

DEPARTMENT OF
HEALTH AND ENVIRONMENTAL SCIENCES
WATER QUALITY DIVISION



ROOM A-201
1400 BROADWAY

STATE OF MONTANA

(406) 444-4549
FAX (406) 444-1374

April 18, 1995

PO BOX 200901
HELENA, MONTANA 59620-0901

Rocky Mountain Surveyors
PO Box 695
Plains, MT 59859

RE: Forest Estates
Sanders County
E.S. #45-95-S24-969

Dear Sir:

The plans and supplemental information relating to the water supply, sewage, solid waste disposal facilities, and storm drainage (if any) 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 those acts.

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 the 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 installed or modified.

If you have any questions, please contact this office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kenneth A. Cope".

Kenneth A Cope
Subdivision Program Manager
Water Quality Division

KAC/sj

cc: County Sanitarian
County Planning Board

STATE OF MONTANA
DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
CERTIFICATE OF SUBDIVISION PLAT APPROVAL
(Section 76-4-101 through 76-4-131, MCA 1979)

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

No. 45-95-S24-969

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

See attached Exhibit "A" for metes and bounds description

consisting of five (5) 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 the approval of the Plat is made with the understanding that the following conditions shall be met:

THAT the parcel sizes as indicated on the Plat 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 (1) single family dwelling, and,

THAT the individual water system of Lots 1,2,3,4 and 5 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, and 6 ARM and the most current standards of the Department of Health and Environmental Sciences, and,

THAT data indicates an acceptable water source at a depth of 333 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 Ordinance 7-1-1 and Title 16, Chapter 16, Sub-Chapters 1,3,

THAT the subsurface drainfield shall have an absorption area of not less than the size to provide:

Lot 1 140 square feet

Lot 2 and 4 130 square feet

Lot 3 and 5 160 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 shall 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 all sanitary facilities must be located as shown on the attached lot layout, and,

THAT the developer shall provide each purchaser of property with a copy of the Plat, approved location of water supply and sewage treatment system as shown on the attached lot layout, and a copy of this document, and,

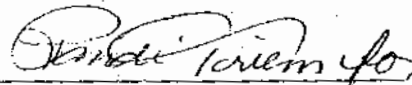
THAT instruments of transfer for this property shall contain reference to these conditions, and,

THAT departure from any criteria set forth in the approved plans and specifications and Title 16, Chapter 16, Sub-Chapters 1,3, and 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.

YOU ARE REQUESTED to record this certificate by attaching it to the Plat filed in your office as required by law.

DATED this fourth day of April, 1995

Robert J. Robinson, Director



Jim Melstad, P.E., Supervisor
Drinking Water/Subdivision Section
Water Quality Bureau
Environmental Sciences Division

Reviewed and approved:



Janet L. Ivers, R.S.
Sanders County Sanitarian

Owner's Name: Melvin Green

EXHIBIT "A"
Sanders County
Owner's Name: Melvin Green

Forest Estates
Sanders County
45-95-S24-969

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 21, T24N,
R 31W, P.M.M. DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF
SECTION 21; THENCE $S 71^{\circ} 55' 04'' E$ 2168.64' TO THE
POINT OF BEGINNING; THENCE $S 43^{\circ} 31' 22'' E$, ALONG
THE SOUTHERLY R/W OF MONTANA HIGHWAY 200,
1014.82'; THENCE $S 46^{\circ} 29' 25'' W$, 1018.39'; THENCE
 $N 47^{\circ} 45' 20'' W$, ALONG THE NORTHEASTLY R/W OF MONTANA
RAIL LINK RAILROAD AND OLD U.S. 10-A HIGHWAY,
129.56'; THENCE $N 47^{\circ} 55' 17'' W$, ALONG SAID R/W, 805.96';
THENCE $N 00^{\circ} 11' 40'' W$ 112.13; THENCE $N 46^{\circ} 28' 11'' E$, 1012.73
TO THE POINT OF BEGINNING AND CONTAINING
24.545 ACRES.

RECEIVED

APR 07 1995

MONTANA
DEPT. OF HEALTH & ENV. CONTROL
WATER QUALITY DIVISION

Forest Estates
Sanders County
45-95-S24-969

N⁴ Sec. 21 Township 2
SANDERS COUL

FOREST ESTATES SUBDIVISION
LOT LAYOUTS
SCALE 1" = 200'

- ▲ = PERC SITE
- = SOIL PROFILE SITE
- = POSSIBLE WELL SITE
- SEPTIC DRAINFIELD REPLACEMENT SITE



RECEIVED

APR 07 1995

MONTANA

DEPT. OF HEALTH & ENV. SCIENCES
WATER QUALITY DIVISION

MONTANA HIGHWAY 200

LOT 5
12.544 AC.

Montana Department of Health
and Environmental Sciences

APPROVED

Initials *[Signature]* Date 4-17-95

LOT 1
3.00 AC.

LOT 2
3.00 AC.

LOT 3
3.00 AC.

LOT 4
3.00 AC.

CER
TH
TEL
TEL
CO
AT