

Stewart Title of Ravalli County, LLC
1920 North First
Hamilton, MT 59840
Phone: (406) 363-7004
Fax: (406) 363-7023

Dated: February 07, 2018

Customer: Berkshire Hathaway HomeServices Montana Properties
Attn: Sheree Fowler
120 South 5th Street, Suite 201
Hamilton, MT 59840

RE: Natalie Parker
P.O. Box 973
Hamilton, MT 59840

Our File: LP 6653

LISTING REPORT

RECORD OWNER:

Natalie Parker pursuant to a termination of joint tenancy recorded October 18, 2010 in Instrument Number 636175 and subject to a beneficiary deed recorded January 29, 2010 in Instrument Number 627404.

PROPERTY ADDRESS: 570 Ridgeland Trail, Corvallis, MT 59828

LEGAL DESCRIPTION:

See attached deed

TAXES: GEO CODE/PARCEL NO.: 1468-16-4-01-29-0000

General taxes and assessments for the year 2017

First half: \$190.73 Paid

Second half: \$190.71 Due and will become delinquent after May 31, 2018

Parcel No.: 50470

NOTE: This report is furnished for Berkshire Hathaway HomeServices Montana Properties and is not to be used for the transfer of the property described herein. This report is of a limited nature. Some of the data provided in this report is gathered from the records of Ravalli and Stewart Title of Ravalli County, LLC hereby assume no liability.

ENCUMBRANCES:

1. Covenants, conditions and restrictions - see attached
2. Deed of Trust
 - Grantor: Natalie Parker
 - Trustee: Title Insurance of Montana
 - Beneficiary: M&T Bank
 - Amount: \$195,000.00
 - Recorded: October 18, 2010
 - Instrument No.: 636176
3. Listing Packets are a limited search and do not include a judgment and/or lien search.

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2017 REAL Property Tax Statement

RAVALLI COUNTY TREASURER

215 S 4TH ST STE H

HAMILTON, MT 59840

10/20/17

Tax Payer	Property Description
PARKER NATALIE	Sub/Blk/Lot HAMILTON HEIGHT/ 03/
PO BOX 973	HAMILTON HEIGHTS
HAMILTON MT 59840-0973	PT LOT 8 BLK 3
	AMEND SUB PLAT #714
	LOT 8-C-2 1.08 AC
	Additional Legal Desc. available

Tax Payer	50470
School District	1-3 CORVALLIS+RU
Taxable Value	540
Geo Code	1468-16-4-01-29-0000

Tax Description	1st Half	2nd Half	Total Tax	% of Tax	Tax Amount	Mill Levy
LAND	36.08	36.07	72.15	STATE SCHOOL LEVY 13.44 %	\$51.30	95.000
BLDS & IMPROVEMENTS	97.35	97.35	194.70	DISTRICT SCHOOL LEVY 23.93 %	\$91.29	169.050
BITTERROOT PUBLIC LIBRAR	2.51	2.51	5.02	STATE LEVY - UNIVERSI 0.85 %	\$3.24	6.000
SOIL & WATER CONSERVATIO	0.59	0.59	1.18	COUNTYWIDE EDUCATION 3.93 %	\$14.98	27.730
DALY DITCH	13.02	13.02	26.04			
DALY IRRIGATION	40.00	40.00	80.00	Total School 42.15 %	\$160.81	297.780
COUNTY OPEN SPACE 2010	0.56	0.56	1.12	County		
2014 OPEN SPACE	0.62	0.61	1.23	GENERAL FUND 4.48 %	\$17.09	31.690
				FACILITIES 1.20 %	\$4.58	8.480
1st Half Due (11/30/17)	190.73			ENTITLEMENT LEVY 1.88 %	\$7.16	13.250
2nd Half Due (05/31/18)		190.71		ROAD FUND 3.35 %	\$12.78	23.670
Total Bill			381.44	BRIDGE FUND 0.11 %	\$0.42	0.770
				WATER FUND 0.22 %	\$0.85	1.620

**** NOTICE ** TO RECEIVE A PAID RECEIPT, INCLUDE A SELF-ADDRESSED STAMPED ENVELOPE. PLEASE ALLOW 2-4 WEEKS FOR PROCESSING.**

****PAY ONLINE** AT: <http://ravalli.us/193/Treasurer>**

IF PAYING BY CREDIT CARD, PLEASE COMPLETE THE
INFORMATION ON THE BACK OF THE PAYMENT STUB OR LEAVE A
MESSAGE AT 406-375-6597. **IF PAYING BY CREDIT/DEBIT CARD,
A 2.15% PLUS \$1.25 TRANSACTION FEE WILL BE ASSESSED.**

****IF YOUR MORTGAGE CO. PAYS YOUR TAXES, PLEASE FORWARD A COPY OF THIS BILL TO THEM FOR PAYMENT BUT KEEP A COPY FOR YOUR RECORDS.****

PROPERTY VALUATION STAFF MAY BE VISITING YOUR PROPERTY TO CONDUCT AN ON-SITE REVIEW FOR PROPERTY TAX PURPOSES. YOU OR YOUR AGENT MAY WANT TO BE PRESENT. IF YOU WISH TO MAKE AN APPOINTMENT, CONTACT THE LOCAL DEPT OF REVENUE OFFICE AT 406-375-2700 (HB-188)

THIS PROPERTY MAY QUALIFY FOR A YEARLY PROPERTY TAX ASSISTANCE PROGRAM. THIS MAY INCLUDE: PROPERTY TAX ASSISTANCE, DISABLED OR DECEASED VETERANS RESIDENTIAL EXEMPTION, EXTENDED PROPERTY TAX ASSISTANCE PROGRAM, AND/OR ELDERLY HOMEOWNER'S TAX CREDIT. CONTACT THE LOCAL DEPT OF REVENUE OFFICE FOR FURTHER INFO AT 406-375-2700.

*** Tax Information sent to mortgage company. ***

STATE SCHOOL LEVY	13.44 %	\$51.30	95.000
DISTRICT SCHOOL LEVY	23.93 %	\$91.29	169.050
STATE LEVY - UNIVERSI	0.85 %	\$3.24	6.000
COUNTYWIDE EDUCATION	3.93 %	\$14.98	27.730
Total School	42.15 %	\$160.81	297.780
County			
GENERAL FUND	4.48 %	\$17.09	31.690
FACILITIES	1.20 %	\$4.58	8.480
ENTITLEMENT LEVY	1.88 %	\$7.16	13.250
ROAD FUND	3.35 %	\$12.78	23.670
BRIDGE FUND	0.11 %	\$0.42	0.770
WEED FUND	0.20 %	\$0.76	1.400
FAIR FUND	0.24 %	\$0.93	1.720
DISTRICT COURT FUND	0.82 %	\$3.13	5.790
COMPREHENSIVE INSURAN	0.64 %	\$2.46	4.550
COUNTY LIBRARY FUND	0.01 %	\$0.04	0.080
PLANNING FUND	0.18 %	\$0.69	1.280
MENTAL HEALTH FUND	0.18 %	\$0.69	1.270
SENIOR CITIZENS FUND	0.57 %	\$2.17	4.010
VALLEY VETERANS	0.16 %	\$0.62	1.150
EXTENSION FUND	0.15 %	\$0.57	1.060
PUBLIC SAFETY FUND	4.72 %	\$18.01	33.350
OLD COURTHOUSE MAINT	0.02 %	\$0.09	0.170
RAVALLI COUNTY MUSEUM	0.14 %	\$0.53	0.980
PERMISSIVE MEDICAL LE	2.22 %	\$8.47	15.690
SHERIFF'S RETIREMENT	0.14 %	\$0.55	1.020
SEARCH & RESCUE FUND	0.21 %	\$0.79	1.460
SOIL & WATER BITTERRO	0.31 %	\$1.18	
Total County	21.93 %	\$83.71	152.840
Other			
2010 OPEN SPACE BOND	0.29 %	\$1.12	
2014 OPEN SPACE BOND	0.32 %	\$1.23	
CORVALLIS RURAL FIRE	2.39 %	\$9.11	16.870
CORVALLIS RURAL FIRE	2.02 %	\$7.72	14.300
CORVALLIS CEMETERY DI	0.24 %	\$0.93	1.720
DAILY DITCHES IRRIGATI	27.80 %	\$106.04	
BITTERROOT PUBLIC LIB	1.32 %	\$5.02	
RC PARK DISTRICT #2 D	0.50 %	\$1.91	3.530
PARK DISTRICT #2 (AQU	1.01 %	\$3.84	7.110
Total Other	35.89 %	\$136.92	43.530
Total Bill	100.00 %	\$381.44	494.150

Total if both halves paid: 381.44

[illegible]

Name PARKER NATALIE
PO BOX 973
50470

Due	190.73	11/30/17
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Return this stub with payment to:

RAVALLI COUNTY TREASURER

215 S 4TH ST STE H
HAMILTON, MT 59840

Total if both halves paid: 381.44

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Name PARKER NATALIE
PO BOX 973
50470

Due	190.71	05/31/18
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Return this stub with payment to:

RAVALLI COUNTY TREASURER

215 S 4TH ST STE H
HAMILTON, MT 59840



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02/06/18
16:42:52

RAVALLI COUNTY
RAVALLI COUNTY TREASURER
215 S 4TH ST STE H
Property Tax Query

Page: 1
Tax ID: 50470
Type:

Name & Address	TW Rang SC	Description
PARKER NATALIE		Sub/Blk/Lot HAMILTON HEIGHT/ 03/
PO BOX 973		Geo 1468-16-4-01-29-0000 1-3
HAMILTON MT 59840-0973		HAMILTON HEIGHTS PT LOT 8 BLK 3 AMEND SUB PLAT #714 LOT 8-C-2 1.08 AC (SUBJ TO BENEFICIARY DEED #627404)

	YR	Int	Date	Due date	Tax Amount	Penalty	Interest	Total	Year
Paid	17		11/22/17	11/30/17	190.73				381.44
Tax Due	17		02/06/18	05/31/18	190.71				
Paid	16		11/16/16	12/09/16	176.77				353.50
	16		05/31/17	05/31/17	176.73				
Paid	15		11/28/15	11/30/15	175.16				350.31
	15		05/24/16	05/31/16	175.15				
Paid	14		12/01/14	12/01/14	190.88				381.72
	14		05/14/15	06/01/15	190.84				
Paid	13		12/02/13	12/02/13	175.29				350.56
	13		05/20/14	06/02/14	175.27				
Paid	12		11/30/12	11/30/12	169.70				339.38
	12		05/31/13	05/31/13	169.68				
Paid	11		11/30/11	11/30/11	641.19				1,282.36
	11		05/31/12	05/31/12	641.17				
Paid	10		12/14/10	11/30/10	644.47	12.89	2.47		1,304.27
	10		05/31/11	05/31/11	644.44				
Paid	9		11/30/09	11/30/09	628.81				1,257.60
	9		05/31/10	05/31/10	628.79				
Paid	8		12/01/08	12/01/08	608.06				1,216.10
	8		06/01/09	06/01/09	608.04				
Paid	7		11/30/07	11/30/07	618.63				1,237.24
	7		05/31/08	05/31/08	618.61				

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Ravalli County Detail

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02/06/18 16:43:34		RAVALLI COUNTY		Page: 1 Tax ID: 50470.00 Type:		
		RAVALLI COUNTY TREASURER 215 S 4TH ST STE H Taxes Due Query				
Name & Address		TW Rang SC		Description		
PARKER NATALIE		Sub/Blk/Lot HAMILTON HEIGHT/ 03/		HAMILTON HEIGHTS		
PO BOX 973		PT LOT 8 BLK 3		AMEND SUB PLAT #714		
HAMILTON MT 59840-0973		LOT 8-C-2 1.08 AC		(SUBJ TO BENEFICIARY DEED #627404)		
		Geo: 1468-16-4-01-29-0000				
District	Tax Date	Int Date	PD?	Tax Amount	Penalty	Interest
1-3 CORVALLIS+RURAL	11/30/17	11/22/17	Y	133.43	0.00	0.00
174 DALY IRRIGATION	11/30/17	11/22/17	Y	40.00	0.00	0.00
42 BITTERROOT PUBLIC	11/30/17	11/22/17	Y	2.51	0.00	0.00
51 SOIL & WATER	11/30/17	11/22/17	Y	0.59	0.00	0.00
74 DALY DITCH	11/30/17	11/22/17	Y	13.02	0.00	0.00
RO14 2014 OPEN SPACE	11/30/17	11/22/17	Y	0.62	0.00	0.00
ROSP COUNTY OPEN SPACE	11/30/17	11/22/17	Y	0.56	0.00	0.00
1-3 CORVALLIS+RURAL	05/31/18	02/06/18		133.42	0.00	0.00
174 DALY IRRIGATION	05/31/18	02/06/18		40.00	0.00	0.00
42 BITTERROOT PUBLIC	05/31/18	02/06/18		2.51	0.00	0.00
51 SOIL & WATER	05/31/18	02/06/18		0.59	0.00	0.00
74 DALY DITCH	05/31/18	02/06/18		13.02	0.00	0.00
RO14 2014 OPEN SPACE	05/31/18	02/06/18		0.61	0.00	0.00
ROSP COUNTY OPEN SPACE	05/31/18	02/06/18		0.56	0.00	0.00
Total for 17				381.44	0.00	0.00
Total Tax, Penalty and Interest				381.44		

Property Record Card

Summary

Primary Information

Property Category: RP Subcategory: Real Property
Geocode: 13-1468-16-4-01-29-0000 Assessment Code: 0000050470
Primary Owner: PropertyAddress: 570 RIDGELAND TRL
PARKER NATALIE C CORVALLIS, MT 59828
PO BOX 973 COS Parcel:
HAMILTON, MT 59840-0973

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: HAMILTON HEIGHTS

Legal Description:

HAMILTON HEIGHTS 168, S16, T06 N, R20 W, BLOCK 003, Lot 008, ACRES 1.08, PT LOT 8
BLOCK 3 HAMILTON HEIGHTS AMEND SUB PLAT #714 LOT 8-C-2 (SUBJECT TO
BENFICIARY DEED #627404)

Last Modified: 8/5/2017 9:46:05 AM

General Property Information

Neighborhood: 213.828.E Property Type: IMP_R - Improved Property - Rural
Living Units: 1 Levy District: 13-1730-1-3
Zoning: Ownership %: 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 Limited: 0

Property Factors

Topography: 8 Fronting: 0 - None
Utilities: 0 Parking Type:
Access: 1 Parking Quantity:
Location: 0 - Rural Land Parking Proximity:

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	1.080	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/14/2010			10/18/2010	636/175	Termination of Joint Tenancy by Death
1/28/2010			1/29/2010	627/404	Beneficiary Deed
5/7/2002	495	833			
4/13/2000	464	458			
1/26/1998	224	833			
5/1/1996	218	313			

Owners

Party #1

Default Information: PARKER NATALIE C
 PO BOX 973
 Ownership %: 100
 Primary Owner: "Yes"
 Interest Type: Fee Simple
 Last Modified: 5/18/2012 12:41:07 PM

Other Names

Other Addresses

Name	Type	Other Addresses
PARKER FAMILY 1992 TRUST BENF	L Additional Legal Owners	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2017	53904	145996	199900	MKT
2016	40860	138540	179400	MKT

Market Land

Market Land Item #1

Method: Acre Type: 1 - Primary Site
 Width: Depth:
 Square Feet: 00 Acres: 1.08
 Valuation
 Class Code: 2101 Value:

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	03 - Ranch	1996

Dwelling Information

Residential Type: SFR	Style: 03 - Ranch
Year Built: 1996	Roof Material: 10 - Asphalt Shingle
Effective Year: 0	Roof Type: 3 - Gable
Story Height: 1.0	Attic Type: 0

Grade: 5
 Class Code: 3301
 Year Remodeled: 0

Exterior Walls: 1 - Frame
 Exterior Wall Finish: 6 - Wood Siding or Sheathing
 Degree Remodeled:

Mobile Home Details

Manufacturer: Serial #: Width: 0
 Model: Length: 0

Basement Information

Foundation: 2 - Concrete
 Basement Type: 0 - None

Finished Area: 0
 Quality: Daylight:

Heating/Cooling Information

Type: Central
 Fuel Type: 3 - Gas

System Type: 5 - Forced Air
 Heated Area: 0

Living Accomodations

Bedrooms: 3
 Family Rooms: 0

Full Baths: 2
 Half Baths: 0

Addl Fixtures: 2

Additional Information

Fireplaces: Stacks: 0
 Openings: 0
 Cost & Design: 0
 Description:

Stories:
 Prefab/Stove: 0
 Flat Add: 0
 Description:

Garage Capacity: 0
 % Complete: 0

Dwelling Amenities

View: Access:

Area Used In Cost

Basement: 0
 First Floor: 1324
 Second Floor: 0

Additional Floors: 0
 Half Story: 0

Attic: 0
 Unfinished Area: 0
 SFLA: 1324

Depreciation Information

CDU: Physical Condition: Good (8)
 Desirability: Property: Good (8)
 Location: Good (8)

Utility: Good (8)

Depreciation Calculation

Age: 20 Pct Good: 0.84 RCNLD: 0

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	19 - Garage, Frame, Finished			576	0	0
	11 - Porch, Frame, Open			192	0	0
	11 - Porch, Frame, Open			15	0	0

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential
 Quantity: 1
 Condition:

Description: RPA2 - Concrete
 Year Built: 2000
 Functional: 3-Normal

Grade: A
 Class Code: 3301

Dimensions

Width/Diameter: 24
 Height:

Length: 30
 Bushels:

Size/Area:
 Circumference:

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel

Return:
Natalie Parker
P. O. Box 973
Hamilton, MT 59840

TERMINATION OF JOINT TENANCY

PARCEL #50470

TI-12308

NATALIE PARKER, is the surviving joint tenant of the decedent, **JOHN PARKER**, who died August 14, 2010, in Ravalli County, Montana, and as such is the sole owner of the following described real property situated in Ravalli County, Montana:

Lot 8-C-2, Amended Subdivision Plat No. 714, being a portion of Lot 8, Block 3, Hamilton Heights, Ravalli County, Montana, according to the recorded plat thereof.

The total estate passing by reason of the death of said decedent does not exceed the sum of \$ 2,000,000.00.

Dated: 10-13-10

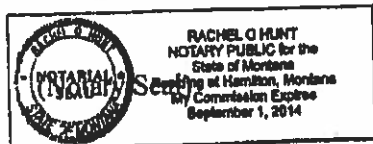
Natalie Parker
Natalie Parker
P. O. Box 973
Hamilton, MT 59840

STATE OF MONTANA)

: SS.

COUNTY OF RAVALLI)

This instrument was acknowledged before me on October 13, 2010, by
NATALIE PARKER.



Rachel O. Hunt
Notary Public
Residing at Hamilton, MT
Commission Expires: 9/01/2014

AFTER RECORDING MAIL TO:
ROYCE A. McCARTY, JR., P.C.
210 South 3rd Street
P.O. Box 210
Hamilton, MT 59840
P#50470

BENEFICIARY DEED

We, **JOHN T. PARKER** and **NATALIE C. PARKER**, (each an "Owner"), of P.O. Box 973, Hamilton, Montana 59840, hereby convey to The Parker Family 1992 Trust, of P.O. Box 973, Hamilton, Montana 59840, (the "Grantee Beneficiary"), effective on both of our deaths, the following described real property in Ravalli County, Montana:

Lot 8-C-2, Amended Subdivision Plat No. 714, being a portion of Lot 8, Block 3, Hamilton Heights, Ravalli County, Montana, according to the recorded plat thereof.

If the Grantee Beneficiary is not in existence on death of the surviving Owner, the conveyance shall be made one-half (1/2) each to the Owners' children, **JAMIE PARKER-FRANK** and **EVE ELIZABETH PARKER MENG**.

DATED this 28 day of January, 2010.

John T. Parker
JOHN T. PARKER

Natalie C. Parker
NATALIE C. PARKER

STATE OF MONTANA)
 :
County of Ravalli)

This instrument was acknowledged before me on the 28th day of January, 2010, by **JOHN T. PARKER** and **NATALIE C. PARKER**.



Royce A. McCarty, Jr.
ROYCE A. McCARTY, JR.
Notary Public for the State of Montana
Residing at Hamilton, Montana
My Commission expires: March 23, 2012

004

RESTRICTIVE COVENANTS

We, the undersigned, collectively being the owners of that certain Real Estate in the county of Ravalli, State of Montana, being Hamilton Heights Lot 3-A-4-5-6-8-A & 8-C Block 3 hereof, desire to place certain limitations and restrictions upon the uses to which said property may be put, for the purpose of maintaining fair, and adequate property values of said property, and for the purpose of keeping said lands and tracts desirable and suitable to present and future owners of said property.

This contract constitutes a mutual covenant running with the land, and all successive future owners shall have the same right to invoke and enforce its provisions as the original signers hereto.

Now, therefore, it is agreed that the following covenants, conditions and restrictions will apply to all lots or tracts sold, transferred or leased in said above described premises, to wit:

1. RESIDENCE: All of said property shall be used for residential purposes only and no trade or manufacturing shall be conducted thereon.
2. STANDARDS: No noxious or offensive activity shall be carried on or permitted on the premises, nor shall the premises be used in any way which may endanger the health or safety of or unreasonably disturb the neighborhood.
3. MAINTENANCE: The owner shall at all times maintain and keep his premises improvements in a safe, clean, neat, and orderly condition. Miscellaneous articles or personal property shall be kept under cover when not in use.
4. TEMPORARY STRUCTURE: No structure of temporary character, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporary or permanently. No trailers or wrecked or junked vehicles shall at any time be parked or allowed to remain on any of said lots or along the roads. RV trailers permitted if not used as a residence.
5. SIZE: The ground floor area of the main structure, exclusive of open porches and garages, shall not be less than 1,250 square feet, for new structures.

State of Mont. County of Ravalli
Recorded Dec. 21 1989 11:25 A.M.
Book 188 Page 201
Fee \$10.00 by Eleanor L. Miller

Return to Guy Brinkler
484 Wagon Wheel Way
Corvallis, Mt. 59828

- 6. REPAIRING AUTOMOBILES: Any repairing or rebuilding of automobiles or trucks done on any premises shall be done under cover of a permanent structure shielded from public view.
- 7. GARBAGE CANS: All garbage cans used in connection with any dwelling erected upon the above described premises shall have a cover sufficient to prevent the escape of any odors from such can, and shall be either sunk in the ground, kept in a closed garage, or in an appropriate structure or enclosure screened from view.
- 8. ANIMALS: No swine, domestic or wild, shall be kept on the land covered hereby. In no case may any swine or fowl be raised on a commercial basis.

Said covenants, conditions, restrictions and reservations shall be perpetual and shall apply to and be forever binding upon the grantee, his heirs, executors, administrators and assigns, and are imposed upon said realty as an obligation or charge against the same for the benefit of the grantor herein named, his successors and assigns, and as a general plan for the benefit of said tract.

These covenants may be terminated or changed in whole or in part at any time by an instrument in writing, signed by a majority of the then owners of lots 3-A-4-5-6-8-A & 8-C BLOCK 3 HAMILTON HEIGHTS affected thereby, recorded in the office of the Clerk and Recorder of Ravalli County, Montana.

These covenants and restrictions may be enforced by any lot owner by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

In witness whereof, we have hereunto set our hands this 18th day of December 1989.

WAKICUNSA, INC.

Mildred D. Winkler, Pres.

STATE OF MONTANA
COUNTY OF RAVALLI

On this 17th day of December, 1989 before me the undersigned officer, personally appeared MILDRED D. WINKLER who a corporation, and that ho/she as such officer being authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President

In witness whereof I hereunto set my hand and official seal 8-27-40
COMMISSION EXPIRES. NOTARY PUBLIC Kenneth Kneenish

Know All Men by These Presents:

356974

That... Wakicunga, Inc....

COMPARED

a corporation, organized and existing under the laws of the State of... Montana...
in consideration of the sum of... Ten and No/100... Dollars
(\$10.00), the receipt whereof is hereby admitted, does hereby grant, bargain, sell, convey
and confirm unto...

ROBERT N. PICKETT and MINDY PICKETT

236 WYANT LANE

HAMILTON, MT 59840

and to... their... and assigns, FOREVER, the
following described real property, situated in the city or town of...
County of... Ravalli... State of Montana, to-wit:

Lot B-C Amended Subdivision Plat No. 7, Block 3, Hamilton
Heights, Ravalli County, Montana, according to the
recorded Plat thereof.

Subject to restriction that no dogs are to run loose
on said property.

State of Montana County of Ravalli
Recorded June 29 1992 at 8:10
Book 198 of Page 602
By Clerk & Recorder
Dep. Fee 6.82

TOGETHER, with all and singular the tenements, hereditaments,
and appurtenances thereto belonging or in anywise appertaining.

And the said GRANTOR hereby covenants that it will forever WARRANT and DEFEND
all right, title, and interest in and to said premises, and the quiet and peaceable possession thereof, unto
the said GRANTEE... their heirs... and assigns, against the
acts and deeds of said grantor, and all and every person and persons whomsoever lawfully claiming or
to claim the same.

IN WITNESS WHEREOF, said GRANTOR has caused its corporate name to be subscribed
and its corporate seal to be affixed, by its proper officers, thereunto duly authorized, on this...
day of... June... A. D. 19... 92

ATTEST:

By... President

STATE OF MONTANA,

Secretary.

County of... Ravalli

On this... 23rd day of... June... in the year 1992, before me

THE UNDERSIGNED, a Notary Public for the State of Montana, personally appeared...
(known to me or proved to me on oath of...)

to be the... SECRETARY... of the corporation that executed the within instrument
and acknowledged to me that such corporation executed the same.

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

Notary Public for the State of Montana.

Residing at... Hamilton, MT

My Commission expires... 9/13, 1994

NOTE - Acknowledgment should be made by either president or secretary.

Return: Robert N. Pickett, 236 Wyant Lane, Hamilton, MT 59840

STATE OF MONTANA
RECORDED FEBRUARY 15, 1995

COUNTY OF RAVALLI
2:45PM BOOK 212 DEEDS

391448

1 OF 1 PAGES
PAGE 331

DEPUTY J. Lund CLERK AND RECORDER BY *Linda D. Beisel*

DEPUTY \$6.00

ROAD MAINTENANCE AGREEMENT

AP#714

This agreement made and entered into this 23 day of January 1995, by undersigned parties, provides as follows:

- 1) The the undersigned are owners of property adjacent to a private road commonly known as Ridgeland Trail and is situated in Ravalli County, Montana, and
- 2) That for and in consideration of the mutual benefits to be derived by the parties herein, the receipt and sufficiency of which is hereby acknowledged, it is agreed that the undersigned shall maintain the above described roadway from the intersection of Paradise View Road and Ridgeland Trail to a cul de sac 300 feet west in a manner consistent with automobile use
- 3) The parties agree that they shall be jointly and severally liable for the cost of such maintenance. Should such maintenance be performed or contracted for by a majority vote of the undersigned parties. Each land owner shall have one vote (joint ownership shall be considered one for purposes of this paragraph).
- 4) This agreement shall be binding upon the heirs, successors and assigns of the parties herein and shall be deemed to be an obligation running with the land held by the undersigned parties. This agreement shall remain in force and effect until such time as county or state authorities shall undertake or agree to maintain said roadway, or a period of three years, whichever shall occur first.

David R. Hyatt

Cynthia K. Hyatt

STATE OF MONTANA)
COUNTY OF RAVALLI) SS

On this 23 day of January, 1995, before me, DUTH ANN HUNTER a Notary Public for the State of Montana, personally appeared David R. Hyatt and Cynthia K. Hyatt, known to me to be the persons whose names are 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 above written.



Duth Ann Hunter
Notary Public for the State
of Montana
Residing at Calverly
Commission expires 12/31/95

1222 Golf Course Rd Hamilton, MT 59840-9287
Ret: Hyatt Construction

AP 714



The Chicago Committee of Jewish Citizens, the Jewish
 Community Center, the American Jewish Archives, and
 the Jewish Museum in New York City, are all
 working to help the Jewish people in the
 United States.

David T. Nash
 David T. Nash
 David T. Nash

David T. Nash
 David T. Nash
 David T. Nash

[illegible]

PARADISE VIEW ROAD
(60' R/W)

[illegible][illegible]

Witnesses Confirmed:
I hereby certify the attached post to &
the, correct representation of a letter
submitted by me to you, 1964.

Witnesses: 1/11/65 Date
Robert W. Smith, RLS
Witness Signature: Mr. 1428 S

1/4	5	7	1
18	45	22	

SHEETS & CO.
MATERIALS CO., INCORPORATED[illegible]

DISCLAIMER

THIS MAP IS PROVIDED FOR LOCATION PURPOSES TO OUR CUSTOMERS, AS A COURTESY ONLY. **NO LIABILITY** IS HEREBY ASSUMED BY STEWART TITLE OF MISSOULA COUNTY AND/OR STEWART TITLE GUARANTY COMPANY, WHICH MAY RESULT FROM RELIANCE ON THIS MAP.

STATE OF MONTANA

COUNTY OF RAVALLI

391447

1 OF 17 PAGES

FILED FEBRUARY 15, 1995

2:37PM

PLAT APPROVAL

2908

CLERK AND RECORDER BY

Kinda D. Beisel

DEPUTY

No Fee

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

AP # 714

To: County Clerk and Recorder
Ravalli County
Hamilton, Montana

No. 41-94-S110-977

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as: Amended Lot 8-C, Block 3, Hamilton Heights (David Hyatt)

Lot 8-C of Block 3, Hamilton Heights Subdivision, as defined by Amended Plat 7 as recorded in the Clerk and Recorder's Office, Ravalli County, Montana, subject to all easements or dedications shown, existing, or of record, and no land is hereby dedicated to the public.

consisting of 3 lots 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 Plat is made with the understanding that the following conditions shall be met:

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

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

THAT the individual water system 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 provided indicates an acceptable water source at a depth of 100 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 Ravalli County Septic System Regulations and Title 16, Chapter 16, Sub-Chapters 1, 3 and 6, and,

THAT each subsurface drainfield shall have an absorption area of sufficient size to provide 140 lineal feet per bedroom, and,

Amended Lot 8-C, Block 3, Hamilton Heights (David Hyatt)
Page 2 E.S.#41-94-S110-977

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 a 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 Ravalli County Health Department before construction is started, 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 and a copy of this document, and,

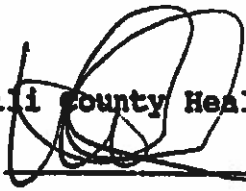
THAT instruments of transfer for this property shall contain reference to these conditions, and,

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 of said subdivision filed in your office as required by law.

DATED this 4th day of March, 1994.

Ravalli County Health Officer

By: 

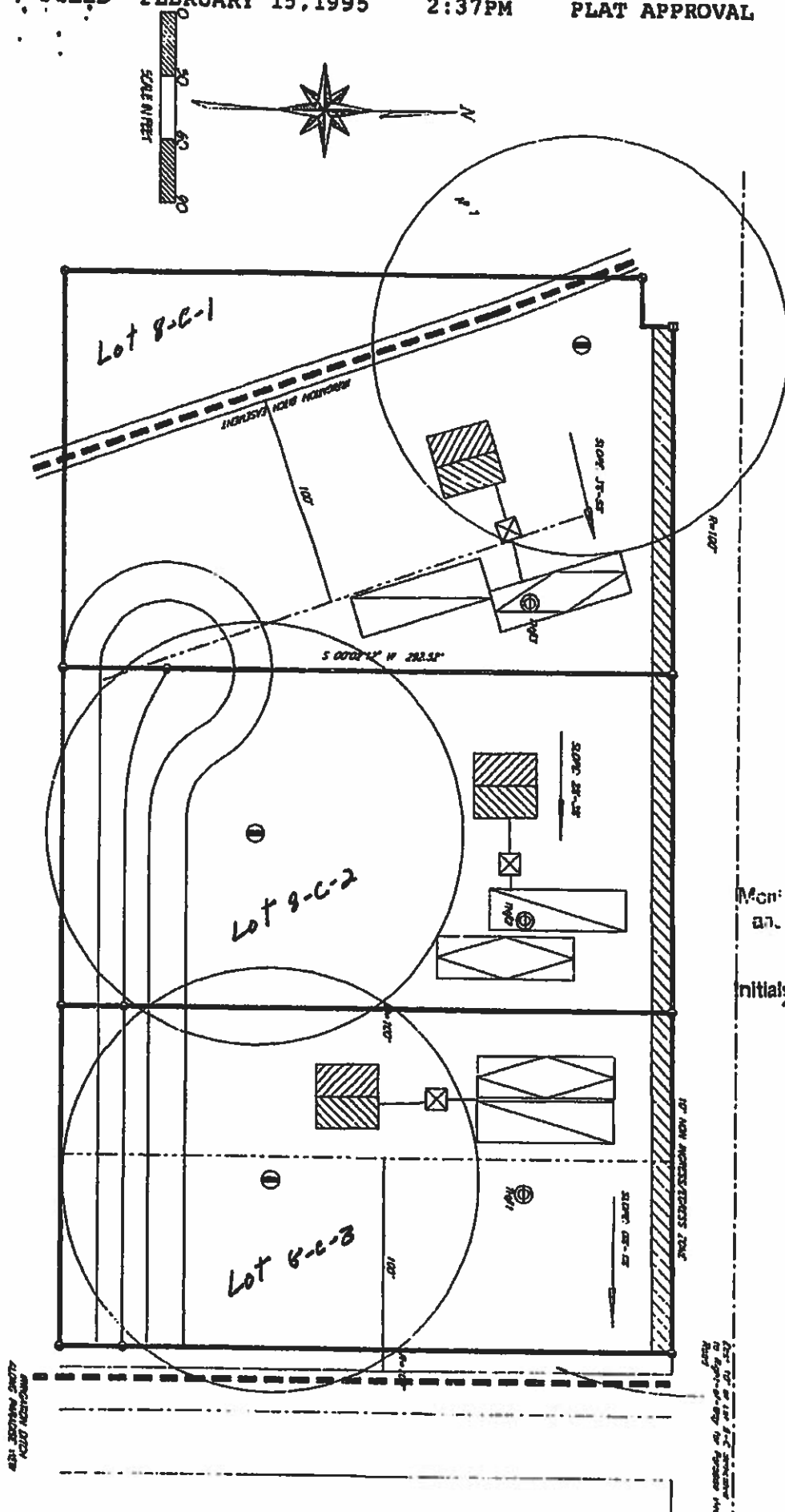
ROBERT J. ROBINSON
DIRECTOR

By:

For


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

Owner's Name:
David R. Hyatt and Cynthia K. Hyatt



DHES LEGEND:



THE STAFF OF THE

— APPROVED FOR SIGNATURE: _____

THE ABOVE INFORMATION IS NOT TO BE RELEASED OR USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS OBTAINED.

Ministry of Health
and Sciences

1. 2007/07/25

Initials W. E. Date 3-17-94



- **PERSONAL HOUSE 577**

— **ENCLOSURE** **SENT** **WITH** **THIS**

215 720 0300-04 - ①

RECEIVED

MAR 09 1984

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

RAVALLI COUNTY SANITARIAN'S OFFICE
SITE EVALUATION # _____

DATE: 17 JULY 96 ; EVALUATOR: DAVE STANTON
FOR: JOHN GONZALES APPROVED BY R.C. Phone # 363-3103
ADDRESS: 305 N 7TH HAMILTON
PARCEL #: 50470 GEOCODE #: 1464-16-40-29

GENERAL AREA: _____

PARCEL / LOT 4-C-2, SUBDIVISION NAME: DAVID HYATT AMEN PLAT COS / AP# 714
VOLUNTARY ZONING DISTRICT _____ RESTRICTIVE COVENANTS YES
PLAT APPROVAL # 2908 IN THE FLOODPLAIN? NO
SITE EVALUATION DATA SUBMITTED BY THE STATE APPROVAL PROCESS IS USED AS THE BASIS FOR THE
ISSUANCE OF A PERMIT: X YES _____ NO

SLOPE: _____; DEPTH TO GROUNDWATER: _____; DEPTH TO BEDROCK OR OTHER IMPERMEABLES _____
TEST HOLE REQUIRED: _____; PERCOLATION TEST REQUIRED: _____ MONITORING REQUIRED _____
SOILS DATA: _____

NITRATE BACKGROUND LEVEL _____ SIZE OF PROPERTY _____ ACRES
POPULATION DENSITY: _____ HOMES PER _____ ACRES
DRAINFIELDS ARE STACKED _____ DRAINFIELDS ARE NOT STACKED _____
DISTANCE BETWEEN DRAINFIELDS _____ SEPTIC SYSTEM WILL RAISE NITRATES ABOVE 5PPM _____
SEPTIC SYSTEM WILL NOT RAISE NITRATES ABOVE 5PPM _____ SECONDARY TREATMENT REQUIRED _____
SECONDARY TREATMENT NOT REQUIRED _____

DISTANCE TO STATE WATERS _____ DEPTH TO GROUNDWATER _____
PHOSPHOROUS BREAKTHROUGH WILL BE LESS THAN 50YRS. _____
BREAKTHROUGH WILL BE GREATER THAN 50YRS. _____

SEWAGE DISPOSAL PERMIT # 8043

(NOTE - THIS PERMIT IS NOT VALID UNLESS SIGNED BY A RAVALLI COUNTY SANITARIAN)

NUMBER AND TYPE OF STRUCTURE(S) SERVED - RESIDENTIAL / COMMERCIAL
TYPE SF 1 PLACE SYSTEM AS SHOWN ON BACK SIDE
NUMBER 1 SET ASIDE THE REQUIRED REPLACEMENT AREA
TOTAL NUMBER OF BEDROOMS 3 COMPLY WITH ALL REQUIRED SETBACKS

OF SEPTIC TANKS 1 SIZE OF SEPTIC TANK(S) 1000 GALLONS
TOTAL LINEAR FEET 420 SYSTEM TYPE (DRAINFIELD / BED / OTHER STANDARD DRAINFIELD)

APPLICANT'S SIGNATURE AGREEING TO THE CONDITIONS OF THIS PERMIT: John M. Gonzales
PLAN APPROVED: DATE: 17 JULY 96 BY: David C. Stanton
FINAL INSPECTION APPROVAL: DATE: 7/20/96 BY: Self Inspected by Lynn Barling for John M. Gonzales R.C.

THIS PERMIT IS VALID FOR ONLY ONE YEAR FROM THE DATE OF ISSUANCE
-- A FINAL INSPECTION OF THE SYSTEM IS REQUIRED --
(SEE SKETCH / ADDITIONAL NOTES ON THE REVERSE SIDE)

LOT LAYOUT - DHES

DHES LEGEND:



① - SEE APPENDIX FOR SITE CLASSIFIED BY NOAA ID



② - PROPOSED TAIL FEEDER/REAR SITE

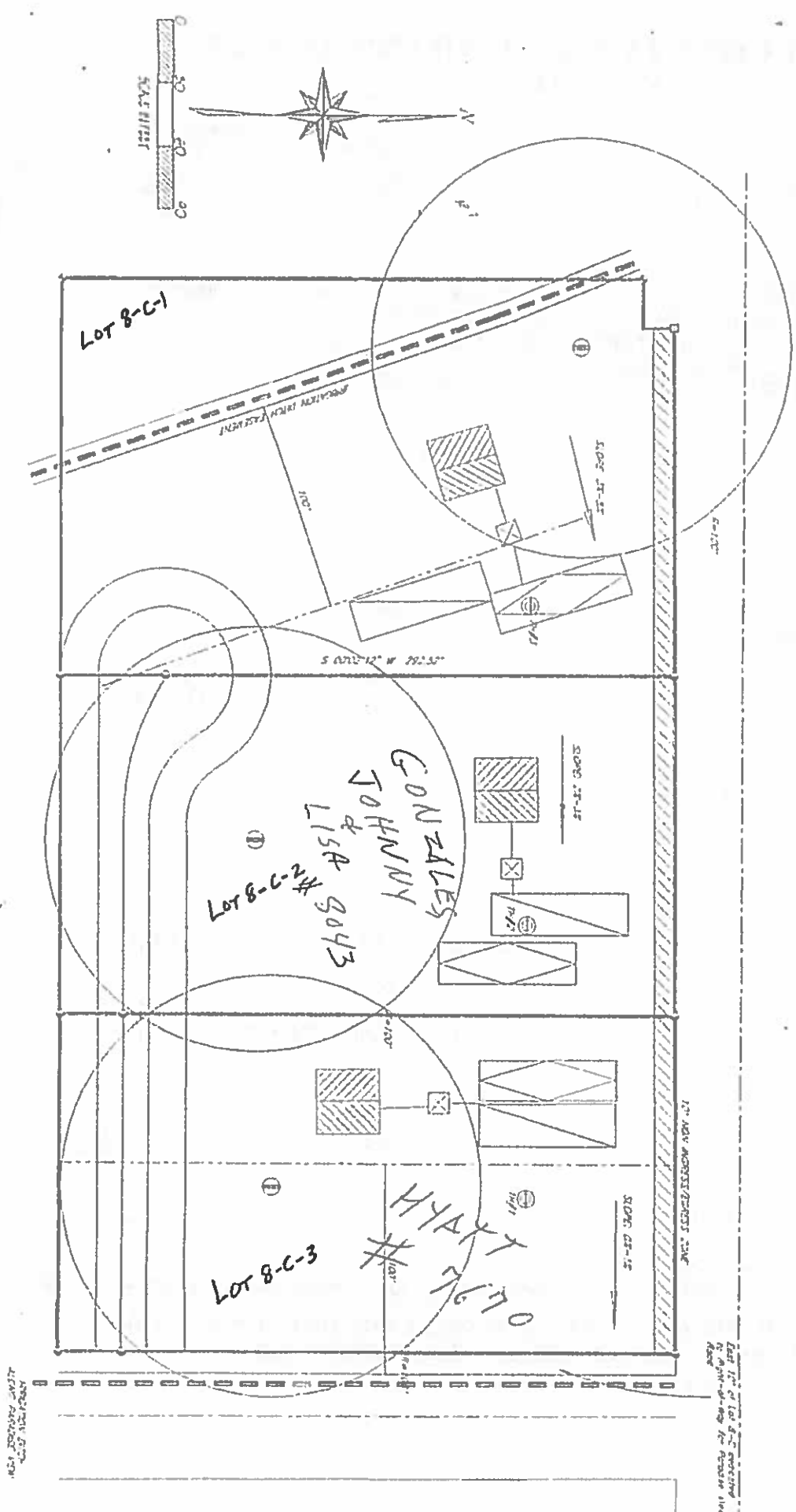
Mont. Dept. of Health & Environmental Sciences

Initials Malley Date 3-17-94

RECEIVED

MAR 09 1994

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



INSPECTION CHECK LIST FOR SEPTIC SYSTEM CONTRACTORS
IN RAVALLI COUNTY

Read your permit thoroughly.

Make sure the system is in the correct location. Check your permit.

A 100% replacement area must exist.

Place system exactly as shown. If any problems arise during construction such as evidence of high groundwater, bedrock, or inadequate separation from required setbacks, stop construction immediately and phone the Sanitarian's Office.

WHEN CALLING FOR A FINAL INSPECTION:

1. Concrete septic tank and distribution box must be uncovered.
2. The following pipes must be uncovered: tank to foundation, tank to distribution box or header, header lines, distribution box outlet lines, and at least one absorption trench.
3. The end caps of each absorption trench must be uncovered.
4. The lines that run out of the distribution box must be a solid line for at least five feet to avoid seepage around the distribution box.
5. Baffles must be installed in septic tanks.
6. Depth of trenches. Check your permit. A standard trench depth is 24 inches. NOTE: Maximum depth of trench is 36 inches. Check permit for specific requirements of trench depth.
7. An equal number of absorption lines are required on each side of the inlet "T" on a header line.
8. Use a distribution box on a slope or hillside if slope is greater than 3%.
9. All lines must be 4 inch pipe and the correct ASTM.
10. Absorption trenches must be at least 7 feet on centers with 5 feet of undisturbed earth in between.
11. 2729 pipes must be used in drainfields on absorption trenches, header lines, and distribution box outlets. 3034 pipes or heavier class must be used between foundations and septic tanks and between tanks and distribution boxes or headers.
12. Maximum slope on absorption trenches shall be 4 inches per 100 feet. (recommend level grade)
13. All joints in solid lines must be glued.
14. No absorption line may exceed 100 feet in length.
15. Absorption lines must be of equal length. (a 10 foot total variance allowed in difficult situations)
16. NOTE: Distribution boxes have an inlet that is higher than the outlets; install correctly. Water poured into the distribution box must flow down each pipe exiting the distribution box and not back flush into the distribution box.
17. An equal amount of water must enter each distribution box outlet.
18. At least two absorption lines are required in all installations.
19. Sealed entry and exit pipes from tank and distribution box are required.
20. Paper or straw must be placed over pipes. (paper must not tear when walked on)
21. Six inches of washed rock under absorption lines and 2 inches of rock over absorption lines are required as a minimum. A permit may require additional rock.
22. Holes in absorption lines must be aligned parallel on down side of pipes; printing is on the top of the pipe.

Permit Number: 8043 Owner of Permit: JOHN GONZALES

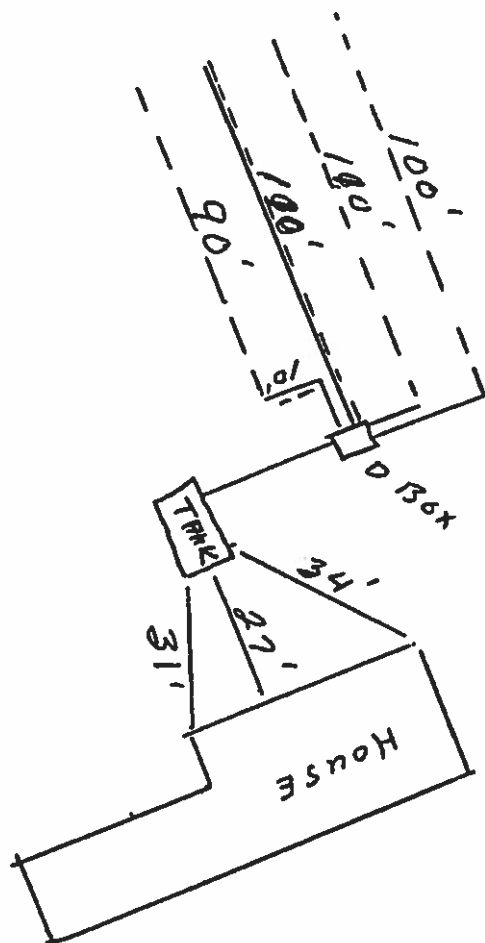
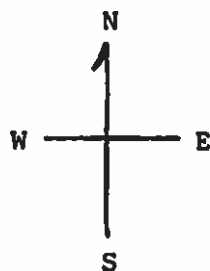
Contractor/Installer: LYNN GERLINGER

Date Inspected: 9-20-96

I certify that I have inspected this system and found it to be in compliance with the listed criteria.

Signature *Lynn Gerlinger*

DRAWING OF SYSTEM INSTALLED, DATE: 9-20-96



Preliminary Plat Decision
Ravalli County, Montana

Amended Plat of Hamilton Heights, Block 3, 8-C

Approved With Conditions

OK to file
T. Schaner
2895

Sec. 1. Decision.

The BOARD OF COUNTY COMMISSIONERS, Ravalli County, Montana, hereby gives approval to the above referenced Preliminary Plat as submitted, subject to the conditions and requirements as provided for in this decision. This decision is based on the Public Interest Assessment as contained in Section 2.

Sec. 2. Public Interest Assessment.

(a) *Basis of Need for the Subdivision.* The need for this subdivision is based on the applicant's desire and not on any public need.

(b) *Expressed Public Opinion.* The Ravalli County Planning Office notified adjacent landowners by mail of the proposed subdivision. The Plat Committee, a subcommittee of the Planning Board, conducted a meeting on January 26, 1993, to consider the preliminary plat. Citizens were given ample opportunity to express their opinions at that meeting. One adjoining landowner was concerned about the effect of the subdivision on the irrigation ditch that brings water to his property. Another adjacent landowner was concerned that accessing directly off of Hamilton Heights Road would pose traffic safety concerns.

(c) *Effects on Agriculture.* The effects of this subdivision on agriculture are addressed under the following sections:

(1) *Effects on Agricultural Sector.* This subject property is currently irrigated and used for agricultural production. Although the conversion of this agricultural land will not directly or immediately effect the agricultural sector, the cumulative impacts will have a negative, long-term impact on the local farming economy.

(2) *Effects on Adjacent Agricultural Activities.* This property is located adjacent to an agricultural area to the south. Development of these lots for residential purposes may cause an impact on the continued operation of these agricultural activities.

(d) *Effects on Local Services.* This subdivision will not in and of itself adversely or substantially effect the provision of countywide public services as they are provided at this time. However, the cumulative effect of this development will negatively impact the provision of existing services. Specific local services are addressed under the following sections:

(1) *Public Road System.* It is estimated that at build-out, this subdivision will generate 15 vehicular trips per day. Traffic on Hamilton Heights Road, a county road, will increase and place added burden on the Road Department for maintenance.

(2) *Police and Fire Protection.* The proposed subdivision is located within an established rural fire district. The cumulative increase in the number of new homes in the district may require the district to purchase additional equipment or other facilities. Police protection is available, but may be limited due to response time and available personnel.

- (3) **Utilities.** As a condition of final plat approval, the developer will provide verification that all appropriate utility companies will provide service to all of the lots.
- (4) **Public Schools.** It is estimated that at build-out, there will be four school-aged children. The cumulative increase in student population will in all likelihood necessitate an increase in personnel and facilities.
- (e) **Effects on Taxation.** The state appraisal office indicates that the property is currently valued at \$15,440 and generates \$190 in taxes annually. After division, the total value of the parcels will be \$32,400 and will generate \$440 in taxes annually.
- (f) **Effects on the Natural Environment.** Natural environment is addressed under the following sections:
- (1) **Riparian/Wetland Areas.** The property does not contain any riparian or wetland areas.
- (2) **Air Pollution.** The development of these lots will result in additional air pollution related to vehicular use and home heating emissions.
- (g) **Effects on Wildlife and Wildlife Habitat.** This property does not provide any significant wildlife habitat. Direct impacts to wildlife populations and habitat will be minimal.
- (h) **Effects on the Public Health and Safety.** Public health and safety are addressed under the following sections:
- (1) **Police and Fire Protection.** The proposed subdivision is located within an established rural fire district and adequate fire protection should be available within the constraints of response time. Police protection is available, but may be limited due to response time and available personnel.
- (2) **Wildland Fire Hazard.** The project is not located in a known high-fire hazard area as determined at this time.
- (3) **Traffic Safety.** All public and private roads will meet established safety criteria.
- (4) **Other Known Hazards.** There are no other known hazards such as railroads, overhead power lines, underground natural gas lines, industrial activities, or irrigation ditches that are on or immediately adjacent to the property that may significantly effect public health and safety.

Sec. 3. Requirements for Final Plat Submittal.

(a) Prior to filing the Final Plat with the Clerk & Recorder, the following must be submitted to the Ravalli County Planning Office:

- TS (1) A copy of this determination. EXTENSION LETTER TO FEB 16, 1995.
- TS (2) A Title Report.
- NA (3) Consent to Plat Form signed by all owners of interest, if applicable.
- TS (4) A Noxious Weed Control Plan as approved by the Ravalli County Weed Control Board.
- TS (5) A Final Plat that conforms to the County and State Subdivision Regulations, the approved Preliminary Plat, and the conditions of this approval.
- TS (6) A Certificate of Subdivision Plat Approval as approved by the Montana Department of Health and Environmental Science.
- TS (7) A receipt from the Ravalli County Treasurer for the cash-in-lieu of parks payment (see Section 6). Receipt # 7855
- NA (8) A Road and Driveway Approach Permit as approved by the Ravalli County Road Department for all public and private roads. See letter #1755
- TS (9) Verification from all appropriate utility companies that they will provide telephone and electrical service and water, sanitary sewer and natural gas, if appropriate.
- STANDARD (10) Plans, drawings, and specifications as prepared and certified by a professional engineer for all public infrastructure improvements and all private roads that will be constructed as part of the development.

- TS* (11) Certification by a professional engineer that all infrastructure improvements that have been installed are in conformance with the submitted plans, drawings, and specifications (see Section 5).
- None* (12) Copies of all covenants that will be filed with the subdivision. *us*
- TS* (13) A Road Maintenance Agreement for dust control and the perpetual maintenance of the roads.
- TS* (14) Documentation showing that the irrigation district/association providing water to the property has been notified of the subdivision.
- TS* (15) Documentation showing how the water rights are to be divided among the users.
- NA* (16) If irrigation ditches are altered (e.g. installation of culverts) or relocated:
a. a list of all downstream irrigation users of the ditch being altered or relocated; and
b. a statement from each downstream irrigation user specifically authorizing the alteration or relocation.
- TS* (17) Documentation showing that the property has legal access from Paradise View.
- TS* (18) The final plat review fee of \$150 plus \$5 for each surveyed lot. (Payable to the Ravalli County Planning Office)
- TS* (19) The plat filing fee of \$5.00 plus \$0.50 for each surveyed lot. (Payable to the Ravalli County Clerk & Recorder)

(b) Prior to filing the Final Plat with the Clerk & Recorder, the owner of record shall pay all property taxes that have been assessed and levied on the land.

Sec. 4. Requirements of Final Plat.

In addition to the standard features of a final plat as described in the Subdivision Regulations, the following features shall be depicted on the Final Plat:

- TS* (1) A non-ingress/egress zone along the entire length of Hamilton Heights Road.
- D* (2) The designation of a 60-foot easement off of Paradise View Road to provide access to each of the lots.
- TS* (3) The designation of an easement with a 50-foot radius for the cul-de-sac turn around.
- As shown* (4) The designation of an irrigation ditch easement for all irrigation ditches within the subdivision.
- TS* (5) The designation of a 15-foot private road and public utility easement adjoining and parallel to the existing easement for Paradise View Road.

Sec. 5. Improvements

*to reflect
to 10' approved TS
to 16' ditch on west side of road*

(a) **Generally.** The developer shall complete all infrastructure improvements to the standards as contained in the Subdivision Regulations prior to submitting a Final Plat for filing or enter into a written subdivision improvements agreement with the County as described in Appendix B of the County Subdivision Regulations guaranteeing the construction and installation of all required improvements.

(b) **Certification of Completion.** Upon completion of all necessary infrastructure, an engineer shall certify in writing that the infrastructure has been built and installed in accordance with the County Subdivision regulations and acceptable construction practices (see Section 3).

(c) **Necessary Infrastructure Improvements.** The following infrastructure shall be provided:

- Prior
Approval
+ Certification* *TS* (1) A road, built to county standards, to serve each of the lots.
- (2) Reconstruction/improvement of Paradise View Road from Hamilton Heights Road to the intersection of the road serving each of the lots.
- (3) Underground utilities (telephone and electricity).
- TS* (4) Road name sign for the road to be constructed.

Sec. 6. Parks Dedication.

R
The developer shall make a cash-in-lieu payment of \$1,735 to the Ravalli County Treasurer and submit a receipt to the Planning Office as required in Section 3.

Sec. 7. Major and Minor Deviations from Preliminary Plat.

(a) *Major Deviation.* As provided by the County Subdivision Regulations, substantial deviations from the approved Preliminary Plat shall require a review by the Ravalli County Planning Board at a regularly scheduled meeting.

(b) *Minor Deviation.* The BOARD OF COUNTY COMMISSIONERS may allow minor deviations from the approved Preliminary Plat.

(c) *Definition of Minor and Major Deviation.* For the purpose of this approval, a minor deviation means a deviation from an approved preliminary plat that is necessary in light of technical or engineering considerations first discovered during actual development and not reasonably anticipated during the initial approval process. A major deviation means a deviation from the approved preliminary plat that is not a minor deviation.

Sec. 8. Filing of Final Plat.

The Planning Office shall review all of the materials submitted to ensure that all of the terms of this decision have been fulfilled. Upon such a determination, the Planning Office shall then submit the materials to the Clerk & Recorder for review and filing. If a Final Plat is denied by the Planning Office or the Clerk & Recorder, a notice shall be sent to the applicant stating the reason(s) for the action.

Sec. 9. Withdrawal of Approval.

The BOARD OF COUNTY COMMISSIONERS may withdraw this approval if it determines that the information provided by the applicant, and upon which such decision was based, is inaccurate.

Sec. 10. Approval Period.

This conditional approval shall be in effect for not more than one (1) calendar year from the date of decision. The BOARD OF COUNTY COMMISSIONERS, may upon the written request of the developer, extend this approval for not more than one (1) calendar year after the date of decision.

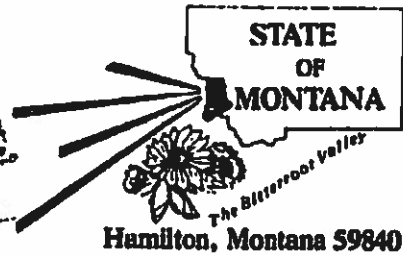
Sec. 11. Effect of Approval.

Changes in the County Subdivision Regulations shall not affect this approval and no additional conditions shall be imposed as a prerequisite to Final Plat approval providing that the Final Plat is filed within one (1) year from the date of decision.

Sec. 12. Date of Decision.

This decision is granted on February 16, 1993.

COUNTY OF RAVALLI



February 28, 1994

David R. Hyatt
DBA Hyatt Construction
1222 Golf Course Road
Hamilton, Montana 59840

Dear Mr. Hyatt,

The Board of County Commissioner is in receipt of your letter dated February 22, 1994 requesting an extension on Amended Plat of Hamilton Heights, Block 3, 8-C. The Board does hereby grant an extension to February 16, 1995.

Sincerely,
BOARD OF COUNTY COMMISSIONERS


Steven D. Powell, Chairman


Allen C. Horsfall, Jr., Member


Jerry L. Allen, Member

CC:File

TITLE INSURANCE OF MONTANA, INC.

TITLE REPORT

The following report reflects present ownership and existing recorded encumbrances affecting the property in question and present owner.

The liability assumed by TITLE INSURANCE OF MONTANA, INC. as to the accuracy of the following report shall not exceed the fee paid for said report.

TI-6064

Fee: \$100.00

Dave Hyatt

Dated: January 03, 1995 at 7:30 a.m.

VESTEE:

DAVID R. HYATT and CYNTHIA K. HYATT, as joint tenants with right of survivorship

Deed Ref.: 202-775

LEGAL DESCRIPTION:

Lot 8-C Amended Subdivision Plat No. 7, being a portion of Lot 8, Block 3, Hamilton Heights, Ravalli County, Montana, according to the recorded plat thereof.

SUBJECT TO AS FOLLOWS:

1. General County Taxes for 1994.
First Installment: \$135.79 PAID
Second Installment: \$135.79 Due and payable on or before May 30, 1995
Tax Parcel No.: 50400
(Includes fees for Library Fund - Hamilton, Corvallis and Darby and for Daly Ditches Irrigation)

Provisions, conditions, easements and special assessments of the Daly Ditches Irrigation District, collected with General County Taxes.

(Title Report Continued Next Page)

STEWART TITLE
GUARANTY COMPANY

Title Report

Page 2

Title Report (continued)

Personal Property Taxes for 1994.

Amount: \$9.52 PAID
Receipt No.: 3901
Parcel No.: 11099

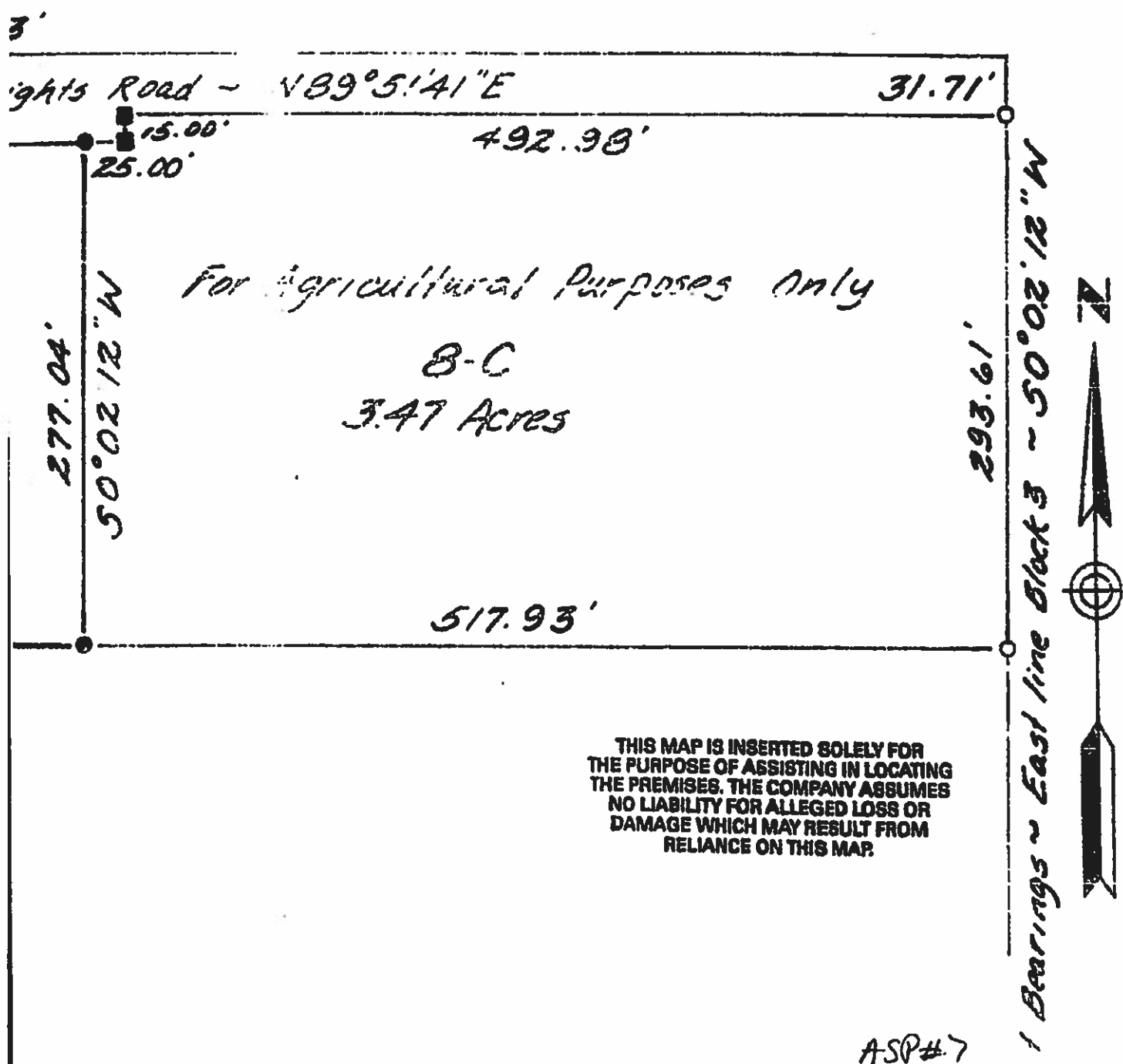
2. RESTRICTIVE COVENANTS dated December 12, 1989, executed by Wakicunsa, Inc., and recorded on December 21, 1989 in Book 188 of Deeds, page 201.
3. Provisions contained in that certain Certificate, executed by the State of Montana, Department of Health and Environmental Sciences, filed September 1, 1976 in Plat Approval File No. 83, records of Ravalli County, Montana.
4. SUBJECT TO an irrigation ditch over, along and across Lot 8-C as evident on the ground.
5. SUBJECT TO restriction that no dogs are to run loose on said property, recorded June 29, 1992 in Book 198 of Deeds, page 602.
6. Provisions contained in that certain Certificate, executed by the State of Montana, Department of Health and Environmental Sciences, filed June 29, 1992 in Plat Approval File No. 2459, records of Ravalli County, Montana.
7. Water, Irrigation, or sewer assessments, if any, and any service, installation or connection charge for sewer, water, electricity or other public utility.
8. Deed of Trust to secure an indebtedness of the amount herein stated and any other amounts payable under the terms thereof.
Grantor: David R. Hyatt and Cynthia K. Hyatt
Trustee: Title Insurance of Montana
Beneficiary: The First State Bank of Stevensville
Orig. Principal Amt.: \$17,594.50
Dated: April 1, 1993
Recorded: April 13, 1993
Book/Page: Book 144 of Mortgages, page 863


Authorized Signature

(End Title Report)

STEWART TITLE
GUARANTY COMPANY

SUBDIVISION PLAT OF LOT
MILTON HEIGHTS, LOCATED
SECTION 15, T6N. R20W. P.M.M.
RAVALLI COUNTY



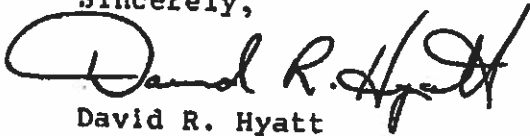
January 5, 1995

To Whom It May Concern:

RE: Section 3, (a) (8) of the Preliminary Plat Decision

As per conversation with Mike Cavanaugh regarding the road and driveway approach permits, it was decided to be not applicable to this subdivision because all of the approaches are from private roads.

Sincerely,

A handwritten signature in dark ink, appearing to read "David R. Hyatt". The signature is stylized with a large, looping initial "D" and a trailing flourish.

David R. Hyatt
Hyatt Construction

Guy A. Sharp, P.E.
Consulting Civil Engineer
5560 Bridlepath Lane
Florence, MT 59833
(406)273-2461

November 15, 1994

Mr. David Hyatt
1222 Golf Course Road
Hamilton, MT 59840

Re: Infrastructure Construction - Roads
Amended Plat Lot 8C, Block 3, Hamilton Heights

Dear Dave:

At your request, I have reviewed the construction of the above captioned access road to your subdivision as required by Ravalli County for all new County roads. With the following exceptions, I found the subject road to substantially comply with the County standard road section:

1. No exceptions.

In accordance with the scope of this review, the horizontal and vertical alignments of the roads were not reviewed. In addition, the approach to Paradise View Road was not reviewed. These items are reviewed by the County during normal subdivision review and approach permit procedures.

Sincerely yours,



Guy A. Sharp, P.E.

cc: Tim Schwecke, Ravalli County Planner



David & Cynthia Hyatt
1222 Golf Course Rd.
Hamilton, MT 59840
(406) 363-3277

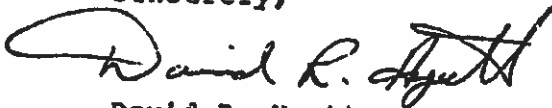
Daly Ditches Irrigation District
534 Tammany Lane
Hamilton, MT 59840

RE: Lot 8-C Amended Subdivision Pat No. 7, being a portion
Lot 8, Block 3, Hamilton Heights, Ravalli County,
Montana. (Corner of Hamilton Heights Road and Paradise
View)

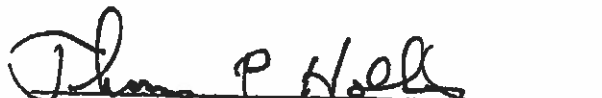
To Whom It May Concern:

This is to notify you that I will be dividing the above
mentioned property into three lots, 1+ acre each. All of the
water rights will be divided proportionately by acreage.

Sincerely,



David R. Hyatt
Landowner


Daly Ditches Irrigation District

1.24.95
Date

RAVALLI COUNTY
NOXIOUS WEED AND REVEGETATION PLAN
EFFECTIVE APRIL 1, 1994

For all subdivisions in Ravalli County reviewed by the Ravalli County Planning Board.

To prevent spread of noxious weeds and in compliance with the County Noxious Weed Control Act, the Ravalli County Weed Control Board shall hold that it is unlawful to allow noxious weeds to propagate or go to seed. 7-22-2116 and 7-22-2152 M.C.A. 1991.

A. THE FOLLOWING WILL BE YOUR WEED CONTROL AND REVEGETATION PLAN FOR:

Subdivision Name: Hamilton Heights Subdivision
Location; Legal: Lot 8-C Blk 3 Amended Plat #7
Acres and Lots: 3.47 Acres divided into 3 lots

2. Methods of weed control for the subdivision: (check one or two methods)
☒ mowing
☐ herbicide
☐ cultivation
☐ hand pulling
3. When will annual control work be completed? June 1 (Date)
(Must be before weeds flower)
4. Assignment of responsibility: (Check one)
☐ covenant
☐ contract
☒ Homeowners Association
5. Disturbed areas: Describe plans to reseed areas where original vegetation has been damaged or removed.
 - a. Site Preparation: Landscape grading
 - b. Seed varieties used and rates: Canada Bluegrass 15#/acre
 - c. Time of seeding: April or May
 - d. Method of seeding: Broadcast
6. Plans for followup annual work on revegetation and weed control: See 4-3-

STATE OF MONTANA
FILED FEBRUARY 15, 1995

COUNTY OF RAVALLI
2:37PM PLAT APPROVAL

391447 17 OF 17 PAGES
2908

-2-

7. LANDOWNER OR RESPONSIBLE PARTY INFORMATION:

Name, address and phone number of responsible party:

NAME: David R. Hyatt

ADDRESS: 1222 Golf Course Rd

CITY, STATE, ZIP: Hamilton MT 59840

PHONE: 363-3277

Landowner Signature: David R. Hyatt

DATE: 1-23-95

Comments and approval or disapproval from the Ravalli County Weed Control Board:

OK Ravalli Co. Weed Control Board
Approved: Harley Bauer Supervisor

