

88152/13080

Filed 1-31-88 @ 1:08 PM

Susan W. Havensfield
Flathead County Clerk & Recorder

Ingemar C. Kauffman, D/C

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

Deputy COS # 4405

TO: County Clerk and Recorder
Flathead County
Kalispell, Montana

No. 15-88-S163-771
0020W

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as WACHOLEZ RESERVE OF TRACT 1 COS NO. 5405

Tracts of land in the SE 1/4 SE 1/4 of Section 20, T29N, R22W, P.M.M., Flathead County, Montana described as follows: Beginning at the SE corner of Section 20, T29N, R22W, P.M.M., Flathead County, Montana which is a found brass cap; thence S 89D 49' 25"W along the South boundary of the SE 1/4 SE 1/4 of Section 20, 72.56 feet to a point on the Westerly R/W line of Montana State Hwy No. 424

TRACT 1:

thence N 00D 08' 06"W leaving said South boundary and along said R/W line 869.06 feet to a found iron pin; thence N 42D 34' 16"W leaving said R/W line 341.37 feet to a found iron pin which is the true point of beginning of the tract of land herein described; thence S 60D 00' 00"W 697.50 feet to a point on the centerline of a 60 foot private road and utility easement which is a point on a 550 foot radius curve concave Northeasterly (having a radial bearing of N 60D 00' 00"E); thence Northwesterly through a central angle of 29D 49' 25" and arc length of 286.29 feet to the P.T. of said curve; thence N 00D 10' 35"W 246.63 feet to a point; thence N 89D 49' 25"E leaving said centerline 407.88 feet to a found iron pin; thence S 57D 29' 37"E 320.88 feet to the place of beginning and containing (5.001) acres.

TRACT 2:

which is the true point of beginning of the tract herein described; thence S 89D 49' 25"W continuing along said South boundary 629.25 feet to a point on the centerline of a 60 foot private road and utility easement; thence N 00D 10' 35"W leaving said South boundary and along said centerline 376.06 feet to the P.C. of a 400.00 foot radius curve concave Southwesterly; thence Northwesterly through a central angle of 45D 00' 00" an arc length of 314.16 feet to the P.T. of said curve and the P.C. of a 550.00 foot radius curve concave Northeasterly (having a radial bearing of N 44D 49' 25"E); thence Northwesterly through a central angle of 15D 10' 35" an arc length of 145.68 feet to a point; thence N 60D 00' 00"E leaving said centerline 697.50 feet to a found iron pin; thence S 42D 34' 16"E 341.37 feet to a found iron pin on said Westerly R/W line of Montana State Hwy No. 424; thence 00D 08' 06"E along said R/W line 869.06 feet to the place of beginning and containing (15.441) acres.

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

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

0971701

86152 /3080

Page 2
Wachholz Rewrite of Tract 1 COS No. 6405
Flathead County
15-88-S163-771

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

THAT the parcel sizes as indicated on the Certificate of Survey 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 Tract 1 shall share a 4-party water system with Tract 1 of COS No. 7042, Tract 1 of COS No. 6445, and Tract 2 of COS No. 7425, and,

THAT a Water Well Agreement and Grant of Interest in Water Well has been prepared and a copy shall be filed along with this Certificate of Subdivision Plat Approval, and,

THAT the water system shall be installed in accordance with the plans and specifications prepared by Jerry Lipp of Environmental Consulting, and,

THAT the individual water system on Tract 2 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 each individual sewage treatment system will consist of a septic tank and subsurface drainfield of such size and description as will comply with Flathead County Septic System Regulations and Title 16, Chapter 16, Sub-Chapters 1, 3, and 6 ARM, and,

THAT each subsurface drainfield shall have an absorption area of sufficient size to provide 160 square feet per bedroom, and,

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

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

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

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

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

Page 3

Wechholz Rewrite of Tract 1 of COS No. 6405
 Flathead County
 15-88-S163-771

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 1, 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.

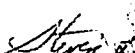
THAT this Certificate supersedes Certificate of Approval No. 15-82-S77-K114 dated the 3rd day of September, 1981, and all previous copies should be marked superseded or removed from files, and,

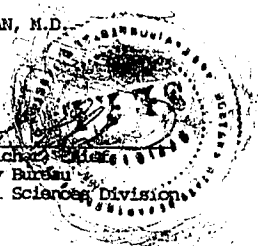
YOU ARE REQUESTED to record this certificate by attaching it to the Certificate of Survey filed in your office as required by law.

DATED this 25th day of May, 1988.

JOHN J. DRYNAN, M.D.
 DIRECTOR

By:


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



Owner's Name: Paul Wechholz