

Plat Room
Flathead County, Montana
800 S. Main St.
Kalispell, MT 59901
(406) 758-5510

This Form is for Subdivisions Only

BY : Sands

FOR : C&J Land Development

DATE : 6/17/2024

DESCP : Bitterroot Flats East
21-27-24

PURPOSE : Subdivision

YEARS

ASSESSOR #

2022 and 2023

0016668

2021 only

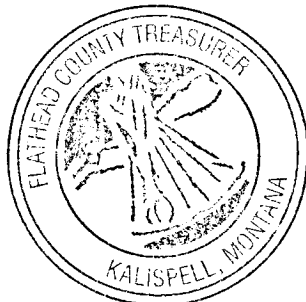
0016295

I hereby certify that there are no outstanding taxes on the property
assigned the assessor numbers listed above, for the years indicated for
each assessor number.

JUN 28 2024

Paitha Dauler

Deputy Treasurer
(seal)



202400020118
Page: 2 of 30
Fees: \$56.00
10/7/2024 3:58 PM

AUG 08 2024

STATE OF MONTANA
DEPARTMENT OF ENVIRONMENTAL QUALITY
CERTIFICATE OF SUBDIVISION PLAT APPROVAL
(Section 76-4-101 et seq.)

TO: County Clerk and Recorder
Flathead County
Kalispell, Montana

E.Q. #23-2343

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **BITTERROOT FLATS EAST**

Lots 1, 2, 3, & 4 of the Plat of Bitterroot Flats East, a subdivision located in the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 21, Township 27 North, Range 24 West, P.M.M., Flathead County, Montana as found in the records of the Flathead County Clerk & Recorder, consisting of 10.18 acres (Lot 1), 7.79 acres (Lot 2), 10.91 acres (Lot 3), and 8.59 acres (Lot 4),

THAT Lots 1-4 were reviewed by personnel of the Water Quality 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 lot 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 lot shall be used for **one living unit**, and,

THAT each 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 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 250-482 feet, and,

THAT each individual sewage treatment system will consist of a septic tank, effluent filter, dose tank/chamber, effluent pump and pressure-dosed subsurface drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, the most current standards of the Department of Environmental Quality and the most current Flathead County Regulations for Sewage Treatment Systems, and,

THAT each subsurface drainfield shall have an absorption area of sufficient size to provide for an **application rate of 0.4 gpd/square foot** and,

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



202400020118
Page: 3 of 30
Fees: \$56.00
10/7/2024 3:58 PM

AUG 08 2024



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 the stormwater design requires a retention swale (A) with a minimum volume of 218 cubic feet and a roadside swale (B) with a minimum volume of 685 cubic feet be constructed and located on **Lot 1** in accordance with the approved plans, and,

THAT the stormwater design requires a retention swale (A) with a minimum volume of 218 cubic feet and a roadside swale (C) with a minimum volume of 3876 cubic feet be constructed and located on **Lot 2** in accordance with the approved plans, and,

THAT the stormwater design requires a retention swale (A) with a minimum volume of 218 cubic feet and a roadside swale (B) with a minimum volume of 1868 cubic feet be constructed and located on **Lot 3** in accordance with the approved plans, and,

THAT the stormwater design requires a retention swale (D) with a minimum volume of 405 cubic feet be constructed and located on **Lot 4** in accordance with the approved plans, and,

THAT the operation and maintenance of water supply, sewage treatment system, and stormwater facilities shall be the responsibility of each lot owner, and,

THAT water supply systems, sewage treatment systems and storm drainage systems will be located as shown on the approved plans, 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, sewage treatment system and storm drainage structures 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 plans and specifications for any proposed sewage treatment systems will be reviewed and approved by the county health department and will comply with local regulations and ARM, Title 17, Chapter 36, Subchapters 3 and 9, before construction is started.

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.

Pursuant to Section 76-4-122 (2)(a), MCA, a person must obtain the approval of both the State under Title 76, Chapter 4, MCA, and local board of health under section 50-2-116(1)(i), before filing a

Bitterroot Flats East
Flathead County, Montana
E.Q. #23-2343

subdivision plat with the county clerk and recorder.

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

DATED this 15th day of April 2024.

CHRIS DORRINGTON
DIRECTOR, DEQ



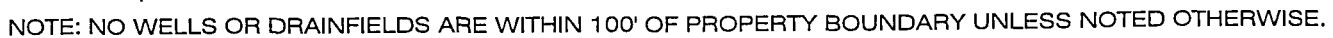
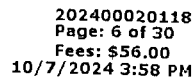
By: _____ (for)
Shawn Rowland M.S., R.S.
Subdivision Section Supervisor
Engineering Bureau – Water Quality Division
Department of Environmental Quality

Owner's Name: C & J Land Development, LLC



202400020118
Page: 5 of 30
Fees: \$56.00
10/7/2024 3:58 PM

AUG 08 2024



PREPARED BY: K. GRIESSER

406 ENGINEERING
CIVIL ENGINEERING
LAND USE CONSULTING

1201 S. 6th St. W.
Missoula, MT 59801
(406) 317-1131

35 8th St. E.
Kalispell, MT 59901
(406) 257-0679

www.406engineeringinc.com

SHEET TITLE: LOT LAYOUT

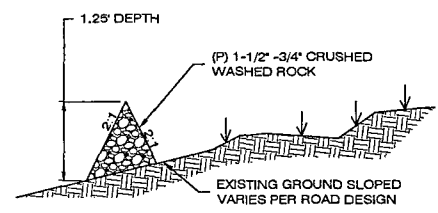
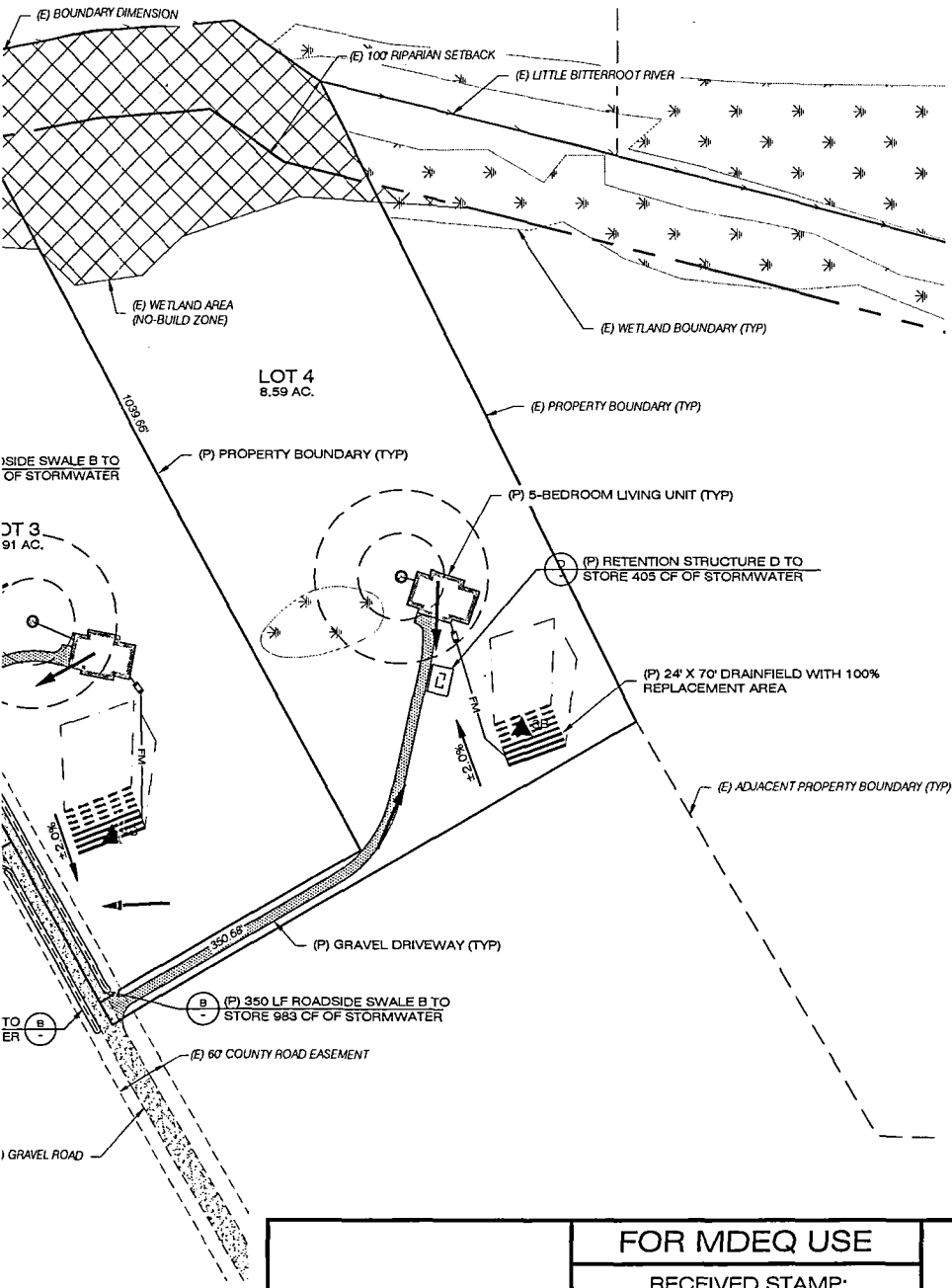
PREPARED FOR:
C&J LAND DEVELOPMENT,
LLC

SHEET: 1 OF 2

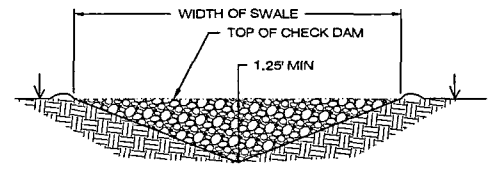


LEGEND

- (E) EXISTING
- (P) PROPOSED
- +X.X% SLOPE ACROSS DRAINFIELD
- DRAINAGE ARROW
- ▲ TP TEST PIT
- TYP TYPICAL



SIDE VIEW



CROSS-SECTION

A CHECK DAM DETAIL
1 NOT TO SCALE

SE.

406 PROJECT NO.	21-059
SHEET:	1 OF 2

FOR MDEQ USE
RECEIVED STAMP:
RECEIVED
MAR 29 2024
Subdivisions & Public Water
EQ #:

DEQ APPROVAL STAMP:

APPROVED
Montana Department of
Environmental Quality
Reviewer: [Signature] Date: 4/15/24



PLAT DATE: 1/22/2023 1:07 PM
AUG 08 2024



DEQ LOT LAYOUT NOTES:

- Existing, previously approved, if any, or proposed wells, wastewater treatment systems, or mixing zones within 100' of the subdivision are shown on the Lot Layout.
- Existing drainfields shown are drafted on the Lot Layout based on information obtained from septic permits or other best available information.
- All setbacks in ARM 17.36.323 are met.
- Proposed home and driveway locations are provided as conceptual in nature. This Lot Layout shall in no way act as a regulatory document for siting homes or driveways.
- Drainfields and replacement areas that do not depict mixing zones have been determined to not meet the definition listed in ARM 17.30.702(17).
- All springs, lakes, irrigation ditches, and wetlands that are located within 100 feet of the subdivision boundary are depicted on this layout.

STORM

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WELL AND WATER SYSTEM NOTES

- New wells shall be constructed in accordance with ARM Title 36, Chapter 21, Subchapter 6 and in accordance with ARM 17.36.333(1)(a).
- There are no sources of potential contaminates to proposed wells within 500' of the subdivision.

- 3.
- 3.

ON-SITE WASTEWATER TREATMENT SYSTEM DESIGN

- A standard pressure distribution system with 3' wide trenches spaced 7' on-center is required for all new drainfields in this subdivision.
- Lots 1-3 have designs for a five-bedroom home at 400 gpd, and utilize an application rate of 0.4 gpd/sf. Lot 4 has a design for a five-bedroom home at 400 gpd, and utilizes an application rate of 0.5 gpd/sf. Contact the Flathead County Environmental Health Department for a copy of the design requirements.

STORM WATER CONSTRUCTION PLANS

- 406 Engineering has completed a design report and construction plans for the storm water facilities required by DEQ regulations. The required storm water improvements and details are shown on the Lot Layout.
- The DEQ requires storm water ponds to capture the first ½ inch of storm runoff from any hard surfaced site improvements such as building roofs, driveways, or roadways (known as the "initial storm water facility"). The storm water retention ponds include the "Initial Storm Water Facility Volume" and have been shown on this lot layout for locations and dimensions. Construction details for the storm water facilities are shown on the Lot Layout. All hard surfaced site improvements should be constructed to direct storm water generated from those areas to the Retention Pond to allow for infiltration, evaporation, or re-use on-site.
- Lots 1-4 are required to provide a minimum of 10,000 square feet of lawn and/or landscaping area on the parcel to mitigate storm water increases as a result of the driveway, home, and other impervious areas constructed on the parcel.
- Building roofs and driveways shall be directed to lawn/landscaped areas to allow for infiltration of storm water.

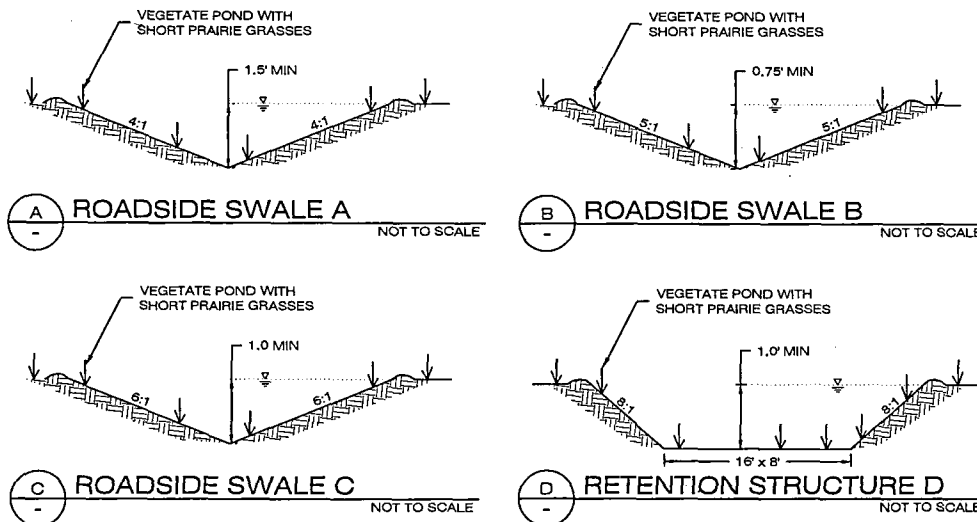
DATE: 03-17-2023

PREPARED BY: K. GRIESSER

 ENGINEERING CIVIL ENGINEERING LAND USE CONSULTING 1201 S. 6th St. W. Missoula, MT 59801 (406) 317-1131 www.406engineeringinc.com 35 8th St. E. Kalispell, MT 59901 (406) 257-0679	PROJECT NAME: BITTERROOT FLATS EAST	LOCATION: LOWER LOST PRAIRIE ROAD TRACT 2 OF COS 22038 SEC. 21, T27N, R24W, P.M.M. FLATHEAD COUNTY, MT	406 PROJECT NO. 21-059
	SHEET TITLE: LOT LAYOUT	PREPARED FOR: C&J LAND DEVELOPMENT, LLC	SHEET: 2 OF 2

STORM WATER FACILITY O & M PLAN

1. The entity responsible for the performing the duties described in this Operation and Maintenance Plan shall be the property owner.
2. The following facilities are part of this Storm Drainage Plan and must be operated and maintained correctly to mitigate storm water increases in flowrates and volumes created due to the development of this parcel:
 - 2.1. Retention Ponds including the Initial Storm Water Facility Volume.
 - 2.2. Conveyance structures including culverts and swales.
3. The following operation and maintenance plan requirements are duties that shall be performed by the lot owner to ensure proper functioning of the storm water facilities.
 - 3.1. Generally: The responsible entity should walk the site to look for any signs of storm drainage malfunctioning once a month. Signs of storm drainage malfunctioning include ponding storm water; signs of ponding water such as water stain marks on pavement or vegetative differences due to saturation or potholes in gravel areas; and overflow dripping along building gutters. Any signs of potential storm drainage failure should be investigated and fixed.
 - 3.2. Roadside swales should be vegetated to reduce erosion but kept free of debris or other materials that reduce the storage capacity of the ditch. Roadside swales should be cleaned of debris every spring and fall or as otherwise needed.
 - 3.3. Initial storm water facilities should be vegetated to reduce erosion and encourage infiltration of storm water but otherwise should be kept free of debris or other materials that would reduce the capacity of the storm water facility. Storm water facilities should be cleaned every spring and fall or as otherwise needed.
 - 3.4. Building gutters shall be free of debris allowing building roof runoff to flow into downspouts. Gutters shall be checked for potential blockage in the spring and the fall or more frequently if deemed necessary by the responsible entity.



406 PROJECT NO. 21-059	FOR MDEQ USE		DEQ APPROVAL STAMP: APPROVED Montana Department of Environmental Quality <i>[Signature]</i> 4/13/24 Reviewer Date AUG 08 2024
	RECEIVED STAMP:		
	RECEIVED MAR 29 2024 Subdivisions & Public Water		
	EQ #:		
SHEET: 2 OF 2			

PLOT DATE: 12/21/2023 12:38 PM



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 Page: 9 of 30
 Fees: \$56.00
 10/7/2024 3:58 PM



202400020118
Page: 10 of 30
Fees: \$56.00
10/7/2024 3:58 PM

September 12, 2024

Justin Isaacs
C&J Land Development
PO Box 232
Kalispell, MT 59903

RE: *Confirmation Letter, Notice of Intent (NOI) MTR110955; Bitterroot Flats Subdivision*

Dear Justin Isaacs:

The Department of Environmental Quality (DEQ) acknowledges the receipt of your complete application package (NOI and SWPPP) September 11, 2024 to discharge under the MTR10000 January 24, 2023, General Permit for Storm Water Discharges Associated with Construction Activity (SWC-GP) on . Your authorization number under the SWC-GP is MTR110955. Please include this number on any correspondence with DEQ regarding this site.

This letter confirms only that a complete NOI has been received. DEQ does not assess the validity of the information you provided other than project location as it relates to sage grouse habitat. Your signature on the NOI certifies that you have read, understand, and are implementing all applicable requirements.

Specifically, the SWC-GP:

- Requires implementation of a Storm Water Pollution Prevention Plan (SWPPP),
- Defines the inspection process, and
- Defines record keeping requirements (refer to Part 2.5 of the General Permit).

The SWC-GP and additional guidance materials can be viewed and downloaded from our FACTS page at <http://deq.mt.gov/Public/FACTS> or the MT DEQ website at <http://deq.mt.gov/Water/StormWater/StormSystems>.

Authorization under the SWC-GP remains in effect until you submit a complete Notice of Termination (NOT). Your signature on the NOT certifies that you have achieved final stabilization, removed your temporary Best Management Practices, and have paid all applicable fees. All effective authorizations are assessed annual fees each calendar year until a complete NOT is received. **When a NOT is submitted an invoice will be generated at the time of termination for the current year.**

Coverage under the SWC-GP does not waive your obligation to obtain coverage under other applicable permits. If you have questions regarding SWC-GP requirements, please contact Montana DEQ at 406-444-2544.

Sincerely,

Wendy Simons
Data Control Specialist

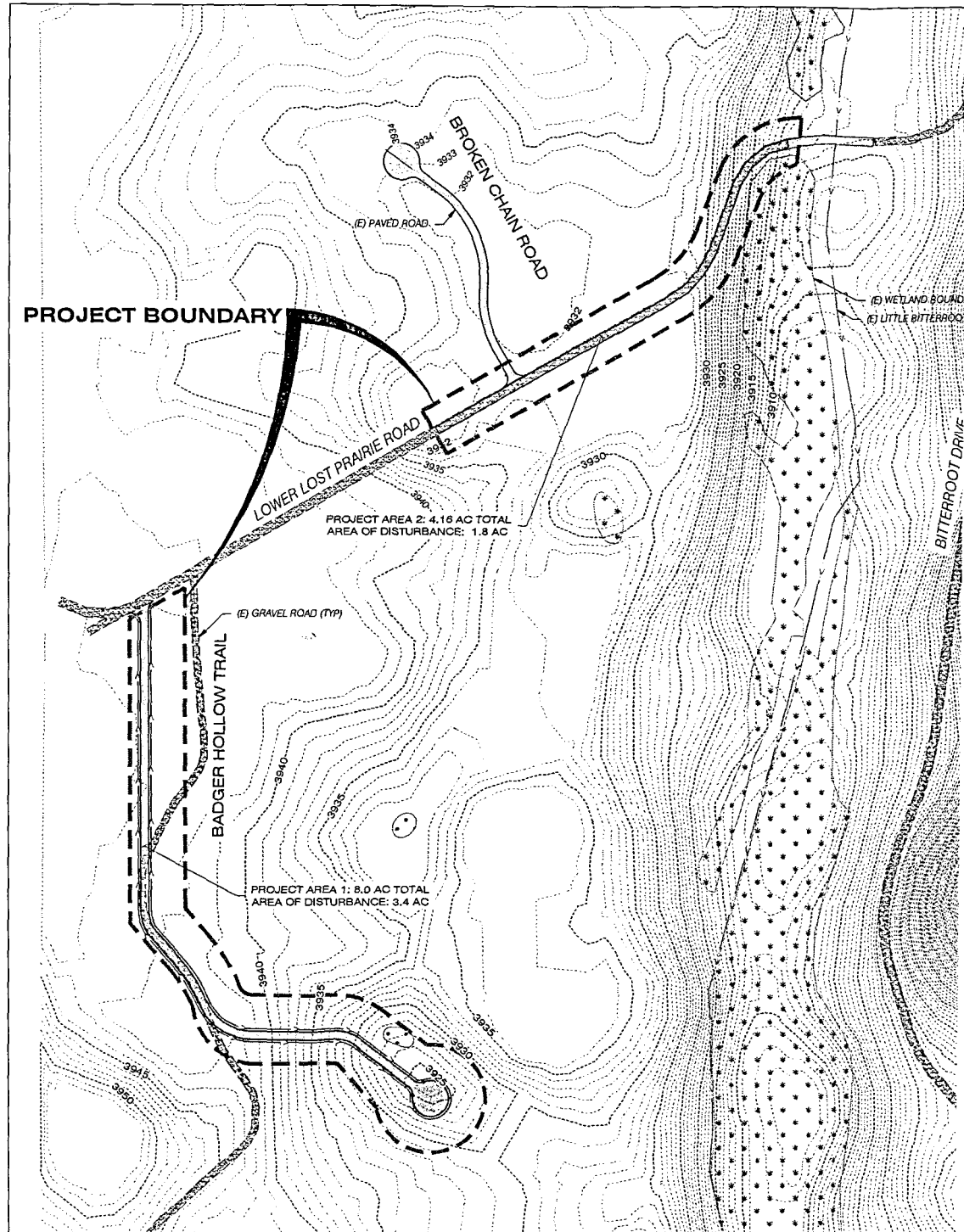
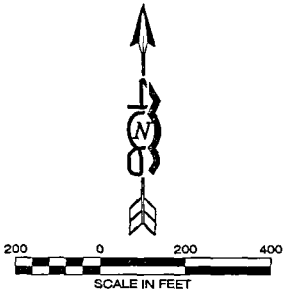
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STORM WATER POLLUTION PREVENTION PLAN

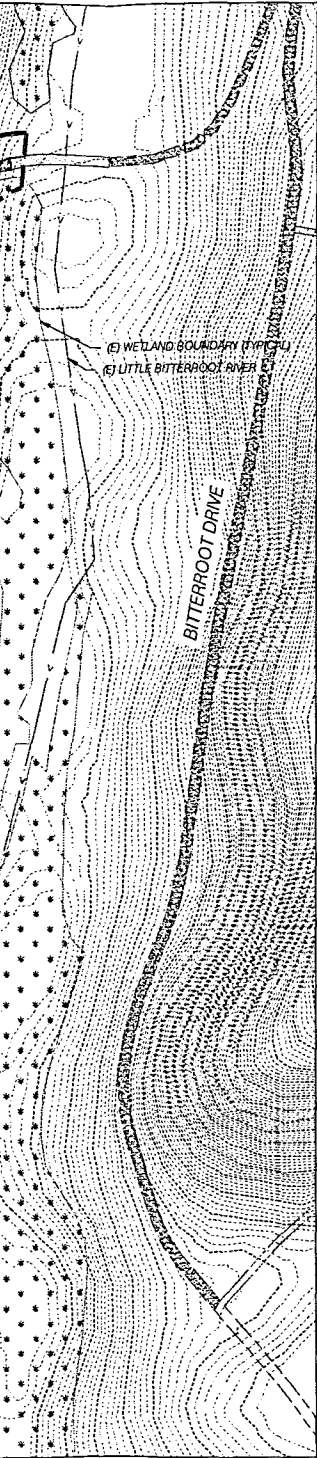
BITTERROOT FLATS SUBDIVISION

LOCATED IN SECTION 21, T27N, R24W, P.M.M., FLATHEAD COUNTY, MONTANA.



ON PLAN

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1. **Best Management Practices (BMPs):** Schedule of activities, prohibition of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of state surface waters. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.
2. **Bypass:** The intentional diversion of waste streams from any portion of a treatment facility.
3. **Disturbance related to construction activity:** Areas subject to clearing, excavating, grading, stockpiling earth materials, and placement/removal of earth material performed during construction projects.
4. **Final Stabilization:** The time at which all soil-disturbing activities at the site have been completed, and a vegetative cover has been established with a density of at least 70% of the pre-disturbance levels, or equivalent permanent, physical erosion reduction methods have been employed. Final stabilization using vegetation must be accomplished using seeding mixtures or forbs, grasses, and shrubs that are adapted to the conditions of the site. Establishment of a vegetative cover capable of providing erosion control equivalent to pre-existing conditions at the site will be considered final stabilization.
5. **Point Source:** A discernable, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leachate collection system, vessel, or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture or agricultural stormwater runoff.
6. **Pollutant:** Dredged spoil, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial, municipal, and agricultural wastes discharged into water. The terms "sewage", "industrial waste", and "other wastes" as defined in 75-5-103, MCA, are interpreted as having the same meaning as pollutant.
7. **Process Wastewater:** Any water which, during manufacturing or processing, comes into direct contact with or results from the production or use of any raw material, intermediate product, finished product, byproduct, or waste product.
8. **Receiving State Surface Waters:** The river, stream, lake, etc., which receives the discharge from the site.
9. **Severe property damage:** Substantial physical damage to property, damage to treatment facilities which causes them to become inoperable, or substantial and permanent loss of natural resources which can reasonably be expected to occur in the absence of a bypass. Severe property damage does not mean economic loss caused by delays in production.
10. **State Waters:** Any body of water, irrigation system, or drainage system, either surface or underground.
11. **Stormwater:** Stormwater runoff from precipitation, snowmelt runoff, and surface runoff and drainage.
12. **Stormwater discharge associated with construction activity:** A discharge of stormwater from construction activities including clearing, grading, and excavation that result in the disturbance of equal to or greater than one acre of total land area. For purposes of these rules, construction activities include clearing, grading, excavation, stockpiling earth materials, and other placement or removal of earth material performed during construction projects. Construction activity includes the disturbance of less than one acre of total land area that is a part of a larger common plan of development or sale if the larger common plan will ultimately disturb one acre or more.
13. **Surface Waters:** Any waters on the earth's surface, including but not limited to streams, lakes, ponds, and reservoirs; and irrigation and drainage systems. Water bodies used solely for treating, transporting, or impounding pollutants shall not be considered surface water.
14. **Temporary Stabilization:** A condition where exposed soils or disturbed areas are provided a temporary vegetative and/or non-vegetative protective cover to prevent erosion and sediment loss. Temporary stabilization may include temporary seeding, geotextiles, mulches, and other techniques to reduce or eliminate erosion until either final stabilization can be achieved or until further construction activities take place to re-disturb area.
15. **Upset:** An exceptional incident in which there is unintentional and temporary noncompliance with technology-based permit effluent limitations because of factors beyond the reasonable control of the permittee. An upset does not include noncompliance to the extent caused by operational error, improperly designed treatment facilities, inadequate treatment facilities, lack of preventive maintenance, or careless or improper operation.

1. Weekly routine inspections: The SWPPP Administrator must conduct a routine inspection once every 7 calendar days.
2. Biweekly routine inspections: The SWPPP Administrator must conduct a routine inspection once every 14 calendar days, within 24-hours of the end of a rainfall event of 0.25" or greater, and within 24-hours of snowmelt which causes visible surface erosion at the site.
3. Reductions in Inspection Frequency: The selected inspection schedule may be temporarily reduced to a routine inspection every 30 calendar days if the on the following conditions exist:
- 3.1. The construction activity at the site is temporarily inactive or shutdown and all areas of disturbance have achieved "temporary stabilization"; or
- 3.2. After the permittee has completed earthwork and construction activities at the site and has installed the SWPPP erosion and sediment BMPs necessary to establish final stabilization at a later date.

PROHIBITED DISCHARGES

- The following discharges are prohibited:
1. Wastewater from washout of concrete, unless managed by an appropriate control.
2. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials.
3. Fuels, oils, or other potential pollutants used in vehicle and equipment operation and maintenance.
4. Soaps or solvents used in vehicle and equipment washing.

CORRECTIVE ACTIONS

- Corrective actions are any actions a SWPPP Administrator takes to:
1. Repair, modify, or replace any stormwater control used at the site.
2. Clean up and dispose of spills, releases, and other deposits found on the site.
3. Remedy a permit violation or noncompliance.
- If any of the following conditions occur, a SWPPP Administrator must review and revise the selection, design, installation, implementation, and maintenance of BMPs to ensure the condition is eliminated and will not be repeated in the future:
1. An unauthorized release or discharge from site.
2. A SWPPP Administrator or the Department of Environmental Quality determines that the BMPs are not stringent enough for the the discharge as it causes or contributes to an exceedance of applicable water quality standards.
3. A SWPPP Administrator of the Department of Environmental Quality determines that modifications to the BMPs are necessary to meet the non-numeric effluent limits described in the General Permit for Stormwater Discharges Associated with Construction Activity.
4. A SWPPP Administrator or the Department of Environmental Quality determines that the BMPs are not properly designed, installed, operated, and/or maintained.
5. A failure of erosion or sediment controls that results in sediment, solids, or other wastes being lost or discharged from the site. Upon identification of sediment, solids, or other wastes lost or discharged from the site, the material must be cleaned up and placed back on site, or otherwise disposed of in an acceptable manner.

NONCOMPLIANCE REPORTING

Any instance of noncompliance must be reported to the Department of Environmental Quality. The permittee shall report any noncompliance that might endanger health or the environment. Any information must be provided orally within 24-hours from the time the permittee becomes aware of the circumstances. A written submission shall also be provided within five days of the time that the permittee becomes aware of the circumstances. The written submission shall contain:

- A description of the noncompliance and its cause
- The period of noncompliance, including exact dates and times
- The estimated time noncompliance is expected to continue if it has not been corrected
- Steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance

The following are included as information that must be reported within 24-hours:

- Any unanticipated bypass that exceeds any effluent limitation in the General Permit for Stormwater Discharges Associated with Construction Activity
- Any upset that exceeds any effluent limitation in the General Permit for Stormwater Discharge Associated with Construction Activity
- Violation of a maximum daily discharge limitation for any of the pollutants listed in Definition section of this sheet.

Written notification must be submitted to the following address:

Montana Department of Environmental Quality
Water Protection Bureau
PO Box 200901
Helena, MT 59620-0901

Noncompliance reports shall be made orally to the Water Protection Bureau at (406) 444-3080 or the Office of Disaster and Emergency Services at (406) 324-4777

A Notice of Termination (NOT) must be sent to terminate coverage under the General Permit for Storm Water Discharges Associate with Construction Activity. The following requirements must have occurred prior to the submittal of the NOT:

- The site has reached Final Stabilization
- All temporary BMPs have been removed from the site.
- All construction equipment and vehicles have been removed from the site.
- All pollutant-generating activities due to the construction activity have been completed.

The standard Montana Department of Environmental Quality NOT form must be sent to the following address:

Montana Department of Environmental Quality
Water Protection Bureau
PO Box 200901
Helena, MT 59620-0901



406 ENGINEERING
CIVIL ENGINEERING
LAND USE CONSULTING
35 8th St. E
Missoula, MT 59801
(406) 257-0679
www.406engineeringinc.com

DESIGNED: CL
DRAFTED: CL
CHECKED: SG
DATE: AUG. 2024

DATE	REVISIONS

LOCATION: LOWER LOST PRAIRIE ROAD
BITTERROOT FLATS
SEC. 21, T27N, R24W, P.M.M.
FLATHEAD COUNTY, MT
PREPARED FOR: C&J DEVELOPMENT, L.L.C.

PROJECT NAME: BITTERROOT FLATS
SHEET TITLE: SWPPP COVER

406 PROJECT NO.
21-059

SHEET:
1 OF 3

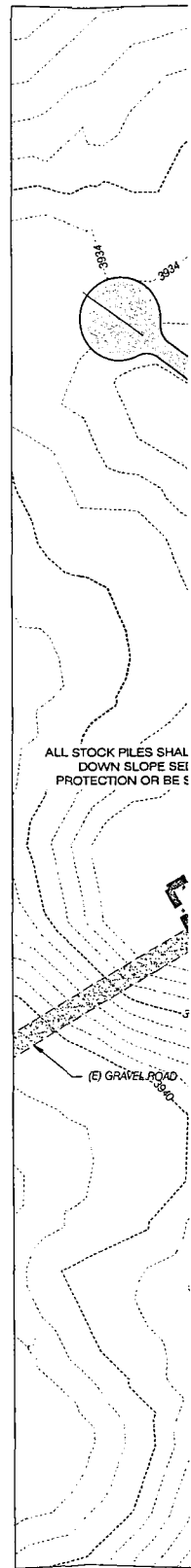
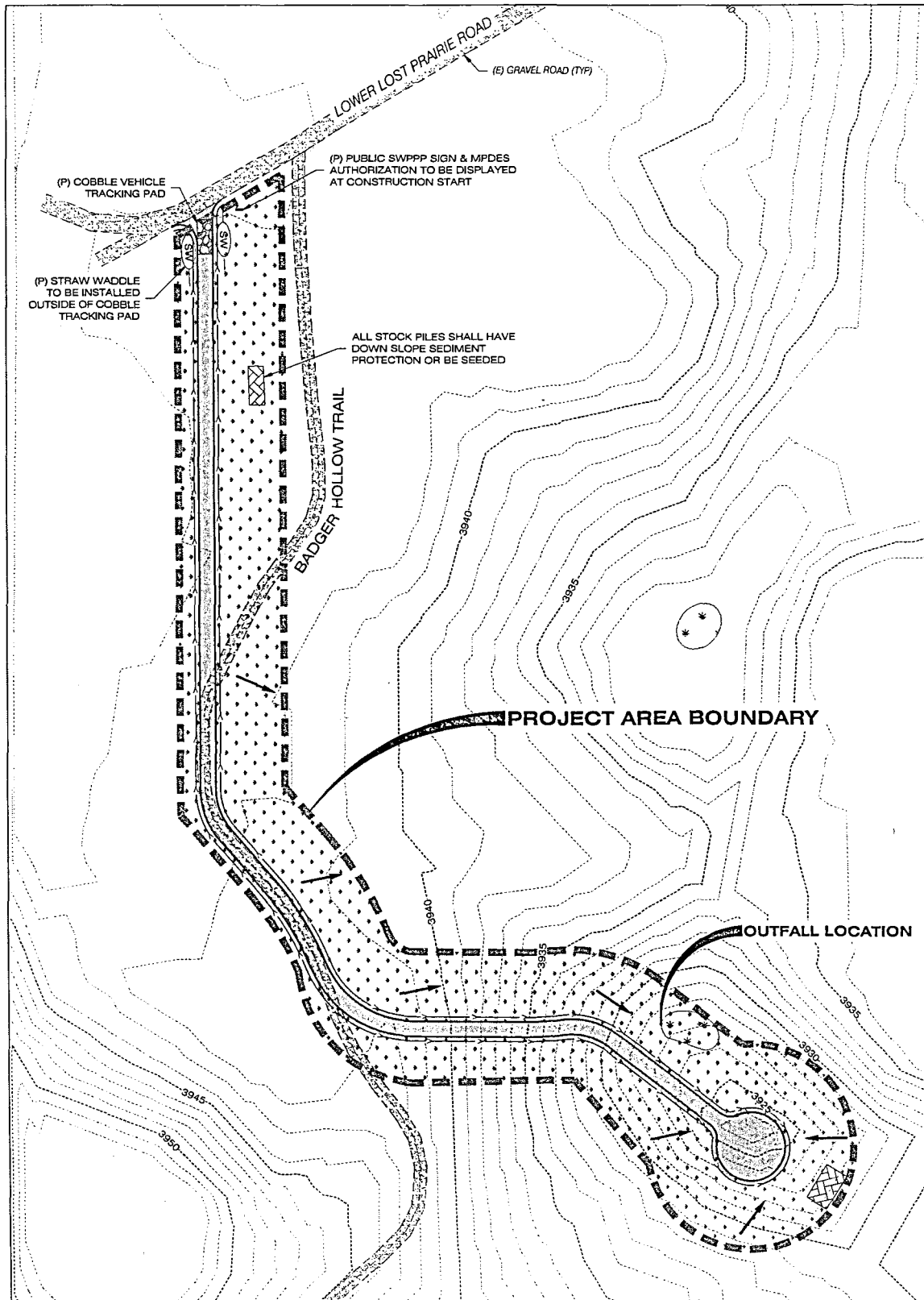


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Page: 12 of 30
Fees: \$56.00
10/7/2024 3:58 PM

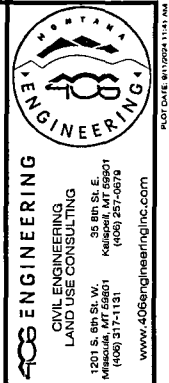
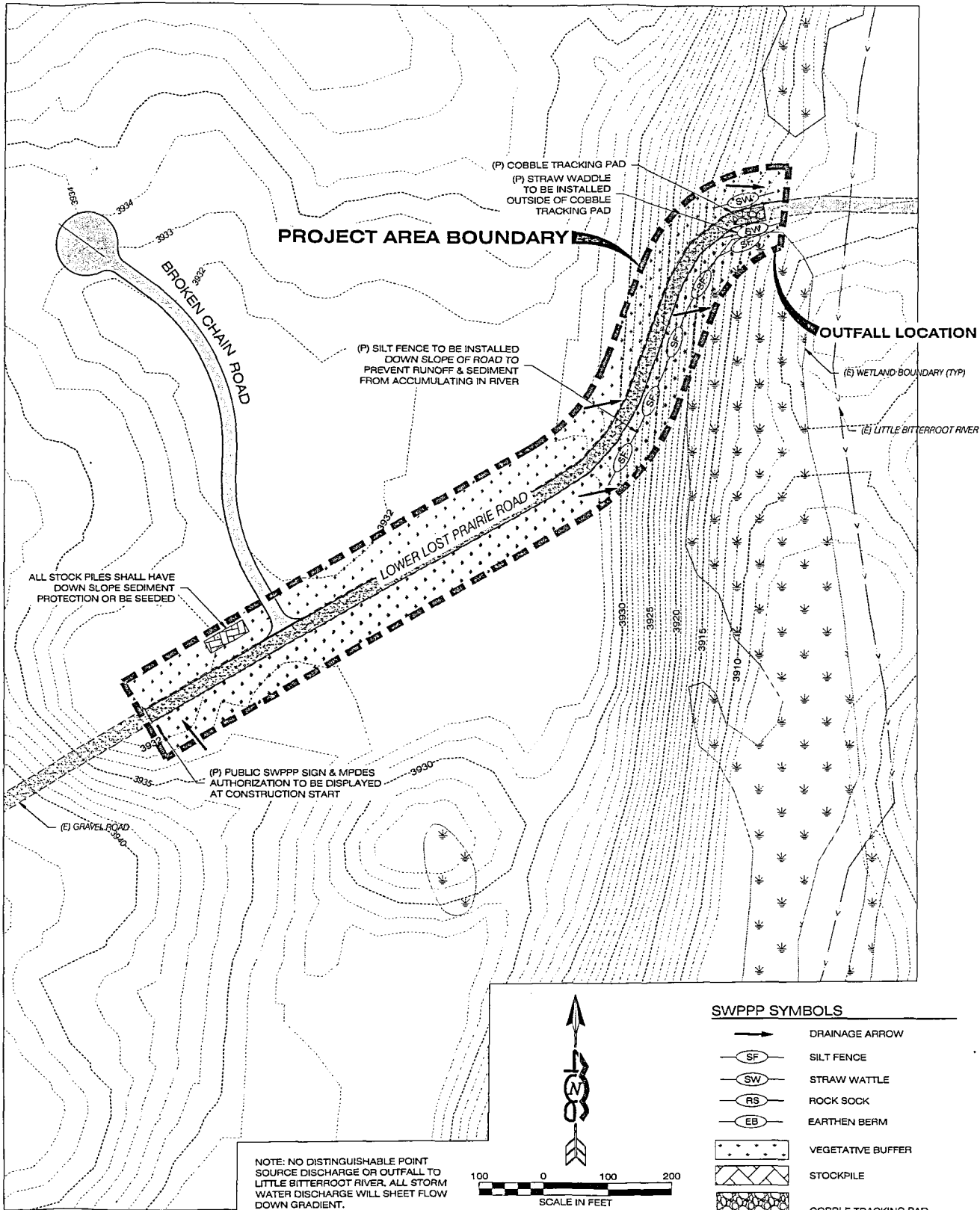
SEP 12 2024



PROJECT AREA 1



PROJECT AREA 2



DESIGNED: CL
 DRAFTED: CL
 CHECKED: SG
 DATE: AUG. 2024

DATE: 09/11/2024
 REVISIONS: SG

LOCATION: LOWER LOST PRAIRIE ROAD
 BITTERROOT FLATS
 SEC. 21, T27N, R24W, P.M.M.
 FLATHEAD COUNTY, MT
 PREPARED FOR: C&J DEVELOPMENT, LLC.

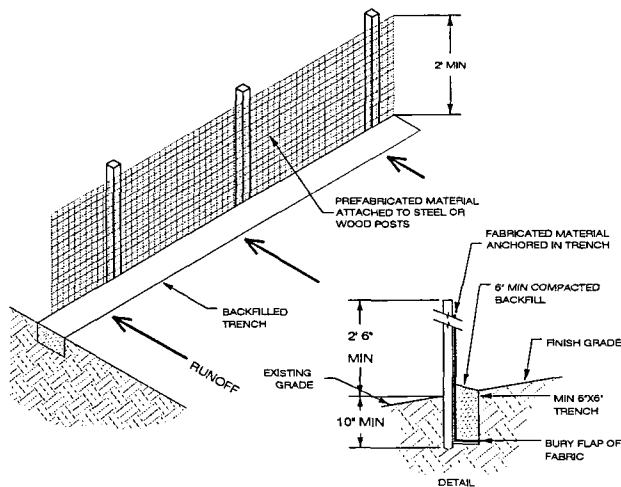
PROJECT NAME: BITTERROOT FLATS
 SHEET TITLE: SWPPP SITE MAP

406 PROJECT NO. 21-059
 SHEET: 2 OF 3



202400020118
 Page: 14 of 30
 Fees: \$56.00
 10/7/2024 3:58 PM

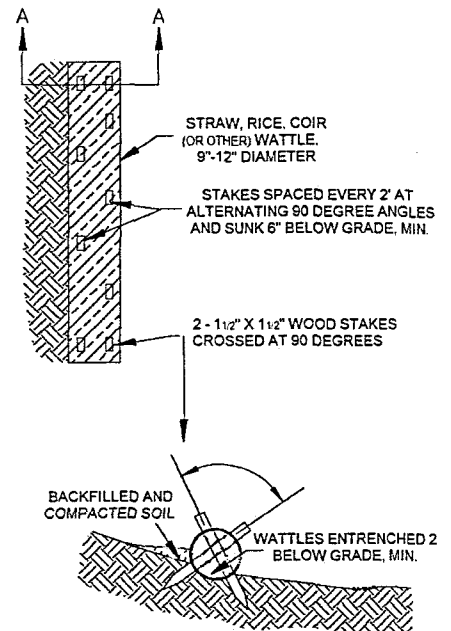
SEP 12 2024



- NOTES:
1. SILT FENCE SHALL BE INSTALLED BEFORE ANY EARTH REMOVAL OR EXCAVATION TAKES PLACE.
 2. SET POSTS MAXIMUM 8 FEET ON CENTER AND EXCAVATE 6"X6" TRENCH UPSLOPE ALONG THE LINE OF POSTS.
 3. ATTACH FILTER FABRIC TO POSTS AND EXTEND IT INTO TRENCH.
 4. BACKFILL AND COMPACT EXCAVATED SOIL.

A SILT FENCE INSTALLATION

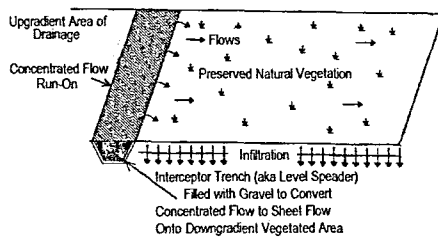
NOT TO SCALE



SECTION A

B STRAW WATTLE

NOT TO SCALE



C VEGETATIVE BUFFER

NOT TO SCALE

FODS TRACKOUT CONTROL SYSTEM INSTALLATION

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

- FODS TRACKOUT CONTROL SYSTEM MAT.
- FODS SAFETY SIGN.
- ANCHOR POINT.
- STRAW WADDLE OR SILT FENCE.

INSTALLATION:

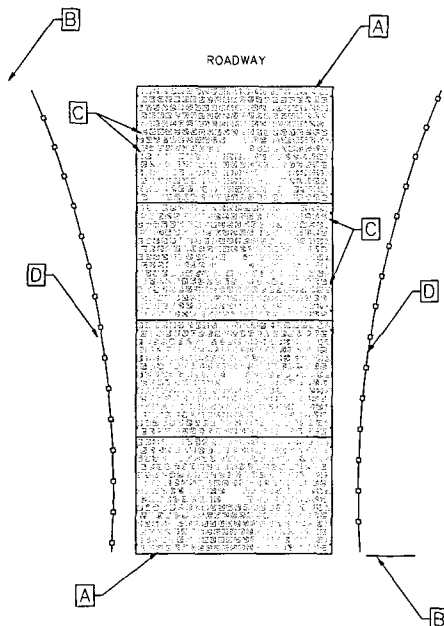
- THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE OF FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
- ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
- THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
- AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
- AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
- ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
- NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
- UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
- SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

USE AND MAINTENANCE

- VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
- DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
- MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
- THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL

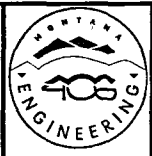
- REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
- STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
- THE ANCHORS SHOULD BE REMOVED.
- THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
- STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.



TYPICAL ONE-LANE LAYOUT

D FODS TRACKOUT CONTROL SYSTEM

NOT TO SCALE



408 ENGINEERING
CIVIL ENGINEERING
LAND USE CONSULTING
35 BR. ST. E.
KALISPELL, MT 59901
(406) 257-5679
www.408engineeringinc.com

DESIGNED: CL
DRAFTED: CL
CHECKED: SG
DATE: AUG. 2024

REVISIONS	DATE

LOCATION: LOWER LOST PRAIRIE ROAD
BITTERROOT FLATS
SEC. 21, T27N, R24W, P.M.M.
FLATHEAD COUNTY, MT
PREPARED FOR: C&J DEVELOPMENT, LLC.

PROJECT NAME: BITTERROOT FLATS
SHEET TITLE: SWPPP DETAILS

408 PROJECT NO.
21-059
SHEET:
3 OF 3

SEP 12 2024



202400020118
Page: 16 of 30
Fees: \$56.00
10/7/2024 3:58 PM



Environmental Health Checklist for New COS/Plat

Owner C & J LAND DEVELOPMENT

Surveyor SANDS

Legal Description BITTERROOT FLATS EAST

The following document must accompany this survey as required by the Montana Sanitation in Subdivisions Act.

☒ Parcels/Lots/Tracts 1-4 subject to review. Montana Department of Environmental Quality (MDEQ) Certificate of Subdivision Approval is required.

☐ Municipal Facilities Exclusion Certification from MDEQ indicating that this subdivision is in compliance with the requirements of the Sanitation in Subdivision Act is required.

☐ Agricultural Use Covenant Documentation from the owner and the County Commissioners indicating that the covenant has been removed.

☐ No Health Department documents are required.

☐ Environmental Health review unable to be completed due to complexity of research or more information required.

Signed Wendee Lucab RS Date 7/30/24

SUBDIVISION

Issued By:

Guarantee/Certificate Number:



Fidelity National Title
Insurance Company

FT1585-241904

FIDELITY NATIONAL TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

C & J Land Development LLC

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Fidelity National Title Company of Montana, LLC
150 1st Avenue WN, Suite B
Kalispell, MT 59901

Countersigned By:

Authorized Officer or Agent



202400020118
Page: 18 of 30
Fees: \$56.00
10/7/2024 3:58 PM

AUG 08 2024

ISSUING OFFICE:

Title Officer: Karla Kemm (SM)
Fidelity National Title Company of Montana, LLC
150 1st Avenue WN, Suite B
Kalispell, MT 59901
Main Phone: (406)755-7004
Email: Karla.Kemm@fnf.com

SCHEDULE A

Liability	Premium	Tax
\$10,000.00	\$150.00	\$0.00

Effective Date: July 17, 2024 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

Tract 2 of Certificate of Survey No. 22038, located in the West Half of Section 21, Township 27 North, Range 24 West, P.M.M., Flathead County Montana.

The above described tract of land shall hereafter be known as:
Bitterroot Flats East

Title to said real property is vested in:

C & J Land Development LLC

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A



202400020118
Page: 19 of 30
Fees: \$56.00
10/7/2024 3:58 PM

AUG 08 2024

SCHEDULE B

- A. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession of the Land.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown in the Public Records.
- C. Easements, claims of easements, or encumbrances which are not shown by the Public Records.
- D. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- E. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters accepted under (a), (b), (c) are shown by the Public Records.
- F. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- G. County road rights-of-way, not recorded and indexed as a conveyance of record in the office of the Clerk and Recorder pursuant to Title 70, Chapter 21 M.C.A., including but not limited to any right of the public to use and occupy those certain roads and trails.
- H. Mineral rights, claims or title to minerals in or under said Land, including but not limited to metals, oil, gas, coal, and other hydrocarbons, sand, gravel, or stone, and geothermal energy rights, and easement or other rights or matters relating thereto, whether express or implied, recorded or unrecorded.
- I. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

Paragraphs A, B, C, D, F and I will not appear as printed exceptions on extended coverage policies, except as to such parts thereof which may be typed as a Special Exception as shown below.

SPECIAL EXCEPTIONS:

1. General Taxes for the year 2023

1st Half: \$25.75, PAID
2nd Half: \$27.73, PAID
Tax ID No.: 54-0016668
2. General County Taxes for the year 2024 and subsequent years, which are a lien but not yet due or payable.



202400020118
Page: 20 of 30
Fees: \$56.00
10/7/2024 3:58 PM

AUG 08 2024

SCHEDULE B
(continued)

3. Any adverse claim based upon the assertion that:
- a) Some portion of said Land is tide or submerged land, or has been created by artificial means or has accreted to such portion so created.
 - b) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Little Bitterroot River or has been formed by accretion to any such portion.
4. Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of Little Bitterroot River.
5. Any rights in favor of the public which may exist on said Land if said Land or portions thereof are or were at any time used by the public.
6. Provisions contained in the Deed, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 29, 1913
Recording No.: 115/627

7. Provision contained in Deed for easement(s) and rights incidental thereto::

Recording Date: August 23, 1927
Recording No.: Book 191 Page 537

8. Easement(s) and rights incidental thereto as reserved in a document:

Reserved by: PCTC, Inc.
Recording Date: July 6, 1989
Recording No.: 89-187-15410

Correction
Recording Date: January 15, 1993
Recording No.: 93-015-16020

9. Provisions contained in the Deed, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 6, 1989
Recording No.: 89-187-15410

Correction
Recording Date: January 15, 1993
Recording No.: 93-015-16020



202400020118
Page: 21 of 30
Fees: \$56.00
10/7/2024 3:58 PM

AUG 08 2024



FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B
(continued)

10. Matters contained in that certain Agreement which document, among other things, may provide for liens and charges.

Executed by: PCTC, Inc., etal
Recording Date: May 31, 1991
Recording No: 91-151-08000

Reference is hereby made to said document for full particulars.

11. 60' County Road known as Lower Lost Prairie as shown on available county maps.

12. Easement(s) and rights incidental thereto as set forth in a document:

In favor of: Flathead Electric Cooperative, Inc.
Recording Date: February 12, 2016
Recording No.: 201600002931

13. Restrictions contained in the Deed, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 23, 2020
Recording No.: 202000020609

14. Easement(s) agreement and rights incidental thereto as set forth in a document:

Recording Date: July 23, 2020
Recording No.: 202000020610

15. Recitals, notes, sanitary restrictions, ordinances, resolutions, easements, dedications and covenants as contained or referred to on Certificate of Survey No. 21626. Reference is hereby made to the survey for more particulars.

16. Recitals, notes, sanitary restrictions, ordinances, agricultural exemption, resolutions, easements, dedications and covenants as contained or referred to on Certificate of Survey No. 22038. Reference is hereby made to the survey for more particulars.

17. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

18. In order to expedite this report to you, no physical inspection of the Land has been made. If a physical inspection is made, any matters found by our inspection requiring disclosure to you will be shown in a Supplement Report.

19. The land described in the commitment/policy shall not be deemed to include any home trailer or mobile home located on the property.

20. Exceptions and reservations contained in Patents of record.

END OF SCHEDULE B

AUG 08 2024

SCHEDULE B
(continued)



202400020118
Page: 23 of 30
Fees: \$56.00
10/7/2024 3:58 PM

AUG 08 2024

Approved 01/21/2021 0016107 pfw

Return to:
Johnson, Berg & Saxby, PLLP
PO Box 3038
Kalispell, Montana 59903

QUITCLAIM DEED

THIS INDENTURE made the 15th day of January, 2021 between **CARROLL D. DEMARS**, of 735 Griz Lane, Marion, Montana 59925, being the party of the first part, and **C&J LAND DEVELOPMENT LLC** of 735 Griz Lane, Marion, Montana 59925, being the party of the second part,

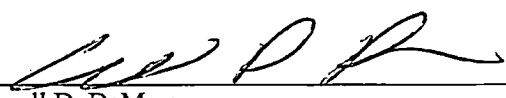
WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to him in hand paid by the said party of the second part, receipt of which is hereby acknowledged, does hereby transfer, convey, remise, release and forever quitclaim unto the said party of the second part and to its heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate, situated in the County of Flathead, and State of Montana, to-wit:

Tract 1 of Certificate of Survey No. 21626, situated in Section 21, Township 27 North, Range 24 West, according to the map or plat thereof on file and of record in the office of the Flathead County Clerk and Recorder;

SUBJECT TO AND TOGETHER WITH a 60-foot county road easement known as Lower Lost Prairie Road as shown hereon; Subject to and together with all appurtenant easements of record.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, property, possession, claim and demand whatsoever as well in law as in equity, of the said party of the first part, of, in or to the premises and every part and parcel thereof, as well as any and all after-acquired title or interest. **TO HAVE AND TO HOLD**, all and singular the said premises, with the appurtenances unto the said party of the second part, its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has executed this deed the day and year first above written.


Carroll D. DeMars

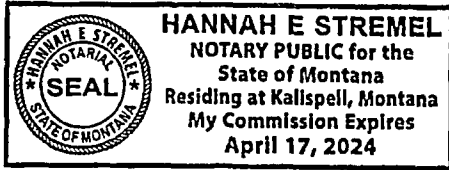
AUG 08 2024



202100002538
Page: 2 of 2
Fees: \$14.00
1/21/2021 3:45 PM

STATE OF MONTANA)
) ss.
County of Flathead)

This instrument was acknowledged before me on the 15th day of January, 2021 by Carroll D. DeMars.



Hannah E. Stremel
Notary Public for the State of Montana



202400020118
Page: 25 of 30
Fees: \$56.00
10/7/2024 3:58 PM

AUG 08 2024



Flathead County Treasurer
Adele Krantz
290 A North Main
Kalispell, MT 59901

2023 REAL ESTATE
STATEMENT OF TAXES PAYABLE
TOTAL 2023 TAXES DUE: \$51.48

ASSESSOR#: 0016668 STATEMENT#: 202315441

Legal Description: (1) 07-3830-21-1-01-15-0000
Sec:21 Twn:27 Rng:24
TR 1GA IN W2

C & J LAND DEVELOPMENT LLC
1270 BITTERROOT DR
MARION MT 59925

Valuation Type	Market Value	Taxable Value
Real Estate	26,939	78
Improvements	0	0
Personal Property	0	0
TOTAL	26,939	78

Billing date: 09/29/2023

CONSOLIDATED TAX DETAIL					
Levy Description	Amount	Levy Description	Amount	Levy Description	Amount
COUNTY		TOTAL COUNTY	8.12	EQUALIZATION MILLAGE	2.56
911 GENER OBLIG BOND	0.08	OTHER		HIGH SCH GEN MAINT	1.40
AIRPORT	0.16	MARION FIRE	2.90	UNIVERSITY MILLAGE	0.46
AREA AGENCY ON AGING	0.04	SCHOOL		Total STATE	6.52
BOARD OF HEALTH	0.28	COMMUNITY COL. RET.	0.22	Total General Taxes	29.68
BRIDGE	0.18	ELEM RETIREMENT	1.48		
CO PERM MED LEVY	0.62	FHS ADULT EDUCATION	0.12		
COMP INSURANCE	0.30	FHS BUILDING RESERVE	0.06		
COUNTY LIBRARY	0.32	FHS BUS RESERVE	0.06		
COUNTY PARKS	0.08	FHS DEBT SERVICE	1.58		
COUNTY PLANNING	0.08	FHS FLEX	0.02		
COUNTY POOR FUND	0.02	FHS GENERAL	2.02		
COUNTY RETIREMENT	0.60	FHS TRANSPORTATION	0.66		
COUNTYWIDE MOSQUITO	0.04	FHS TUITION	0.14		
DISTRICT COURT	0.08	FVCC ADULT EDUCATION	0.08		
EMS	0.06	FVCC DEBT SERVICE	0.14		
EXTENSION	0.02	FVCC GENERAL	0.52		
FAIR	0.04	FVCC PERMIS MED LEVY	0.24		
GENERAL	1.50	HIGH SCH RETIREMENT	0.68		
GROUP INSURANCE	0.00	SD 54 BLDG RESERVE	0.14		
JUVENILE DETENTION	0.02	SD 54 BUS DEPRECIATI	0.00		
NOXIOUS WEEDS	0.08	SD 54 DEBT SERVICE	0.20		
PERM SRS LEVY	0.04	SD 54 GENERAL	2.80		
PORT AUTHORITY	0.08	SD 54 TRANSPORTATION	0.70		
PUBLIC TRANSIT	0.06	SD 54 TUITION	0.16		
ROAD	1.22	TRANSPORTATION	0.12		
SEARCH & RESCUE	0.08	Total SCHOOL	12.14		
SHERIFF	1.88	STATE			
SPECIAL EMS PROGRAM	0.16	ELEM GENERAL MAINT	2.10		

SPECIAL ASSESSMENTS				
Description	Code	1st Half	2nd Half	
SOIL & WATER CONSERV	085	0.04	0.04	
STATE FORESTER	505	10.58	10.57	
FECC SPECIAL DIST	C34	0.29	0.28	
TOTAL SPECIAL ASSESSMENTS		10.91	10.89	

This property may qualify for: Montana Disabled Veteran Property Tax Relief, Property Tax Assistance Program, Land Value Assistance Program and/or Elderly Homeowner's Tax Credit. Contact the Department of Revenue at (406)758-5700 for further information.

General Taxes	District	Mill Levy	1st Half	2nd Half
54 / Marion Fire	0341-M	380.4700	14.84	14.84
TOTAL TAXES DUE CURRENT YEAR:			\$51.48	

2ND HALF PAYMENT

2023 Flathead County Real Estate Tax Statement
RETURN THIS STUB WITH YOUR PAYMENT

2ND HALF PAYMENT

ASSESSOR#: 0016668 STATEMENT#: 202315441

DUE BY 5:00 P.M. ON OR BEFORE:05/31/2024

SECOND HALF AMOUNT DUE: \$25.73

C & J LAND DEVELOPMENT LLC
1270 BITTERROOT DR
MARION MT 59925

1ST HALF/FULL YEAR PAYMENT

2023 Flathead County Real Estate Tax Statement
RETURN THIS STUB WITH YOUR PAYMENT

1ST HALF/FULL YEAR PAYMENT

ASSESSOR#: 0016668 STATEMENT#: 202315441

DUE BY 5:00 P.M. ON OR BEFORE:11/30/2023

TOTAL TAXES DUE FOR YEAR: \$51.48

FIRST HALF AMOUNT DUE: \$25.75

C & J LAND DEVELOPMENT LLC
1270 BITTERROOT DR
MARION MT 59925

202400020118
Page: 26 of 30
Fee: \$56.00
10/7/2024 3:58 PM

AUG 08 2024



Flathead County Treasurer
Adele Krantz
290 A North Main
Kalispell, MT 59901

**2023 REAL ESTATE
STATEMENT OF TAXES PAYABLE**
TOTAL 2023 TAXES DUE: \$2.00

ASSESSOR#: 0016668 STATEMENT#: 202441082

Legal Description: (1) 07-3830-21-1-01-15-0000
Sec:21 Twn:27 Rng:24
TR 1GA IN W2

C & J LAND DEVELOPMENT LLC
1270 BITTERROOT DR
MARION MT 59925

Valuation Type	Market Value	Taxable Value
Real Estate	26,939	78
Improvements	0	0
Personal Property	0	0
TOTAL	26,939	78

Billing date: 03/08/2024

CONSOLIDATED TAX DETAIL

(No General Taxes found for this Assessor#)

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
Minimum Tax Revenue	AF	0.00	0.67
EL ADDL MILL 2023 CRCTN	EGMC	0.00	0.47
EQ ADDL MILL 2023 CRCTN	EQMC	0.00	0.55
HS ADDL MILL 2023 CRCTN	HGMC	0.00	0.31
TOTAL SPECIAL ASSESSMENTS		0.00	2.00

This property may qualify for: Montana Disabled Veteran Property Tax Relief, Property Tax Assistance Program, Land Value Assistance Program and/or Elderly Homeowner's Tax Credit. Contact the Department of Revenue at (406)758-5700 for further information.

General Taxes	District	Mill Levy	1st Half	2nd Half
54 / Marion Fire	0341-M	380.4700	0.00	0.00
TOTAL TAXES DUE CURRENT YEAR:			\$2.00	

2ND HALF PAYMENT

2023 Flathead County Real Estate Tax Statement
RETURN THIS STUB WITH YOUR PAYMENT

2ND HALF PAYMENT

ASSESSOR#: 0016668 STATEMENT#: 202441082

DUE BY 5:00 P.M. ON OR BEFORE: 05/31/2024

SECOND HALF CURRENT AMOUNT DUE: \$2.00

Under statutory limitations that adjusts mills down when taxable values increase, mills were reduced from 95 to 77.9 mills for 2023. The Department of Revenue is directing the County to levy the extra mills and the Supreme Court has ordered counties to comply.

C & J LAND DEVELOPMENT LLC
1270 BITTERROOT DR
MARION MT 59925

1ST HALF/FULL YEAR PAYMENT

2023 Flathead County Real Estate Tax Statement
RETURN THIS STUB WITH YOUR PAYMENT

1ST HALF/FULL YEAR PAYMENT

ASSESSOR#: 0016668 STATEMENT#: 202441082

CURRENT TAXES DUE FOR YEAR: \$2.00

FIRST HALF CURRENT AMOUNT DUE: \$0.00

Under statutory limitations that adjusts mills down when taxable values increase, mills were reduced from 95 to 77.9 mills for 2023. The Department of Revenue is directing the County to levy the extra mills and the Supreme Court has ordered counties to comply.

C & J LAND DEVELOPMENT LLC
1270 BITTERROOT DR
MARION MT 59925



202400020118
Page: 27 of 30
Fees: \$56.00
10/7/2024 3:58 PM

21-27-24

160
B, 1DC, 1DD, 1DE BLA
1 FT
1GB, 1GCAG EX
1B, 1C, 1D, 1E FT
C BLA

SUBJECT

1G+

1G+

1GA+

11A+

11A+

1+

1GA+

1+

1+

1B

1GB+

1GC+

1H+

1H+

1GC+

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1GB+

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1GC+

1H+

1B

1H+

LOWER LOST PRAIRIE RD

229/450

LOWER LOST PRAIRIE RD

OLD HUBBART DAM - MARION RR

STEEL MOUNTA

BADGER HOLLOW TRAIL

BITTERROOT DR

202400020118
Page: 28 of 30
Fees: \$56.00
10/7/2024 3:58 PM



The map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



AUG 08 2024



By: SANDS SURVEYING, Inc.
2 Village Loop
Kalispell, MT 59901
(406) 755-6481

JOB NO: 530703
DATE: Sept. 14, 2021
COMPLETED: 11/24/2021
FOR: Carroll Demars
OWNER: C&J Land Development LLC

CERTIFICATE OF SURVEY

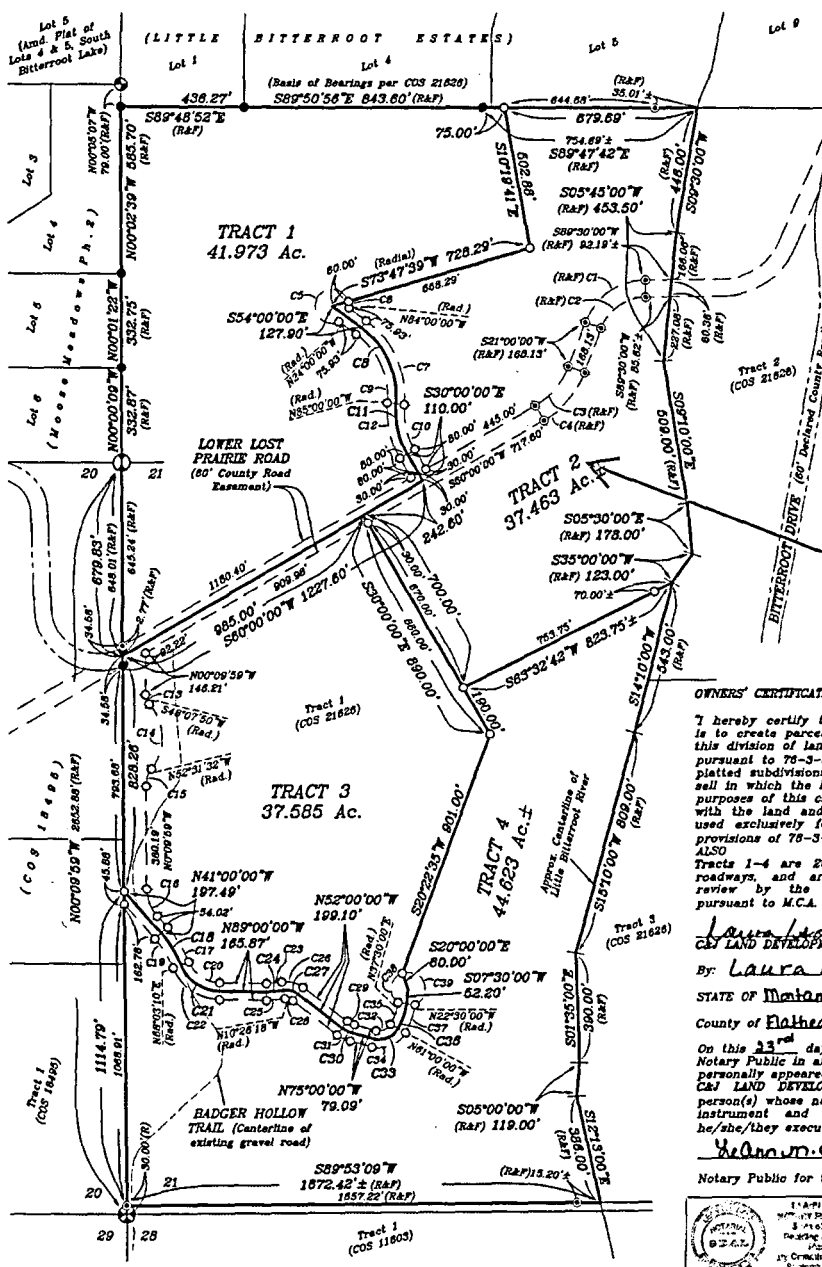
In W1/2 SEC. 21, T.27N., R.24W., P.M.M.,
FLATHEAD COUNTY, MONTANA



SCALE: 1" = 300'
300' 150' 0' 300' 600'

Purpose: AGRICULTURAL EXEMPTION

Curve Table				Curve Table				Curve Table			
Curve #	Delta	Radius	Length	Curve #	Delta	Radius	Length	Curve #	Delta	Radius	Length
C1	65°30'00"	230.00'	274.98'	C14	79°20'38"	180.00'	249.27'	C27	45°28'18"	65.00'	64.95'
C2	68°30'00"	170.00'	203.24'	C15	37°38'27"	100.00'	63.70'	C28	48°28'18"	35.00'	29.59'
C3	39°00'00"	870.00'	183.78'	C16	40°30'01"	150.00'	106.80'	C29	23°00'00"	70.00'	26.10'
C4	39°00'00"	530.00'	224.62'	C17	19°03'10"	430.00'	142.99'	C30	23°00'00"	100.00'	40.14'
C5	27°47'39"	60.00'	290.91'	C18	19°03'10"	400.00'	133.01'	C31	23°00'00"	130.00'	52.18'
C6	22°12'21"	80.00'	23.25'	C19	19°03'10"	370.00'	123.04'	C32	78°00'00"	45.00'	59.60'
C7	59°00'00"	330.00'	339.81'	C20	67°03'10"	120.00'	140.43'	C33	78°00'00"	75.00'	99.46'
C8	59°00'00"	300.00'	308.88'	C21	67°03'10"	150.00'	175.54'	C34	78°00'00"	105.00'	139.28'
C9	59°00'00"	270.00'	278.03'	C22	67°03'10"	180.00'	210.65'	C35	21°33'39"	220.00'	82.79'
C10	35°00'00"	270.00'	164.63'	C23	11°28'18"	270.00'	53.90'	C36	21°30'00"	250.00'	93.81'
C11	35°00'00"	300.00'	183.29'	C24	11°28'18"	300.00'	59.88'	C37	21°32'52"	280.00'	105.30'
C12	33°00'00"	330.00'	201.69'	C25	11°28'18"	330.00'	65.88'	C38	182°30'00"	60.00'	128.28'
C13	41°42'11"	60.00'	36.39'	C26	48°28'18"	95.00'	80.31'	C39	177°30'00"	60.00'	185.88'



PERIMETER DESCRIPTION:

A TRACT OF LAND, SITUATED, LYING AND BEING IN THE WEST HALF OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 24 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

Tract 1 of Certificate of Survey No. 21626 (records of Flathead County, Montana) and containing 161.644 ACRES, more or less; Subject to and together with 80 foot private road and utility easements as shown hereon; Subject to and together with a 60 foot county road easement known as Lower Lost Prairie Road as shown hereon; Subject to and together with all appurtenant easements of record.

Tract 1: A TRACT OF LAND, SITUATED, LYING AND BEING IN THE WEST HALF OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 24 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

Tract 1 of Certificate of Survey No. 22038 (records of Flathead County, Montana) and containing 41.973 ACRES; Subject to and together with 60 foot private road and utility easements as shown hereon; Subject to and together with a 60 foot county road easement known as Lower Lost Prairie Road as shown hereon; Subject to and together with all appurtenant easements of record.

Tract 2: A TRACT OF LAND, SITUATED, LYING AND BEING IN THE WEST HALF OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 24 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

Tract 2 of Certificate of Survey No. 22038 (records of Flathead County, Montana) and containing 37.463 ACRES, more or less; Subject to and together with 60 foot private road and utility easements as shown hereon; Subject to and together with a 60 foot county road easement known as Lower Lost Prairie Road as shown hereon; Subject to and together with all appurtenant easements of record.

Tract 3: A TRACT OF LAND, SITUATED, LYING AND BEING IN THE WEST HALF OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 24 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

Tract 3 of Certificate of Survey No. 22038 (records of Flathead County, Montana) and containing 37.585 ACRES; Subject to and together with 60 foot private road and utility easements as shown hereon; Subject to and together with a 60 foot county road easement known as Lower Lost Prairie Road as shown hereon; Subject to and together with all appurtenant easements of record.

Tract 4: A TRACT OF LAND, SITUATED, LYING AND BEING IN THE WEST HALF OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 24 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

Tract 4 of Certificate of Survey No. 22038 (records of Flathead County, Montana) and containing 44.623 ACRES, more or less; Subject to and together with 60 foot private road and utility easements as shown hereon; Subject to and together with all appurtenant easements of record.

LEGEND:

- Section Corner
-Fnd. 5/8" Rebar & Cap (25165)
- 1/4 Corner -Fnd. Stone
- 1/16 Corner
-Fnd. 5/8" Rebar & Cap (79755)
- Set 1/2"x24" Rebar & Cap (192365)
- Found 1/2" Rebar & Cap (192365)
- Found 1/2" Rebar & Cap (79755)
- (R) Record Information per COS 21626

OWNERS' CERTIFICATION:

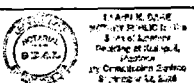
I hereby certify that the purpose of this division of land is to create parcels of land for agricultural use, therefore, this division of land is exempt from review as a subdivision pursuant to 76-3-207(1)(c), M.C.A. divisions made outside of platted subdivisions by gift, sale, or agreement to buy and sell in which the landowner enters into a covenant for the purposes of this chapter with the governing body that runs with the land and provides that the divided land will be used exclusively for agricultural purposes, subject to the provisions of 76-3-211.

ALSO
Tracts 1-4 are 20 acres or greater, exclusive of public roadways, and are therefore not subject to sanitation review by the Department of Environmental Quality pursuant to M.C.A. 76-4-102 (16).

By: Laura Isaacs, Member
STATE of Montana)
County of Flathead)

On this 23rd day of November 2021, before me, a Notary Public in and for the State of Montana, personally appeared Laura Isaacs, Member for C&J LAND DEVELOPMENT LLC, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and who duly acknowledged to me that he/she/they executed the same.

Notary Public for the State of Montana



CERTIFICATE OF SURVEY

JOSHUA NELSON 192365

APPROVED: 2021

EXAMINING LAND SURVEYOR
Lic. No. 792392116

STATE OF MONTANA)
COUNTY OF FLATHEAD) SS
FILED ON THE 9th DAY OF DEC., 2021
AT 11:57 AM, PAID FEE \$31.00
Debbie Pierson
CLERK & RECORDER

BY: Amanda Gifford
DEPUTY
INSTRUMENT REC. NO. 101000421235

COS# 22038

202100042235 Fees: \$31.00 by: SM
by SANDS SURV
Date 12/9/2021 Time 11:57 AM
Debbie Pierson, Flathead County Montana

SHEET 1 OF 1

CERTIFICATE OF SURVEY No. 22038

AUG 08 2024



**Dust Control Plan
Bitterroot Flats East Subdivision**

In the interest of promoting public health and safety the following conditions shall be implemented for dust mitigation measures for the on-site construction activities associated with the Bitterroot Flats East Subdivision.

1. Any construction activity that disturbs the top layer of soil shall provide dust control applications when dust is present.
2. These conditions are binding upon said Grantees, their heirs and assigns until such time as the individual residential units are constructed.

Applicant:

Laura Isaacs member
C&J Land Development LLC
1270 Bitterroot Drive
Marion, MT 59925

Date: 11-29-23

AUG 08 2024