2 number of drainfield laterals
1000 gal volume of septic tank

file reg/as-builts form



Dry Creek Rd.



Country Club Lane

PERMIT APPROVAL SPECIFICATIONS

Owner information:

Newsystem

Manford Atton
Name

17 21 29
S T R

5 Country Club Lane
Mailing address

7/17/00
Date submitted

Thompson Falls, Mt 59873
City

7/31/00
Date Approved

#01-016
Permit Number

7/31/01
Expiration Date

Permit specifications:

This permit is approved with the following specifications:

1000 gal size of tank

140 lf lineal feet of drainfield

(280 sf. square feet of drainfield)

_____ any special design for the system. List design

specifications: *Standard subsurface drainfield*

as per approved lot layout

J Initials of Sanitarian

7-8-700
AUG 4 2000

Notification from Licensed Installer

The following information was given by the installer:

Gary Carahan Installer's Name
Manford Statton Property owner's name
5 Coakley Club Lane, Dry Creek General location of system
#01-016 Permit number (found in upper right hand corner of permit)
827-3197 Phone number of installer
8A-5P Time installer can be reached at above phone number

The following information is regarding who took the message:

MON. 8-7-00 Date of notification
8AM Time of notification
(CA) Initials of message-ee

Thank you. Please put this into the Sanitarian's box or in the Sanitarian's office.

BOOK 1 114

Sanders County

State of Montana

Sanders County Wastewater Treatment Regulations
Revision 1999



Name Manford Station New System
Permit number 01-016

The septic system permit has been granted for the owner of the indicated parcel. This is a reminder of some of the critical rules of the regulations, however, the landowner or the licensed installer, whoever is installing the system, is responsible for all of the current regulations.

1. The specification of the permit are to be followed exactly. Do not change any aspects of the system.
2. The permit is valid for one year from date of issuance.
3. The installer is to notify the Environmental Health office within three (3) working days of final cover. The information given is outlined in the current set of regulations.
4. Failure to notify the Environmental Health office is a violation and may jeopardize the installer's license.
5. The installer shall return the "as-built" to the Environmental Health office within 10 days of installation. The information in the "as-built" is listed in the current set of regulations. Failure to submit the "as-built" in a timely manner is a violation and may jeopardize the installer's license.
6. The permit is non-transferrable between property owners or site locations.
7. The Environmental Health office and/or Board of Health members have be given the right to inspect any time during the site evaluation or the installation of the system. According to the regulations, neither the Environmental Health office nor the Board of Health members have a duty to inspect any system, except in the case of a landowner installation (see #8 below). Random inspections will be performed.
8. According to the current set of Sanders County Wastewater Treatment Regulations, all landowner installed systems have a mandatory inspection by the Environmental Health office. Notification is the same as installer installed systems, and every effort will be made by the Environmental Health office to perform the inspection in a timely manner.

If there are any questions, please contact the Environmental Health office or a Board of Health member. Thank you.

SANDERS COUNTY
SANDERS COUNTY
Carol Turk, Treasurer
PO Box 519
Misc. Receipt

JUL 18 2000

Page: 1
07-17-00
10:48:06

Receipt #: A101 32706 Receipt \$: 100.00 Oper: T2
Check #: 890 Check \$ 100.00 Currency \$ 0.00 Coin \$ 0.00
Receipt From: ARDYTHE STATTON Posting Date: 07-17-00
Receipt Desc.: SEPTIC PERMIT

Receipt Type	Receipt \$	Fund	Account	For Internal Use			
				Cash Acct	Schl School Fund	Schl School Acct	Schl Offset
A101 1000	100.00	1000	341086	101000			

10 scales

--- underground power

P-profile

A - fence

• spicata

- waterline

Woodside Park
Water System

Manford Station

5 acres

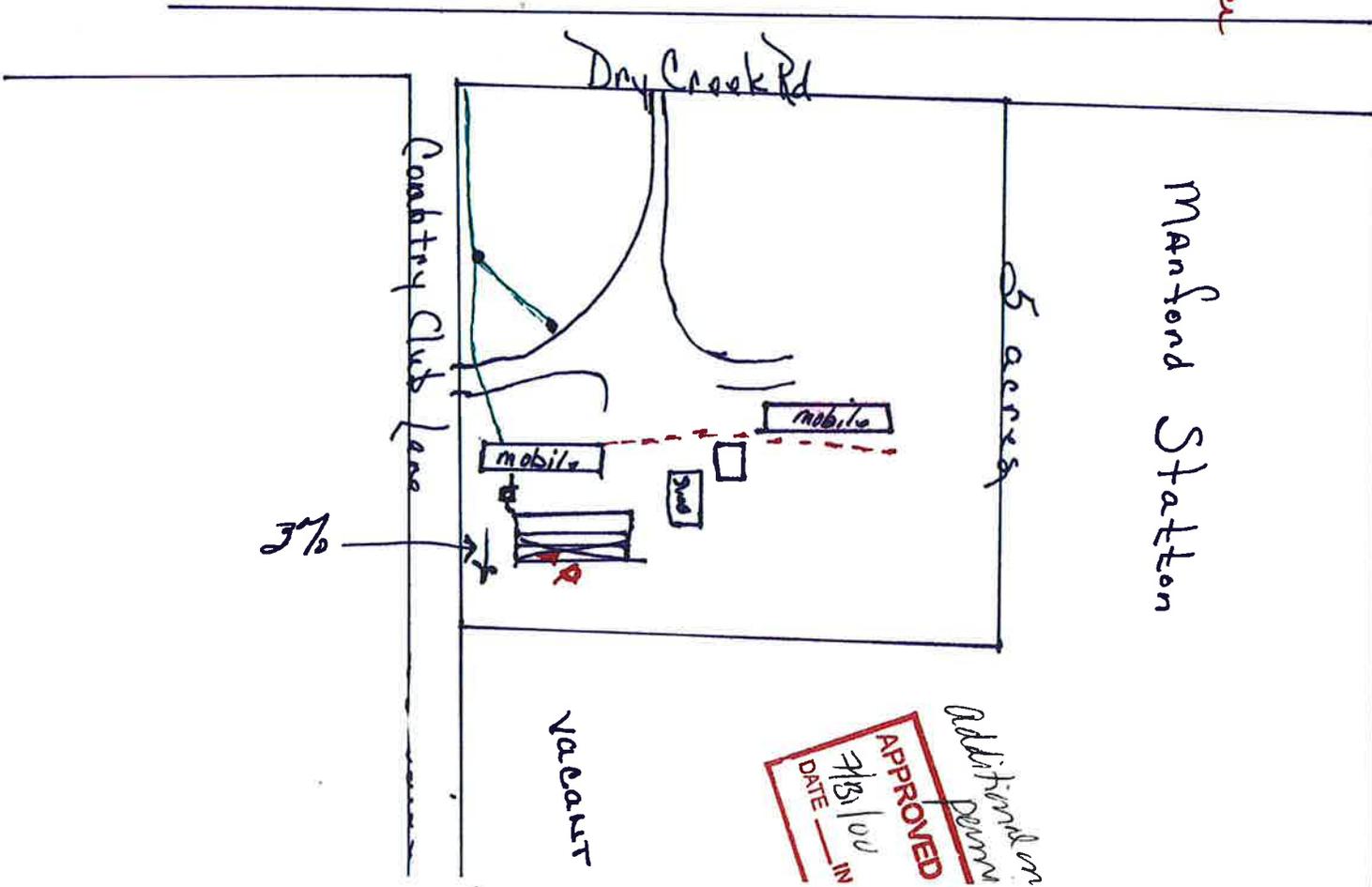
Dry Creek Rd

Coakley Club Lane

3%

vacant

Additional on
APPROVED
DATE 7/15/00 IN



1000

1000

Sanders County Individual Wastewater Treatment System
Permit Application Revised Jun 1999

Part I. Owner information

Property owner name

Manford Statton

Complete mailing address

5 Country Club Lane

(Include city and ZIP)

Thompson Falls Mt. 59873

Telephone: Home 406-827-4719 Work _____

Part II. Fees

See most recent copy of fee schedule (attached).

Part III.

If permit is to be sent to someone other than property owner:

Name

Wray Carnahan

Mailing address

PO Box 1959

Thompson Falls MT 59873

Part IV. Statement of accuracy and permission to inspect

I, Manford Statton, as the owner of the parcel of land described within the permit, have completed the permit application of Sanders County Individual Wastewater Treatment Systems. I also do hereby declare that the information provided was to the best of my knowledge. I acknowledge that the County Sanitarian and/or the Board of Health member(s) is\are hereby empowered and authorized to enter upon my private property for the purpose of inspecting a system that treats, discharges, or disposes of wastewater to determine compliance with these regulations.

Manford Statton

Printed name of owner

Manford Statton

Signature of owner

6/26/00

Date

Part IV. Parcel/Lot description

Legal description S 17 T 21 R 29 Tax Role # 5272
Physical Location 5 Country Club Lane (Dry Creek) TF
Size or dimension of parcel or lot 5.00 AC

Part V. Proposed use of system:

Residential: single living unit
 number of bedrooms 1
 multiple living unit
 total number of bedrooms _____
Commercial or industrial:
 maximum discharge _____ gal/day
 how determined _____

Part VI. Proposed work:

new system
 replacement system

Part VII. State or County Review or previous site evaluation

Does COS or PLAT have DHES or DEQ approval?
 yes no

If no was checked, include the following with permit application:
 "Report for site evaluation" (page 4 of application)
 completed site evaluation checklist
 completed lot layout (page 3 of application)

If yes was checked, include the following with permit application:
 copy of certificate of plat approval statement
 copy of approved lot layout
 complete the following:
 Name of subdivision _____
 Block and/or lot number _____
 COS # _____ Date of approval _____

If the parcel of land has had either county review or a previous site evaluation, submit all applicable documentation.

Part VIII. Site Evaluation

1. Soils information

Horizon	Depth	Description
A	0 to 6	organic
B	6 to 36	loamy sand
C	36 to 56'	silty loam
	56 to 96"	sandy loam

2. Depth to groundwater? 796 inches

How was this determined? probe

Date of determination 6/30/2000

3. Depth to bedrock? 796 inches

How was this determined? probe

4. Stabilized percolation rate? 10 minutes per inch.

5. A flood plain map must accompany this permit application

N/A 6. Non-degradation determination

7. Site evaluator's checklist

Part IX. Lot layout (Use either this space or a separate attached paper)

Part X. Site evaluation checklist

Information to be included in permit:

- soil profile horizons of soil types and depths
- depth to groundwater
- depth to bedrock or other restrictive layers
- stabilized percolation rate
- floodplain map with parcel delineation
- non-degradation calculations

Information to be included on lot layout:

- all lot boundaries
- North arrow
- scale in feet
- all buildings
- building sewer, location, size and depth
- roads driveways and parking lots
- all water supplies (wells, springs, and cisterns)
- all water lines
- all watercourses (surface waters)
- septic tank location
- location of cleanouts
- distribution box location
- location of primary and secondary drainfield
- slope (percentage and direction) of drainfield
- Existing wells, surface water or septic systems on adjacent lots within 100 feet of parcel boundaries
- easements
- right-of-ways
- underground pipes, cables or wires
- steep (greater than 25%) slopes
- any other features that may restrict wastewater treatment
- groundwater monitoring sites

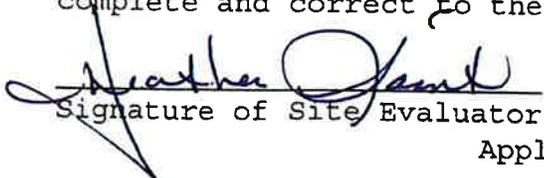
Additional Notes:

Additional mobile added to lot.

On Woodside Park water system

The site evaluator's signature verifies that the above items have been addressed on this parcel.

I have completed the site evaluation report and checklist and hereby declare that the information herein provided is true, complete and correct to the best of my knowledge.

 Heather Daniel 7/16/2000
Signature of Site Evaluator Date

Town of Thompson Falls
(AREA NOT INCLUDED)

8 ZONE A

9 BURLINGTON

18

17

16

CLARK

Creek

LOLO NATIONAL FOREST

9

20

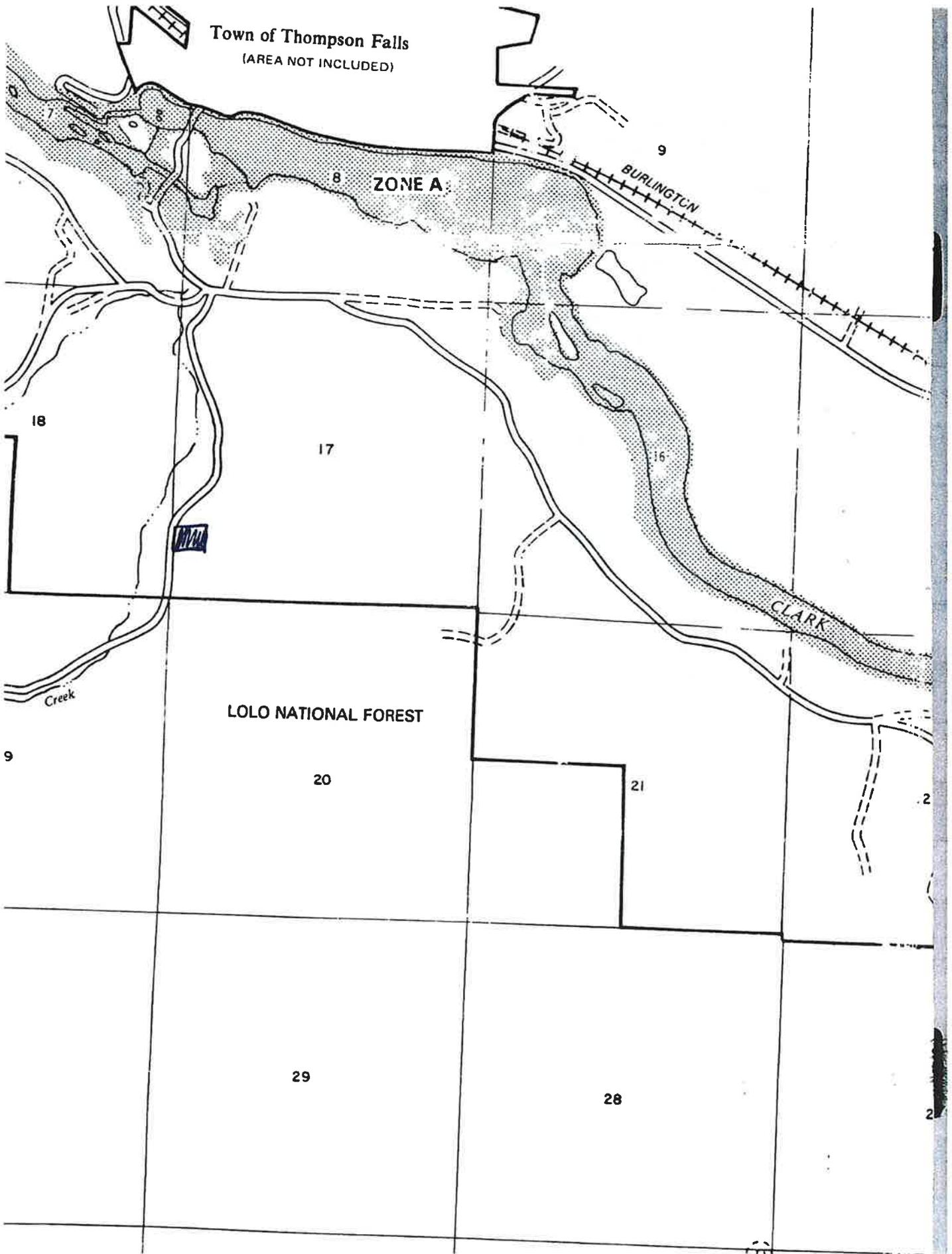
21

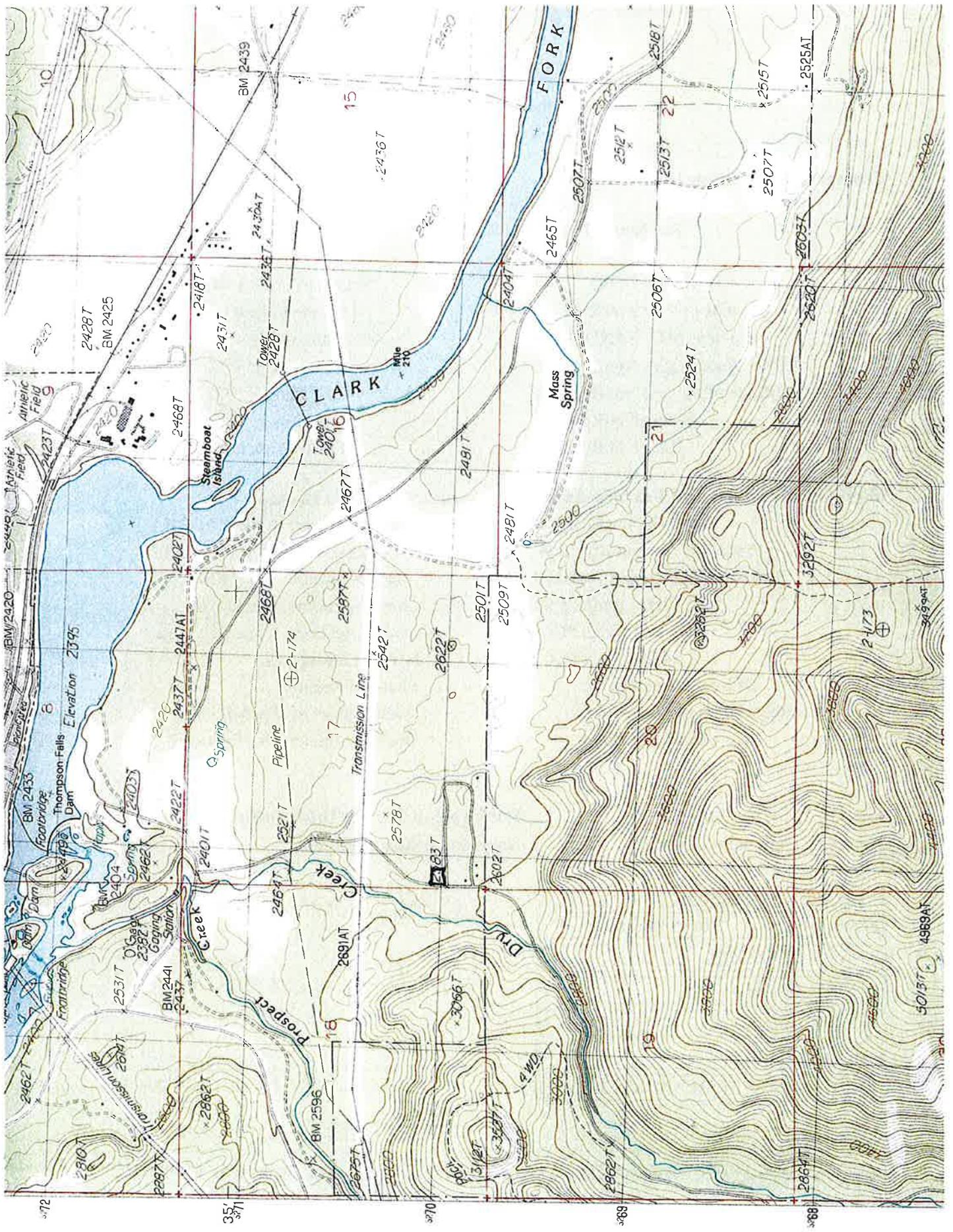
2

29

28

2





Manfred Statton - 5 Country Club Lane

GWIC Well Log Report

Montana Bureau of Mines and Geology
Ground-Water Information Center

JUL 28 2000

Owner and Location Information

Site Name: JACKSON WILEY

GWIC Id: 76383	Source of Data: LOG
Location (TRS): 21N 29W 17 AAA	Latitude (dd): 47.5839
County (MT): SANDERS	Longitude (dd): -115.3327
DNRC Water Right: Not Reported	Geomethod: TRS-TWN
Certificate of Survey: Not Reported	Datum: 1927
Block: Not Reported	Addition: Not Reported
Lot: Not Reported	Subdivision: Not Reported

Well Construction and Performance Data (measurements are reported below land surface)

Total Depth (ft): 33.00	How Drilled: CHURN DRILL
Static Water Level (ft): 19.00	Driller's Name: PHILIP LEWIS
Pumping Water Level (ft): 20.00	Driller License: WWC136
Yield (gpm): 25.00	Completion Date: Jul 02, 1969
Test Type: PUMP	Special Conditions: None Reported
Test Duration: 3.00	Is Well Flowing?: No
Drill Stem Setting (ft):	Shut-In Pressure:
Recovery Water Level (ft):	Well/Water Use: DOMESTIC
Recovery Time (hrs):	Geology/Aquifer: Not Reported

Casing Information

No casing information reported.

Perforation/Screen Information

No perforations are reported.

Lithology Information

From	To	Description
0	1.0	TOPSOIL
1.0	15.0	SANDY SILT
15.0	19.0	SAND AND CLAY MIXED
19.0	24.0	GRAVEL
24.0	33.0	WATER BEARING GRAVEL

$$T = \left[\frac{25}{1} \sqrt{1500} \right] \div 7.48 = 5,013$$

$$K = T/b = 5013/10$$

501.3 = K

Site Notes

.../f_getinfo?as_twn=&as_tchoice=N&as_rng=&as_rchoice=E&as_sec=&as_name=&as_county=17/27/00

No notes available for this record.

Well Notes

No notes available for this record.

These data represent the contents of the GWIC databases at the Montana Bureau of Mines and Geology at the time and date of the retrieval. The information is considered unpublished and is subject to correction and review on a daily basis. The Bureau warrants the accurate transmission of the data to the original end user. Retransmission of the data to other users is discouraged and the Bureau claims no responsibility if the material is retransmitted.



Montana Environmental Laboratory

376 W. Washington - P. O. Box 8900

Kalispell, MT 59904-1900

Phone: 755-2131

FAX # 257-5359

Date Received: July 25, 2000
Date Reported: July 26, 2000
MEL # : 5941

Reported to: H. Saint
P.O. Box 1994
Thompson Falls, Mt. 59873

Sample Source: 5 Country Club Lane
Sample Date: July 24, 2000

SPECIAL WATER ANALYSIS:

<u>Parameter</u>	<u>Results</u>	<u>Limits</u>
Nitrate, (mg NO ₃ -N/l).....	0.08	10
Specific Conductance, (micromhos/cm).....	174	-----

MEL REVIEW

MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY

NITRATE SENSITIVITY ANALYSIS

Model Updated 01/24/96

SITE NAME: STATTEN, MANFORD
COUNTY: SANDERS
LOT #: 5 COUNTRY CLUB LANE
NOTES:

<u>VARIABLES</u>	<u>DESCRIPTION</u>	<u>VALUE</u>	<u>UNITS</u>
K	Hydraulic Conductivity	501.0	ft/day
I	Hydraulic Gradient	0.008	ft/ft
D	Depth of Aquifer (usually constant)	16.4	ft
L	Mixing Zone Length (see ARM 17.30.517(1)(d)(viii))	200	ft
Y	Width of Drainfield Perpendicular to Ground Water Flow	14	ft
Ng	Background Nitrate (as Nitrogen)	0.08	mg/L
Nr	Nitrate (as Nitrogen) in Precipitation (usually constant)	1.0	mg/L
Ne	Nitrates in Effluent (50 for conventional; 24 for level II)	50	mg/L
#I	Number of Single Family Homes on the Drainfield	1	
QI	Quantity of Effluent per Single Family Home (constant)	26.70	ft ³ /day
P	Precipitation	30.0	in/year
V	Percent of Precipitation Recharging Ground Water (usually constant)	0.20	

EQUATIONS

W	Width of Mixing Zone Perpendicular to Ground Water Flow = (0.175)(L)+(Y)	49.00	ft
Am	Cross Sectional Area of Aquifer Mixing Zone = (D)(W)	803.60	ft ²
As	Surface Area of Mixing Zone = (L)(W)	9800.00	ft ²
Qg	Ground Water Flow Rate = (K)(I)(Am)	3220.83	ft ³ /day
Qr	Recharge Flow Rate = (As)(P/12/365)(V)	13.42	ft ³ /day
Qe	Effluent Flow Rate = (#I)(QI)	26.70	ft ³ /day

SOLUTION

Nt	Nitrate (as Nitrogen) Concentration at End of Mixing Zone = ((Ng)(Qg)+(Nr)(Qr)+(Ne)(Qe)) / ((Qg)+(Qr)+(Qe))	0.49	mg/L
----	--	------	------

BY:
DATE: July 27, 2000

MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY

PHOSPHOROUS BREAKTHROUGH ANALYSIS

SITE NAME: MANFORD STATTEN
COUNTY: Sanders
LOT #: _____
NOTES: 5 COUNTRY CLUB LANE

<u>VARIABLES</u>	<u>DESCRIPTION</u>	<u>VALUE</u>	<u>UNITS</u>
Lg	Length of Primary Drainfield as Measured Perpendicular to Ground Water Flow	70.0	ft
L	Length of Primary Drainfield's Long Axis	70.0	ft
W	Width of Primary Drainfield's Short Axis	14.0	ft
B	Depth to Ground Water from Bottom of Drainfield Laterals*	20.0	ft
D	Distance from Drainfield to Surface Water	600.0	ft
T	Phosphorous Mixing Depth in Ground Water (0.5 ft for coarse soils, 1.0 ft for fine soils)**	1.0	ft
Ne	Soil Weight (usually constant)	100.0	lb/ft ³
Pa	Phosphorous Adsorption Capacity of Soil (usually constant)	200.0	ppm
#	Number of Single Family Homes on the Drainfield	1	

<u>CONSTANTS</u>			
Pl	Phosphorous Load per Single Family Home (constant)	6.44	lbs/yr
X	Conversion Factor for ppm to percentage	1.0E+06	

<u>EQUATIONS</u>			
Pt	Total Phosphorous Load = (Pl)(#)	6.44	lbs/yr
W1	Soil Weight under Drainfield = (L)(W)(B)(Sw)	1960000.0	lbs
W2	Soil Weight from Drainfield to Surface Water = (Lg)(D)(T)(Sw)	4200000.0	lbs
P	Total Phosphorous Adsorption by Soils = (W1 + W2)((Pa)/(X))	1232.0	lbs

SOLUTION
BT **Breakthrough Time to Surface Water = P / Pt** **191.3 years**

BY:
 DATE: July 27, 2000

NOTES: * Depth to shallow water is typically based on depth to water in a test pit or bottom of a dry test pit minus two feet to account for burial depth of standard drainfield laterals.
 ** Material type is usually based on test pit. A soil that contains more than 35% silt and clay sized particles is considered fine grained.

JAN IVERS

From: saints@ronan.net
Sent: Monday, July 31, 2000 7:35 PM
To: jivers@metnet.state.mt.us
Subject: Re: Statten

Gary Carnahan is non-deg on south side of lot - new source. Stan is replacement MPC "fall-in poo", north side of lot. Two systems, new source was applied for and needed non-deg before MPC had their "accident" while they were putting in power for new source.

----- Original Message -----

From: "JAN IVERS" <jivers@metnet.state.mt.us>
To: <Saints@tfalls.net>
Sent: Monday, July 31, 2000 3:59 PM
Subject: Statten

>> I am so confused. Perhaps I should do this one first thing in the morning,
>> but I was busy with budgets.
>>
>> I have one permit that says send info to Gary Carnahan and another permit
>> that says send info to Stan. Does he have both a replacement (with the MPC
>> backhoe fall-through) and an additional source? Enlighten me. Jan
>>

Part VIII.
Site evaluation:

- soil profile
- groundwater depth
- bedrock depth
- percolation rate 6 mgi
- floodplain map included
- non-degradation OK

1401f

Part IX. Lot layout

- All lot boundaries
- North arrow
- Scale in feet
- All buildings (including barns, sheds, out buildings)
- Building Sewer: Location, size, and depth
- Roads, driveways, parking lots
- All water supplies: wells, springs, and cisterns
- All water lines
- All watercourses: irrigation ditches, lakes, all water impoundments on the parcel
- Septic tank location
- Location of cleanouts
- Distribution box location
- Location of drainfield (primary and replacement)
- Slope (both percentage and direction) of drainfield area
- Existing wells, surface water or septic systems on adjacent lots within 100 feet of parcel boundaries
- Other features:
 - Easements
 - Right-of-ways
 - Underground pipes, cables or wires
 - Steep slopes
 - Any other features that may restrict wastewater treatment

Part X.

signature of site evaluator

file septic permit ok



ANALYTICAL REPORT

Montana Environmental Laboratory LLC
1170 N. Meridian Rd., P.O. Box 8900, Kalispell, MT 59904-1900
Phone: 406-755-2131 Fax: 406-257-5359 www.melab.us

Mountain Plains, LLC
Mountain Plains, LLC
PO Box 487 kmaudrone@mtnplains.com
Bismark, ND 59502

PWS ID:
Project: 62 Cherry Creek

Client Sample ID: o/s House Faucet **Lab ID:** 2501356-01
Matrix: DRINKING WATER **Collected:** 02/06/2025 **Received:** 02/07/2025 9:00

<u>Analyses</u>	<u>Result</u>	<u>Units</u>	<u>RL</u>	<u>MCL</u>	<u>Method</u>	<u>Prepared</u>	<u>Analyzed</u>	<u>Analyst</u>
Conductivity	515	umho/cm	0.1		SM2510B		02/11/2025 14:13	BLW
Nitrate + Nitrite, Total	0.41	mg/L	0.01	10	E353.2		02/07/2025 15:26	NB



ANALYTICAL REPORT

Montana Environmental Laboratory LLC

1170 N. Meridian Rd., P.O. Box 8900, Kalispell, MT 59904-1900
 Phone: 406-755-2131 Fax: 406-257-5359 www.melab.us

Mountain Plains, LLC
 Mountain Plains, LLC
 PO Box 487 kmaudrone@mtnplains.com
 Bismark, ND 59502

PWS ID:
 Project: 62 Cherry Creek



MONTANA ENVIRONMENTAL LABORATORY LLC
 1170 N. Meridian Rd., P.O. Box 8900 Kalispell, MT 59904
 Phone: 406-755-2131 Fax: 406-257-5359 www.melab.us

1356

Certified by the EPA and the Montana Department of Health
 According to Federal Drinking Water Standards

CUSTOMER MAILING ADDRESS:

Name: Mountain Plains LLC
 Address: P.O. Box 487
 City: Bismark State: ND Zip: 58502

One copy of the analytical report will be mailed, emailed or faxed.
 There is an additional charge of \$1.00 for each extra copy mailed,
 emailed or faxed. How would you like to receive your results?

Email / Fax my results to:
SStonehocker@mtnplains.com
kmaudrone@mtnplains.com
 Mail my results to: The above address
 The address below:

SAMPLE INFORMATION:

Address and specific location where sample was collected.
 i.e.: kitchen sink, west yard hydrant, EP502, etc.

Address: 62 CHERRY CREEK, 59873
 Location: 9/4 HOUSE FAUCET
 Date / Time collected: 2-6-25
 Who collected the sample: S.L.S.
 Phone #: 701-955-4892

Public Water Supply Name:

PWSID#:

Received: <u>2-7-25 9:00 AM</u>		LAB USE: ONLY
<input checked="" type="checkbox"/> M	<input type="checkbox"/> C	<input type="checkbox"/> DB
<input type="checkbox"/> UPS	<input type="checkbox"/> Courier	Shipping Charge: \$
Payment: \$	<input type="checkbox"/> CC	<input type="checkbox"/> CASH
<input type="checkbox"/> PP	<input type="checkbox"/> mon inv	<input type="checkbox"/> mail inv
<input type="checkbox"/> Email inv	<input checked="" type="checkbox"/> EMAIL-ALL	

REQUESTED ANALYSIS

- Alkalinity \$25
- Chloride \$22
- Chlorine \$20
- Fluoride \$22
- Hardness, Total \$22
- Iron Bacteria \$50
- Microscopic Analysis \$50
- Nitrate \$26
- Nitrite \$26
- Nitrate + Nitrite, Total ~~\$26~~ 30
- Organic Carbon, Total (TOC) \$50
- pH \$13
- Specific Conductance ~~\$13~~ 15
- Sulfate \$22
- Total Dissolved Solids (TDS) \$20
- Total Suspended Solids (TSS) \$15
- Turbidity \$20

Metals:

- Aluminum \$15
- Arsenic \$15
- Barium \$15
- Cadmium \$15
- Calcium \$15
- Chromium \$15
- Copper \$15
- Iron \$15
- Lead (*Special sample instructions on back of form) \$15
- Magnesium \$15
- Manganese \$15
- Mercury \$15
- Potassium \$15
- Selenium \$15
- Silver \$15
- Sodium \$15
- Zinc \$15

If samples are mailed back to the lab in our prepaid
 mailer tubes, add \$11.00 postage for each tube.
Payment must accompany sample.
 Rushes may be possible for increased cost.

Total price of tests: _____
 Return postage: \$11.00 / 2.00
 Additional copies of report: _____
 TOTAL ENCLOSED: _____

<p>MONTANA WELL LOG REPORT</p> <p>This well log reports the activities of a licensed Montana well driller, serves as the official record of work done within the borehole and casing, and describes the amount of water encountered. This report is compiled electronically from the contents of the Ground Water Information Center (GWIC) database for this site. Acquiring water rights is the well owner's responsibility and is NOT accomplished by the filing of this report.</p>	<p>Other Options</p> <p style="text-align: right;">Return to menu</p> <p style="text-align: right;">Plot this site in State Library Digital Atlas</p> <p style="text-align: right;">Plot this site in Google Maps</p> <p style="text-align: right;">View scanned well log (2/7/2023 3:01:47 PM)</p>
--	--

Site Name: PHILLIPS, MICHAEL
GWIC id: 325135

Section 1: Well Owner(s)
 1) PHILLIPS, MICHAEL (WELL)
 38 FIR DRIVE
 THOMPSON FALLS MT 59873 [01/18/2023]

Section 2: Location

Township	Range	Section	Quarter Sections
21N	29W	17	
County		Geocode	

SANDERS

Latitude	Longitude	Geomethod	Datum
47.580725	-115.341274	NAV-GPS	WGS84
Ground Surface Altitude	Ground Surface Method	Datum	Date

Addition	Block	Lot
ELK PARK ESTATES		20

Section 3: Proposed Use of Water
 DOMESTIC (1)

Section 4: Type of Work
 Drilling Method: ROTARY
 Status: NEW WELL

Section 5: Well Completion Date
 Date well completed: Wednesday, January 18, 2023

Section 6: Well Construction Details

Borehole dimensions

From	To	Diameter
0	78	8
78	450	6

Casing

From	To	Diameter	Wall Thickness	Pressure Rating	Joint	Type
-2	78	6	0.25		WELDED	STEEL
10	450	4				PVC

Completion (Perf/Screen)

From	To	Diameter	# of Openings	Size of Openings	Description
400	450	4	80	.25X6	SAW SLOTS

Annular Space (Seal/Grout/Packer)

From	To	Description	Cont. Fed?
0	0	BENTONITE	Y

Section 7: Well Test Data

Total Depth: 450
 Static Water Level: 86
 Water Temperature:

Air Test *

30 gpm with drill stem set at 445 feet for 1 hours.
 Time of recovery 0.42 hours.
 Recovery water level 86 feet.
 Pumping water level feet.

** During the well test the discharge rate shall be as uniform as possible. This rate may or may not be the sustainable yield of the well. Sustainable yield does not include the reservoir of the well casing.*

Section 8: Remarks

Section 9: Well Log

Geologic Source

Unassigned

From	To	Description
0	4	TOPSOIL
4	27	GRAVEL, COBBLES, DRY
27	53	DAMP BROWN CLAY
53	61	DAMP BROWN SAND
61	220	SOFT GREEN SHALE
220	384	SOFT GREY SHALE
384	386	FRACTURED SHALE WATER
386	439	HARD GREY SHALE
439	441	FRACTURED SHALE WATER
441	450	HARD GREY SHALE

Driller Certification

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

<p>Name: NICHOLS METCALF</p> <p>Company: NORTH STAR DRILLING INC</p> <p>License No: WWC-799</p> <p>Date Completed: 1/18/2023</p>
--

67

Appendix C: Standard Storm Drainage Plan



Sudivision Name	Moe Minor
EQ#	25-1477
County	Sanders County
Location	
Lot/Area No.	lot 2

Rational Method Co-Efficients (C)	
0.9	Paved/hard surfaces
0.8	Gravel surfaces
0.1	Lawn/landscaping
0.2	Unimproved areas

Q=C*I*A

Precipitation Data

2-year, T _c	0.388 inches/hour	T _c = Time of Concentration
2-year, 24-hour	1.44 inches	
10-year, T _c	0.756 inches/hour	
100-year, T _c	1.26 inches/hour	
100-year, 24-hour	2.84 inches	

Total Area/Lot Size = 1.5 acres = 65340 ft²

Initial Stormwater Facility Volume (0.5" x Impervious Area) = 289.46 ft³

Pre-Development Characteristics		2-year, T _c (flow rate)	2-year, 24-hour (volume)	10-year, T _c (flow rate)	100-year, T _c (flow rate)
Paved/House Area	0 acres	Q= 0.000 ft ³ /sec	V= 0.000 ft ³	Q= 0.000 ft ³ /sec	Q= 0.000 ft ³ /sec
Gravel Area	0 acres	Q= 0.000 ft ³ /sec	V= 0.000 ft ³	Q= 0.000 ft ³ /sec	Q= 0.000 ft ³ /sec
Lawn/Landscaping	0 acres	Q= 0.000 ft ³ /sec	V= 0.000 ft ³	Q= 0.000 ft ³ /sec	Q= 0.000 ft ³ /sec
Unimproved Area	1.5 acres	Q= 0.117 ft ³ /sec	V= 1568.160 ft ³	Q= 0.229 ft ³ /sec	Q= 0.381 ft ³ /sec
Total	1.5 acres	Q_{Total}= 0.117 ft³/sec	V_{Total}= 1568.160 ft³	Q_{Total}= 0.229 ft³/sec	Q_{Total}= 0.381 ft³/sec

Post-Development Characteristics		2-year, T _c (flow rate)	2-year, 24-hour (volume)	10-year, T _c (flow rate)	100-year, T _c (flow rate)
Paved/House Area	0.053810836 acres	Q= 0.019 ft ³ /sec	V= 253.152 ft ³	Q= 0.037 ft ³ /sec	Q= 0.062 ft ³ /sec
Gravel Area	0.10567034 acres	Q= 0.033 ft ³ /sec	V= 441.888 ft ³	Q= 0.064 ft ³ /sec	Q= 0.107 ft ³ /sec
Lawn/Landscaping	0.068870523 acres	Q= 0.003 ft ³ /sec	V= 36.000 ft ³	Q= 0.005 ft ³ /sec	Q= 0.009 ft ³ /sec
Unimproved Area	1.271648301 acres	Q= 0.100 ft ³ /sec	V= 1329.432 ft ³	Q= 0.194 ft ³ /sec	Q= 0.323 ft ³ /sec
Total	1.5 acres	Q_{Total}= 0.154 ft³/sec	V_{Total}= 2060.472 ft³	Q_{Total}= 0.300 ft³/sec	Q_{Total}= 0.501 ft³/sec

Runoff Flow/Volume Change ΔQ= 0.037 ft³/sec ΔV= 492.312 ft³ ΔQ= 0.072 ft³/sec ΔQ= 0.120 ft³/sec

Required Minimum Facility Volume: 492.31 ft³

= input field

Appendix C: Standard Storm Drainage Plan



Sudivision Name	Moe Minor
EQ#	25-1477
County	Sanders County
Location	
Lot/Area No.	lot 1

Rational Method Co-Efficients (C)	
0.9	Paved/hard surfaces
0.8	Gravel surfaces
0.1	Lawn/landscaping
0.2	Unimproved areas

Q=C*i*A

Precipitation Data

2-year, T _c	0.381 inches/hour
2-year, 24-hour	1.44 inches
10-year, T _c	0.756 inches/hour
100-year, T _c	1.24 inches/hour
100-year, 24-hour	2.84 inches

T_c = Time of Concentration

Total Area/Lot Size acres = ft²

Initial Stormwater Facility Volume (0.5" x Impervious Area) = ft³

Pre-Development Characteristics		2-year, T _c (flow rate)	2-year, 24-hour (volume)	10-year, T _c (flow rate)	100-year, T _c (flow rate)
Paved/House Area	0.104752066 acres	Q= 0.036 ft ³ /sec	V= 492.804 ft ³	Q= 0.072 ft ³ /sec	Q= 0.118 ft ³ /sec
Gravel Area	0.132116621 acres	Q= 0.041 ft ³ /sec	V= 552.480 ft ³	Q= 0.081 ft ³ /sec	Q= 0.132 ft ³ /sec
Lawn/Landscaping	0.505050505 acres	Q= 0.019 ft ³ /sec	V= 264.000 ft ³	Q= 0.039 ft ³ /sec	Q= 0.063 ft ³ /sec
Unimproved Area	2.708080808 acres	Q= 0.208 ft ³ /sec	V= 2831.136 ft ³	Q= 0.413 ft ³ /sec	Q= 0.677 ft ³ /sec
Total	3.45 acres	Q_{Total} = 0.304 ft³/sec	V_{Total} = 4140.420 ft³	Q_{Total} = 0.604 ft³/sec	Q_{Total} = 0.990 ft³/sec

Post-Development Characteristics		2-year, T _c (flow rate)	2-year, 24-hour (volume)	10-year, T _c (flow rate)	100-year, T _c (flow rate)
Paved/House Area	0.104752066 acres	Q= 0.036 ft ³ /sec	V= 492.804 ft ³	Q= 0.072 ft ³ /sec	Q= 0.118 ft ³ /sec
Gravel Area	0.132116621 acres	Q= 0.041 ft ³ /sec	V= 552.480 ft ³	Q= 0.081 ft ³ /sec	Q= 0.132 ft ³ /sec
Lawn/Landscaping	0.505050505 acres	Q= 0.019 ft ³ /sec	V= 264.000 ft ³	Q= 0.039 ft ³ /sec	Q= 0.063 ft ³ /sec
Unimproved Area	2.708080808 acres	Q= 0.208 ft ³ /sec	V= 2831.136 ft ³	Q= 0.413 ft ³ /sec	Q= 0.677 ft ³ /sec
Total	3.45 acres	Q_{Total} = 0.304 ft³/sec	V_{Total} = 4140.420 ft³	Q_{Total} = 0.604 ft³/sec	Q_{Total} = 0.990 ft³/sec

Runoff Flow/Volume Change ΔQ= 0.000 ft³/sec ΔV= 0.000 ft³ ΔQ= 0.000 ft³/sec ΔQ= 0.000 ft³/sec

Required Minimum Facility Volume: ft³

= input field

NOAA Atlas 14, Volume 12, Version 2 THOMPSON

FALLS PH

Station ID: 24-8211

Location name: Thompson Falls, Montana, USA*

Latitude: 47.5933°, Longitude: -115.3594°

Elevation:

Elevation (station metadata): 2380 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Carl Trypaluk, Dale Unruh, Michael St.Laurent, Austin Jordan, Rama Sessa Sridhar Mantripragada,
Sandra Pavlovic, Greg Fall, Fernando Salas

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence							
Duration	Average recurrence interval (years)						
	1	2	5	10	25	50	100
5-min	0.106 (0.092-0.122)	0.162 (0.141-0.189)	0.249 (0.212-0.298)	0.318 (0.265-0.389)	0.407 (0.323-0.512)	0.472 (0.358-0.604)	0.533 (0.378-0.698)
10-min	0.147 (0.127-0.170)	0.225 (0.195-0.262)	0.346 (0.294-0.414)	0.441 (0.368-0.539)	0.565 (0.448-0.710)	0.654 (0.497-0.837)	0.739 (0.524-0.968)
15-min	0.171 (0.148-0.197)	0.261 (0.227-0.305)	0.401 (0.342-0.481)	0.512 (0.427-0.626)	0.656 (0.521-0.825)	0.760 (0.578-0.973)	0.859 (0.609-1.12)
30-min	0.209 (0.180-0.240)	0.318 (0.277-0.371)	0.489 (0.417-0.586)	0.624 (0.521-0.764)	0.800 (0.635-1.00)	0.927 (0.704-1.19)	1.05 (0.742-1.37)
60-min	0.251 (0.217-0.289)	0.381 (0.331-0.445)	0.584 (0.497-0.699)	0.744 (0.621-0.909)	0.952 (0.756-1.20)	1.10 (0.837-1.41)	1.24 (0.883-1.63)
2-hr	0.372 (0.328-0.418)	0.504 (0.447-0.578)	0.714 (0.621-0.839)	0.882 (0.751-1.05)	1.10 (0.901-1.35)	1.27 (0.994-1.58)	1.42 (1.06-1.83)
3-hr	0.478 (0.430-0.533)	0.606 (0.544-0.685)	0.811 (0.714-0.934)	0.977 (0.843-1.14)	1.20 (0.999-1.44)	1.37 (1.10-1.68)	1.53 (1.18-1.93)
6-hr	0.689 (0.627-0.756)	0.811 (0.737-0.897)	1.01 (0.905-1.14)	1.18 (1.04-1.34)	1.41 (1.21-1.64)	1.59 (1.33-1.89)	1.76 (1.44-2.16)
12-hr	0.934 (0.856-1.02)	1.07 (0.979-1.17)	1.30 (1.17-1.43)	1.49 (1.33-1.66)	1.76 (1.54-1.99)	1.96 (1.70-2.26)	2.18 (1.85-2.57)
24-hr	1.22 (1.12-1.33)	1.39 (1.27-1.51)	1.66 (1.51-1.82)	1.89 (1.71-2.09)	2.22 (1.97-2.48)	2.48 (2.18-2.79)	2.74 (2.37-3.15)
2-day	1.52 (1.39-1.67)	1.73 (1.58-1.90)	2.07 (1.87-2.29)	2.36 (2.11-2.62)	2.76 (2.44-3.10)	3.08 (2.68-3.50)	3.40 (2.92-3.94)
3-day	1.73	1.96	2.35	2.68	3.14	3.50	3.86

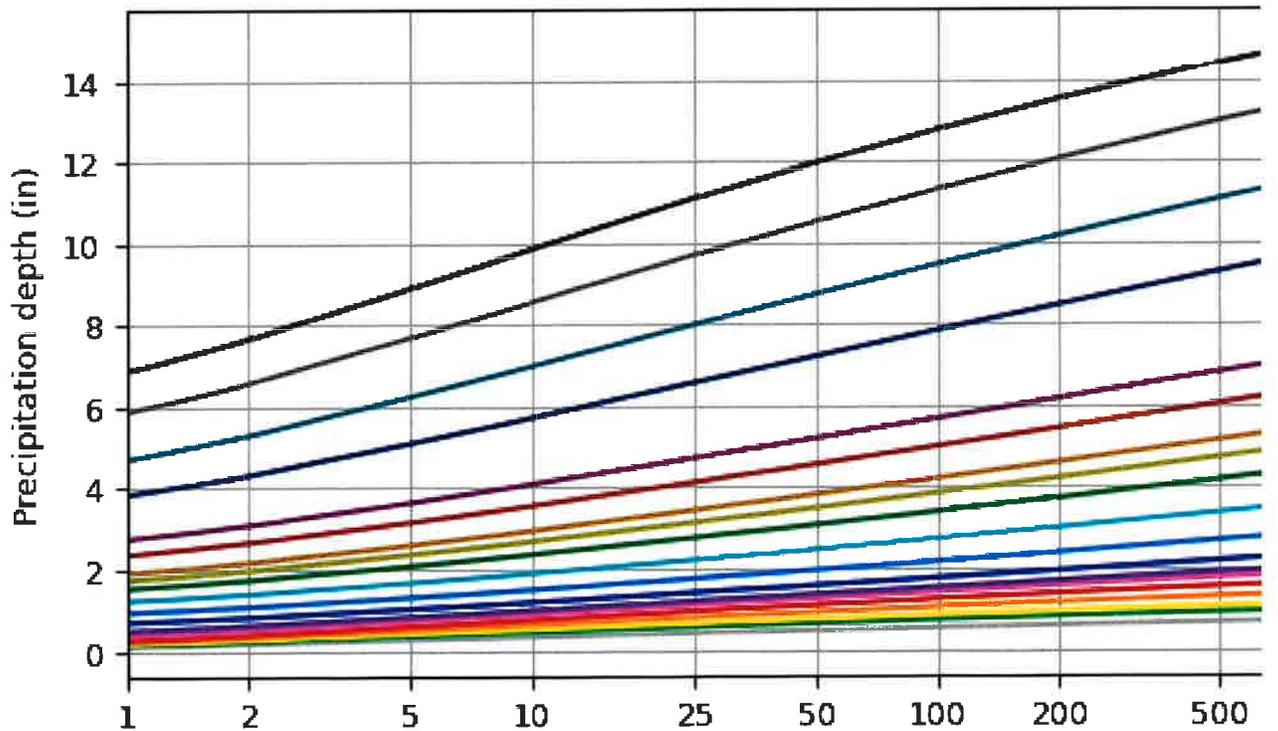
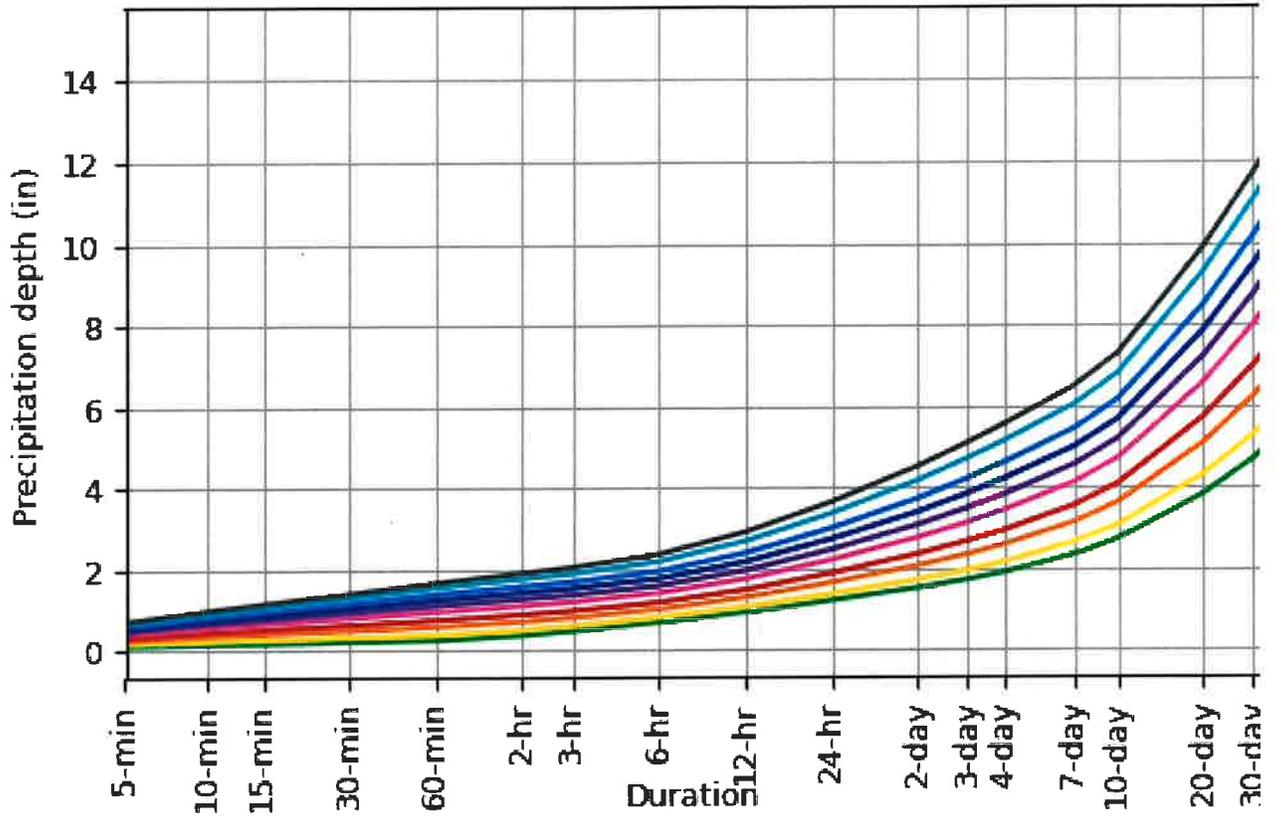
	(1.58-1.90)	(1.79-2.17)	(2.12-2.61)	(2.39-2.99)	(2.75-3.55)	(3.02-4.00)	(3.28-4.52)
4-day	1.90 (1.73-2.10)	2.16 (1.96-2.39)	2.59 (2.32-2.88)	2.94 (2.61-3.29)	3.44 (3.00-3.90)	3.82 (3.30-4.39)	4.21 (3.58-4.96)
7-day	2.35 (2.14-2.60)	2.65 (2.41-2.94)	3.14 (2.82-3.50)	3.56 (3.16-3.98)	4.12 (3.61-4.68)	4.56 (3.96-5.25)	5.00 (4.29-5.89)
10-day	2.74 (2.49-3.02)	3.08 (2.79-3.40)	3.63 (3.25-4.03)	4.09 (3.62-4.56)	4.72 (4.13-5.34)	5.20 (4.51-5.97)	5.68 (4.89-6.68)
20-day	3.83 (3.47-4.25)	4.31 (3.89-4.79)	5.09 (4.54-5.68)	5.72 (5.06-6.42)	6.57 (5.74-7.48)	7.21 (6.24-8.33)	7.85 (6.72-9.27)
30-day	4.70 (4.25-5.22)	5.29 (4.76-5.89)	6.23 (5.54-6.96)	6.99 (6.16-7.85)	7.99 (6.97-9.11)	8.74 (7.55-10.1)	9.46 (8.09-11.2)
45-day	5.86 (5.30-6.53)	6.57 (5.90-7.32)	7.68 (6.82-8.58)	8.56 (7.54-9.61)	9.70 (8.46-11.1)	10.5 (9.12-12.2)	11.3 (9.72-13.4)
60-day	6.87 (6.21-7.67)	7.66 (6.89-8.55)	8.90 (7.90-9.94)	9.86 (8.69-11.1)	11.1 (9.70-12.7)	12.0 (10.4-13.9)	12.8 (11.1-15.2)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (P) Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probabi (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 47.5933°, Longitude: -115.3594°

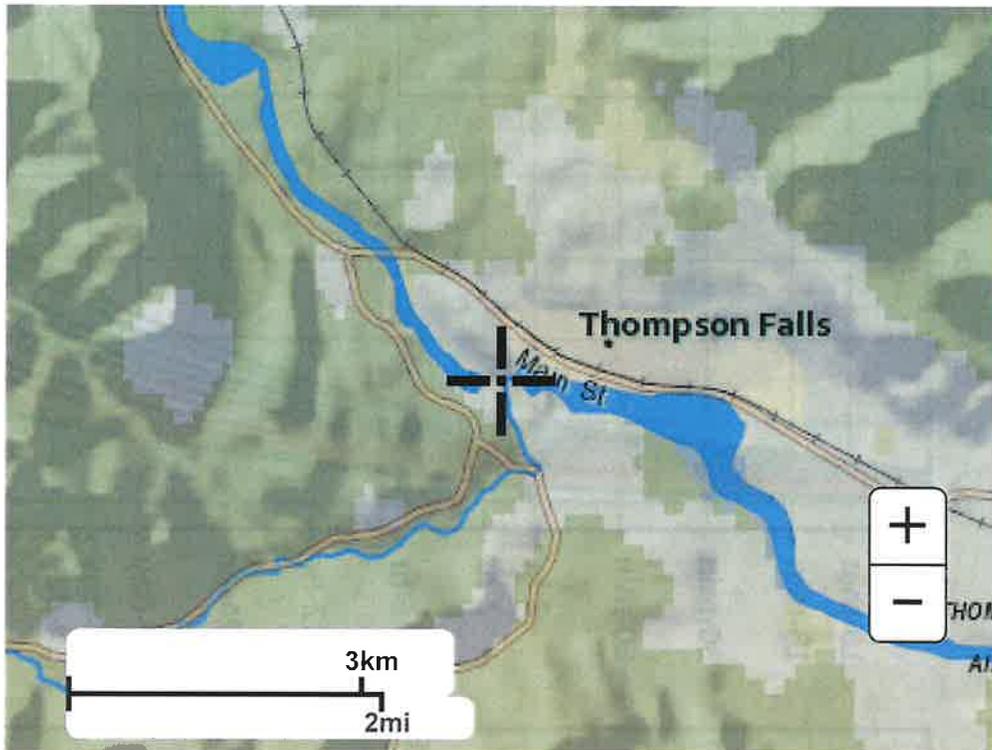


Average recurrence interval (years)

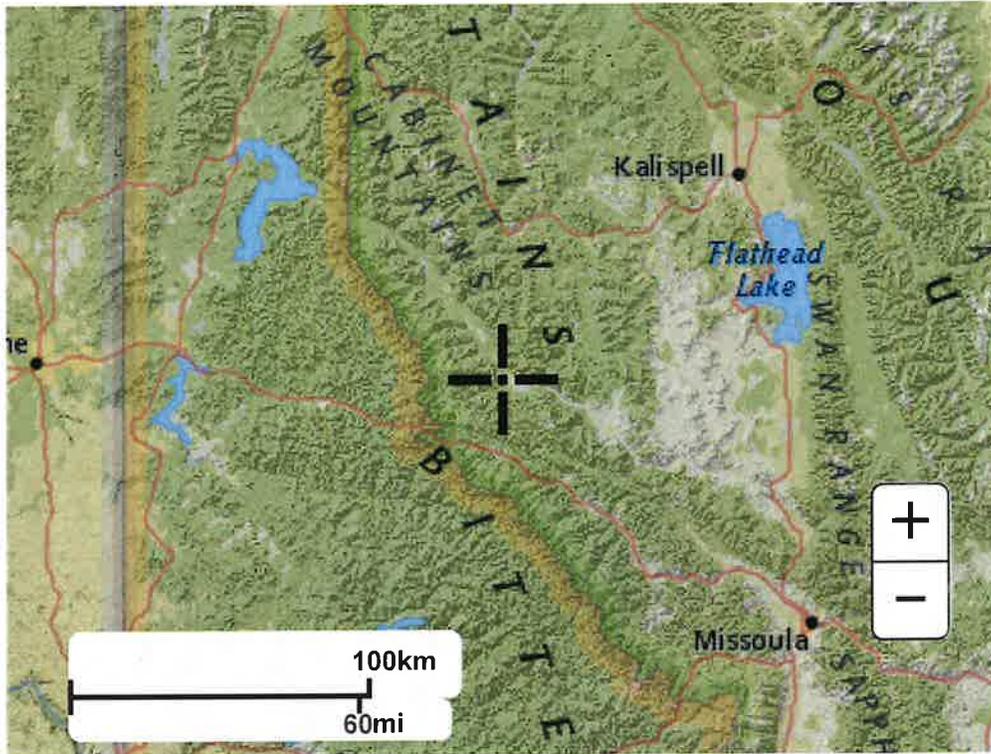
[Back to Top](#)

Maps & aerials

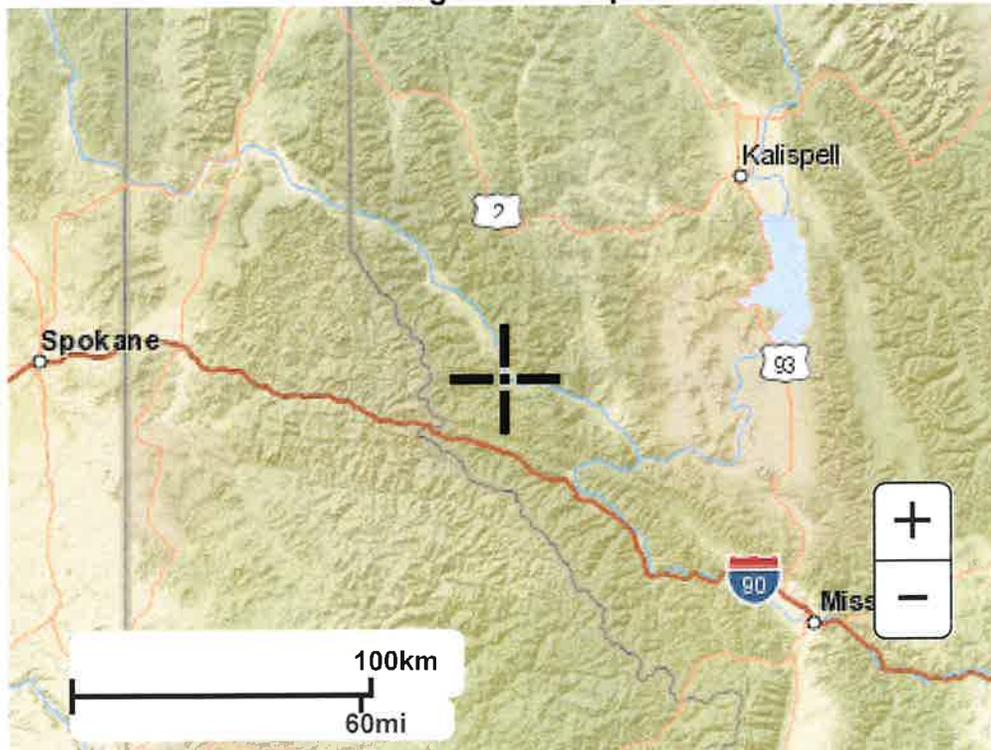
Small scale terrain



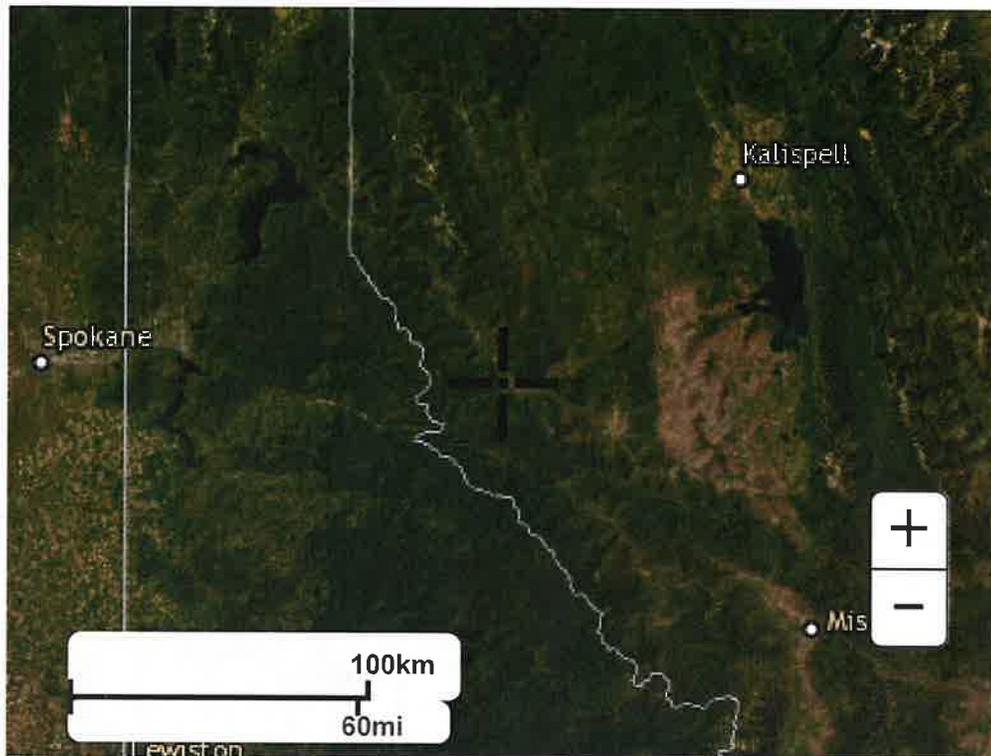
Large scale terrain



Large scale map



Large scale aerial



[Back to Top](#)

[US Department of Commerce](#)
[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)



General Information

Homepage

Progress Reports

FAQ

Glossary

NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES: MT

Data description

Data type: Precipitation depth Units: English Time series type: Partial duration

Select location

1) Manually:

a) By location (decimal degrees, use " " for S and W): Latitude: Longitude:

b) By station (list of MT stations): Select station

c) By address

2) Use map:

Map Terrain

a) Select location
Move crosshair or double click

b) Click on station icon
 Show stations on map

Location information:
 Name: Thompson Falls, Montana, USA*
 Latitude: 47.5739°
 Longitude: -115.3533°
 Elevation: 2580 ft **

* Source: ESRI Maps

Contact Us
 Inquiries



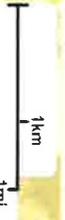
Miscellaneous
 Product Areas
 Station Analysis
 Regional Organization

Probable Maximum
 Precipitation
 Documents

Free Station
 Temperature
 Observations

GIS Tools
 Maps

Precipitation
 Data Server



Source: USGS

POINT PRECIPITATION FREQUENCY (PF) ESTIMATES WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION

NOAA Atlas 14, Volume 12, Version 2

PF tabular

PF graphical

Supplementary information

Print page

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)¹

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min (0.094-0.125)	0.108 (0.143-0.192)	0.165 (0.216-0.303)	0.253 (0.270-0.395)	0.323 (0.329-0.520)	0.414 (0.364-0.613)	0.479 (0.394-0.709)	0.541 (0.403-0.815)	0.601 (0.424-0.963)	0.673 (0.445-1.08)	0.723 (0.445-1.08)
10-min (0.130-0.173)	0.150 (0.199-0.267)	0.229 (0.299-0.421)	0.351 (0.374-0.548)	0.448 (0.456-0.721)	0.574 (0.505-0.851)	0.665 (0.533-0.984)	0.751 (0.533-0.984)	0.833 (0.559-1.13)	0.933 (0.588-1.34)	1.00 (0.617-1.50)
15-min (0.151-0.201)	0.174 (0.231-0.310)	0.266 (0.348-0.489)	0.408 (0.434-0.637)	0.521 (0.530-0.838)	0.667 (0.645-1.02)	0.773 (0.587-0.988)	0.873 (0.619-1.14)	0.968 (0.649-1.31)	1.08 (0.683-1.55)	1.16 (0.717-1.74)
30-min (0.184-0.245)	0.213 (0.282-0.378)	0.324 (0.424-0.596)	0.497 (0.530-0.776)	0.634 (0.631-0.924)	0.813 (0.768-1.22)	0.942 (0.851-1.43)	1.06 (0.755-1.39)	1.18 (0.792-1.60)	1.32 (0.833-1.89)	1.42 (0.873-2.12)
60-min (0.221-0.295)	0.256 (0.337-0.463)	0.388 (0.505-0.711)	0.593 (0.631-0.924)	0.756 (0.766-1.07)	0.967 (0.919-1.36)	1.12 (1.01-1.61)	1.26 (1.08-1.86)	1.40 (1.13-2.14)	1.57 (1.19-2.54)	1.69 (1.04-2.53)
2-hr (0.335-0.427)	0.380 (0.456-0.590)	0.515 (0.633-0.855)	0.728 (0.730-0.955)	0.899 (0.862-1.17)	1.12 (1.02-1.47)	1.29 (1.12-1.71)	1.45 (1.21-1.97)	1.61 (1.27-2.27)	1.80 (1.33-2.70)	1.94 (1.40-3.06)
3-hr (0.440-0.545)	0.489 (0.557-0.700)	0.620 (0.730-0.955)	0.829 (0.862-1.17)	0.998 (1.07-1.37)	1.22 (1.07-1.37)	1.40 (1.24-1.68)	1.56 (1.37-1.99)	1.73 (1.48-2.22)	1.94 (1.58-2.55)	2.09 (1.70-3.05)
6-hr (0.643-0.775)	0.706 (0.756-0.921)	0.833 (0.929-1.16)	1.04 (1.07-1.37)	1.21 (1.21-1.48)	1.45 (1.24-1.68)	1.63 (1.37-1.99)	1.81 (1.48-2.22)	1.99 (1.58-2.55)	2.24 (1.70-3.05)	2.42 (1.79-3.46)
12-hr (0.884-1.05)	0.965 (1.01-1.21)	1.11 (1.21-1.48)	1.34 (1.38-1.71)	1.54 (1.57-1.89)	1.81 (1.59-2.05)	2.03 (1.76-2.33)	2.24 (1.91-2.65)	2.47 (2.06-3.03)	2.77 (2.25-3.60)	3.00 (2.39-4.09)
24-hr (1.17-1.38)	1.27 (1.32-1.57)	1.44 (1.57-1.89)	1.72 (1.77-2.17)	1.96 (2.05-2.57)	2.30 (2.26-2.90)	2.57 (2.46-3.26)	2.84 (2.66-3.71)	3.11 (2.66-3.71)	3.49 (2.92-4.39)	3.78 (3.11-4.86)
2-day (1.45-1.74)	1.59 (1.64-1.99)	1.80 (1.95-2.38)	2.16 (2.21-2.73)	2.46 (2.49-3.12)	2.88 (2.54-3.23)	3.21 (3.15-4.18)	3.54 (3.04-4.11)	3.89 (3.28-4.66)	4.35 (3.58-5.52)	4.71 (3.80-6.25)
3-day (1.84-1.99)	1.81 (1.86-2.26)	2.05 (2.21-2.73)	2.46 (2.49-3.12)	2.80 (2.87-3.70)	3.28 (3.15-4.18)	3.65 (3.43-4.72)	4.03 (3.69-5.36)	4.42 (4.01-6.34)	4.94 (4.01-6.34)	5.34 (4.25-7.18)
4-day (1.81-2.19)	1.99 (2.05-2.50)	2.26 (2.52-3.07)	2.70 (2.73-3.44)	3.07 (3.14-4.07)	3.59 (3.45-4.59)	4.00 (4.14-5.49)	4.40 (4.48-6.16)	4.82 (4.82-6.95)	5.38 (5.25-7.18)	5.82 (4.62-7.65)
7-day (2.24-2.72)	2.46 (2.52-3.07)	2.77 (2.95-3.66)	3.29 (3.30-4.16)	3.72 (3.78-4.89)	4.31 (4.14-5.49)	4.77 (4.48-6.16)	5.23 (5.11-6.99)	5.70 (5.49-7.85)	6.32 (5.98-9.12)	6.80 (6.33-10.2)
10-day (2.60-3.16)	2.86 (2.92-3.56)	3.22 (3.40-4.22)	3.80 (3.80-4.78)	4.28 (4.32-5.59)	4.94 (4.72-6.25)	5.44 (5.11-6.99)	5.94 (5.49-7.85)	6.45 (5.98-9.12)	7.12 (6.33-10.2)	7.63 (6.33-10.2)
20-day (3.63-4.44)	4.00 (4.07-5.01)	4.51 (4.75-5.94)	5.32 (5.29-6.72)	5.98 (6.01-7.82)	6.88 (6.53-8.72)	7.55 (7.03-9.70)	8.21 (7.51-10.8)	8.87 (7.51-10.8)	9.72 (8.11-12.5)	10.3 (8.54-14.0)
30-day (4.45-5.46)	4.91 (4.98-6.16)	5.53 (5.80-7.29)	6.52 (6.45-8.22)	7.31 (7.30-9.54)	8.37 (7.91-10.6)	9.15 (8.48-11.7)	9.91 (8.48-11.7)	10.7 (9.02-13.0)	11.6 (9.69-15.0)	12.3 (10.2-16.6)
45-day (5.55-6.83)	6.14 (6.18-7.66)	6.88 (7.14-8.98)	8.04 (7.90-10.1)	8.96 (8.87-11.6)	10.2 (9.56-12.8)	11.0 (9.56-12.8)	11.9 (10.2-14.0)	12.7 (10.6-15.5)	13.6 (11.5-17.6)	14.3 (12.1-19.3)
60-day (6.50-8.02)	7.19 (7.21-8.95)	8.02 (8.28-10.4)	9.32 (9.11-11.6)	10.3 (10.2-13.3)	11.6 (10.9-14.6)	12.6 (11.6-15.9)	13.4 (12.2-17.4)	14.2 (12.2-17.4)	15.2 (13.0-19.5)	15.9 (13.6-21.3)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parentheses are P_F estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

Estimates from the table in CSV format: **Precipitation frequency estimates**

Main Link Categories:
[Home](#) | [OWP](#)

[Map Disclaimer](#)
[Disclaimer](#)
[Credits](#)
[Glossary](#)

[Privacy Policy](#)
[About Us](#)
[Career Opportunities](#)

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
Office of Water Prediction (OWP)
1325 East West Highway
Silver Spring, MD 20910
Page Author: HDSC webmaster
Page last modified: April 21, 2017

Driveway runoff volumes

Lot 1

2-year 24-hour calculations are based on NOAA atlas 14 precipitation values for the area of 1.44 inches. And 100-year 24-hour storm values of 2.84 inches.

2-year 24-hour event

$$(0.8)(1.44 \text{ inches}/12 \text{ inches})(12\text{ft} \times 1\text{ft})$$

$$=1.15 \text{ CF per foot of road}$$

The driveway is 12.0 feet wide and the coefficient for gravel is 0.8; the runoff per foot of road length is 1.15 cubic feet for the 2 year 24 hour storm event.

100-year 24-hour event

$$(0.80)(2.84 \text{ inches}/12\text{'}) (12\text{ft} \times 1\text{ft})$$

$$=2.27 \text{ CF per foot of road}$$

Ditches will divert stormwater to retention pond, and water will not overtop roadway in 100 year event, and any additional flood water will flow off the property in a northerly direction and will not inundate home or drainfield.

Lot 2

2-year 24-hour calculations are based on NOAA atlas 14 precipitation values for the area of 1.44 inches. And 100-year 24-hour storm values of 2.84 inches.

2-year 24-hour event

$$(0.8)(1.44 \text{ inches}/12 \text{ inches})(12\text{ft} \times 1\text{ft})$$

$$=1.15 \text{ CF per foot of road}$$

The driveway is 12.0 feet wide and the coefficient for gravel is 0.8; the runoff per foot of road length is 1.15 cubic feet for the 2 year 24 hour storm event.

There is 185 lineal feet of road that will be collected in retention ditch along roadway. The proposed 3 foot wide retention ditch along roadway will ensure runoff remains on lot.

The flow of land will divert stormwater to retention facilities.

100-year 24-hour event

$$(0.80)(2.84 \text{ inches}/12\text{'}) (12\text{ft} \times 1\text{ft})$$

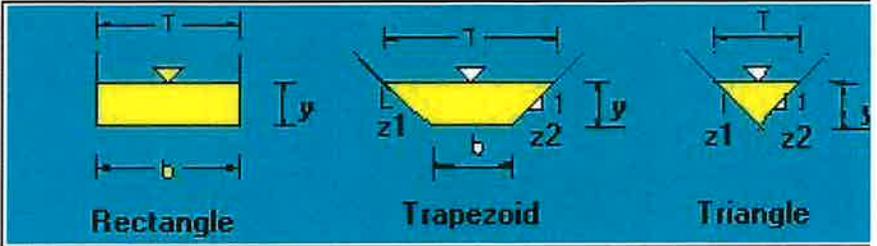
$$= 2.27 \text{ CF per foot of road}$$

The additional rainfall will still be captured in the 6.0 ft wide retention v-ditch with the capacity of 3.0 cu ft.

The open channel flow calculator

Select Channel Type:

Trapezoid ▾



Depth from Q ▾

Select unit system:

Feet(ft) ▾

Channel slope:

1/16

ft/ft

Water depth(y):

0.28

ft

Bottom width(b)

0

ft

Flow velocity

12.690926

ft/s

LeftSlope (z1):

1:1

to 1 (H:V)

RightSlope (z2):

1:1

to 1 (H:V)

Flow discharge

.990

ft³/s

Input n value

0.025

or select n

Calculate!

Status:

Calculation finished

Reset

Wetted perimeter

0.79

ft

Flow area

0.08

ft²

Top width(T)

0.56

ft

Specific energy

2.78

ft

Froude number

5.98

Flow status

Supercritical flow

Critical depth

0.57

ft

Critical slope

0.0216

ft/ft

Velocity head

2.5

ft

SORLIE

SEPTIC

406-546-2431

Rick Sorlie/Owner PH: 406-546-3722 or 406-827-0888

SEPTIC SYSTEM INSPECTION REPORT

Date of Inspection: 5/1/2025 Inspection Performed by: Zach Epperson

Physical Address of Inspection Site: 5 Country Club Ln, Thompson Falls, MT

Property Owner's Name: Dennis Gripp

Was the tank pumped at time of inspection? YES or NO

When was the tank pumped last? Unknown

System Age: Unknown - pre-filter How was this determined? _____

Number of Bedrooms: 2

Garbage Disposal: YES or NO

Tank Construction: Concrete Fiberglass Metal Other: _____

Tank Capacity: 1,000 gal

Tank Top: Visible? YES or NO Damaged? YES or NO or COULD NOT DETERMINE

Inlet Baffle: Visible? YES or NO Damaged? YES or NO or COULD NOT DETERMINE

Effluent Filter: Visible? YES or NO Damaged? ^{*} YES or NO or COULD NOT DETERMINE

Liquid Level: at inlet Satisfactory or Unsatisfactory

Scum Thickness: 2" Satisfactory or Unsatisfactory

Line from Tank to Drainfield: Satisfactory or Unsatisfactory

Drainfield Function: Satisfactory or Unsatisfactory or Did not Test

Any sign of drainfield failure? YES or NO

If Yes - EXPLAIN: _____

COMMENTS: Tank is not equipped for filter.

SORLIE SEPTIC 406-546-2431

Rick Sorlie/Owner PH: 406-546-3722 or 406-827-0888

SEPTIC SYSTEM INSPECTION REPORT

Date of Inspection: 5/1/2025 Inspection Performed by: Zach Epperson

Physical Address of Inspection Site: 73 Dry Cr Rd, Thompson Falls, MT 59873

Property Owner's Name: Dennis Gripp

Was the tank pumped at time of inspection? YES or NO

When was the tank pumped last? Unknown

System Age: About 25 years How was this determined? Owner's Statement

Number of Bedrooms: 2

Garbage Disposal: YES or NO

Tank Construction: Concrete Fiberglass Metal Other: _____

Tank Capacity: 1,000 gal.

Tank Top: Visible? YES or NO Damaged? YES or NO or COULD NOT DETERMINE

Inlet Baffle: Visible? YES or NO Damaged? YES or NO or COULD NOT DETERMINE

Effluent Filter: Visible? YES or NO Damaged? ^{*} YES or NO or COULD NOT DETERMINE

Liquid Level: Below inlet Satisfactory or Unsatisfactory

Scum Thickness: none Satisfactory or Unsatisfactory

Line from Tank to Drainfield: Satisfactory or Unsatisfactory

Drainfield Function: Satisfactory or Unsatisfactory or Did not Test

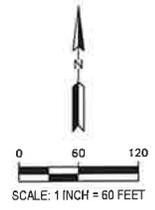
Any sign of drainfield failure? YES or NO

If Yes - EXPLAIN: _____

COMMENTS: * Tank not equipped for filter.

LOT LAYOUT

OF PROPOSED "MOE" MINOR SUBDIVISION IN
 THE NW 1/4 SW 1/4 SW 1/4 OF SECTION 17,
 T.21N. R.29W. P.M.M.
 SANDERS COUNTY, MONTANA
 FOR GARY MOE

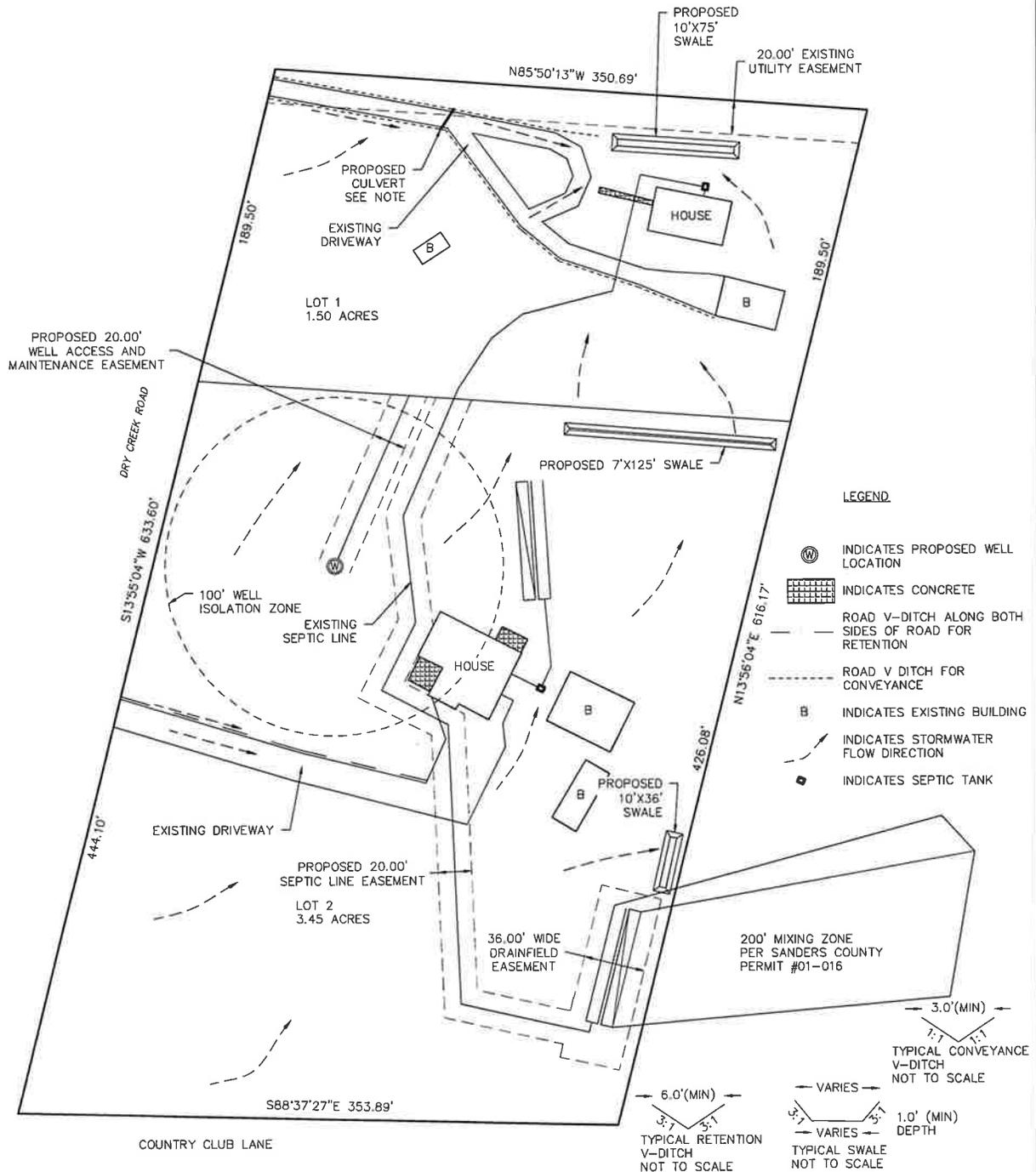


STORM DRAINAGE MAINTENANCE PLAN

1. PARCEL OWNERS ARE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORM DRAINAGE FEATURES.
2. LANDSCAPING WILL DIRECT DISCHARGE FROM ROOF GUTTERS AND GRASSY AREAS TO A RETENTION FACILITY ON THE NORTH SIDES OF THE HOUSES AND TO A SMALL SWALE FOLLOWING NATURAL DRAINAGE FLOW.
3. THE RETENTION FACILITY WILL BE A GRASS AREA KEPT FREE OF LEAVES AND DEBRIS TO ALLOW THE STORM WATER TO SOAK INTO THE GROUND.
4. V DITCHES ON LOT 1 WILL BE USED AS RETENTION FACILITIES FOR SOME ROAD RUNOFF ON WEST SIDE OF ROAD. SLOPE IS MINIMAL

NOTES:

1. NO LAKES, STREAMS, IRRIGATION DITCHES, WETLANDS, OR SPRINGS WITHIN OR AFFECTING THE PARCEL.
2. NO KNOWN SOURCES OF CONTAMINATION WITHIN 500 FEET OF THE WELL.
3. A 100 FOOT SSMZ HAS BEEN APPROVED.
4. INSTALL 12" MINIMUM CULVERT AND BED TO COUNTY RECOMMENDATIONS



Plot Date & Time: 24 February 2025 2:33 PM

C:\Users\SimonStonemacher\Box\Survey-old\065-MT21-29-A\1942n Dennis Gripp\dwg\DES\LOT_LAYOUT 11x17.dwg

PROJECT TITLE	CLIENT NAME	PROJECT ADDRESS	DATE
LOT LAYOUT MOE MINOR SUBDIVISION	GARY MOE	1300 TACOMA AVE BISMARCK ND 58504 PHONE (701) 557-3348 WWW.MTNPLANS.COM	2/24/2025
		PROJECT NO	SHEET NO
		SLS SLS	1 OF 1
		SCALE	1" = 60'

G



Sanders County Fire Risk Rating Form

This form may be used to rate the risks from wildfire hazards in new subdivisions and other developments. Conditions anticipated after development of roads, water supplies, etc., should be the focus.

Name of Subdivision: MOE MINOR

Landowner or Subdivider: GARY MOE/DENNIS GRIPP

Legal Description: TRACT 1 OF COS 455 SECTION 17, TOWNSHIP 21 N., RANGE 29W.

Location: 5 COUNTRY CLUB LN.

General Description of Subdivision: 2 LOT MINOR SUBDIVISION CREATING 2 RESIDENTIAL LOTS.

Date of Assessment: DECEMBER 23, 2024

Name, Qualifications, and Contact Information of Preparer: KATHERINE MAUDRONE

PLANNER/PROJECT MANAGER MOUNTAIN PLAINS LLC

Verified by local Fire District, DNRC, USFS, or other qualified person: _____

Zachary R. Epperson
Zachary R. Epperson (Mar 8, 2025 10:46 MST)

08/03/25

Signature

Date

Instructions: Circle the score beside the appropriate descriptions in each subsection, add points, and enter on page 6. Preparers have discretion to assign appropriate scores based on conditions and their judgment.

Section	Attributes	Points	
1	Vehicular and Emergency Service Provider Access (20%)		
	Ingress/Egress		
	A	Two or more full-time primary access roads	0
		One full-time primary access road with functional secondary or emergency access road	2
		One full-time primary access road	4
	Width of Primary Access Road (driving surface)		
	B	24 feet or more	0
		20 to 24 feet	1
		20 feet	2
		16 to 20 feet	3
		Less than 16 feet	4
	Width of Secondary Access Road (the road most likely to be used for escape if primary access is blocked or closed)		
	C	24 feet or more	0
		20 to 24 feet	1
		20 feet	2
		12 to 20 feet	3
		None or less than 12 feet	4
	Maximum Road Grade of Primary Access Route		
	D	5%	0
		8%	1
		10%	2
		12%	3
		>12%	4
	Maximum Road Grade of Secondary or Emergency Access Route		
E	5%	0	
	10%	1	
	12%	2	

	>12% or none	3
F	Primary Access Terminus	
	Primary road connects with another road (i.e., no turnaround necessary)	0
	Fully compliant cul-de-sac or other turnaround	1
	Substandard turnaround but largest fire department apparatus is capable of turnaround under normal summer conditions	2
	No turnaround or turnaround in which largest fire department apparatus is incapable of turnaround under normal summer conditions	3
G	Length of Primary Dead End Road as Only Full-Time Primary Access (measured from edge of intersecting public road that provides two exit routes, along centerline to road terminus or end of turnaround)	
	600 feet or less, or if primary road does not dead end	0
	600 feet to 1,000 feet	1
	>1,000 feet	3
H	Road surface conditions (on worst road if more than one)	
	Hard-surfaced (paved), excellent conditions throughout	0
	Hard-surfaced (paved or chip seal), with partial gravel, potholes, or deteriorating conditions that may minimally slow but not hinder emergency service access; or gravel, excellent condition	1
	Gravel, with areas of washboard, potholes, or other deterioration conditions that may slow but not hinder emergency service access	2
	Deteriorating or similar conditions that may slow or otherwise measurably hinder emergency service access	3
I	Vertical Clearance	
	No obstructions to a height of 13.5 feet or more	0
	Minimal, temporary overhead obstructions under 13.5 feet in height, such as occasional tree branches that emergency vehicles can easily manage	1
	Overhead vegetation less than 13.5 feet in height that may significantly slow or obstruct emergency vehicles	2
	Permanent obstructions less than 13.5 feet in height	3
J	Driveways (driveways that exceed 600 feet in length shall be factored as roads above and given a non-compliant rating)	

		Driveway lengths do not exceed 600 feet as measured along the centerline from the primary access road to the end of where a fire department water tender will typically park to conduct structural fire suppression	0
		Driveway extends to within 150 feet of all points of occupied buildings	0
		Driveway width exceeds 12 feet	0
		Driveways include a turnaround in which largest fire department apparatus is capable of turnaround under normal, summer conditions	0
		For each aspect a driveway does not comply with the above, assign one point	1 of 2 or 3 or 4
		Driveway includes 13.5 feet of vertical clearance of all obstructions	0
		Driveway does not include 13.5 feet of vertical clearance of all obstructions	2
		Street Signs and Posted Address Numbers	
	K	Fully present and compliant with rural addressing requirements	0
		Not fully present or compliant	3
<i>Section 1 Subtotal Score (add Sec. 1. A-K above) =</i>			15
		Vegetation (30%) (see IWUIC definitions below)	
		On-site fuel loads based on mapping and site assessment	
	A	Light	5
		Medium	10
		Heavy	20
		Predominant fuel types within ½ mile of project site based on mapping and site assessment	
	B	Light	5
		Medium	10
		Heavy	20
		Defensible spaces or fuels reduction at building sites at final plat	
	C	Not necessary	0
		No defined building sites or no way to ensure it is carried out	10
		Needed but will not be carried out	20
<i>Section 2 Subtotal Score (add Sec. 2. A-C above) =</i>			15
		Topography (20%)	
		Surrounding topography 150 feet to ½ mile from building sites	
	A	Characterized by typical slopes of 8% or less	1
		Characterized by typical slopes of >8% and <25%	5

3 (cont.)		Characterized by typical slopes of >25% and <35%	10
		Characterized by typical slopes of 35% and greater	15
		Topography within 150 feet surrounding building sites	
		Characterized by typical slopes of 8% or less	1
	B	Characterized by typical slopes of >8% and <25%	5
		Characterized by typical slopes of >25% and <35%	10
		Characterized by typical slopes of 35% and greater	15
		Presence of fire chimneys or other hazardous features that may impact the subdivision within ½ mile from buildings and building sites	
	C	No fire chimneys or hazardous features	0
		Fire chimneys or hazardous features exist but are not a common characteristic	3
		Fire chimneys or hazardous features are a common characteristic	5
		Predominant aspect	
	D	North or east	0
		West or south	3 or 5
Section 3 Subtotal Score (add Sec. 3. A-D above) =			2
4	Water Sources for Fire Protection (15%)		
		Hydrants/draft sites (choose best water source available)	
		500-GPM hydrant within 500 feet of each building	0
		500-GPM hydrant within 1,000 feet of each building	3
		500-GPM hydrant farther than 1,000 feet from each building, but within 5 minutes, round trip	5
	A	10,000+ gallon draft site within 1,000 feet of each building	12
		10,000+ gallon draft site farther than 1,000 feet of each building, but within 5 minutes round trip	15
		Water source providing 10,000+ gallons; 5 - 10 minutes round trip including fill time	20
		Water source providing <10,000 gallons; more than 10 minutes round trip including fill time	25
		Internal sprinkler systems	
B	Internal sprinkler systems in all regularly occupied buildings	0	
	No internal sprinkler systems in all regularly occupied buildings	5	
Section 4 Subtotal Score (add Sec. 4. A-B above) =			25
	Miscellaneous Fire Dangers (15%)		
A	Electrical/power lines		
	All underground		0

5		Some underground, some above	<input type="checkbox"/> 3	
		All above ground	5	
5 (cont.)	B	Propane and other gas tanks		
		None	0	
		All underground	1	
			Above ground or allowed above ground	<input type="checkbox"/> 3
	C	Other Risks: Add one point for each if the risk is present or likely to be present on site or present within surrounding ½ mile; add two points for each with multiple occurrences		
			Campsite, picnic area, or home with fire pit	0 or 1 or <input type="checkbox"/> 2
			Commercial activity	<input type="checkbox"/> 0 or 1 or 2
			Debris burning	0 or <input type="checkbox"/> 1 or 2
			Domestic wood heat	0 or 1 or <input type="checkbox"/> 2
			Agricultural operation	<input type="checkbox"/> 0 or 1 or 2
			Lumber mill, mines, other industrial activity	<input type="checkbox"/> 0 or 1 or 2
			Overhead high-voltage powerlines	<input type="checkbox"/> 0 or 1 or 2
			Active railroad	<input type="checkbox"/> 0 or 1 or 2
		Major highway or off-road vehicle trail/road	0 or 1 or <input type="checkbox"/> 2	
	Historic wildfires over last 10 years	<input type="checkbox"/> 0 or 1 or 2		
	Others: describe each	<input type="checkbox"/> 0 or 1 or 2		
Section 5 Subtotal Score (add Sec. 5. A-C above) =			13	
TOTAL SCORES FROM SECTION 1-5				
Total Score from Section 1 (Access):			15	
Total Score from Section 2 (Vegetation)			15	
Total Score from Section 3 (Topography)			2	
Total Score from Section 4 (Water Sources)			25	
Total Score from Section 5 (Misc. Risks)			13	
TOTAL PROJECT SCORE:			70	
RISK RATING (see range below):			Low	
Risk Rating Range:				
< 99 = Low Risk		100-130 = Moderate Risk	> 131 = High Risk	

REFERENCES AND MODEL CODES:

The Fire Risk form was developed from several model codes and existing literature. The purpose of this form is to provide a template and guidance for Sanders County regarding best practices and opportunities to mitigate wildfire risk to homes and property. Risk variables should be reviewed by the county, fire personnel, and emergency management officer to identify and prioritize risks most applicable to Sanders County.

References and Resources

- [Department of State Lands Fire Risk Rating for Existing and Planned Wildland Residential Interface Developments in Montana. 1993.](#)
- [National Fire Protection Association Wildfire Hazard Severity Form Checklist NFPA 299 / 1144. 2018.](#)
- [International Wildland Urban Interface Code Appendix C. 2012.](#)
- [U.S. Fire Administration. Wildland Urban Interface Toolkit: Codes and Standards. 2019.](#)
- [National Volunteer Fire Council. Wildland Fire Assessment Program. 2019.](#)
- [Fire Adapted Communities Learning Network. FAC Self-Assessment Tool. 2019.](#)

Fuel Type Definitions – see [Appendix D, 2012 International Wildland Urban Interface Code](#)

- *Light fuel:* Vegetation consisting of herbaceous plants and round wood less than ¼ inch in diameter. See Fuel Models A, C, E, L, N, P, R, and S.
- *Medium fuel:* Vegetation consisting of round wood ¼ to 3 inches in diameter. See Fuel Models B, D, F, H, O, Q, and T.
- *Heavy fuel:* Vegetation consisting of round wood 3 to 8 inches in diameter. See Fuel Models G, I, J, K and U.

Fire Risk Rating Form

Final Audit Report

2025-03-08

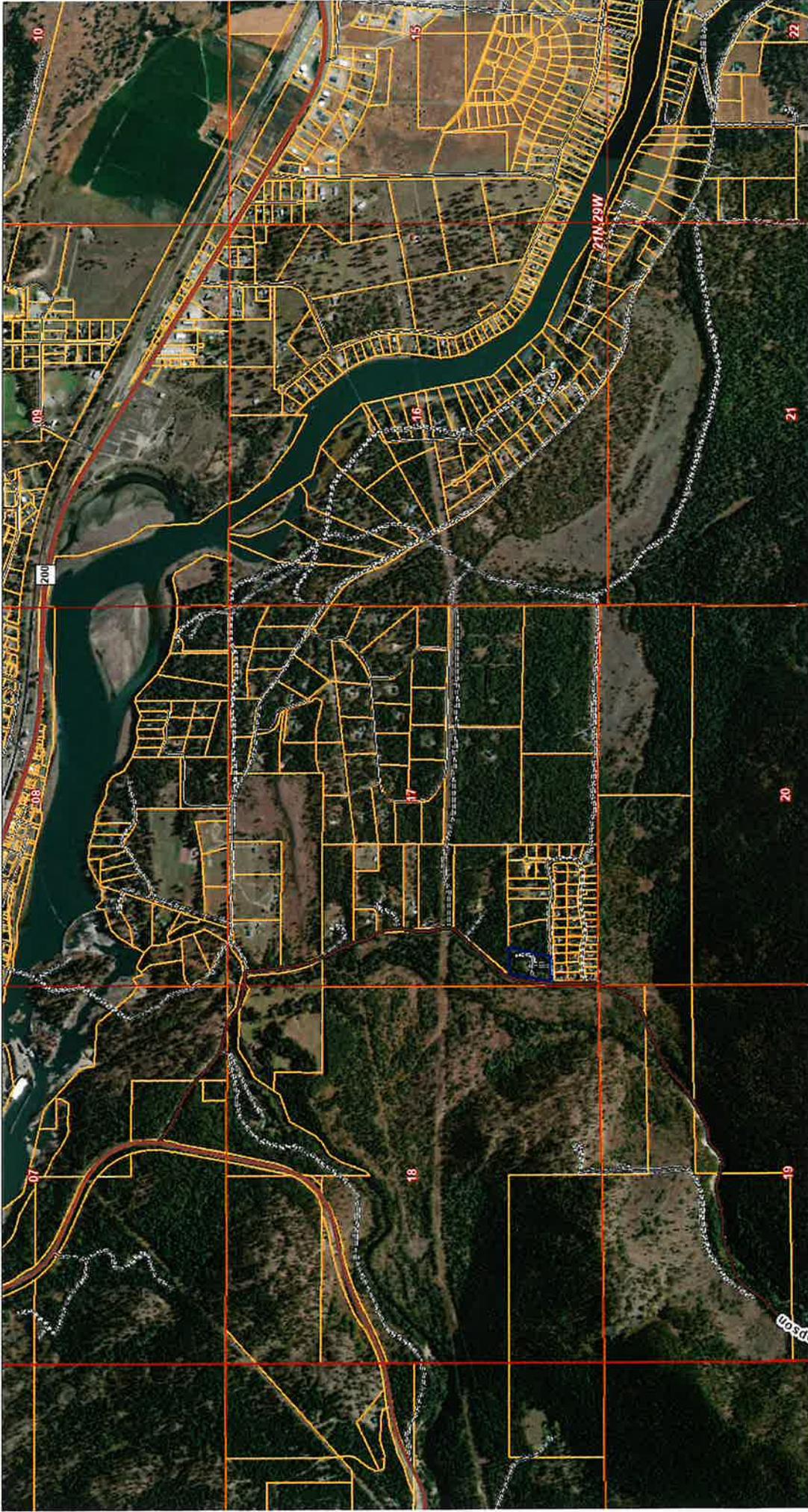
Created:	2025-03-04
By:	Katherine Maudrone (kmaudrone@mtnplains.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbVJyGz8A8HJ4dbzsz02AuYPub7_6BU

"Fire Risk Rating Form" History

-  Document created by Katherine Maudrone (kmaudrone@mtnplains.com)
2025-03-04 - 2:11:33 PM GMT
-  Document emailed to Zach (montanazach@yahoo.com) for signature
2025-03-04 - 2:11:38 PM GMT
-  Email viewed by Zach (montanazach@yahoo.com)
2025-03-08 - 5:44:32 PM GMT
-  Signer Zach (montanazach@yahoo.com) entered name at signing as Zachary R. Epperson
2025-03-08 - 5:46:25 PM GMT
-  Document e-signed by Zachary R. Epperson (montanazach@yahoo.com)
Signature Date: 2025-03-08 - 5:46:27 PM GMT - Time Source: server
-  Agreement completed.
2025-03-08 - 5:46:27 PM GMT

Н

MOE MINOR SUBDIVISION VICINITY MAP

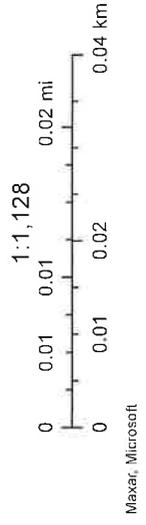


1/7/2024, 8:28:12 AM

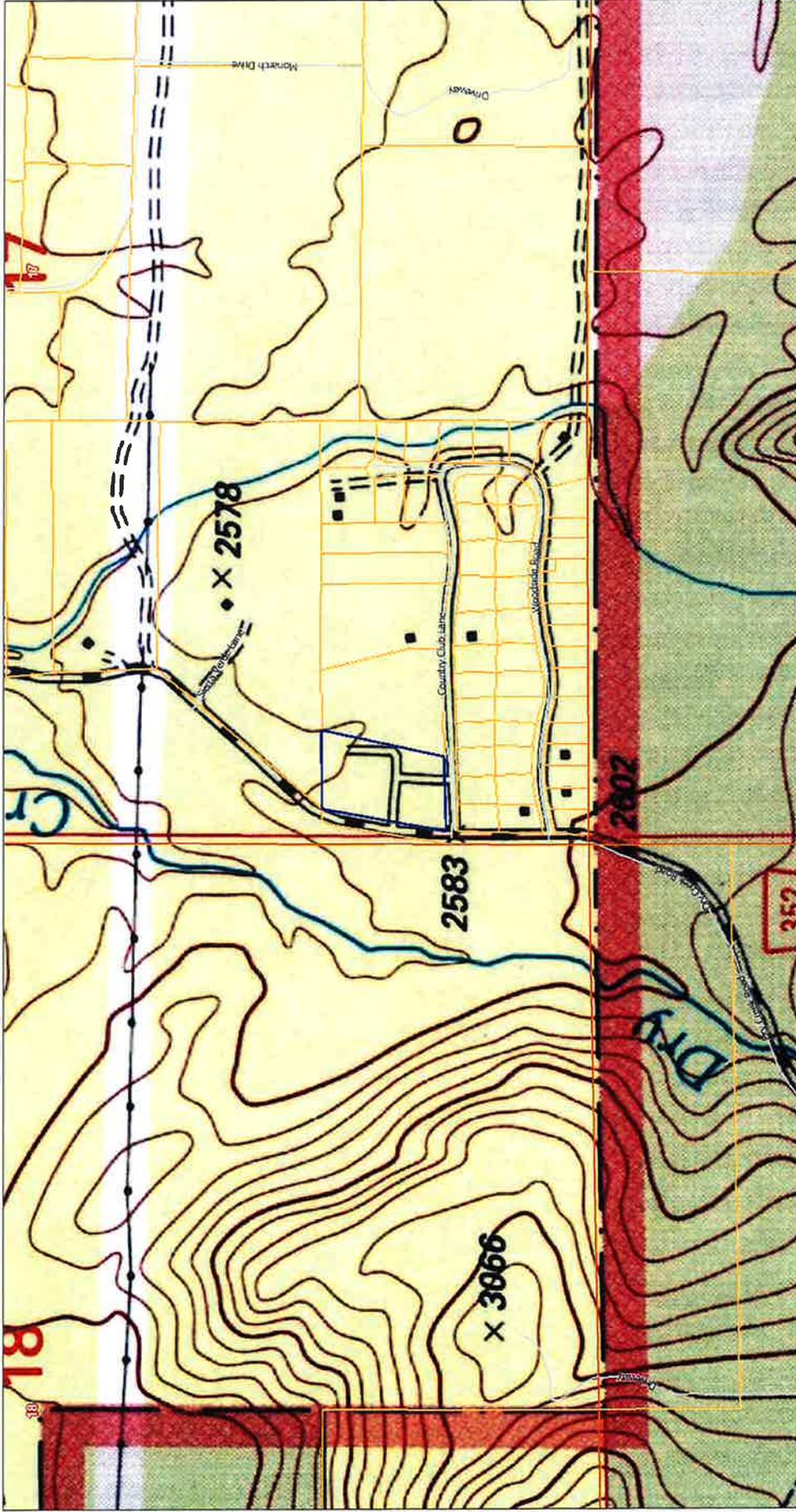
Moe Minor Vicinity Map south



November 27, 2024



MOE MINOR TOPOGRAPHIC MAP



6/17/2025, 11:28:20 AM

1:7,893

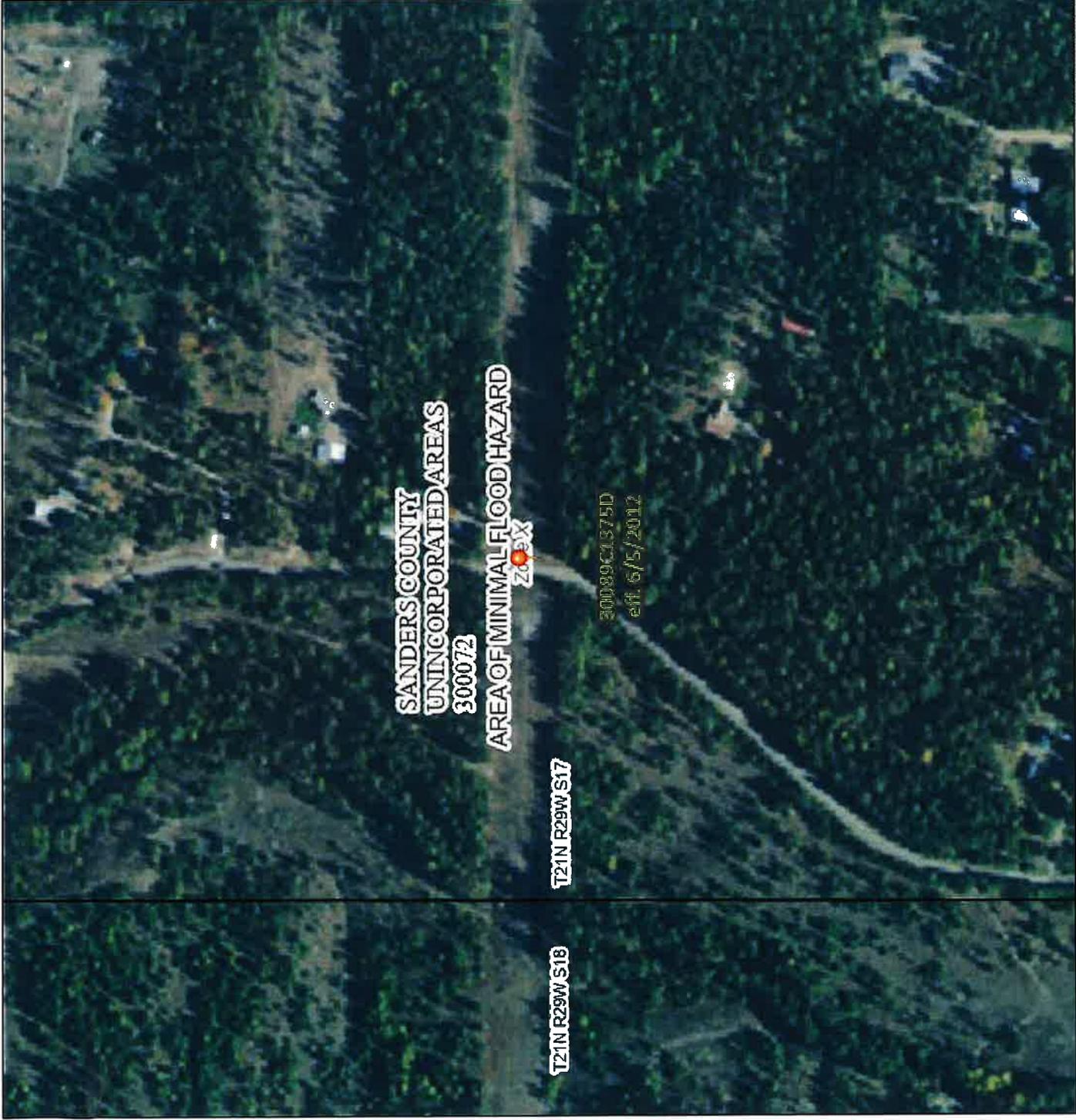


U.S. Geological Survey; Montana State Library

National Flood Hazard Layer FIRMette



115°21'23"W 47°34'50"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AP
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone C

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone L

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study

OTHER FEATURES

- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

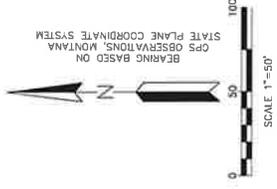
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/25/2024 at 1:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PRELIMINARY PLAT
 "MOE MINOR"
 A MINOR SUBDIVISION OF TRACT 1 OF COS 455
 IN THE SW1/4 OF
 SECTION 17, T.21N., R.29W., P.M.M.,
 SANDERS COUNTY, MONTANA
 THIS SURVEY WAS PREPARED AT THE REQUEST OF DENNIS GRIPP IN JUNE 2022.

Line #	Bearing	Length
L1	S23°25'00"W	75.51
L2	S09°29'13"E	63.47
L3	S27°01'06"W	44.49
L4	S62°32'54"E	44.29
L5	S02°36'45"E	164.39
L6	S77°22'25"E	64.04
L7	S77°22'25"E	18.00
L8	N13°56'04"E	85.83
L9	N23°40'14"E	109.97



- LEGEND:**
- ✕ INDICATED 1/2" IRON ROD NO CAP FOUND
 - INDICATES 5/8" IRON ROD NO CAP FOUND
 - ⊙ CAP STAMPED "HAGEDORN 15081LS" SET
 - (R) RECORD DIMENSION PER COS 455
 - (P.O.B.) POINT OF BEGINNING

LEGAL DESCRIPTION:
 TRACT 1 OF CERTIFICATE OF SURVEY NO. 455, RECORDS OF SANDERS COUNTY, MONTANA, LOCATED IN THE SW/4 OF SECTION 17, T.21N., R.29W., P.M.M., SANDERS COUNTY, MONTANA CONTAINING 6.45 ACRES TOGETHER WITH AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD ALONG WITH AN EASEMENT OF VARYING WIDTH, FOR THE MAINTENANCE OF A SEPTIC LINE AND DRAINFIELD, FOR THE BENEFIT OF LOT 1, ALONG THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT AN ORANGE PLASTIC CAP STAMPED "16921LS" AT THE SOUTHWEST CORNER OF LOT 1, AS SHOWN HEREON; THENCE S85°50'19"E ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 151.23 FEET TO THE POINT OF BEGINNING; THENCE S27°01'06"W AN EASEMENT WIDTH OF 20 FEET ON EACH SIDE, S23°25'00"W A DISTANCE OF 75.51 FEET; THENCE S02°36'45"E A DISTANCE OF 63.47 FEET; THENCE S27°01'06"W A DISTANCE OF 44.49 FEET; THENCE S62°32'54"E A DISTANCE OF 44.29 FEET; THENCE S02°36'45"E A DISTANCE OF 164.38 FEET; THENCE S77°22'25"E A DISTANCE OF 84.04 FEET, TO A POINT WHERE THE EASEMENT WIDTH WIDENS TO 36.00' BEING 18.00' ON EACH SIDE; THENCE S77°22'25"E A DISTANCE OF 18.00 FEET; THENCE S77°22'25"E A DISTANCE OF 18.00 FEET TO THE TERMINUS, SAID TERMINUS BEARS S13°50'18"W A DISTANCE OF 292.45 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 1, WHICH IS AN ORANGE PLASTIC CAP STAMPED "18421LS".



CERTIFICATE OF RECORDING BY CLERK AND RECORDER

ENGINEERING, LAND SURVEYING & UTILITY LOCATING
 108 PEARL ST.
 THOMPSON FALLS, MT 59873
 Phone # (406) 493-2581
 WWW.MTNPLAINS.COM

SCALE: 1" = 50'
 DATE: 6/22/22
 CASE NO.: 02444

CALL: 877-879-6444
 FAX: 406-493-2581
 SHEET 1 OF 1



DRIVEWAY ENCROACHMENT
SANDERS COUNTY



APPLICANT

NAME Gary Moe PHONE 360-852-1038

MAILING ADDRESS 5 Country Club Ln Thompson Falls, MT 59873

Herein termed the applicant, requests permission to encroach upon County right of way described and shown on attached map and hereby made a part of this application

LOCATION/DRIVEWAY

SECTION 17 TOWNSHIP 21N RANGE 29W SUBDIVISION _____ LOT # _____

ROAD NAME Dry Creek Rd ESTIMATED NUMBER OF TRIPS PER DAY _____

NATURE OF PERMIT:(residential, commercial field approach) Residential () TEMP (X) PERM

MAILBOX/PLACEMENT (PLEASE CONTACT LOCAL POST OFFICE FOR LOCATION BEFORE COMPLETING THIS FORM)

MAILBOX YES NO MAILBOX LOCATION 5 Country Club Ln

Attach on a separate sheet or draw in this square a site plan showing the relationship of the drive approach to the county roadway and mailbox placement. The site plan must show all the physical features present, such as, hills, curves, drainage ditches and any possible sight distance obstructions. This information will assist county staff in determining the suitability of the drive approach location.

Please physically stake your driveway

I, as landowner, accept responsibility for up keep and maintenance of the approach and if a culvert has been installed, the repair or replacement of it in the future.

Applicant Signature: Gary Moe Date: 5-28-25

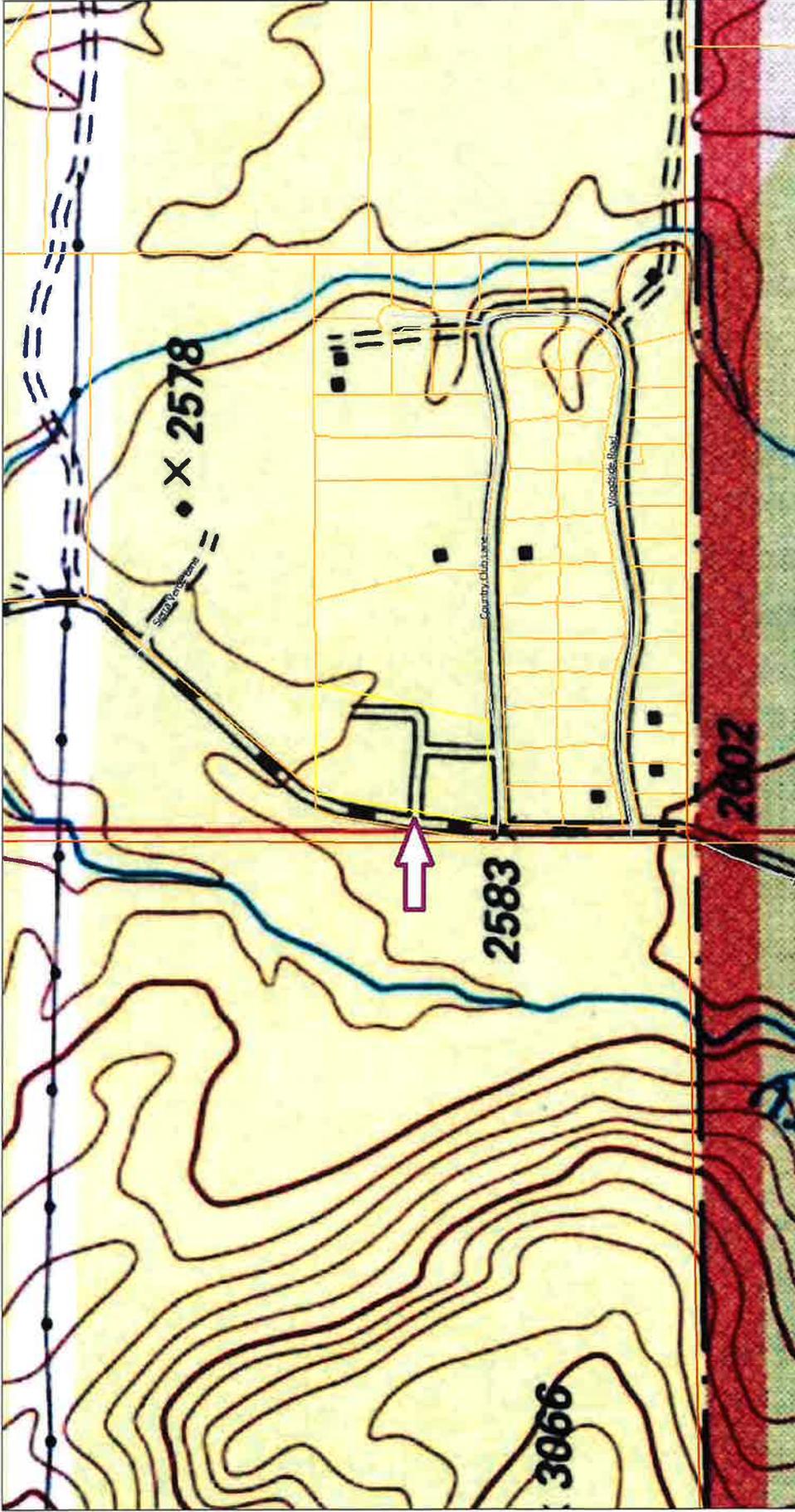
OFFICE USE ONLY – TO BE COMPLETED BY SANDERS COUNTY ROAD FOREMAN

Site Distance: Left _____ Right _____ Surfacing _____

Foreman Comments: _____

Completed work inspected and approved: _____

GARY MOE DRIVEWAY



6/17/2025, 11:33:17 AM

1:5,683



U.S. Geological Survey, Montana State Library

Sanders County Rural Addressing Application

SIGNATURE

Sign the appropriate section below and attach written and signed permission from owner if applying as authorized agent.

Owner Signature: Gary Moe Date: 5-29-25
Authorized Agent Signature: _____ Date: _____

CONTACT INFO

Names: Gary Moe
Mailing Adrs: 5 Country Club Ln Thompson Falls, MT 59873
Primary Contact #: Katherine Maudrone/Mountain Plains Secondary Contact #: _____
Email: kmaudrone@mtnplains.com

STRUCTURE LOCATION INFO

Legal description of parcel (Parcel ID, Lot #, etc.) Tract 1 COS 455/Lot 2 Proposed Moe Minor Subdivision
Road where driveway is located: Off Dry Creek Rd.
Nearest Intersecting Rd: Country Club Ln
Approximate Distance from Above Intersection to Driveway: _____ Feet or Miles
Construction plans (what are you building? when are you building? How long do you expect the project to take?): _____
Already constructed _____

DRIVEWAY:

Attach on a separate sheet or in the box below draw where the driveway is going to be located (include road and parcel outline). Rural addresses are determined by the location of your driveway.

PAYMENT:

Return application with payment of \$25.00
Payable to: Sanders County Treasurer

KNOW YOUR ACCESS!

1. Rural addresses are determined by the location of your driveway.
2. It is important that all land owners understand what their legal access is to their property, and are encouraged to review all plats and deeds relating to their parcel.
3. A rural address does not confirm legal access to property.
4. Driveway Encroachments Permits may be required for County maintained roads. Contact the Sanders County Land Services Department for more information
5. Sanders County, MT reserves the right to modify any address as needed. This is most commonly done in regards to new construction projects where the driveway location as initially communicated by the developer or owner changed.

I also understand the above "Know Your Access"

Applicant's signature: X Gary Moe Date: 5-29-25

OFFICE USE ONLY – To be completed by Rural Addressing Administrator

E9-1-1 Address: _____
City: _____ Zip: _____ Amount: _____ Check #: _____
Received by: _____



Sanders County Land Services Department Subdivision Administration

April 2, 2025

Tim Hagedorn, PLS (email to thagedorn@mtnplains.com, kmaudrone@mtnplains.com)
Mountain Plains, LLC
200 Prince St. Suite B
Missoula, MT 59801

RE: First Element Review of Moe Minor Subdivision; Complete Application

Mr. Hagedorn:

The subdivision application and the supplemental material for the proposed subdivision to create a two-lot, minor subdivision on a ± 5 -acre tract of land that may be described as a portion of land in the Southwest One-Quarter (SW1/4) of Section 17, Township 21 North, Range 29 West, P.M.M., Sanders County, Montana, further described as Tract 1 on Certificate of Survey No. 455, on file in the office of the Clerk and Recorder of Sanders County, have been reviewed.

The purpose of this letter is to notify you that the element review has been completed and it has been determined that the preliminary application has all the elements requested in the pre-application meeting.

This begins the 15-working-day review for sufficiency of the application in accordance with MCA 76-3-604 and the Sanders County Subdivision Regulations II-A-6.

This review continues while we await clarification on the covenants, conditions, restrictions, and amendments identified in Subdivision Guarantee Section D(15) filed for record March 11, 1980, at Volume 9 of Contracts, Page 669. It is recommended that the developer seek a legal opinion on the applicability of this item and how it may or may not impact this proposed division. These items will be addressed and discussed in the sufficiency review.

Please do not hesitate to contact me with any questions or concerns regarding this letter or the subdivision review process.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris M. McComas".

Chris M. McComas
County Planner

cc: Gary Moe (email to ggmtrike2011@gmail.com)
Dennis Gripp (email to ropegrip@gmail.com)



Sanders County Land Services Department Subdivision Administration

April 21, 2025

Tim Hagedorn, PLS (email to thagedorn@mtnplains.com, kmaudrone@mtnplains.com)
Mountain Plains, LLC
200 Prince St. Suite B
Missoula, MT 59801

RE: First Sufficiency Review of Moe Minor Subdivision

Mr. Hagedorn:

The subdivision application and the supplemental material for the proposed subdivision to create a two-lot, minor subdivision on a ±5-acre tract of land that may be described as a portion of land in the Southwest One-Quarter (SW1/4) of Section 17, Township 21 North, Range 29 West, P.M.M., Sanders County, Montana, further described as Tract 1 on Certificate of Survey No. 455, on file in the office of the Clerk and Recorder of Sanders County, have been reviewed.

The purpose of this letter is to notify you that the preliminary plat application and required elements do not contain detailed, supporting information sufficient to allow for the review of the proposed subdivision, and the application is, therefore, insufficient. The following is the information that needs to be addressed in order to allow for the review of the proposed subdivision:

1. Project Introduction

- a. Please provide additional information on the covenants and restrictions, identified in Subdivision Guarantee Section D(15), filed for record March 11, 1980, at Volume 9 of Contracts, Pages 669 – 671. Your office previously contacted me to request a county determination of whether the covenants are valid and binding. It should be noted that the County Attorney is prevented by law from giving legal advice to private citizens on civil matters, which suggests the county cannot make such a determination. However, I am awaiting a response from the County Attorney regarding how *the county* must address and view this recorded document within the subdivision review, and if the guidance would lead to a recommendation that would not be favorable for the developer, as it appears if the covenants and restrictions are indeed valid, the proposed subdivision would violate the terms of the private agreement. What is your office's and subdivider's position on the covenants and restrictions document, and how is it intended to be addressed? It is likely that, without additional guidance from the County Attorney's Office, the Land Services Department could address the private covenants through a recommended condition of approval notifying the subdivider and prospective purchasers that a lawsuit could be filed to enforce the terms of the private contract. Whether that would sufficiently address the matter is yet to be determined; therefore, please address the private contract, how it is to

be addressed with the subdivision application, and the subdivider's and potentially the subdivider's legal counsel's position on the validity and enforceability of the restrictions.

2. Physical Access

- a. SCSR Section III-A-4(a)(ii) requires the subdivision to provide legal and physical access to each parcel within the subdivision and the notation of that access on the applicable plat and any instrument transferring the parcel. Driveway improvements are installed for both lots as described. However, proposed Lot 2 currently has two approaches to different county roads. The sanitation information describes the existing driveway connecting to Dry Creek Road only. The project narrative describes physical access from Dry Creek Road. Rural addressing information indicates that the existing residence on proposed Lot 2 has an address of "5 Country Club Lane." SCSR Section VII-E(d) requires that corner lots must have driveway access to the same street or road as interior lots. Please verify the physical and legal access for the proposed Lot 2. Additionally, if access to County Club Lane is proposed, a variance request to SCSR Section VII-E(d) is required. Is it the subdividers intention to keep both approaches to Lot 2? Plans indicate one driveway approach.

3. Preliminary Plat

- a. SCSR Section VII-L(e) requires utility easements to be centered on lot lines. As proposed, the water and septic line easements located on proposed Lot 2 require individual variance requests to SCSR Section VII-L(e).

Please address the items discussed above. Within 15 working days of your submittal of additional information, Land Services will again perform a sufficiency review to determine whether the application contains detailed, supporting information sufficient to allow for the review of the proposed subdivision.

Please do not hesitate to contact me with any questions or concerns regarding this letter or the subdivision review process.

Sincerely,



Chris M. McComas
County Planner

cc: Gary Moe (email to ggmtrike2011@gmail.com)
Dennis Gripp (email to ropegrip@gmail.com)



Mountain Plains LLC
108 Pearl Street/PO Box 324, Thompson Falls, MT 59873

May 19, 2025

Chris McComas
Sanders County
POBox 519
Thompson Falls, MT 59873

RE: Response to Moe Minor First Sufficiency Review dated April 21, 2025

Chris,

In response to your First Sufficiency Review I am submitting the following:

1. This is a unique situation that was created back in 1980 by Conrad Peterson when he attached covenants and restrictions to a Notice of Purchasers Interest, a contract for the sale of Tract 1 of COS 455 to Walter and Dorothy Schimmell. Contract Vol 9; Page 669.

This contract was defaulted and never went of deed. The described property never came to fruition therefore, the covenants and restrictions were never attached to the land. The Quit Claim Deed back to Conrad Peterson, Vol 104; Page 954 canceled the covenants and restrictions.

A Notice of Purchasers Interest is not an operative document. If Mr. Peterson wanted the covenants and restrictions binding to the land they should have been filed as a separate document at the time of the occasional sale or incorporated into the deed to Manford and Ardythe Statton, Vol 113; Page 809, that followed in 1985.

It can also be noted that currently there are two single family dwellings on the 5-acre tract, connected to Woodside Park Water Users Association, with a replacement wastewater system and a new wastewater system permitted by Sanders County Environmental Health all which are in violation of the existing COSA, 45-86-S11-730. All violations just mentioned were in place when Mr. Moe purchased the property in 2013.

It is the intention of the landowner to rectify this situation with the minor subdivision, going through a DEQ re-write that includes drilling a shared well, and disconnecting from Woodside Park

public water. We would consider filing covenants with the minor subdivision that would support Mr. Peterson's intent for maintaining the quality of rural residential lifestyle.

I would like to point out that in going through the subdivision process, Mr. Moe is willing to make a substantial financial investment that will improve the marketability of his property, and this will result in an increase in revenue for the county, emergency services and schools.

2. This lot did access off Country Club Ln. back in 1980 when it was created via Occasional Sale and therefore had rural mail delivery to that location. At a later date Mr. Moe created the second driveway off Dry Creek Rd. which is used currently. The mailbox remained on Country Club Ln. Mr. Moe would like to keep that location for mail delivery as it would be time-consuming to change his address for mail delivery. Draft Address Application is included.
3. I question your determination concerning the water and septic line easements complying with SCSR VII-L(e). It seems reasonable to have public utilities that are being brought into a subdivision to follow lot lines. It is a totally different situation with well and septic. These private easements are located within the interior of lots and will be created to locate the water or septic lines in the shortest, most direct location. These private easements should not be considered under VII-L(e).

Katherine Maudrone

Katherine Maudrone
Planner/Project Manager
Mountain Plains, LLC

NOTICE OF PURCHASERS INTEREST

NOTICE IS HEREBY GIVEN that the undersigned, CONRAD D. PETERSON of Box 36, Noxon, Montana 59853, as Seller; and WALTER G. SCHIMMEL and DOROTHY G. SCHIMMEL of Box 1254, Thompson Falls, Montana 59873, as joint tenants with right of survivorship, as Buyers, have entered into a contract for the sale and purchase of land described below, which contract is escrowed at the First State Bank of Montana, Thompson Falls, Montana, and which is payable in installments and which provides for the delivery from the Seller to the Buyers of a Warranty Deed at the completion of the payments.

The land is described as follows:

A tract of land located in the SW $\frac{1}{4}$ of Section 17, Township 21 North, Range 29 West, P.M.M., Sanders County, Montana, and more particularly described as follows: from the SW corner of said Section 17 N89°47'59"E 20.0 feet and N40°11'E. 669.85 feet to the point of beginning; thence N90°50'E. 633.90 feet; thence East 353.95 feet; thence S90°50'W 615.76 feet; thence S87°07'33"W 357.50 feet to the point of beginning and containing 5.0 acres of land, and shown as Tract 1 on Certificate of Survey No. 455, filed for record in the office of the Sanders County Clerk and Recorder.

COVENANTS AND RESTRICTIONS

The following protective covenants shall run with the land:

1. BUILDING AND IMPROVEMENTS. No structure shall be erected, placed or permitted to remain on the described property other than one single family dwelling no more than two stories in height above grade line, a private garage for no more than three motor vehicles, and not more than one greenhouse, hobby shop, storage building or similar outbuilding. The following restrictions shall apply to such structures:

a. No structure shall be erected within 25 feet of the boundary of the property.

b. Construction of any structure shall be completed as to exterior finish within one (1) year from the start of it's construction.

c. No structure of any temporary nature shall be placed upon the premises except during the course of construction of a residence during said one year of construction. No temporary structure may be used for dwelling purposes during said one-year period unless it shall be connected to sewage facilities meeting all Montana State and local health requirements.

d. The types of dwelling construction which shall be acceptable shall include conventional frame, masonry or post and beam construction accomplished on the lot and modular or prefabricated residences placed on a foundation provided that they shall have been designed by their manufacturer and installed in a "double-wide" configuration, having a total width of not less than 20 feet, to be distinguished from single width mobile homes with "expandable" rooms which are not acceptable for permanent placement on a lot.

Single width mobile homes fully and attractively skirted or placed on a foundation may be placed and remain on this tract for five years after the purchase of the tract. Under no other circumstances shall any "single-wide" mobile home, expandable mobile home or single width mobile home plus "add-on" buildings be placed or remain on this tract for more than said five-year period unless it shall be completely enclosed and incorporated into a surrounding structure so that the total structure is not less than 900 square feet and is not less than 20 feet wide.

e. Insofar as is reasonably possible all garages and out-buildings shall conform in architectural design and exterior appearance to any residence on this tract.

2. PURPOSE, USE AND ACTIVITIES.

a. The property conveyed shall be used for residential purposes only, and for no other purposes.

b. No business, manufacture, trade or commercial activities shall be conducted on this tract except arts, crafts or professions operated solely by family members occupying the residence or instructional or child care activities such as music lessons, day care or nursery activities for no more than 15 children.

c. No noxious or offensive activity shall be carried on or permitted upon this tract nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

d. No advertising signs or billboards, or advertising structures of any kind shall be erected, used or maintained on this tract except for the purpose of advertising for the sale or rent of the property upon which it is erected.

3. ANIMALS AND PETS. No poultry, livestock or animal of any kind, expressly including goats shall be kept, raised or permitted on either a temporary or permanent basis on this tract, subject to the following exceptions:

a. Household pets, such as dogs, cats and birds provided that such pets are not kept, bred or raised thereon for business or commercial use and provided that no more than two dogs shall be kept at any single residence. Dogs larger than 25 pounds shall not be permitted to run at large but shall be kept under the control of the owners at all times.

b. There may be kept on this tract not more than two ponies or horses. Any such ponies or horses and/or cows shall be fenced and contained within said tract.

4. REMOVAL OF WASTE AND UPKEEP OF APPEARANCE.

a. No part of this tract shall be used or maintained as a dumping or storage area for rubbish, trash, garbage, or other waste or debris. All garbage shall be removed at least twice weekly. All garbage receptacles shall be stored in garages, sunk in the ground, or otherwise screened from public view except when they are placed near the street for collection on garbage pickup days.

b. No automobiles, automobile bodies, motor vehicles, or parts thereof may be left exposed to public view in an inoperative condition, except during the period the owner is actively engaged in the overhaul or repair (not to exceed one month) of such vehicle, and only one such vehicle is permitted at a given time.

c. The storage of supplies or equipment, boxes, refuse, trash, materials, machinery or machinery parts or otherwise that shall distract from the esthetic value of the property shall be placed or stored in buildings for that purpose. The buildings must be constructed and maintained in an attractive and orderly manner.

5. DIVISION OF TRACT. This tract may not be further divided.

SUBJECT to Dept. of Health and Environmental Sciences Certificate of Subdivision Plat Approval No. 45-78-K1824, E.S. 79/K610.

(SEE ATTACHED COVENANTS AND RESTRICTIONS)

DATED & SIGNED this 28th day of January, 1980.

Conrad D. Peterson
CONRAD D. PETERSON

SELLER

Walter C. Schimmel
WALTER C. SCHIMMEL

Dorothy G. Schimmel
DOROTHY G. SCHIMMEL

BUYERS

STATE OF MONTANA)
) ss.
County of Sanders)

On this 10th day of March, 1980, before me, a Notary Public for the State of Montana, personally appeared CONRAD D. PETERSON, WALTER G. SCHIMMEL & DOROTHY G. SCHIMMEL, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

(SEAL)

Ed Manley
Notary Public for State of Montana
Residing at: Thompson Falls
My Commission expires: 12-12-81

15-2177

Filed for Record: 11 day of March, 1980 at Thompson Falls Montana
Page: 1 of 1
County Recorder: John J. Peterson
Deputy: John J. Peterson

QUITCLAIM DEED

For Value Received WALTER G. SCHIMMEL and DOROTHY G. SCHIMMEL of Box 1254, Thompson Falls, Montana 59873

the grantors do hereby convey, release & quitclaim unto CONRAD D. PETERSON of Box 36, Noxon, Montana 59853

the grantee, all of the Grantor's right, title and interest in and to the following described premises, in Sanders County, Montana, to wit:

A tract of land located in the SW $\frac{1}{4}$ of Section 17, Township 21 North, Range 29 West, P.M.M., Sanders County, Montana, and more particularly described as follows: From the SW corner of said Section 17 N89 $^{\circ}$ 47'59"E 20.0 feet and N4 $^{\circ}$ 11'E, 669.85 feet to the point of beginning; thence N9 $^{\circ}$ 50'E 633.90 feet; thence East 353.95 feet; thence S9 $^{\circ}$ 50'W 615.76 feet; thence S87 $^{\circ}$ 07'33"W 357.50 feet to the point of beginning and containing 5.0 acres of land, and shown as Tract 1 on Certificate of Survey No. 455, filed for record in the office of the Sanders County Clerk and Recorder.

SUBJECT to Dept. of Health and Environmental Sciences Certificate of Subdivision Plat Approval No. 45-78-K182A, E.S. 79/K610.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever.

Dated: January 28, 1980

Walter G. Schimmel
WALTER G. SCHIMMEL
Dorothy G. Schimmel
DOROTHY G. SCHIMMEL

STATE OF MONTANA, COUNTY OF Sanders
On this 10th day of March 1980
before me, a notary public in and for said State, personally appeared

WALTER G. SCHIMMEL &
DOROTHY G. SCHIMMEL

known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Steve Mackay
Notary Public
Residing at Thompson Falls, Montana
Comm. Expires 12-12-81

STATE OF MONTANA, COUNTY OF Sanders
I hereby certify that this instrument was filed for record at the request of

at 35 minutes past 4 o'clock P.m.,
this 23rd day of July 1985, in my office, and duly recorded in Book 104
of Deeds at page 954

Debbie Vaughn
Ex-Officio Recorder
By Sally Clavner Deputy.

Fees \$ 5.00
Mail to

INSTRUMENT NO. 176657

CERTIFICATE OF SURVEY

A PORTION OF THE S.W. 1/4, SECTION 17, T. 21 N., R. 29 W., P.M.M.
MAY, 1979
SANDERS COUNTY, MONTANA

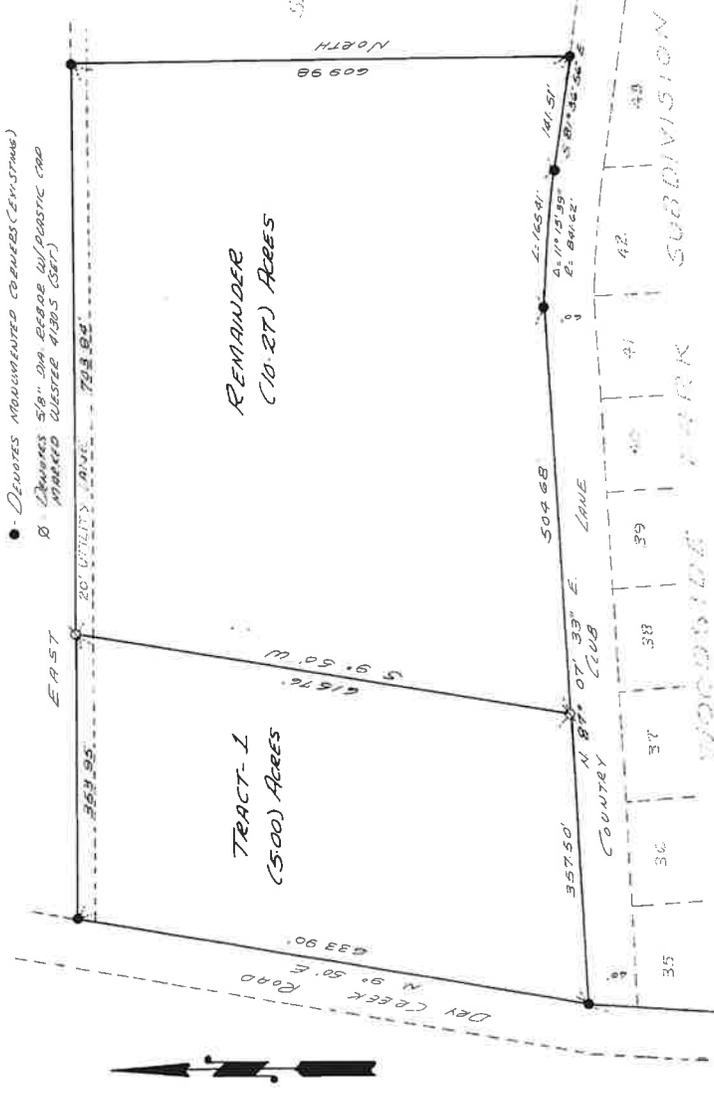
SCALE: 1" = 100'



CLIENT: C.D. Peterson
NORON, MONTANA

- Devotes monument corners (crossings)
- Changes sign on BEAR BEAR W/PLASTIC CAP MARKED WESTER 4385 (S&T)

PURPOSE: A SURVEY CREATING A TRACT OF LAND FOR AN "OCCASIONAL SALE".



OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PURCHASE FOR THIS DIVISION OF LAND IS TO TRANSFER OWNERSHIP OF THE PARCEL DESIGNATED AS TRACT I, AS AN OCCASIONAL SALE, FURTHERMORE, I CERTIFY THAT I AM ENTITLED TO USE THIS EXEMPTION IN THAT I AM IN COMPLIANCE WITH ALL CONDITIONS IMPOSED IN THE USE OF THIS EXEMPTION; THEREFORE, THIS DIVISION OF LAND IS HEREBY DEEMED VALID AS A SUBDIVISION PURSUANT TO SECTION 17-386.2 (6)(c) BCMA 1947

STATE OF MONTANA
COUNTY OF Sanders
ON THIS DAY OF MAY, 1979, BEFORE ME, THE UNDERSIGNED, a Notary Public for the State of Montana, personally appeared C. D. Peterson, known by me to be the person whose name is subscribed to the above instrument and acknowledged to me that he executed the same.
TO WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR OF THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Public for the State of Montana
Residing at [Address]
My Commission Expires [Date]

TRACT-1 DESCRIPTIONS

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 29 WEST, SANDERS COUNTY, MONTANA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 17, T. 21 N., R. 29 W., P.M.M. N 89° 47' 59" E. 200 FEET, THENCE N 41° 15' 39" E. 609.85 FEET, THENCE S 9° 50' W. 615.76 FEET, THENCE S 87° 07' 33" W. 357.50 FEET TO THE POINT OF BEGINNING, CONTAINING (500) ACRES.

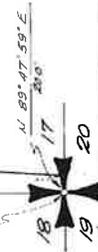
REMAINDER

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 29 WEST, SANDERS COUNTY, MONTANA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 17, T. 21 N., R. 29 W., P.M.M. N 89° 47' 59" E. 200 FEET, THENCE N 41° 15' 39" E. 609.85 FEET, THENCE S 9° 50' W. 615.76 FEET, THENCE S 87° 07' 33" W. 357.50 FEET TO THE POINT OF BEGINNING, THENCE N 9° 50' E. 615.76 FEET, THENCE EAST 703.84 FEET, THENCE S 87° 07' 33" W. 191.51 FEET, THENCE WESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 891.62 FEET AND A CENTRAL ANGLE OF 11° 5' 59", A DISTANCE OF 165.91 FEET, THENCE S 87° 07' 33" W. 504.68 FEET TO THE POINT OF BEGINNING, CONTAINING (10.27) ACRES.

Surveyor's Certificate

Surveyed by [Name]
MONTANA REG. LAND SURVEYOR
REG. NO. 4130 S

S.	T.	R.
17	21 N	29 W



STATE OF MONTANA.

113 809

County of _____ ss. Filed for record this _____ day of _____ 19____ at _____ o'clock _____ M., and Recorded in Book _____ of Deeds on Page _____ of the Records of County of _____ State of Montana. Clerk and Recorder By _____

This Indenture, Made the _____ day of September A. D. one thousand nine hundred and _____ eighty-five BETWEEN CONRAD D. PETERSON, Box 50, Addy, Washington

of _____ PART Y of the FIRST PART and MANFORD J. STATTON and ARDYTHE E. STATTON, Husband and Wife, Box 617, Garrison, Montana 59731

of _____ the PARTIES of the SECOND PART: WITNESSETH, that the said PART Y of the FIRST PART, for and in consideration of the sum of _____ Dollars (\$ _____) lawful money of the United States of America to him in hand paid by said PARTIES of the SECOND PART, the receipt whereof is hereby acknowledged, do es. by these presents grant, bargain, sell, convey, warrant and confirm unto the said PARTIES of the SECOND PART, AS JOINT TENANTS AND TO THE SURVIVOR OF SAID NAMED JOINT TENANTS, (and not as tenants in common) and to heirs and assigns of such survivor forever, the hereinafter described real estate situated in the city or town of _____

County of Sanders and State of Montana, to-wit: See Exhibit "A" attached hereto and by this reference made a part hereof as though set forth fully at this place

EXHIBIT "A"

A tract of land located in the SW4 of Section 17, Township 21 North, Range 29 West, N.P.M., Sanders County, Montana, and more particularly described as follows: from the SW corner of said Section 17, N89°47'59"E, 20.0 feet and N4°11'E, 669.85 feet to the point of beginning; thence N9°50'E, 633.90 feet; thence East 353.95 feet; thence S9°50'W, 615.76 feet; thence S87°07'33"W, 357.50 feet to the point of beginning and more particularly described as Tract 1 on Certificate of Survey No. 455, Sanders County Records.

TOGETHER, with all and singular the hereinafter described _____, all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the reversions and reversionaries, remainders, and profits thereof, and also all the estate, right, title, interest, right of dower and right of homestead, possession, claim and demand whatsoever, as well as law as in equity, of the said PART Y of the FIRST PART, of, in or to the said premises, and every part and parcel thereof, with the appurtenances thereto belonging, TO HAVE AND TO HOLD, all and singular the above mentioned and described premises unto the said PARTIES of the SECOND PART, as joint tenants with right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named joint tenants forever. And the said PART Y of the FIRST PART, and his heirs, do hereby covenant that they will forever WARRANT AND DEFEND all right, title, and interest in and to the said premises and the quiet and peaceable possession thereof, unto the said PARTIES of the SECOND PART, as joint tenants with right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named joint tenants, against all acts and deeds of the said PART Y of the FIRST PART, and all and every person and persons who may lawfully claim or to claim the same.

IN WITNESS WHEREOF, the said PART Y of the FIRST PART has hereunto set his hand and seal the day and year first hereinbefore written.

Signed, Sealed and Delivered in the presence of

CONRAD D. PETERSON (SEAL) _____ (SEAL) _____ (SEAL) _____ (SEAL)

STATE OF MONTANA.

County of Sanders ss. On this _____ day of September in the year nineteen hundred and _____ eighty-five before me _____ a Notary Public for the State of Montana, personally appeared CONRAD D. PETERSON

known to me: (or proved to me on oath of _____) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of Montana. Residing at _____ My Commission expires _____ 19____

198618

INDEXED

Filed for record 4 Day of Sep 1985 10:30 O'Clock p.m. Recorded in Vol. _____ of the Records of Sanders County Montana. By _____ County Recorder. Fee \$2.00

ELLIOTT REALTY. INC.

1213 Main St. PO Box 1178 Thompson Falls MT 59873 406-827-4551 OR 406-827-3284 FAX:406-827-3606

Listing 1845

MLS: 20126035

LegalDescr

Tract 1, COS 455

5 acres w/water, septic, power

Thompson Falls

LotSize 5 acres

Surveyed Yes

Pins Located Yes

Access county

Maintained

Agreement:

ByWhom County

Approach Permit:

Power NW Energy

Distance: connected

Taxes

Covenants:

Waterfront No

WaterSourc Water District

GPM N/A

WaterRights: No

Septic Yes-2

Approval: Yes

Recorded: Yes

Easements See Title Policy

OwnerTerms

No

Township, Range, Section

21,29,17

Additional Info:



Level and wooded 5 acre parcel in the Dry Creek area, accessed by maintained county road. Has two permitted, installed septics, water hookups, power and driveway. No covenants. Located just outside of Thompson Falls. A private and unique piece!



Sanders County Land Services Department Subdivision Administration

May 20, 2025

Tim Hagedorn PLS (email to thagedorn@mtnplains.com, kmaudrone@mtnplains.com)
Mountain Plains, LLC
200 Prince St. Suite B
Missoula, MT 59801

RE: Second Sufficiency Review of Moe Minor Subdivision

Mr. Hagedorn:

The subdivision application and supplemental material for the proposed two-lot, minor subdivision on a ±5-acre tract of land that may be described as a portion of land located in the Southwest One-Quarter (SW1/4) of Section 17, Township 21 North, Range 29 West, PMM, Sanders County, Montana, further described as Tract 1 of Certificate of Survey No. 455, on file in the office of the Clerk and Recorder of Sanders County, have been reviewed.

The purpose of this letter is to notify you that the preliminary plat application and required elements do not contain detailed, supporting information sufficient to allow for the review of the proposed subdivision, and the application is, therefore, insufficient. The following is the information that needs to be addressed in order to allow for the review of the proposed subdivision:

1. Preliminary Plat

- a. SCSR Section VII-L(e) states, “*Utility easements located between adjoining lots must be centered on lot lines.*” In the response to the first sufficiency review letter, dated April 28, 2025, you stated that this requirement should not apply to private easements for wells and septic systems but instead should apply to public utilities alone. SCSR does not specify that this requirement is for public utilities only. The intention of this requirement appears to partly reduce conflicts that may arise when utilities need to be repaired or replaced in the future through an improvement standard geared toward mitigating potential conflicts within the subdivision. Therefore, my determination remains the same: a variance request to SCSR Section VII-L(e) is required for each utility easement that is not centered on the lot lines.

Please address the items discussed above. Within 15 working days of your submittal of additional information, Land Services will again perform a sufficiency review to determine whether the application contains detailed, supporting information sufficient to allow for the review of the proposed subdivision.

Please do not hesitate to contact me with any questions or concerns regarding this letter or the subdivision review process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris M. McComas". The signature is fluid and cursive, with the first name "Chris" being the most prominent.

Chris M. McComas
County Planner

cc: Gary Moe (email to ggmtrike2011@gmail.com)
Dennis Gripp (email to ropegrip@gmail.com)



Mountain Plains LLC
108 Pearl Street/PO Box 324, Thompson Falls, MT 59873

May 21, 2025

Chris McComas
Sanders County
POBox 519
Thompson Falls, MT 59873

RE: Response to Moe Minor Second Sufficiency Review dated May 21, 2025

Chris,

In response to your Second Sufficiency Review I am submitting the following:

1. Two variance requests and required fee for noncompliance to SSR Section VII-L(e).
2. I am also including a variance request and required fee from SSR Section VII-Q(h)(ii)(b) for Lot 2.

Please call for a credit card payment once you are back in the office.

Thank you,

Katherine Maudrone

Katherine Maudrone
Planner/Project Manager
Mountain Plains, LLC

“Moe Minor Subdivision”

Variance Request for Well Access & Maintenance Easement

A variance is being requested from Sanders County Subdivision Design Standards VII-L(e) *“Utility easements located between adjoining lots must be centered on lot lines.”* for the access and maintenance well easement that is being created. In the DEQ submittal, it is proposed that proposed Lots 1 & 2 share a well that will be placed on proposed Lot 2. The required 20-foot-wide access and maintenance easement is proposed as shown on the attached lot layout.

1. Granting the variance will not be detrimental to public health, safety, or general welfare or injurious to other adjoining properties.

Granting the variance will not be detrimental to public health, safety, or general welfare or injurious to other adjoining properties. The easement is fully contained within the subdivision and is designed as required by MDEQ, meeting their standards.

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self-imposed.

There are no conditions that impose undue hardships. Strict compliance with this standard is impossible as the proposed well is located to meet the required MDEQ setbacks. The proposed well location is not located on the adjacent property line; therefore the easement cannot be placed on the centerline of the adjacent property line.

3. The variance will not cause a substantial increase in public costs.

There are no public costs associated with granting this variance. All costs are the responsibility of the developer.

4. The variance will not place the subdivision in nonconformance with any adopted zoning regulations.

There are no zoning regulations within the unincorporated areas of Sanders County.

“Moe Minor Subdivision”

Variance Request for Septic Access & Maintenance Easement

A variance is being requested from Sanders County Subdivision Design Standards VII-L(e) *“Utility easements located between adjoining lots must be centered on lot lines.”* for the access and maintenance septic easement that is being created. The septic system for use of proposed Lot 1 exists and is located within proposed Lot 2. The required 20-foot-wide access and maintenance easement is proposed as shown on the attached lot layout to follow the existing line.

1. Granting the variance will not be detrimental to public health, safety, or general welfare or injurious to other adjoining properties.

Granting the variance will not be detrimental to public health, safety, or general welfare or injurious to other adjoining properties. The easement is fully contained within the subdivision and is designed as required by MDEQ, meeting their standards.

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self-imposed.

There are no conditions that impose undue hardships. Strict compliance with this standard is impossible as the existing septic system and infrastructure for proposed Lot 1 is already in place within proposed Lot 2. The proposed easement is being created to include the existing line, therefore not placed on the centerline of the adjacent property line.

3. The variance will not cause a substantial increase in public costs.

There are no public costs associated with granting this variance. All costs are the responsibility of the developer.

4. The variance will not place the subdivision in nonconformance with any adopted zoning regulations.

There are no zoning regulations within the unincorporated areas of Sanders County.

“Moe Minor Subdivision”

Variance Request for Fire Fee Reduction

A variance is being requested from Sanders County Subdivision Design Standards VII-Q(h)(ii)(b) “In lieu of providing a water source and upon approval of the firefighting agency, the county commission will consider a \$500.00 per lot contribution deposited into a revenue account established for each fire district to be used for the provision of water sources for initial fire suppression”. This variance is requested for proposed Lot 2 as it has a residential dwelling already established and Mr. Moe has been paying property taxes to the Thompson Falls Rural Fire District since 2013.

1. Granting the variance will not be detrimental to public health, safety, or general welfare or injurious to other adjoining properties.

Granting the variance will not be detrimental to public health, safety, or general welfare or injurious to other adjoining properties.

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self-imposed.

This is not applicable.

3. The variance will not cause a substantial increase in public costs.

There are no public costs associated with granting this variance.

4. The variance will not place the subdivision in nonconformance with any adopted zoning regulations.

There are no zoning regulations within the unincorporated areas of Sanders County.



Sanders County Land Services Department Subdivision Administration

June 17, 2025

Tim Hagedorn PLS (email to thagedorn@mtnplains.com, kmaudrone@mtnplains.com)
Mountain Plains, LLC
200 Prince St. Suite B
Missoula, MT 59801

RE: Third Sufficiency Review of Moe Minor Subdivision; Notice of Sufficient Application

Mr. Hagedorn:

The subdivision application and supplemental material for the proposed two-lot, minor subdivision on a ±5-acre tract of land that may be described as a portion of land located in the Southwest One-Quarter (SW1/4) of Section 17, Township 21 North, Range 29 West, PMM, Sanders County, Montana, further described as Tract 1 of Certificate of Survey No. 455, on file in the office of the Clerk and Recorder of Sanders County, have been reviewed.

The purpose of this letter is to notify you that the preliminary plat application has been found to be sufficient for the review.

Please submit one (1) complete hard copy of the application package and one (1) electronic PDF for posting on the county website. Within the copies, please include each review letter and each submittal response from you within the application since the original application was submitted (to complete the original application).

The Board of Sanders County Commissioners must make a decision on this application within 35 working days of the date of this letter, giving a review deadline of August 6, 2025. The County Commissioners will be scheduled to review the preliminary plat application prior to the deadline. We will provide you with notices of the time and date of the meeting and a staff report with recommendations to the County Commissioners.

This determination of sufficiency does not ensure the proposed subdivision will be approved or conditionally approved by the governing body and does not limit the ability of the subdivision administrator or the governing body to request additional information during the review process.

Please do not hesitate to contact me with any questions or concerns regarding this letter or the subdivision review process.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris M. McComas". The signature is fluid and cursive, with the first name "Chris" being the most prominent.

Chris M. McComas
County Planner

cc: Gary Moe (email to ggmtrike2011@gmail.com)
Dennis Gripp (email to ropegrip@gmail.com)