



Ravalli County Planning Department

215 South 4th Street, Suite F
Hamilton, MT 59840
406.375.6530 Fax 406.375.6531
OG-14-05-117

May 30, 2014

Terry Nelson, P.L.S.
Ravalli County Surveyor
Also of Applebury Survey, Inc.
529 "A" W. River Rd.
Hamilton, MT 59840

RECEIVED
JUN 02 2014
Ravalli County Commissioners

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Subject: Subdivision Exemption Application (SEA-2014-21) Approval

Property Description: Victor, Lots 14-31, Block 2, also vacated alley (CJ 9-129), located in Section 30, T8N, R20W (Parcel #864550).

Dear Mr. Nelson:

The Ravalli County Planning Department has examined the subdivision exemption application you submitted on May 19, 2014, on behalf of Ravalli County, and has determined that the applicant can use the exemption to aggregate the above-described lots (Lots 14-31) into one parcel, as depicted on the application. The required Amended Plat will show the new configuration of the property described above.

IMPORTANT NOTICE REGARDING SUBDIVISION EXEMPTIONS: A determination by Ravalli County that a proposal is exempt from subdivision review does not constitute a substantive review of the proposal. The lots created or altered by exemption might not have legal or physical access, might not be eligible for a County road access permit, might not be able to use previous private access easements, might not be eligible for County well or wastewater treatment (septic system) permits, might not have access to utilities, and might not have any usable building site or beneficial economic use or value at all.

The following conditions of approval are required, in order to complete the process of filing the survey with the County Clerk and Recorder:

- Consult with a professional land surveyor to complete a survey, which all of the property owners will have to sign and have notarized. Be sure to quote the exemption language from subdivision review in its entirety on the final plat. Please show both the old and new boundary lines on the survey, with a dashed line for the existing boundary and a solid line for the new boundary;

- Consult with the Ravalli County Environmental Health Department (RCEHD) at 375-6565 for instruction relative to the Montana Department of Environmental Quality (MDEQ) procedures for review of the lots (referred to as a Certificate of Subdivision Plat Approval), and/or provide a letter of approval from RCEHD for the exemption from MDEQ review quoted or used on this survey;
- Research the properties for covenants and zoning (Clerk and Recorder's Office) to see that the proposed aggregation meets those restrictions; and
- Pay all property taxes that have been assessed and levied on the land (Note: If you submit your survey for filing after the tax notices have been mailed out (which is generally by the end of September of each year) you will need to pay for the entire year – first and second half).

The following items are recommended, in order to help alleviate potential future concerns:

- A Consent to Plat form, signed and notarized by all owners of interest, if the applicant is not the underlying titleholder of the property(ies); and
- Applicants are encouraged to contact service providers, including irrigation districts/associations and utility providers, to determine what, if any, information should be provided to them independently of the subdivision exemption review to ensure that service provision continues.

When you're ready to file the survey, please bring the following to the Clerk and Recorder's Office:

- This original approval letter;
- The appropriate filing fees;
- The survey (one paper copy and two mylar copies);
- The original copy of the Certificate of Subdivision Plat Approval from MDEQ and/or provide a letter of approval from RCEHD for the exemption(s) from MDEQ review quoted on the survey; and
- A Consent to Plat form, if needed, as set forth above.

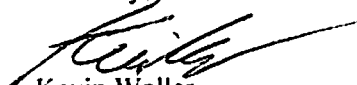
Please Note the Following:

Park Use Only: A restriction and condition on Grant Deed for the subject property (Document #677561) states that the property (Victor, Lots 14-31, Block 2, also vacated alley (CJ 9-129)) "...shall be owned, held and used in perpetuity only as a public park and for no other purpose. This restriction may not be altered or abridged by any subsequent owners, heirs, or assigns."

Conflict of Interest Statement: Terry Nelson is the County Surveyor, providing surveying assistance for this project on County-owned property, and is also the Ravalli County Planning Department Administrator. As a County employee and Department Head, Mr. Nelson has made no attempt to influence Planning Staff's decision on this application.

This approval must be utilized within **one (1) year** of the above date, unless you provide a written request for a one-year extension.

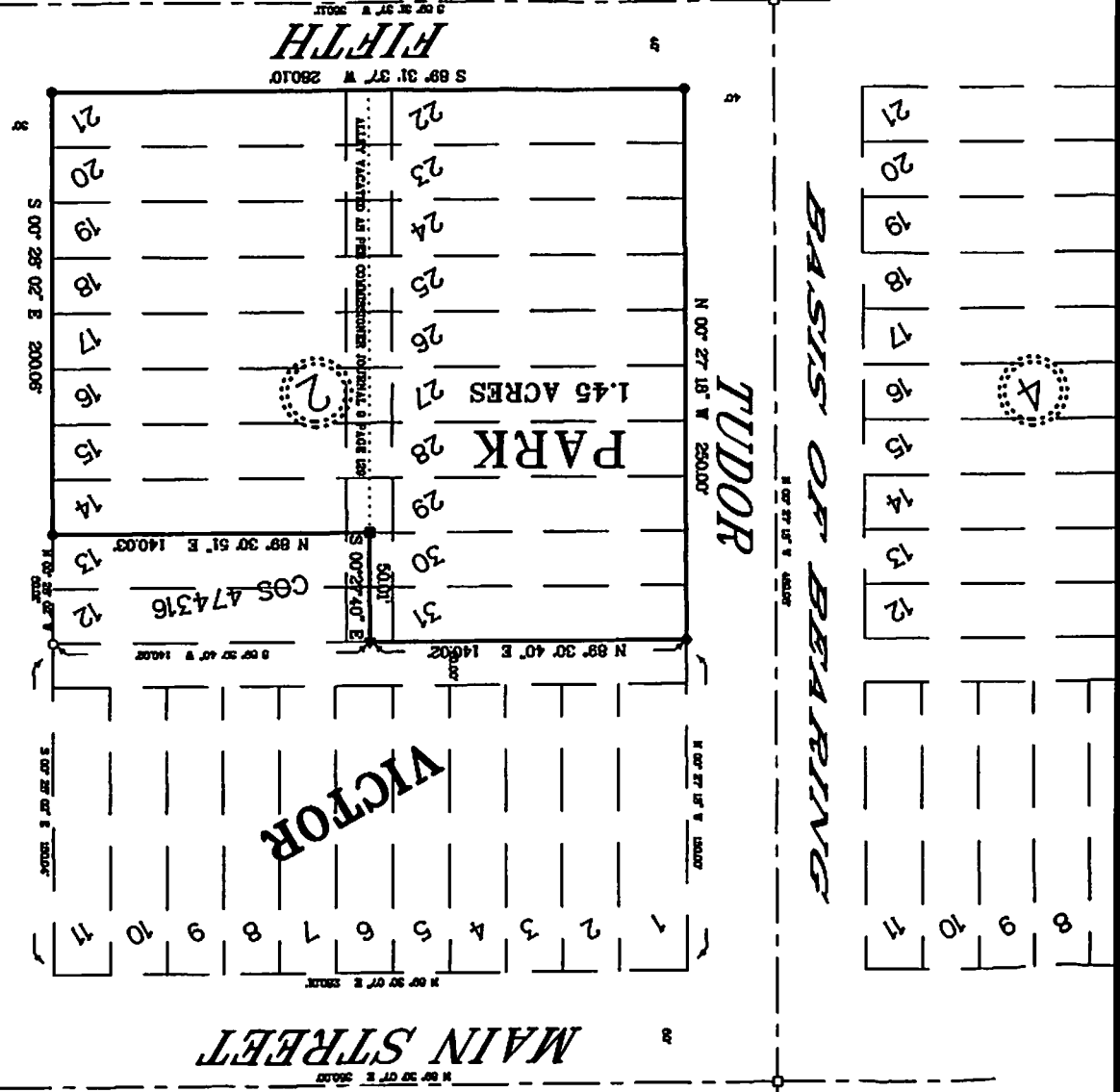
Sincerely,



Kevin Waller
Planner

Cc: Project File – Subdivision Exemption Application (SEA – 2014 – 21)
Ravalli County Environmental Health Department
Ravalli County Clerk & Recorder
Outgoing Mail File
Ravalli County Commissioners
Dan Browder, Ravalli County Attorney's Office
Jenny Zito, President, Ravalli County Park Board, 284 Cooper Lane, Hamilton, MT 5984
Ann Hayman, Victor Park District, P.O. Box 945, Victor, MT 59875

AMENDED SUBDIVISION PLAT
 PURPOSE: AGGREGATION OF LOTS
 OWNER: RAVALLI COUNTY



CERTIFICATION OF LANDOWNER
 A PORTION OF BLOCK 2, TOWNSITE OF VICTOR, A PLATTED SUBDIVISION OF RAVALLI COUNTY, MONTANA

1. (we), the undersigned property owners do hereby certify that we have caused to be surveyed, subdivided and platted into lots, streets, and roads the following tract of land in Ravalli County:

A tract of land located in and being lots 16 through 31, Block 2, Townsite of Victor, a platted subdivision of Ravalli County, Montana, containing 1.45 acres, ground and net, and all according to this survey.

Knowing and reserving any easements shown, also subject to all easements of record and as apparent upon the ground.

The above tract of land is to be known as Amended Subdivision Plat No. 128731.5 as a subdivision pursuant to Section 70-3-507(1)(f), MCA, and is exempt from aggregate lots in a subdivision; therefore this survey is exempt from review for purpose of a park. We further certify that the purpose of this survey is to aggregate lots in a subdivision; therefore this survey is exempt from review pursuant to Section 70-3-507(1)(f), MCA, AND IS EXEMPT FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO 70-4-150(e)(4)(i) as a parcel served by a public or multiple user sewage system approved before January 1, 1997.

 Greg Chalcoff, Chairman

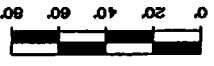
 Jeff Burrows, Commissioner

 Regina Plettenberg, Clerk & Recorder

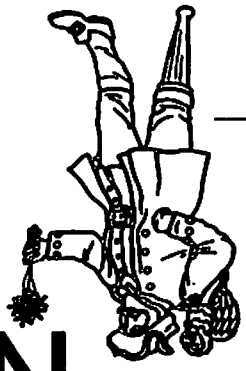
CERTIFICATE OF SURVEYOR

I hereby certify that this is a true and accurate description of a survey made by me and Ken Miller under my extremely close supervision during the month of May, 2014.

 Date
 Teron Nelson, Professional Land Surveyor, Montana Registration No. 128731.5



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- SET 1/4\" REBAR W/ 1/4\" PLASTIC CAP
- MAGNETIC READING UNDER PAVEMENT
- FOUND 1/4\" ALUMINUM CAP
- FOUND 1/4\" ALUMINUM CAP
- ▲ FOUND REBAR - CAP MISSING
- * FOUND MPT VAULT (SCREWED SHUT, COULD NOT OPEN) AND STRADDLE NAILS POSITION DETERMINED BY STRADDLES.
- BASIS OF BEARING IS GEODETIC NORTH AS DETERMINED BY GPS

AMENDED SUBDIVISION PLAT
 RAVALLI COUNTY, MONTANA

1/4	SEC	T	R
30	8N	20W	

SHEET 1 OF 1

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