

GORDON SORENSON ENGINEERING
2610 Gunsight Court
Missoula MT 59804
406-544-1931
gspels@gmail.com

RECEIVED

SEP 22 2021

Ravalli County Commissioners

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September 16, 2021

John Palacio, Director
Ravalli County Environmental Health
215 S. 4th Street, Ste D
Hamilton MT 59840

Dear John:

I, as an agent for Bruce Wareing, am providing professional services to subdivide an 86 acre parcel of land into four lots, each over 20 acres in size.

The project is located adjacent to the town of Florence, Montana, more particularly being Tract B-2, COS 668052-U within the SE ¼, Section 11, T10N, R20W, Ravalli County, Montana.

I do anticipate this project to be exempt from DEQ review, 76-4-102(22) MCA.

The 86 acres currently has four residences on it, the family home, two rental homes and one rental mobile home.

Mr. Wareing has placed a permanent foundation on each of the trailers that shared a common sewage disposal system. The Department of Revenue has inspected them and has concluded that they are each now a 2 bedroom home. Mr. Wareing is agreeable to install an additional separate septic and drainfield for one of them.

I am aware that you have an issue with the remaining rental mobile home. As you are aware, last year Mr. Wareing informed you of his willingness to hire an excavator and uncover that sewage disposal system. It is my understanding that he contacted your office, requesting you to witness this and schedule a time that would fit your schedule. Your office declined the opportunity. He did go ahead and uncover the system from which he learned that there is the existing septic tank, only to find that the effluent discharges into a single tank, not a drainfield. To remedy

this issue Mr. Wareing is willing to install a permitted drainfield to replace the tank. He is not willing to replace the septic tank or make modifications to it.

I have enclosed a copy of the vicinity map and preliminary plat for the Wareing Ranch subdivision. Also enclosed are copies of the MVD de-titling two of the previous called mobile homes, which are now real property.

Sincerely,

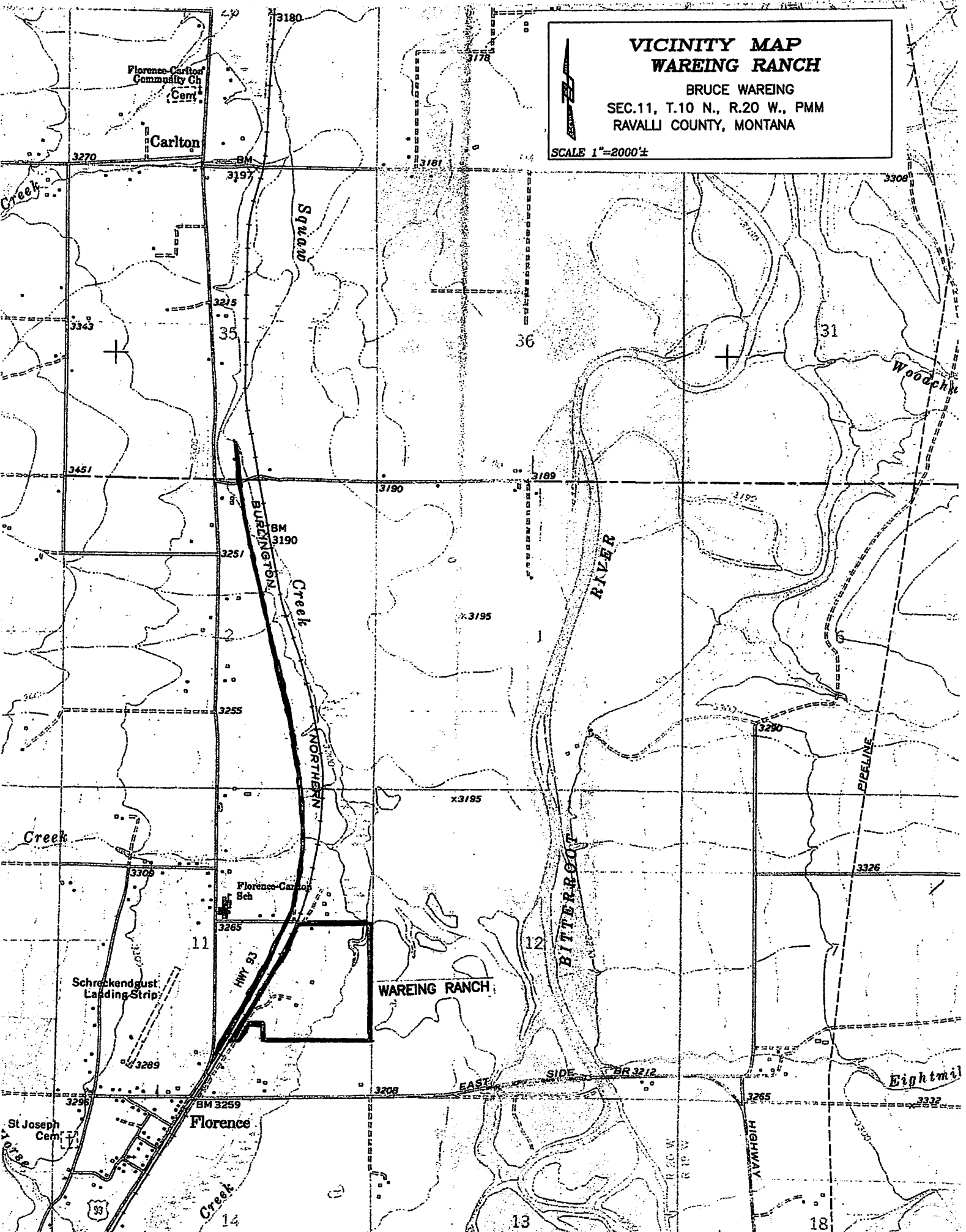
Gordon Sorenson, PEPLS

Cc: Bruce Wareing, PO Box 506, Florence MT 59833
Terry Nelson, Planner, 215 S. 4th Street, Hamilton MT 59840
County Commissioners, 215 S. 4th Street, Hamilton MT 59840
Cal Christian, Esq., 310 W Spruce Street, Missoula MT 59802

**VICINITY MAP
WAREING RANCH**

BRUCE WAREING
SEC. 11, T. 10 N., R. 20 W., PMM
RAVALLI COUNTY, MONTANA

SCALE 1"=2000±



Return form to:
 Name: RAVALLI COUNTY CLERK & RECORDER OFFICE
 Address: 215 S. 4TH ST., SUITE C
 HAMILTON, MT 59840

Bruce Wareing
 Po Box 506
 Florence MT 59833



Vehicle Services Bureau

P.O. Box 201431, 302 N Roberts, Helena, MT 59620-1431 Phone (406) 444-3661 Fax (406) 444-0116 • mvdtitleinfo@mt.gov

I certify this to be a true and correct copy of the document on record in this office.

Date *June 24, 2021* SEAL
 REGINA PLETTENBERG, Ravalli County Recorder
 By *Keely Allen* Deputy

**Statement of Intent to
 Declare a Manufactured Home an
 Improvement to Real Property**

**** All information must be printed or typed. See form MV72A for instructions. ****

Manufactured Home Owner Name WAREING WAERING, BRUCE VAN
 Manufactured Home Owner Mailing Address P.O. BOX 506 FLORENCE, MT 59833-0506
 Real Property Assessor Code/GeoCode 13-1869-11-4-04-05-8004
 Real Property Physical Address 5508 DONNAS DR. FLORENCE, MT 59833
 Real Property Description S11, T10N, R20 W, ACRES 86.44, IN W2SE OF BN R-W NESE N2SESE INDEX 2
CS#662052-U TRACT B-1 & B-2

Deed Reference _____

Legal ownership of the real property to which the manufactured home has been permanently attached:

- Deed Contract of Sale Recorded Unrecorded
- Owned or being purchased by me, the owner of the manufactured home -- OR --
- Indian trust land allotted, leased or subleased to the owner of the manufactured home -- OR --
- Owned by another person, whose signature following indicates his/her permission to attach my manufactured home to the real property

Signature of Real Property Owner (this is my legal signature) _____ Date _____

Manufactured Home Description:

Serial Number:

F	L	E	2	3	0	I	D	1	9	3	4	6	6	5	A
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Year 2020	Make FLEETWOOD	Model BROADMORE	Size 14X48
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Go to page 2

cc

The manufactured home is subject to the security interests of the following secured parties (write "none" if none exists). The signature of each secured party is required to eliminate the title/certificate of origin and declare the manufactured home an improvement to real property. The signature acknowledges the secured party is aware the security interest will be removed from the motor vehicle system when the title is eliminated.

Secured Party _____
 Authorized Signature _____ Date _____
 Secured Party _____
 Authorized Signature _____ Date _____

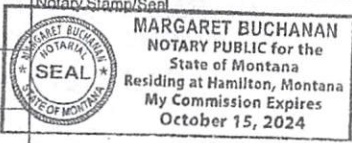
- I certify under penalty of law (MCA 45-7-203 Unsworn Falsification to Authorities) that:
- the statements made on this form are true and correct to the best of my knowledge, information and belief;
 - I am the same person named as owner/purchaser on the certificate of title or as purchaser on the certificate of origin for this manufactured home;
 - I make this Statement of Intent declaring the above-referenced manufactured home to constitute an improvement to real property according to Montana statutes; and
 - the manufactured home is attached to a permanent foundation, with its running gear removed, so that it is no longer capable of being drawn over public highways, and is placed on the land described on page 1.

BRUCE VAN WAERING WAREING

Printed Name of Manufactured Home Owner/Purchaser _____

DL 0581958411
Driver License Number of Manufactured Home Owner/Purchaser _____

Bruce Van Wareing
Signature of Manufactured Home Owner/Purchaser (this is my legal signature) _____ Date June 24, 21

Notary Use Only:		
State of <u>Montana</u>	County of <u>Kavalli</u>	Signed before me on (date) <u>06/24/2021</u>
by (clearly print name of person signing) <u>Bruce Van Wareing</u>		
Notary signature <u>Margaret Buchanan</u>		

- This Statement of Intent must be recorded, and all recording fees paid, in the Clerk and Recorder's Office of the county in which the real property is located.
- A certified copy of this recorded statement, along with the certificate of origin or certificate of title and a fee of \$10.30, must be surrendered to the office of the county treasurer (fee includes 3% administration fee per MCA 61-3-111).
- This statement will be returned to you once processed by the Vehicle Services Bureau, at which time you must resubmit it to the Clerk and Recorder's Office to complete the process.
- In order for the manufactured home to be classified as real property, a certified copy of this statement must be provided to the County Appraisal/Assessment Office.

MVD use only: I verify that the process of surrendering the certificate of (check one) Title Ownership Document
 Origin for the manufactured home described on this form has been completed.
 Signature of MVD official and date: [Signature] 7-16-21

Return form to:
 Name: RAVALLI COUNTY CLERK & RECORDER OFFICE
 Address: 215 S. 4TH ST., SUITE C
 HAMILTON, MT 59840

Bruce Waring
 Po Box 506
 Florence MT 59833

I certify this to be a true and correct copy of the document on record in this office.
 Date June 24, 2021 SEAL
 REGINA PLETTENBERG, Ravalli County Recorder
 By [Signature] Deputy



Vehicle Services Bureau

P.O. Box 201431, 302 N Roberts, Helena, MT 59620-1431 Phone (406) 444-3661 Fax (406) 444-0116 • mvdtitleinfo@mt.gov

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- Indian trust land allotted, leased or subleased to the owner of the manufactured home -- OR --
- Owned by another person, whose signature following indicates his/her permission to attach my manufactured home to the real property

[Signature] Signature of Real Property Owner (this is my legal signature) Date

Manufactured Home Description:

Serial Number:

4	7	9	3	5	7	3	N	3	3	1	8				
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Year 1993	Make ATLANTIC	Model WSTW	Size 16X76
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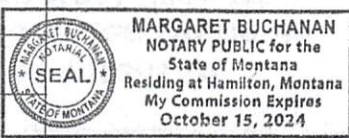
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Authorized Signature _____ Date _____
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BRUCE VAN WAERING WAREING
Printed Name of Manufactured Home Owner/Purchaser
0605819584111
Driver License Number of Manufactured Home Owner/Purchaser
Bruce Van Wareing
Signature of Manufactured Home Owner/Purchaser (this is my legal signature) June 24, 21
Date

Notary Use Only:			
State of <i>Montana</i>	County of <i>Kavalli</i>	Signed before me on (date) <i>06/24/2021</i>	Notary Stamp/Seal
by (clearly print name of person signing) <i>Bruce Van Wareing</i>			
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