

stewart title®

PROPERTY PROFILE

Prepared for:

Realty Billings

Property Address:

4611 Cheyenne Trail

Yes, We Can!

Prepared By: Wendy Penrod

Phone: 248-9200

It's always a pleasure to serve you!

PROPERTY PROFILE

Last Deed of Record Deed of Trust Taxes
 Plat Map Covenants/Restrictions Documents

General Covenants and Restrictions; but omitting and not republishing any covenant, condition, restriction, or limitation to the extent that the specific covenant, condition, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

No *General** Covenants and Restrictions; but omitting and not republishing any covenant, condition, restriction, or limitation to the extent that the specific covenant, condition, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin. *NOTE: Restrictions may be contained in individual deeds, of which we make no search.

No insurance can be given, expressed or implied, that the information provided is complete and accurate without benefit of a policy of title insurance.

This title information has been furnished without charge or obligation in conformance with the rules established by the Montana Insurance Commissioner. Liability is assumed for any errors in this report.

Express Assessor's Information

Stewart Title is only transferring your requested information from the Assessor's office. Stewart Title does NOT warranty in any manner this information's accuracy of its completeness.

Stewart Title is relying on you to verify this information. If you require additional information, please feel free to contact me at 869-5383.

We are proud to serve you.

Thank you



Yellowstone County, Montana

[Commissioners](#) [Departments](#) [Contacts](#) [Site Map](#) [Home](#)

Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office of any inaccuracies.

[Back to Search Form](#)

[Full Orion Detail](#)

Owner Information

Please Note:* Owner information is supplied by the Montana Department of Revenue. To request updates to addresses or other ownership information, please **contact the DOR office at 896-4000. Records for the current year will **not** be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax ID: C06804

Primary Party

Primary Owner Name: GEORGE, DUSTIN M & KAYLA [Ownership History](#)

2020 Mailing Address: GEORGE, DUSTIN M & KAYLA
4611 CHEYENNE TRL
BILLINGS, MT 59106-9630

Property Address: 4611 CHEYENNE TRL

Township: 01 N Range: 25 E Section: 29

Subdivision: INDIAN CLIFFS 2ND FILING Block: 11 Lot: 4

Full Legal: INDIAN CLIFFS 2ND FILING, S29, T01 N, R25 E, BLOCK 11,
Lot 4

GeoCode: 03-1032-29-4-28-04-0000

[Show on Map](#) (May not work for some newer properties.)

Property Assessment Information

Levy District: BILLINGS OUTSIDE

2019 Assessed Value Summary

Assessed Land Value = \$ 47,987.00

Assessed Building(s) Value = \$ 257,413.00

Total Assessed Value = \$ 305,400.00

Assessed Value Detail Tax Year: 2019

Class Code	Amount
2101 - Tract Land	= \$ 47,987.00
3301 - Improvements on Rural Land	= \$ 257,413.00
Total	= \$ 305,400.00

The values shown for the given tax year are for taxation purposes only. They are supplied by the Department of Revenue. For questions about these values, please contact the Montana Department of Revenue, Appraisal/Assessment Office at [406-896-4000](tel:406-896-4000).

Rural SID Payoff Information

NONE

Property Tax Billing History

Year	1st Half	2nd Half	Total
<u>2000</u>	73.76 P	73.75 P	147.51
<u>2001</u>	80.43 P	80.42 P	160.85
<u>2002</u>	87.85 P	87.84 P	175.69
<u>2003</u>	602.23 P	602.20 P	1,204.43
<u>2004</u>	896.92 P	896.89 P	1,793.81
<u>2005</u>	903.74 P	903.73 P	1,807.47
<u>2006</u>	887.00 P	886.96 P	1,773.96
<u>2007</u>	951.04 P	951.02 P	1,902.06
<u>2008</u>	942.00 P	941.99 P	1,883.99
<u>2009</u>	931.46 P	931.44 P	1,862.90
<u>2010</u>	941.77 P	941.76 P	1,883.53
<u>2011</u>	921.27 P	921.26 P	1,842.53
<u>2012</u>	1,298.58 P	1,298.57 P	2,597.15
<u>2013</u>	1,377.86 P	1,377.85 P	2,755.71
<u>2014</u>	1,402.33 P	1,402.31 P	2,804.64
<u>2015</u>	1,295.71 P	1,295.70 P	2,591.41
<u>2016</u>	1,325.67 P	1,325.66 P	2,651.33
<u>2017</u>	1,344.93 P	1,344.91 P	2,689.84
<u>2018</u>	1,385.93 P	1,385.92 P	2,771.85
<u>2019</u>	1,403.79 P	1,403.77	2,807.56

(P) indicates paid taxes.

Click on year for detail. [Pay Taxes Online](#)

Jurisdictional Information

Commissioner Dist: 3 - [Donald W. Jones \(R\)](#) School Attendance Areas
 Senate: 23 - [Roger Webb \(R\)](#) High: SKYVIEW
 House: 46 - [Bill Mercer \(R\)](#) Middle: CASTLE ROCK
 Ward: Outside City Limits Elem: ALKALI CREEK

Precinct: 46.1

Zoning: Residential 15000

[Click Here to view Billings](#)

[Regulations](#)

[Click Here to view Laurel SD 2 Trustee District #6 List of Trustees](#)

[Regulations](#)

[Click Here to view](#)

[Broadview Regulations](#)

Any comments or questions regarding the web site may be directed to the [Web Developer](#).



Yellowstone County, Montana

[Commissioners](#) [Departments](#) [Contacts](#) [Site Map](#) [Home](#)

Detail Property Tax Information

Disclaimer: The tax information was updated on 1/24/2020. Please notify the Treasurer's Office of any inaccuracies. Online Tax Billing History is available from Tax Year 2000 forward. If you wish information for prior tax years contact the Treasurer's Office. [Pay Taxes Online](#)

Tax ID: C06804 Tax Year: 2019

BILLINGS OUTSIDE

Code	District	1st Half	2nd Half	Total
	BILLINGS OUTSIDE (Levy District)	1,207.55 P	1,207.54	2,415.09
803M	RSID 803M: ROAD MAINT	75.00 P	75.00	150.00
BUFR	BLGS URBAN FIRE SERV-RES	110.41 P	110.41	220.82
CRED	CRED COUNTY REFUSE DISTRICT	10.00 P	10.00	20.00
SOIL	SOIL SOIL CONSERVATION	0.83 P	0.82	1.65
Totals		1,403.79	1,403.77	2,807.56

Date Paid 11/29/2019

Close Window

WD**3722664**

11/03/2014 11:26 AM Pages: 1 of 2 Fees: 14.00

Jeff Martin Clerk & Recorder, Yellowstone MT

**WHEN RECORDED RETURN TO:**

Name: Dustin M. George and Kayla George
Address: 4611 Cheyenne Trail
Billings, MT 59106
File No.: ST 01265-3520

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is acknowledged the undersigned, **Jerry Burright and Diane Burright**, whose address is _____, **GRANTOR(S)** do/does hereby grant, bargain, sell and convey unto:

Dustin M. George and Kayla George
4611 Cheyenne Trail
Billings, MT 59106

GRANTEE(S), AS JOINT TENANTS AND TO THE SURVIVOR OF SAID NAMED JOINT TENANTS, (and not as tenants in common) and to the heirs and assigns of such survivor forever, the following described premises in Yellowstone County and State of Montana to-wit:

Lot 4, Block 11, of Indian Cliffs Subdivision, Second Filing, according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 922694.

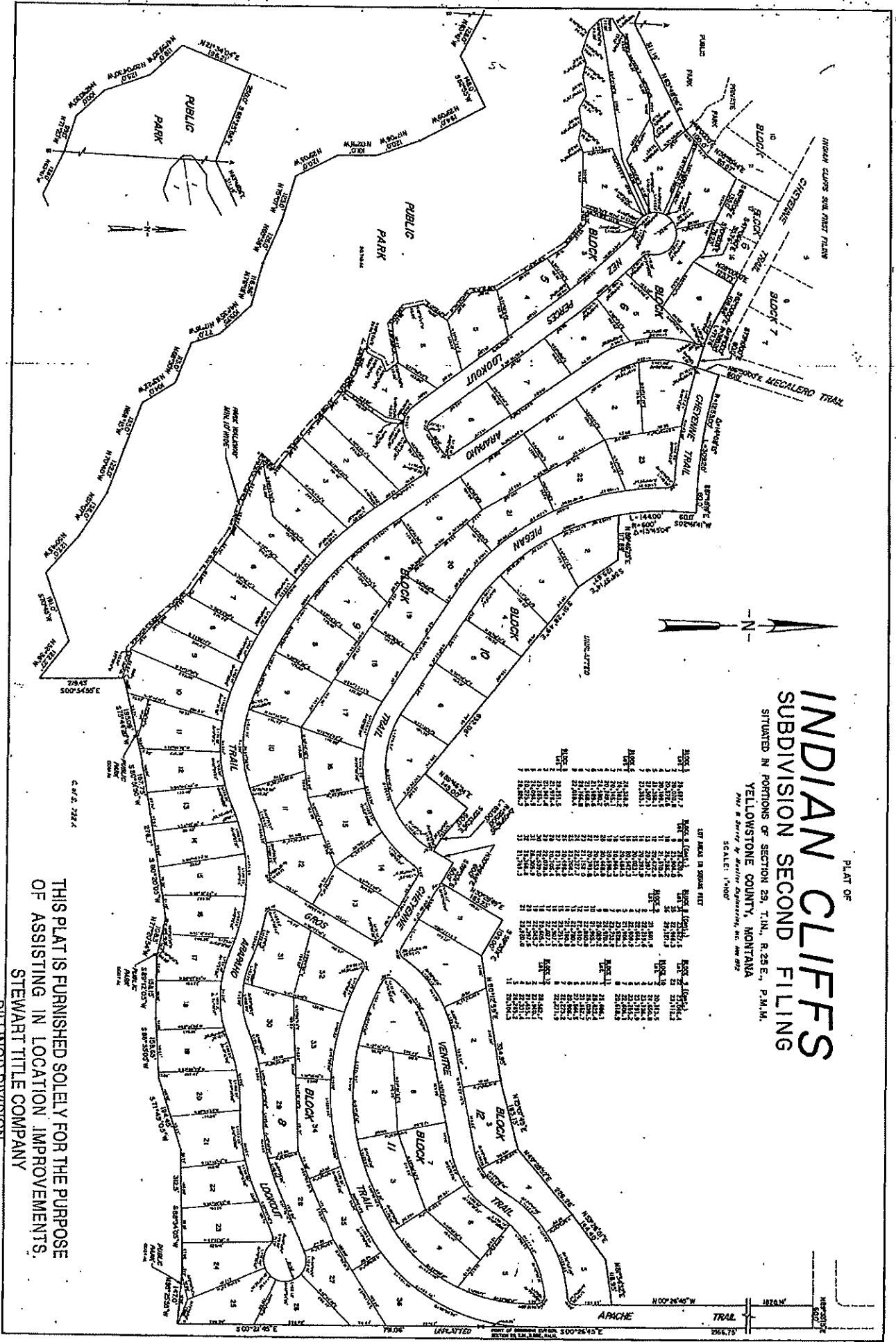
TO HAVE AND TO HOLD the said premises, with their appurtenances and unto the said **GRANTEE(S)**, as joint tenants with the right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named tenants forever. And the said **GRANTOR(S)** do/does hereby covenant to and with **GRANTEE(S)**, as the owner in fee simple of said premises; that they are free from all encumbrances except for taxes and assessments for current and subsequent years and will warrant and defend same from all lawful claims whatsoever.

SUBJECT TO:

1. All reservations, exceptions, covenants, conditions and restrictions of record and in patents from the United States or the State of Montana;
2. All existing easements, rights of way and restrictions apparent or of record;
3. Taxes and assessments for the current year and subsequent years;
4. All prior conveyances, leases or transfers of any interest in minerals, including oil, gas and other hydrocarbons; and
5. Building, use, zoning, sanitary, and environmental restrictions.
6. Subject to a reservation to artifacts and archeological finding and the right to prospect and explore for, and to mine, extract, and/or remove the same together with the use of such of the surface as may be necessary for said prospecting and exploration and carrying away the same, as reserved in Contract for Deed dated July 28, 1971 by and between Charles A. Zimmerman Jr., and Chloris G. Zimmerman and Ralph E. Hatch recorded July 30, 1971 in Book 943, under Document No. 887869.
7. The State Montana Department of Health and Environmental Sciences Certificate of Removal of Sanitary Restrictions filed January 8, 1974, under Document No. 951914.

GRANTOR(S) covenant with **GRANTEE(S)** that **GRANTOR(S)** are now seized in fee simple absolute of said premises; that **GRANTOR(S)** have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that **GRANTEE(S)** shall enjoy the same without any lawful disturbance; that **GRANTOR(S)** will, on demand, execute and deliver to **GRANTEE(S)**, at the expense of **GRANTORS**, any further assurance of the same that may be reasonably required; and, with the exceptions set forth above, that **GRANTOR(S)** warrant to **GRANTEE(S)** and will defend for him/her/ them all the said premises against every person lawfully claiming all or any interest in same.

922694



PLAT OF
INDIAN CLIFFS
 SUBDIVISION SECOND FILING

SITUATED IN PORTIONS OF SECTION 29, T.1N., R.25E., P.M.M.,
 YELLOWSTONE COUNTY, MONTANA
 AND A PART OF THE NEIGHBORING SEC. 28, 29, 30, 31,
 SCALE: 1"=100'

LOT AREA IN SQUARE FEET

Block	Lot	Area	Block	Lot	Area	Block	Lot	Area
Block 1	1	21,000.00	Block 2	1	21,000.00	Block 3	1	21,000.00
	2	21,000.00		2	21,000.00		2	21,000.00
	3	21,000.00		3	21,000.00		3	21,000.00
	4	21,000.00		4	21,000.00		4	21,000.00
	5	21,000.00		5	21,000.00		5	21,000.00
	6	21,000.00		6	21,000.00		6	21,000.00
	7	21,000.00		7	21,000.00		7	21,000.00
	8	21,000.00		8	21,000.00		8	21,000.00
	9	21,000.00		9	21,000.00		9	21,000.00
	10	21,000.00		10	21,000.00		10	21,000.00
Block 4	1	21,000.00	Block 5	1	21,000.00	Block 6	1	21,000.00
	2	21,000.00		2	21,000.00		2	21,000.00
	3	21,000.00		3	21,000.00		3	21,000.00
	4	21,000.00		4	21,000.00		4	21,000.00
	5	21,000.00		5	21,000.00		5	21,000.00
	6	21,000.00		6	21,000.00		6	21,000.00
	7	21,000.00		7	21,000.00		7	21,000.00
	8	21,000.00		8	21,000.00		8	21,000.00
	9	21,000.00		9	21,000.00		9	21,000.00
	10	21,000.00		10	21,000.00		10	21,000.00

THIS PLAT IS FURNISHED SOLELY FOR THE PURPOSE
 OF ASSISTING IN LOCATION IMPROVEMENTS.
 STEWART TITLE COMPANY
 BILLINGS DIVISION

AND ITS UNDERWRITER ASSUMES NO LIABILITY FOR
 VARIATIONS, IF ANY, IN DIMENSIONS AND LOCATION
 ASCERTAINED BY AN ACCURATE SURVEY.

INDIAN CLIFFS SUBDIVISION SECOND FILING

SITUATED IN PORTIONS OF SECTION 29, T.1N., R.25E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

Plat B Survey by Mueller Engineering, Inc. Nov 1972

CERTIFICATE OF SURVEY

Thomas Astle, Jr., RLS, Montana Registered Land Surveyor No. 2918-S, being first duly sworn, deposes and says that during the month of November 1972, a survey was made under his supervision of a tract of land to be known as INDIAN CLIFFS SUBDIVISION, SECOND FILING, in accordance with the request of the Owner thereof and in conformity with the provisions of Chapter 5, Title II-601 to II-616, Inclusive, Revised Codes of Montana of 1947, said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that iron pipe monuments of suitable size were set at all intersection points as indicated on the plat by a mark thus —|—; that the plat conforms with the work on the ground; that the gross area of the said platted tract is 86,067 acres and the net area is 70,844 acres.

Thomas Astle, Jr.
Thomas Astle, Jr., RLS, Mont. Reg. No. 2918-S

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 22 day of November, 1972.

Ronald J. Mueller
Notary Public in and for the State of Montana
Residing at Billings, Montana
My commission expires March 12, 1973

CONSENT TO PLATTING BY HOLDERS OF OPTION TO PURCHASE

The undersigned, Ralph E. Hetch and Ruby E. Hetch, husband and wife, hereby consent to the platting of the tract of land herein described and included in an option to purchase to the undersigned, and hereby release from said option to purchase all portions of the tract dedicated to the public.
IN WITNESS WHEREOF, the undersigned has caused this consent and release to be executed and acknowledged. This consent is made pursuant to Chapter 6, Title II-607 of the Revised Codes of Montana of 1947.

Ralph E. Hetch
Ruby E. Hetch

STATE OF MONTANA)
County of Yellowstone) ss.

On this 13th day of November, 1972, before me, a Notary Public in and for the State of Montana, personally appeared Ralph E. Hetch and Ruby E. Hetch, husband and wife, known to me to be the persons who signed the foregoing Consent to Platting by Option to Purchase, and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

Missian Datalovic
Notary Public in and for the State of Montana
Residing at Billings, Montana
My commission expires April 11, 1974

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss.

We hereby certify that we have examined the annexed plat of INDIAN CLIFFS SUBDIVISION, SECOND FILING, and the said plat conforms with the requirements of the laws of the State of Montana; that the requirements for park dedication have been met by agreement with the Billings-Yellowstone City-County Planning Board. It is therefore approved and accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of Yellowstone County, Montana, this 13th day of November, 1972.

SPANTRY RESTRICTIONS

Filed on DEC 11 1972
Document No. 922695

BOARD OF COUNTY COMMISSIONERS:

W. E. McClellan
Chairman
Neil Carlson
Commissioner
Merrill H. Kinzitt
Commissioner
County Clerk & Recorder
Arthur M. Smith
County Surveyor

CHECKED IN COUNTY SURVEYOR'S OFFICE
9 Nov. 21, 1972 BY OD.P.V.

STATE OF MONTANA)
County of Yellowstone) ss.

I hereby certify that the annexed plat of INDIAN CLIFFS SUBDIVISION, SECOND FILING was filed for record in my office on the 11 day of Nov, A.D. 19 72 at 4:40 o'clock P.M.

Merrill H. Kinzitt
County Clerk and Recorder

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Harold R. Zimmerman, a single man, and Charles A. Zimmerman, Jr. and Chioris G. Zimmerman, husband and wife, owners of the following described tract of land, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks, streets and public park as shown on the plat and the Certificate of Survey hereunto annexed, said tract being located in Section 29, T.1N., R.25E., P.M.M., Yellowstone County, Montana, and being more particularly described as follows, to wit:

Beginning a point which is the East quarter corner of Section 29, T.1N., R.25E., P.M.M.; thence from said point of beginning S00°21'45"E along the East line of said Section 29 a distance of 791.06 feet; thence N86°25'55"W a distance of 147.00 feet; thence S88°34'05"W a distance of 312.50 feet; thence S71°49'09"W a distance of 194.45 feet; thence S86°35'05"W a distance of 158.65 feet; thence S89°12'05"W a distance of 158.15 feet; thence N77°20'54"W a distance of 108.30 feet; thence S80°20'05"W a distance of 276.70 feet; thence S80°51'50"W a distance of 167.75 feet; thence S33°44'20"W a distance of 195.09 feet; thence S00°34'55"E a distance of 219.43 feet; thence N52°56'11"W a distance of 122.21 feet; thence S70°45'11"W a distance of 191.0 feet; thence N50°43'11"W a distance of 127.0 feet; thence N57°07'11"W a distance of 136.0 feet; thence N70°40'11"W a distance of 122.0 feet; thence N68°15'11"W a distance of 135.0 feet; thence N33°22'11"W a distance of 104.0 feet; thence N68°30'11"W a distance of 113.0 feet; thence N17°16'11"W a distance of 77.0 feet; thence N41°35'11"W a distance of 109.75 feet; thence N76°18'11"W a distance of 116.80 feet; thence N63°28'11"W a distance of 126.0 feet; thence N73°07'11"W a distance of 123.0 feet; thence N25°03'11"W a distance of 120.0 feet; thence N80°11'11"W a distance of 101.0 feet; thence N17°06'11"W a distance of 120.0 feet; thence N29°09'11"W a distance of 194.0 feet; thence S62°55'11"W a distance of 148.0 feet; thence N63°41'11"W a distance of 128.0 feet; thence N71°20'11"W a distance of 99.0 feet; thence N47°40'30"W a distance of 100.0 feet; thence N20°04'30"W a distance of 125.0 feet; thence N41°59'30"W a distance of 119.0 feet; thence N21°34'04"E a distance of 196.21 feet; thence S68°25'56"E a distance of 250.0 feet; thence N63°48'06"E a distance of 311.19 feet; thence N48°00"E a distance of 100.0 feet; thence N38°54'44"E a distance of 85.57 feet; thence S63°55'06"E a distance of 135.0 feet; thence S70°12'03"E a distance of 76.23 feet; thence S47°06'40"E a distance of 35.76 feet; thence N28°00"E a distance of 123.73 feet; thence S62°00"E a distance of 108.84 feet; thence along a curve to the left with a radius of 568.20 feet a distance of 71.76 feet; thence S73°10'E a distance of 60.0 feet; thence N16°50'E a distance of 60.0 feet; thence along a curve to the left with a radius of 1255.00 feet a distance of 309.20 feet; thence S87°18'19"E a distance of 60.0 feet; thence S02°41'41"W a distance of 60.0 feet; thence along a curve to the left with a radius of 600.00 feet a distance of 144.0 feet; thence N89°46'22"E a distance of 117.89 feet; thence S34°57'14"E a distance of 125.67 feet; thence S51°28'49"E a distance of 632.08 feet; thence N39°46'24"E a distance of 145.0 feet; thence S50°13'36"E a distance of 60.0 feet; thence along a curve to the left with a radius of 525.0 feet a distance of 85.0 feet; thence N30°29'49"E a distance of 60.0 feet; thence S59°30'11"E a distance of 60.0 feet; thence N30°29'49"E a distance of 185.23 feet; thence S59°30'11"E a distance of 109.0 feet; thence N80°12'59"E a distance of 334.95 feet; thence N70°42"E a distance of 183.15 feet; thence N49°28'52"E a distance of 226.26 feet; thence N53°26'51"E a distance of 144.0 feet; thence N41°54'32"E a distance of 118.93 feet; thence N00°26'45"W a distance of 1828.14 feet; thence N89°33'15"E a distance of 60.0 feet; thence S00°26'45"E a distance of 2166.75 feet along the East line of said Section 29 to the point of beginning, said tract to be known and designated as INDIAN CLIFFS SUBDIVISION, SECOND FILING and the lands included in all streets and public park as shown on the annexed plat are hereby granted and donated to the use of the public forever.

Made this 22 day of November, 1972.

Harold R. Zimmerman
Charles A. Zimmerman, Jr.
Chloris G. Zimmerman

STATE OF MONTANA)
County of Yellowstone) ss.

On this 13th day of November, 1972, before me, a Notary Public in and for the State of Montana, personally appeared Harold R. Zimmerman, a single man, and known to me to be the person who signed the foregoing Certificate of Dedication and who acknowledged to me that he executed the same. Witness my hand and seal, the day and year herein above written.

Missian Datalovic
Notary Public in and for the State of Montana
Residing at Billings, Montana
My commission expires April 11, 1974

STATE OF MONTANA)
County of Yellowstone) ss.

On this 13th day of November, 1972, before me, a Notary Public in and for the State of Montana, personally appeared Charles A. Zimmerman, Jr., and Chioris G. Zimmerman, husband and wife, and known to me to be the persons who signed the foregoing Certificate of Dedication and who acknowledged to me that they executed the same. Witness my hand and seal, the day and year herein above written.

Missian Datalovic
Notary Public in and for the State of Montana
Residing at Billings, Montana
My commission expires April 11, 1974

NOTICE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss.

This plat has been approved for filing by the Billings-Yellowstone City-County Planning Board and conforms to the recommendations of this Board.

Arthur M. Smith
County Surveyor
W. E. McClellan
Executive Secretary
November 27, 1972
Date

STATE OF MONTANA
DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
CERTIFICATE OF REMOVAL OF SANITARY RESTRICTION
(Section 69-5001 through 69-5005, R.C.M. 1947)

TO: County Clerk and Recorder
Yellowstone County
Billings, Montana

No. 56-73-1037
E.S. 73/571

THIS is to certify that the plans and supplemental information relating to individual water supply system and individual sewage disposal system for the subdivision known as Indian Cliffs Second Filing located in Yellowstone County, Montana have been reviewed by personnel of the Water Quality Bureau, and,

THAT the documents and data required by Section 69-5001 through 69-5005, R.C.M. 1947 and the rules of the Board of Health and Environmental Sciences made and promulgated pursuant thereto have been submitted and found to be in compliance therewith, and,

THAT the lot sizes as indicated on the plat filed with the county clerk and recorder will not be further altered, and,

THAT the individual water system will consist of a cistern constructed in accordance with the criteria established in MAC 16-2.14(10)-S14340 and will be located as indicated on typical plot plan, and,

THAT the individual sewage disposal system on Lot 9 of Block 6; Lots 32 through 36 of Block 8; Lots 1 through 6 and Lots 13 through 23 of Block 9; Lots 2 through 8 of Block 10; Lots 1 through 8 of Block 11; and Lots 1 through 5 and Lot 11 of Block 12 will consist of a septic tank and subsurface drainfield of such size and capacity as set forth in MAC 16-2.14(10)-S14340 and will be located as indicated on typical plot plan, and,

THAT each subsurface drainfield shall have a minimum absorption area of 250 square feet per bedroom, and,

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

THAT the individual sewage disposal system on Lots 1 through 7 of Block 6; Lot 1 and Lots 5 through 8 of Block 8; Lots 1 through 31 of Block 9; and Lots 7 through 12 of Block 10 will consist of an enclosed evapotranspiration system, and,

THAT each enclosed evapotranspiration system will have a minimum area of 2,800 square feet, and,

THAT the bottom of the enclosed evapotranspiration system shall be at least four feet above the water table, and,

THAT no sewage disposal system shall be constructed within 100 feet of any stream, lake, or watercourse, and,

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

THAT departure from any criteria set forth in MAC 16-2.14(10)-S14340 when erecting a structure and appurtenant facilities in said subdivision is grounds for injunction by the Board of Health and Environmental Sciences.

NOW, THEREFORE, the sanitary restriction imposed by said Section 69-5001 through 69-5005, R.C.M. 1947 upon said tract is hereby and herewith removed except from Lots 2, 3 and 4 of Block 6.

YOU ARE REQUESTED to record this removal of sanitary restriction by attaching the within certificate to the map or plat of said subdivision filed in your office as required by law.

DATED this 3rd day of January, 1974.

FOR THE DEPARTMENT OF HEALTH AND
ENVIRONMENTAL SCIENCES

D. G. Willens
D. G. Willens, P.E., Chief
Water Quality Bureau
Environmental Sciences Division

STATE OF MONTANA
COUNTY OF YELLOWSTONE

951914

State Bd. of Health

*Richard
H. General Sanitary Act
7 Salmon Cliffs Bld*

STATE OF MONTANA, }
County of Yellowstone, }
This instrument was filed in my office
this JAN 8 1974 of ...
at 2:55 o'clock P M
By LEE M. KLUNDT Deputy
County Clerk & Recorder

Super

DECLARATION OF RESTRICTIONS FOR
INDIAN CLIFFS SUBDIVISION - SECOND FILING

TO THE PUBLIC:

The undersigned, INDIAN CLIFFS COMPANY, a joint venture, being the owner of the real property hereafter described, does hereby declare to the public and to the future owners of the lands hereafter described that such lands are subject to the following restrictions and limitations:

I. All lots, except Lots 1 through 8 of Block 11, shall be used solely for one family residential dwelling purposes. Any two-bedroom dwelling erected on any lots shall have a ground floor area, exclusive of open porches and garages, of not less than 1,200 square feet, and any three-bedroom dwelling in said subdivision shall have a ground floor area, exclusive of open porches and garages, of not less than 1,300 square feet. All residences must have a double attached or detached garage, as a minimum requirement. Lots 1 through 8 of Block 11 may be used for multi-family dwellings or condominium type dwellings. Such multi-family or condominium type dwellings shall contain at least 800 square feet for one-bedroom dwellings, 1,000 square feet for two-bedroom dwellings, and 1,200 square feet for three-bedroom dwellings.

II. No building or other structure shall be located nearer the front line of the lot on which it is situated than 15 feet; no building or other structure shall be located nearer to any street than 15 feet; nor nearer than 5 feet to the side lot lines; no building or structure shall be located nearer to the face of the rimrock than 50 feet, except Lots 1 and 2, Block 6, and Lots 1, 2, 3, 4, and 5, Block 5, which shall be no nearer than 20 feet to the face of the rimrocks.

III. The keeping or maintaining of cattle, horses, swine, goats, sheep, fowl or other barnyard animals or livestock or poultry is prohibited.

IV. No noxious or offensive trade or activities shall be carried on upon any lots, nor shall anything be done thereupon which shall constitute an annoyance or a nuisance to the residential neighborhood.

V. No trailer, basement, tent, shack, garage, or barn in said subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

VI. Any building or structure erected in said subdivision shall be of new construction and no old building or structure shall be moved on to any lot in said subdivision. No structure or residence shall be more than one story in height. Exterior siding shall be wood or masonry, and its colors shall be subdued so that the structure will conform to the kind of terrain on which it shall be built.

VII. No signs, billboards, posters, or advertising devices shall be allowed on any lots save and except, however, signs that may be displayed to identify the occupants of a dwelling.

VIII. Wherever the natural land has been disturbed for construction, it shall be returned to its natural state as soon as reasonably possible, but not later than two (2) years from the start of construction. No trees shall be destroyed, defaced, or moved except as may be necessary for the construction of any structure.

IX. Any planted trees shall be of the evergreen variety only.

X. No motorcycles, motorbikes, minibikes, snowmobiles, campers, boats or any other type of motorized cycle or future recreational vehicles of similar type shall be driven over or through the subdivision and shall be kept enclosed under cover when not being transported.

XI. All private parks of the subdivision located on the face of the rimrocks shall be used solely as a walking path and not as picnic grounds or for the use of campfires.

XII. No off street parking except for visitors, nor on site abandoned vehicles shall be allowed in the subdivision.

XIII. The restrictions herein set forth shall run with and be appurtenant to the land hereafter described and bind the present owners and their successors and assigns, and any and all parties claiming by, through, or under them, shall be taken to hold, agree, and covenant with the owners of said lots, their heirs, devisees, trustees, and assigns, and with each of the owners of said lots, to conform to and observe said restrictions as to the use of said lots and the construction of improvements thereof, but no restrictions herein set forth shall be personally binding upon any corporation, person or persons, except in respect to breaches committed during its, his or their seisin of, or title to, said land, and the owners of any of the lots in said subdivision shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of, or to enforce observation of the restrictions above set forth, in addition to ordinary legal action for damages, and the failure of the present owners, or the owners of any of the lots in said subdivision to enforce the restrictions herein set forth at any time of any violation thereof, shall in no event be deemed to be a waiver of the right to do so.

XIV. The restrictions herein set forth shall run with the land and shall be binding on all parties and all persons claiming under them for a period of 99 years from the date these restrictions are recorded, unless an instrument signed by the owners of the majority of the lots has been recorded, agreeing to change said covenants in whole or in part. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

XV. The description of the properties subject to this Declaration are as follows:

Block 5 - Lots 1 through 7
Block 6 - Lots 1 through 9
Block 8 - Lots 1 through 36
Block 9 - Lots 1 through 23
Block 10 - Lots 2 through 8
Block 11 - Lots 1 through 8
Block 12 - Lots 1 through 5, plus Lot 11

All in INDIAN CLIFFS SUBDIVISION, Second Filing, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of Yellowstone County, Montana, and located in the County of Yellowstone, State of Montana.

XVI. There shall be no incineration or burning of garbage or trash or other waste or debris on any building site or on the common

use area. All garbage cans or containers shall be placed in a garbage so as not to be exposed to public view.

XVII. No livestock shall be maintained on any building site but this shall not be construed to preclude the maintenance on a building site of two (2) or less domestic pets.

XVIII. There shall be no HAM-Radio-type antennae installed on any of the above described lots.

XIX. There shall be no construction of tree houses on any of the above described lots.

XX. Except in an emergency situation when necessary for the preservation of life or property, the discharge of firearms within the boundaries of any building site or within the common use area is prohibited.

XXI. Water and sewage requirements:

1. The location of the individual water supply and sewage system for each lot must meet the requirements set by the Montana State Department of Health. They shall be a minimum of 50 feet apart. This location shall be shown on a facility plan drawing which shall be submitted to the State Board of Health.

2. No dwelling, shelter or building requiring water or sewage facilities shall be erected on the property unless all sanitary restrictions have been removed from the property.

3. The construction of the individual water supply and sewage system for each lot must meet the requirements set by the Montana State Board of Health. An individual water supply cistern shall be constructed of equal or better than specifications of the Montana State Board of Health. The sewage system shall be an Evapo-transpiration type system or standard 1,000 gallon type with drain field as required by the State Board of Health. No water wells shall be used or drilled on any lot.

INDIAN CLEFFS COMPANY, a Joint Venture

By 

By 

By 

PARTNERS

STATE OF MONTANA)
 : ss.
County of Yellowstone)

On this 22 day of February, 1973, before me, the undersigned, a Notary Public for the State of Montana, personally appeared RALPH E. HATCH, MORRIS CAMRUD, and WILLIAM B. EVANS, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

William Daterlaus
Notary Public for the State of Montana.
Residing at Billings, Montana.
My Commission expires: Sept 11, 1974

931509

Judson *Cliff Co*

Restoration

R. Judson *Cliff Co*

STATE OF MONTANA, } ss.
County of Yellowstone, }

I hereby certify that the within in-
strument was filed in my office for
record on this 12

day of April 1913
at 1:51 o'clock P.M., and is
duly recorded in Book 99 of

at Page 213

Witness my hand and official seal
this 12 day of April 1913
SEANELL H. KLONDT
County Clerk & Recorder

Seal Deputy

1 *Kind to the best*
...

STATE OF MONTANA
COUNTY OF YELLOWSTONE
CLIFF COUNTY

AMENDMENT TO DECLARATION OF RESTRICTIONS FOR
INDIAN CLIFFS SUBDIVISION - SECOND FILING

TO THE PUBLIC:

Delete Paragraph VI from the above stated Declaration of Restrictions and substitute the following:

6. Any building or structure erected in said subdivision shall be of new construction and no old building or structure shall be moved on to any lot in said subdivision. No structure or residence shall be more than two stories in height. Exterior siding shall be wood or masonry, and its colors shall be subdued so that the structure will conform to the kind of terrain on which it shall be built.

INDIAN CLIFFS COMPANY, a Co-partnership

By Morris Camrud
Morris Camrud, Attorney-in-fact

STATE OF MONTANA)
County of Yellowstone) ss.

On this 16th day of May, in the year 1977, before me, the undersigned, a Notary Public for the State of Montana, appeared MORRIS CAMRUD, known to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of Indian Cliffs Company, the partnership that executed the within instrument and acknowledged to me that he subscribed the name of Indian Cliffs Company thereto as principal and his own name as attorney-in-fact, and further acknowledged to me that such partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Pauline K. Carlson
Notary Public for the State of Montana
Residing at Billings, Montana
My Commission expires April 20, 1978

SEAL

1050836

AMENDMENT TO DECLARATION OF
RESTRICTIONS FOR INDIAN CLIFFS
SUBDIVISION - SECOND FILING

Indian Cliffs Company

TO

The Public

Dated: May 10, 1977

Order No. _____
STATE OF MONTANA, } ss.
County of Yellowstone, }

I hereby certify that the within in-
strument was filed in my office for
record on this 11th

day of May 1977

at 2:05 o'clock P. M., and is

duly recorded in Book 1149

Page 96

Witness my hand and official seal

MEANILE H. KLUND

County Clerk & Recorder

By *J. Sullivan* Deputy

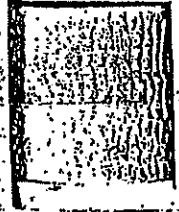
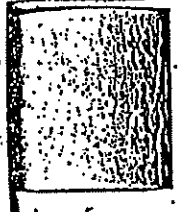
FEES: _____ Pd. by Check

RETURN TO: _____

Real Estate Mart, Inc.

2029 Grand Avenue

Billings, Montana 59102



AMENDMENT TO DECLARATIONS OF RESTRICTIONS FOR
INDIAN CLIFFS SUBDIVISION - Second Filing

Dated November 11, 1994

TO THE PUBLIC

The undersigned, being owners of more than fifty percent (50%) of the total number of lots in the Indian Cliffs Subdivision, Second Filing, according to the official plat on file and of record in the office of the Clerk and Recorder of Yellowstone County, Montana, do hereby delete Paragraph VI, as amended May 11, 1977, from the recorded Declaration of Restrictions of Indian Cliffs Subdivision, Second Filing, and do hereby substitute the following:

VI Any building or structure erected in said subdivision shall be of new construction and no old building or structure shall be moved onto any lot in said subdivision. No structure or residence shall be more than two stories in height. Colors of exterior shall be subdued to conform to the terrain on which built.

THE UNDERSIGNED:

Block 5	Lot 1 _____	Lot 2 _____	Lot 3 _____	Lot 4 _____	Lot 5 _____	Lot 6 _____
	Lot 7 _____					
Block 6	Lot 1 _____	Lot 2 _____	Lot 3 _____			
	Lot 4 _____	Lot 5 _____	Lot 6 _____			
	Lot 7 _____	Lot 8 _____				
Block 8	Lot 1 _____	Lot 2 _____	Lot 3 _____	Lot 4 _____	Lot 5 _____	Lot 6 _____
	Lot 7 _____	Lot 8 _____	Lot 9 _____	Lot 10 _____	Lot 11 _____	Lot 12 _____
	Lot 13 _____	Lot 14 _____	Lot 15 _____	Lot 16 _____	Lot 17 _____	Lot 18 _____
	Lot 19 _____	Lot 20 _____	Lot 21 _____	Lot 22 _____	Lot 23 _____	Lot 24 _____
	Lot 25 _____	Lot 26 _____	Lot 27 _____	Lot 28 _____	Lot 29 _____	Lot 30 _____
	Lot 31 _____	Lot 32 _____	Lot 33 _____	Lot 34 _____	Lot 35 _____	Lot 36 _____
Block 9	Lot 1 _____	Lot 2 _____	Lot 3 _____	Lot 4 _____	Lot 5 _____	Lot 6 _____
	Lot 7 _____	Lot 8 _____	Lot 9 _____	Lot 10 _____	Lot 11 _____	Lot 12 _____
	Lot 13 _____	Lot 14 _____	Lot 15 _____	Lot 16 _____	Lot 17 _____	Lot 18 _____
	Lot 19 _____	Lot 20 _____	Lot 21 _____	Lot 22 _____	Lot 23 _____	Lot 24 _____
Block 10	Lot 1 _____	Lot 2 _____	Lot 3 _____	Lot 4 _____	Lot 5 _____	Lot 6 _____
	Lot 7 _____	Lot 8 _____	Lot 9 _____	Lot 10 _____	Lot 11 _____	Lot 12 _____
Block 11	Lot 1 _____	Lot 2 _____	Lot 3 _____	Lot 4 _____	Lot 5 _____	Lot 6 _____
	Lot 7 _____	Lot 8 _____	Lot 9 _____	Lot 10 _____	Lot 11 _____	Lot 12 _____
Block 12	Lot 1 _____	Lot 2 _____	Lot 3 _____	Lot 4 _____	Lot 5 _____	Lot 6 _____
	Lot 7 _____	Lot 8 _____	Lot 9 _____	Lot 10 _____	Lot 11 _____	Lot 12 _____

STATE OF MONTANA)
 : ss.
County of Yellowstone)

On this 11th day of November, 1994, before me, the undersigned, a Notary Public for the State of Montana, personally appeared MORRIS CAMRUD, a partner of INDIAN CLIFFS COMPANY, A Co-Partnership, known to me to be the person whose name is subscribed, with others, to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my seal the day and year in this certificate first above written.



Margaret L. Jarrett
Notary Public for the State of
Montana, residing at Billings,
Montana.
My commission expires 10-27-95

1764940

AMENDMENT TO DECLARATIONS OF
RESTRICTIONS FOR INDIAN CLIFFS SUB,
SECOND FILING
MORRIS CAMRUD

TO

RE: AMENDMENT TO DECLARATIONS OF
RESTRICTIONS FOR INDIAN CLIFFS
SUBDIVISION, SECOND FILING

Dated: NOVEMBER 11, 1994

Order No.

STATE OF MONTANA)
) : ss.
County of Yellowstone)

I hereby certify that the within
instrument was filed in my office for
record on this 23RD day of NOVEMBER
1994, at 12:29 o'clock A.M.

Witness my hand and official seal
MERRILL H. KLUNDI
County Clerk and Recorder

By Merrill Klundi Deputy
Fee \$6.00 Paid by Check

RETURN TO:
INDIAN CLIFFS
P.O. BOX 20894
BILLINGS, MT 59104
ATTN: MORRIS CAMRUD

NS

