

WILDFIRE ACRES, TRACT 2 MINOR SUBDIVISION

FOR: THOMAS D. & KATHLEEN L. LOCKYER
DICK RANCH PROPERTY

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBMITTED AND PLATED INTO TRACTS AND EASEMENTS, AS SHOWN BY THE PLAT HERETO ANNEXED, THE FOLLOWING DESCRIBED LAND IN LEWIS AND CLARK COUNTY, TO WIT:

LEGAL DESCRIPTION

A TRACT OF LAND KNOWN AS TRACT No. 2 OF COS No. 371214 IN SECTION 30, TOWNSHIP 10 NORTH, RANGE 2 WEST, LEWIS AND CLARK COUNTY, PL. MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF TRACT 2 OF COS. No. 371214;

THENCE N 89°41'00"E, 661.800 FEET;

THENCE S 00°03'04"E, 1343.300 FEET;

THENCE S 89°47'00"W, 680.600 FEET;

THENCE N 00°06'08"W, 1342.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS WILDFIRE ACRES, TRACT 2 MINOR SUBDIVISION.

WE HEREBY GRANT THE RIGHT OF JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF UTILITY LINES AND FACILITIES UNDER EACH AREA DESIGNATED AS A UTILITY EASEMENT.

OWNERS: THOMAS D. LOCKYER
KATHLEEN L. LOCKYER

ON THIS 1TH DAY OF JUNE, 2001, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

Notary Public for the State of Montana
Residing at Helena, MONTANA
My commission expires 12/01/2004

BASIS OF BEARING: COS. No. 371214

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611 (1)(B) OF MCA, THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND DESCRIBED ON THIS PLAT AND ENCUMBERED BY THE PROPOSED WILDFIRE ACRES, TRACT 2 MINOR SUBDIVISION, HAVE BEEN PAID.

DATED THIS 2ND DAY OF JUNE, 2001.

ROBERT D. QUARRY, JR.
TREASURER, LEWIS AND CLARK COUNTY, MONTANA

CERTIFICATE OF FINAL PLAT APPROVAL

THE COUNTY COMMISSION OF LEWIS AND CLARK COUNTY, MONTANA, DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT, THIS THE 19TH DAY OF JUNE, 2001.

Commissioner
Commissioner
Commissioner

Commissioner
Commissioner
Commissioner

ATTEST: COUNTY CLERK AND RECORDER

CERTIFICATE OF SURVEYOR

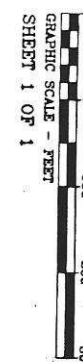
CERTIFICATE OF EXAMINING LAND SURVEYOR
REVIEWED FOR ERRORS AND OMISSIONS THIS 2 DAY OF JUNE, 2001,
PURSUANT TO SECTION 76-3-611(2)(A), MCA.

EXAMINING LAND SURVEYOR
REG. NO. 226615
DATE: 6/12/01

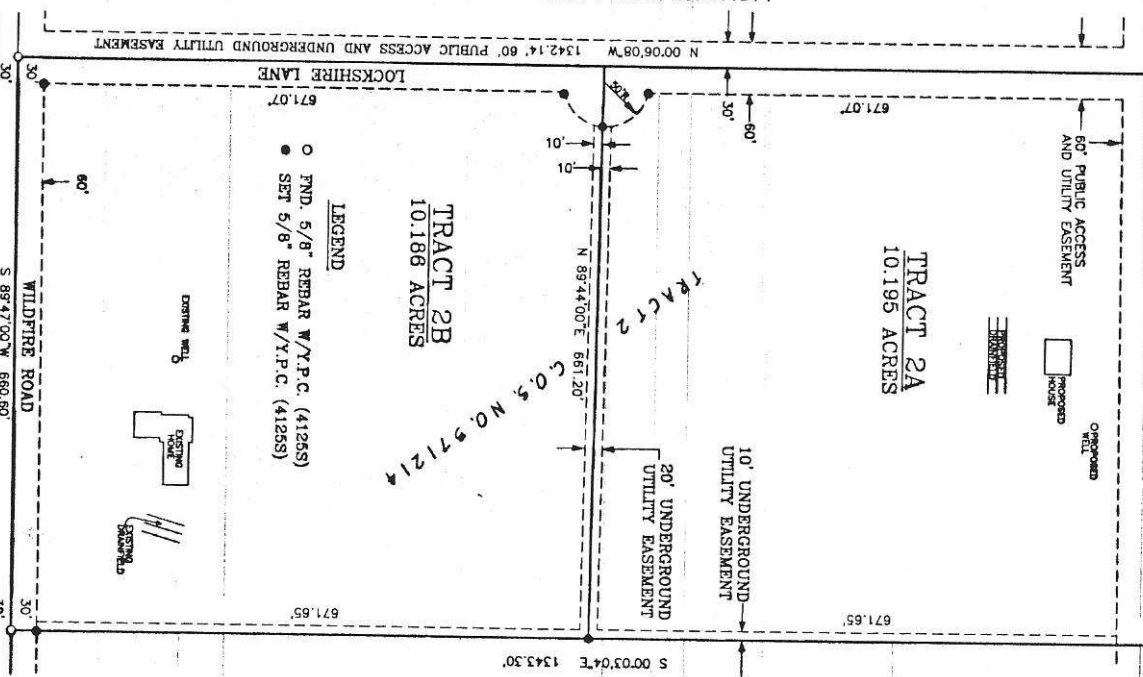
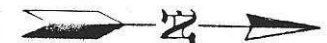
STEPHEN J. RIES P.L.S. (41265)
PROFESSIONAL LAND SURVEY

RESTRICTIVE COVENANTS RECORDED AT BOOK W-14, PAGE 9085
BOOK W-16, PAGE 740

DATE: DECEMBER 12, 2000
DRAFTED BY: WJR
JOB NO. 00146



1/4 SEC.	T.	R.
30	10N	2W



- LEGEND
- FND. 5/8" REBAR W/Y.P.C. (41265)
 - SET 5/8" REBAR W/Y.P.C. (41265)

3002985



Montana Department of
ENVIRONMENTAL QUALITY

P.O. Box 200901 • Helena, MT 59620-0901 • (406) 444-2544 • E-mail: www.deq.state.mt.us

Marc Racicot, Governor



3002985
Page: 2 of 7
07/05/2001 10:42A

Lewis & Clark County

COS

DEAN RETZ
2620 COLONIAL DR
HELENA MT 59601

RE: WILDFIRE ACRES TRACT 2
LEWIS AND CLARK COUNTY
E.Q. #01-1571

Dear Mr. Retz:

The plans and supplemental information relating to the water supply, sewage, solid waste disposal, and storm drainage (if any) for the above referenced division of land have been reviewed as required by ARM Title 17 Chapter 36(101-805) and have been found to be in compliance with those rules.

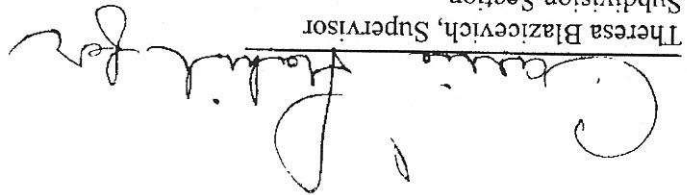
Two copies of the Certificate of Subdivision Plat Approval are enclosed. The original is to be filed at the office of the county clerk and recorder. The duplicate is for your personal records.

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 any conditions that have been imposed.

If you wish to challenge the conditions of this Certificate of Subdivision Plat Approval, you may request a hearing before the Board of Environmental Review or the Department, pursuant to Section 76-4-126, MCA and the Montana Administrative Procedures Act.

If you have any questions, please contact this office.

Sincerely,


Theresa Blazicevich, Supervisor

Subdivision Section
Water Protection Bureau

TB/cst

cc: County Sanitarian
County Planning Board

COS.I

STATE OF MONTANA
DEPARTMENT OF ENVIRONMENTAL QUALITY
CERTIFICATE OF SUBDIVISION PLAT APPROVAL
(Section 76-4-101 through 76-4-131, MCA 1995)

TO: County Clerk and Recorder
Lewis and Clark County
Helena, Montana
No. EQ# 01-1571

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Wildfire Acres tract 2 minor**

a tract of land known as Tract 2 of COS No. 371214 section 30, township 10 north, range 2 west, P.M.M., Lewis and Clark County; more particularly described as follows: See Appendix A

consisting of 2 parcels have been reviewed by personnel of the Permitting and Compliance Division, and,

THAT the documents and data required by ARM Chapter 17 Section 36 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 single-family dwelling, and, THAT the individual water system serving Parcel 2A will consist of a well drilled to a minimum depth of 25 feet constructed in accordance with the criteria established in Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM and the most current standards of the Department of Environmental Quality, and,

THAT data provided indicates an acceptable water source at a depth of approximately 108 feet, and,

THAT the individual sewage treatment system serving Parcel 2A will consist of a septic tank and subsurface sanded drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and,

THAT the subsurface sanded drainfield serving Parcel 2A shall have an absorption area of sufficient size to provide 140 square feet per bedroom, and,



THAT when the existing water supply system serving Parcel 2B is in need of extensive repairs or replacement it shall be replaced by a well drilled to a minimum depth of 25 feet constructed in accordance with the criteria established in Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM and the most current standards of the Department of Environmental Quality, and,

THAT when the present sewage treatment system serving Parcel 2B is in need of extensive repairs or replacement it shall be replaced by a septic tank and subsurface drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, 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 systems, sewage treatment systems and storm drainage systems will be located as shown on the approved plans, and,

THAT plans and specifications for any proposed sewage treatment systems will be reviewed and approved by the Lewis & Clark City-County Health Department and will comply with the Regulations Governing On-Site Wastewater Treatment in Lewis & Clark County and ARM, Title 17, Chapter 36, Sub-Chapters 3 and 9, before construction is started, and,

THAT all sanitary facilities must be located as shown on the attached lot layout, and,

THAT the developer and/or owner of record 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 17, Chapter 36, 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 Environmental Quality.

EQ# 01-1571

Page 3 of 3
Lewis & Clark County
Wildfire Acres Tract 2
Minor Subdivision

THAT pursuant to Section 76-4-122 (2) (a), MCA, a person must obtain the approval of both the reviewing authority under Title 76, Chapter 4, MCA, and local health officer having jurisdiction, before filing a subdivision plat with the county clerk and recorder. YOU ARE REQUESTED to record this certificate by attaching it to the plat filed in your office as required by law. DATED this 24th day of October, 2000.

MARK SIMONICH
DIRECTOR

By: Joan Miles
Joan Miles
Health Officer
Lewis & Clark County
Health Department

By: Theresa Blazevich
Theresa Blazevich, Supervisor
Subdivision Section
Permitting and Compliance
Division
Department of Environmental
Quality

Owner's Name: Thomas D. and Kathleen L. Lockyer

Appendix A

LEGAL DESCRIPTION

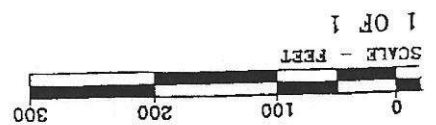
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THENCE N 89°41'00"E, 661.800 FEET;
THENCE S 00°03'04"E, 1343.300 FEET;
THENCE S 89°47'00"W, 660.600 FEET;
THENCE N 00°06'08"W, 1342.14 FEET TO THE POINT OF BEGINNING.
THE TRACT CONTAINS 20.38 ACRES, MORE OR LESS.
THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS WILDFIRE ACRES, TRACT 2 MINOR SUBDIVISION.

WE HEREBY GRANT THE RIGHT OF JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF UTILITY LINES AND FACILITIES UNDER EACH AREA DESIGNATED AS A UTILITY EASEMENT.

RECEIVED
MT. DEPT. OF ENV. QUALITY
PERMITTING & COMPLIANCE DIV.
JUN 14 2001

STEPHEN J. RIES P.L.S. (41255)
PROFESSIONAL LAND SURVEY
DATE: _____

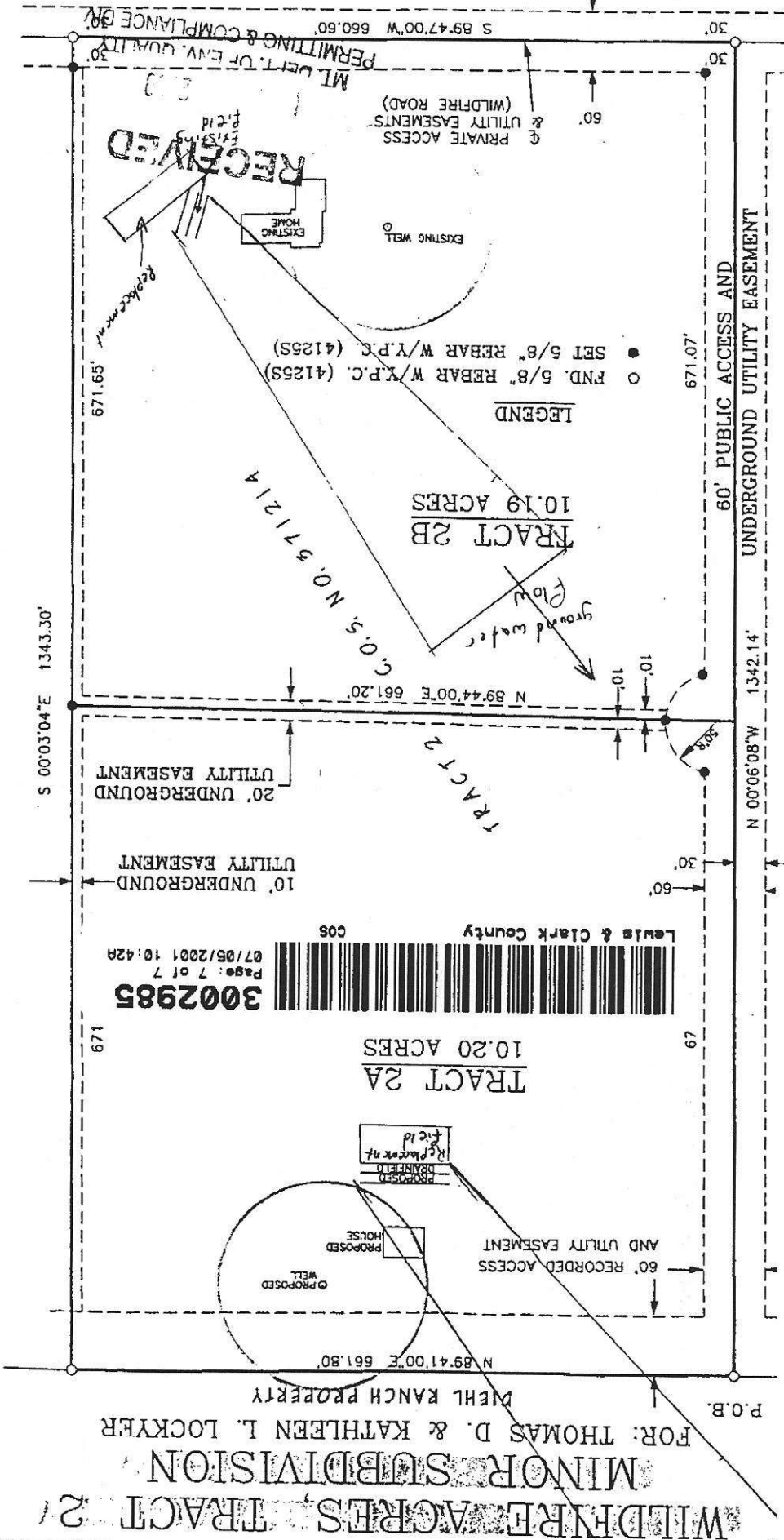
APPROVED
Montana Department of
Environmental Quality
Permitting and Compliance Division
Reviewer 293 11/14/2000
Date

[illegible]

TRACT 3 C.O.5. NO. 3712

DATE: JULY 24, 2000
DRAFTED BY: WJR
JOB NO. 00146

TRACT II C.O.S. No. 371214



1251-10 HQE