

28A GATEWAY DRIVE



# WATER RIGHTS & SEPTIC PERMIT

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**Lot 25**

GEO: 32-0813-25-1-01-25-0000

TAX ID: 0001020083

**Lot 26**

GEO: 32-0813-25-1-01-26-0000

TAX ID: 0001020083

**Lot 27**

GEO: 32-0813-25-1-01-27-0000

TAX ID: 0001020308

Water right#43QJ 30069568 (Lawn & Garden) (Yellowstone River- diversion-pump)

Water right#43QJ 215125-00 (Irrigation) (Huntley Creek- diversion-headgate)

**Lot 28 (House)**

GEO: 32-0813-25-1-01-28-0000

TAX ID: 0001020083

Water right#43QJ 30069568 (Lawn & Garden) (Yellowstone River- diversion-pump)

Water right#43QJ 215125-00 (Irrigation) (Huntley Creek- diversion-headgate)

Water right#43QJ 30151903 (Domestic, Lawn & Garden) Source: Groundwater

**Lot 29A**

GEO: 32-0814-30-2-01-29-0000

TAX ID: 0001020083

Water right#43C 215126-00 (Irrigation) (Stillwater- diversion-headgate)

**Lot 31A**

GEO: 32-0814-30-2-01-31-0000

TAX ID: 0001020083

Water right#43C 215126-00 (Irrigation) (Stillwater- diversion-headgate)

**LOTS 5 & 6**

GEO: 32-0814-30-2-01-50-0000

TAX ID: 0001020264

Water right#43C 215126-00 (Irrigation) (*Stillwater- diversion-headgate*)

Water right#43QJ 197460-00 (stock) (*Yellowstone River- Livestock direct from source*)

STATE OF MONTANA  
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION  
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601

## GENERAL ABSTRACT

Water Right Number: 43QJ 30151903 GROUND WATER CERTIFICATE  
Version: 1 -- ORIGINAL RIGHT

Version Status: ACTIVE

Owners: TONI ANDERSON  
PO BOX 906  
COLUMBUS, MT 59019

RORY ANDERSON  
PO BOX 906  
COLUMBUS, MT 59019

Priority Date: APRIL 6, 2021 at 08:02 A.M.

Enforceable Priority Date: APRIL 6, 2021 at 08:02 A.M.

Purpose (use): DOMESTIC  
LAWN AND GARDEN

Maximum Flow Rate: 15.00 GPM

Maximum Volume: 6.00 AC-FT

Maximum Acres: 2.00

Source Name: GROUNDWATER

Source Type: GROUNDWATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		SENENE	25	2S	19E	STILLWATER

Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: WELL

Subdivision: RIVER VIEW ACRES TRACT/LOT: 28

Well Depth: 30.00 FEET

Static Water Level: 13.00 FEET

Casing Diameter: 6.63 INCHES

Purpose (Use): DOMESTIC

Households: 1

Volume: 1.00 AC-FT

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1			SENENE	25	2S	19E	STILLWATER

Subdivision: RIVER VIEW ACRES TRACT/LOT 28

Purpose (Use): LAWN AND GARDEN

Volume: 5.00 AC-FT

Period of Use: APRIL 1 to OCTOBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1	2.00		SENENE	25	2S	19E	STILLWATER

Subdivision: RIVER VIEW ACRES TRACT/LOT 28

Total: 2.00

Geocodes/Valid: 32-0813-25-1-01-28-0000 - Y

STATE OF MONTANA  
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION  
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601  
**GENERAL ABSTRACT**

Water Right Number: 43QJ 197460-00 STATEMENT OF CLAIM  
Version: 1 -- ORIGINAL RIGHT

Version Status: ACTIVE

Owners: ANDERSON, TONI M LIVING TRUST  
3605 2ND AVE E  
WILLISTON, ND 58802  
  
JAMES E EDWARDS  
22 SWEET MEDICINE WAY  
FISHTAIL, MT 59028

Priority Date: SEPTEMBER 17, 1896

Enforceable Priority Date: SEPTEMBER 17, 1896

Type of Historical Right: USE

Purpose (use): STOCK

Maximum Flow Rate:

Maximum Volume: THIS WATER RIGHT INCLUDES THE AMOUNT OF WATER CONSUMPTIVELY USED FOR STOCKWATERING PURPOSES AT THE RATE OF 30 GALLONS PER DAY PER ANIMAL UNIT. ANIMAL UNITS SHALL BE BASED ON REASONABLE CARRYING CAPACITY AND HISTORICAL USE OF THE AREA SERVICED BY THIS WATER SOURCE.

Source Name: YELLOWSTONE RIVER

Source Type: SURFACE WATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		NE	29	2S	20E	STILLWATER

Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: LIVESTOCK DIRECT FROM SOURCE

2		N2	30	2S	20E	STILLWATER
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Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: LIVESTOCK DIRECT FROM SOURCE

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1			NE	29	2S	20E	STILLWATER
2			N2	30	2S	20E	STILLWATER

Geocodes/Valid: 32-0814-30-1-01-22-0000 - Y 32-0814-30-1-01-24-0000 - Y  
32-0814-30-1-01-26-0000 - Y 32-0814-30-1-01-28-0000 - Y  
32-0814-30-1-01-30-0000 - Y 32-0814-30-1-01-32-0000 - Y  
32-0814-30-1-01-34-0000 - Y 32-0814-30-2-01-50-0000 - Y

Remarks:

STARTING IN 2008, PERIOD OF DIVERSION WAS ADDED TO MOST CLAIM ABSTRACTS, INCLUDING THIS ONE.

OWNERSHIP UPDATE RECEIVED

OWNERSHIP UPDATE TYPE DOR # 127318 RECEIVED 10/16/2014.



STATE OF MONTANA  
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION  
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601

## GENERAL ABSTRACT

Water Right Number: 43QJ 30069568 PROVISIONAL PERMIT  
Version: 1 -- ORIGINAL RIGHT

Version Status: ACTIVE

Owners: ANDERSON, TONI M LIVING TRUST  
3605 2ND AVE E  
WILLISTON, ND 58802

Priority Date: MAY 27, 2014 at 11:56 A.M.

Enforceable Priority Date: MAY 27, 2014 at 11:56 A.M.

Purpose (use): LAWN AND GARDEN

Maximum Flow Rate: 6.00 GPM

Maximum Volume: 2.50 AC-FT

Maximum Acres: 1.00

Source Name: YELLOWSTONE RIVER

Source Type: SURFACE WATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		SENENE	25	2S	19E	STILLWATER

Period of Diversion: JUNE 1 TO OCTOBER 1

Flow Rate: 6.00 GPM

Diversion Means: PUMP

Subdivision: RIVER VIEW ACRES TRACT/LOT: 28

Purpose (Use): LAWN AND GARDEN

Climatic Area: 2 - MODERATELY HIGH

Volume: 2.50 AC-FT

Period of Use: JUNE 1 to OCTOBER 1

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1	1.00		SENENE	25	2S	19E	STILLWATER

Total: 1.00

THE PLACE OF USE IS RIVER VIEW ACRES LOTS 27 AND 28.

Geocodes/Valid: 32-0813-25-1-01-27-0000 - Y 32-0813-25-1-01-28-0000 - Y

Remarks:

OWNERSHIP UPDATE RECEIVED

OWNERSHIP UPDATE TYPE DOR # 127318 RECEIVED 10/16/2014.

STATE OF MONTANA  
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION  
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601  
**GENERAL ABSTRACT**

Water Right Number: 43C 215126-00 STATEMENT OF CLAIM  
Version: 1 -- ORIGINAL RIGHT  
Version Status: ACTIVE  
Late Claim: B

Owners: ANDERSON, TONI M LIVING TRUST  
3605 2ND AVE E  
WILLISTON, ND 58802  
  
JAMES O NELSON  
PO BOX 592  
COLUMBUS, MT 59019-0592  
  
DANA A NELSON  
PO BOX 592  
COLUMBUS, MT 59019-0592  
  
CONSTANCE K SMITH  
28 GATEWAY DRIVE  
COLUMBUS, MT 59019-7340  
  
ROBERT M SMITH  
28 GATEWAY DRIVE  
COLUMBUS, MT 59019-7340

Priority Date: APRIL 15, 1895

Enforceable Priority Date: JUNE 30, 1973

CLAIM FILED LATE 06/21/96 . AS MANDATED BY SECTION 85-2-221(3), MCA, THIS CLAIM IS SUBORDINATE, AND THEREFORE JUNIOR, TO ALL INDIAN AND FEDERAL RESERVED WATER RIGHTS AND ALL VALID TIMELY FILED CLAIMS BASED ON STATE LAW.

Type of Historical Right: FILED

Purpose (use): IRRIGATION

Irrigation Type: FLOOD

Maximum Flow Rate: 318.65 GPM

Maximum Volume:

Climatic Area: 2 - MODERATELY HIGH

Maximum Acres: 19.00

Source Name: STILLWATER RIVER

Source Type: SURFACE WATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		SWSWNW	32	2S	20E	STILLWATER

Period of Diversion: APRIL 1 TO OCTOBER 31

Diversion Means: HEADGATE

Period of Use: APRIL 1 to OCTOBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1	18.00		S2NW	30	2S	20E	STILLWATER
2	1.00		SENE	25	2S	19E	STILLWATER
Total:	19.00						

Geocodes/Valid: 32-0814-30-1-01-22-0000 - Y 32-0814-30-1-01-24-0000 - Y  
32-0814-30-2-01-29-0000 - Y 32-0814-30-2-01-30-0000 - Y  
32-0814-30-2-01-31-0000 - Y 32-0814-30-2-01-32-0000 - Y  
32-0814-30-2-01-50-0000 - Y

Remarks:

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**Remarks:**

THE WATER RIGHTS FOLLOWING THIS STATEMENT ARE SUPPLEMENTAL WHICH MEANS THE RIGHTS HAVE OVERLAPPING PLACES OF USE. THE RIGHTS CAN BE COMBINED TO IRRIGATE ONLY OVERLAPPING PARCELS. EACH RIGHT IS LIMITED TO THE FLOW RATE AND PLACE OF USE OF THAT INDIVIDUAL RIGHT. THE SUM TOTAL VOLUME OF THESE WATER RIGHTS SHALL NOT EXCEED THE AMOUNT PUT TO HISTORICAL AND BENEFICIAL USE.

215125-00 215126-00

STARTING IN 2008, PERIOD OF DIVERSION WAS ADDED TO MOST CLAIM ABSTRACTS, INCLUDING THIS ONE.

THIS APPROPRIATION OF WATER TAKES WATER FROM THE STILLWATER RIVER DRAINAGE (BASIN 43C) AND USES IT IN THE YELLOWSTONE RIVER DRAINAGE (BASIN 43QJ). ANY OBJECTION TO THIS RIGHT MAY BE FILED DURING THE OBJECTION PERIODS FOR EITHER THE POINT OF DIVERSION OR PLACE OF USE BASIN.

**OWNERSHIP UPDATE RECEIVED**

OWNERSHIP UPDATE TYPE 608 # 70327 RECEIVED 02/08/2010.

OWNERSHIP UPDATE TYPE DOR # 91373 RECEIVED 07/19/2011.

OWNERSHIP UPDATE TYPE DOR # 127318 RECEIVED 10/16/2014.

CLAIM WAS NOT INCLUDED IN THE BASIN 43C TEMPORARY PRELIMINARY DECREE ISSUED 11/07/85.

CLAIM FILED LATE 06/21/96 . IN ADDITION TO BEING SUBORDINATE TO ALL INDIAN AND FEDERAL RESERVED WATER RIGHTS AND ALL VALID TIMELY FILED CLAIMS BASED ON STATE LAW, THIS RIGHT MAY ALSO BE SUBORDINATE TO CERTAIN PERMITS AND RESERVATIONS OF WATER. SEE SECTION 85-2-221 MCA.



STATE OF MONTANA  
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION  
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601  
**GENERAL ABSTRACT**

Water Right Number: 43QJ 215125-00 STATEMENT OF CLAIM  
Version: 1 -- ORIGINAL RIGHT  
Version Status: ACTIVE  
Late Claim: B

Owners: JAMES O NELSON  
PO BOX 592  
COLUMBUS, MT 59019-0592  
  
ROBERT M SMITH  
28 GATEWAY DRIVE  
COLUMBUS, MT 59019-7340  
  
ANDERSON, TONI M LIVING TRUST  
3605 2ND AVE E  
WILLISTON, ND 58802  
  
CONSTANCE K SMITH  
28 GATEWAY DRIVE  
COLUMBUS, MT 59019-7340  
  
DANA A NELSON  
PO BOX 592  
COLUMBUS, MT 59019-0592

Priority Date: JULY 1, 1925

Enforceable Priority Date: JUNE 30, 1973

CLAIM FILED LATE 06/21/96 . AS MANDATED BY SECTION 85-2-221(3), MCA, THIS CLAIM IS SUBORDINATE, AND THEREFORE JUNIOR, TO ALL INDIAN AND FEDERAL RESERVED WATER RIGHTS AND ALL VALID TIMELY FILED CLAIMS BASED ON STATE LAW.

Type of Historical Right: USE

Purpose (use): IRRIGATION

Irrigation Type: FLOOD

Maximum Flow Rate: 269.28 GPM

Maximum Volume:

Climatic Area: 2 - MODERATELY HIGH

Maximum Acres: 16.00

Source Name: HUNTLEY CREEK

Source Type: SURFACE WATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		NWSWSW	30	2S	20E	STILLWATER

Period of Diversion: APRIL 1 TO OCTOBER 31

Diversion Means: HEADGATE

Ditch Name: HEICKSEN DITCH

DITCH NAME: HEICKSEN DITCH

Period of Use: APRIL 1 to OCTOBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1	13.00		S2NW	30	2S	20E	STILLWATER
2	1.00		SENE	25	2S	19E	STILLWATER
3	1.00		NWNESW	30	2S	20E	STILLWATER
4	1.00		NENWSW	30	2S	20E	STILLWATER
Total:	16.00						

Geocodes/Valid: 32-0813-25-1-01-27-0000 - Y 32-0813-25-1-01-28-0000 - Y  
32-0814-30-2-01-30-0000 - Y 32-0814-30-2-01-32-0000 - Y

Remarks:

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**Remarks:**

THE WATER RIGHTS FOLLOWING THIS STATEMENT ARE SUPPLEMENTAL WHICH MEANS THE RIGHTS HAVE OVERLAPPING PLACES OF USE. THE RIGHTS CAN BE COMBINED TO IRRIGATE ONLY OVERLAPPING PARCELS. EACH RIGHT IS LIMITED TO THE FLOW RATE AND PLACE OF USE OF THAT INDIVIDUAL RIGHT. THE SUM TOTAL VOLUME OF THESE WATER RIGHTS SHALL NOT EXCEED THE AMOUNT PUT TO HISTORICAL AND BENEFICIAL USE.

215125-00 215126-00

THE PLACE OF USE WAS AMENDED BY THE WATER COURT PURSUANT TO SECTION 85-2-233(6), MCA. STARTING IN 2008, PERIOD OF DIVERSION WAS ADDED TO MOST CLAIM ABSTRACTS, INCLUDING THIS ONE.

**OWNERSHIP UPDATE RECEIVED**

OWNERSHIP UPDATE TYPE 608 # 70327 RECEIVED 02/08/2010.

OWNERSHIP UPDATE TYPE DOR # 91373 RECEIVED 07/19/2011.

OWNERSHIP UPDATE TYPE DOR # 127318 RECEIVED 10/16/2014.

CLAIM WAS NOT INCLUDED IN THE BASIN 43QJ PRELIMINARY DECREE ISSUED 07/23/85.

CLAIM FILED LATE 06/21/96 . IN ADDITION TO BEING SUBORDINATE TO ALL INDIAN AND FEDERAL RESERVED WATER RIGHTS AND ALL VALID TIMELY FILED CLAIMS BASED ON STATE LAW, THIS RIGHT MAY ALSO BE SUBORDINATE TO CERTAIN PERMITS AND RESERVATIONS OF WATER. SEE SECTION 85-2-221 MCA.



**COPY**

**Stillwater County  
On-site Wastewater Treatment System  
Permit**

***Permit to Install, Extend or Repair an on-site wastewater treatment system. The on-site wastewater treatment system shall be inspected and approved by the local sanitarian before covering. The on-site wastewater treatment system shall be installed in accordance with State and local Board of Health regulations.***

This permit is issued to

**Alex Dixon**

Property Owner

of

**28A Gateway Lane**

**Columbus, MT 59019**

Mailing Address

To install **On-site wastewater treatment systems serving a four bedroom single family residence Septic system to consist of a 1500 gallon septic tank and three 80 ft laterals 240 lineal feet, the drainfield is approved as a standard absorption trench and three 80 ft laterals of 22 inch Gravelless chambers a total of 240 lineal ft.**

on **11.50 Acre** located on

**Tract #28 Riverview Acres**

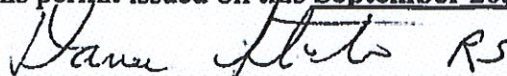
<b><u>2S</u></b>	<b><u>20E</u></b>	<b><u>30</u></b>
Township	Range	Section

The on-site wastewater treatment system shall be install accordingly to the follow conditions:

- 1) **Must be inspected by a local sanitarian before backfilling.**
- 2) **Septic system approved for a four bedroom single family residence.**
- 3) **The septic system shall consist of a 1500 gallon septic tank, and a subsurface drainfield.**
- 4) **The septic tank shall have an effluent filter installed on the discharge outlet.**
- 5) **Drainfield shall consist of three 80 ft. laterals standard absorption trench.**
- 6) **Or three 80 ft laterals of 22 inch gravelless absorption chambers.**
- 7) **A distribution box is required.**
- 8) **Bottom of the drainfield trenches shall be at least four feet above bedrock.**
- 9) **Bottom of the drainfield trenches shall be at least four feet above seasonal high groundwater table.**

***This permit is being issued under the conditions set forth in the permit application and/or subsequent conditions herewith attached. The approval of this permit has been based on the information submitted and is not valid if that material contains any substantive errors, inaccuracies, or misrepresentations, or if any substantive changes from the proposed application are made.***

This permit issued on this **September 20, 2002.**

  
Sanitarian

Stillwater County Licensed Installer

**\*Permit valid for 2 years from date of permit.**



STILLWATER COUNTY  
SEWAGE DISPOSAL  
INSTALLATION INSPECTION

Permit No. 02-72

Name of Property Owner: Alex Dixon  
Date of Inspection: 11/8/02  
Legal Description: Township 2S Range 20E Section 30  
Rural Address: Tract 28 River View Tract

Water Supply: Well ☒ Cistern ☐ Spring ☐

DISPOSAL SYSTEM

Type of Disposal System: Sub Surface Standard  
Septic Tank Size & Material: 1500 gal  
Length of Drainfield Lines: 3 (80 FT)  
Depth of Drainfield Trench at deepest point: 3 FT  
Width of Drainfield Trench: 2 FT  
Size of Gravel used in Trench: 1 1/2  
Diameter of Drainfield Pipe: 4"  
Distance between Drainfield Lines: 9 FT  
Distribution Box used? yes

Filter Media ☒ Straw ☐

REQUIRED DISTANCES

Distance from Septic Tank to Foundation: 60 FT  
Distance from Septic Tank to Well: 60 FT  
Distance from Septic Tank to Property Line: -  
Distance from Drainfield to Well: 100 FT  
Distance from Drainfield to Cistern: -  
Distance from Drainfield to Septic Tank: 60 FT  
Distance from Drainfield to 25%+ Slope: -  
Distance from Drainfield to Surface Water: 150 FT  
Distance from Drainfield to Property Line: -

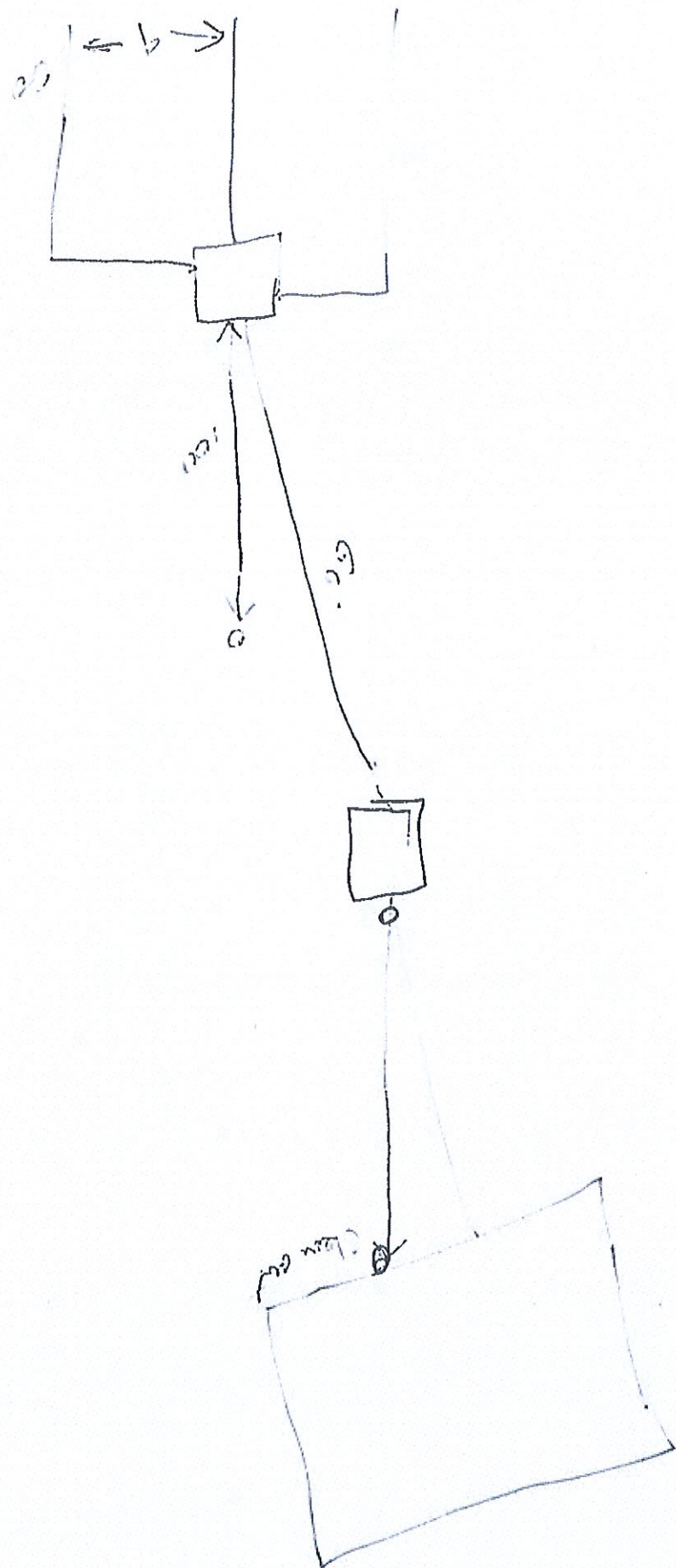
Has System been installed to conform with Non-Degradation Requirements? yes

APPROVED ☒ NOT APPROVED ☐

Inspector: Dana Platte

SKETCH ON BACK → → →





Alex Dixon  
28A Gateway Lane

