



**FIRST  
MONTANA  
TITLE**



## PROPERTY PROFILE

5125 Lewie Way, Shepherd, MT 59079

Amber Uhren

Realty Billings

PHONE #406-670-1942

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PROPERTY PROFILE PREPARED FOR YOU BY:

TRINA MAURER

TRINA@FIRSTMONTANATITLE.COM

406.869.9676



This information is furnished without charge, liability, or obligation by First Montana Title Company of Billings in conformance with the rules established by Montana Insurance Commissioner.

DATE: April 2, 2024

PROPERTY PROFILE

RECORD OWNER: T and V Paerik Family Trust

ADDRESS: 5125 Lewie Way, Shepherd, MT 59079

TRUST INDENTURES/MORTGAGES/CONTRACTS: See Attached.

TAX INFORMATION: C14046. See Attached.

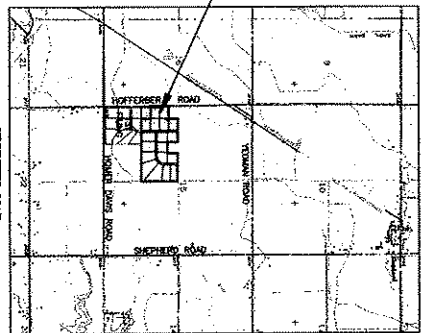
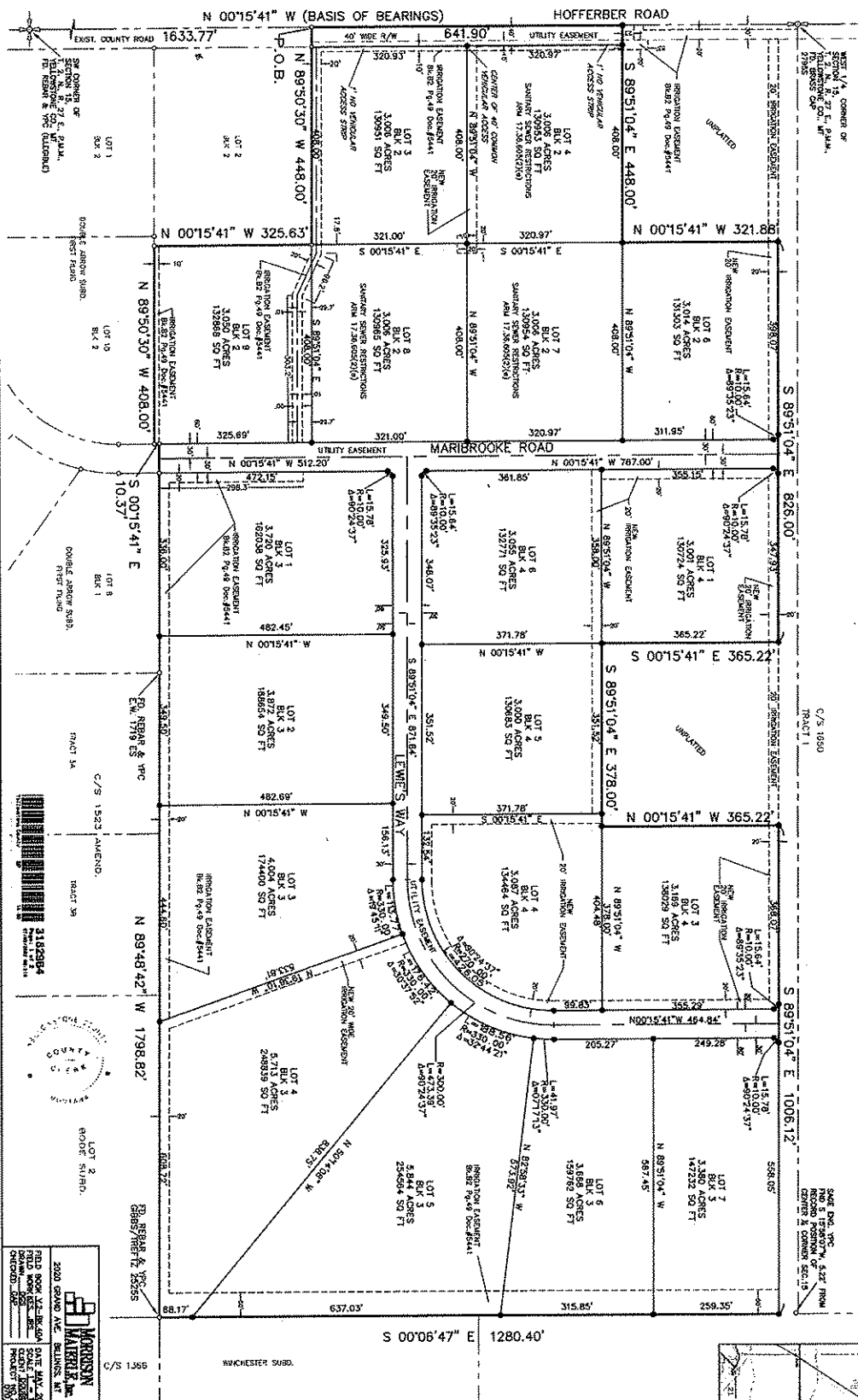
RESTRICTIONS: See Attached.

LEGAL DESCRIPTION:

Lot 3, Block 4, Double Arrow Ranch Subdivision, Second Filing, Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of said County, under Document No. 3182964.

# PLAT OF DOUBLE ARROW RANCH SUBDIVISION SECOND FILING

LOCATED IN THE N<sup>1</sup>/<sub>2</sub>S<sup>1</sup>/<sub>2</sub>W<sup>1</sup>/<sub>4</sub> OF SECTION 15  
T.2N., R.27E., P.M.M.,  
YELLOWSTONE COUNTY, MONTANA  
MAY, 2002



<b>PLAT NAME</b> DOUBLE ARROW RANCH SUBDIVISION SECOND FILING	
<b>DATE</b> MAY 2002	
<b>SCALE</b> 1/4" = 100'	
<b>PROJECT NO.</b> 000202	
<b>PROJECT NAME</b> YELLOWSTONE COUNTY	
<b>PLAT NO.</b> 2002	
<b>SECTION</b> 15	
<b>TOWNSHIP</b> 27 E	
<b>RANGE</b> 2 N	
<b>COUNTY</b> YELLOWSTONE	

**LEGEND**

- SET "X" MARK WITH ALUMINUM CAP MARKED MONROE-MARKET INC. BEARS
- FOUND & REBAR WITH YELLOW PLASTIC CAP NOTED SET OF FOUND IN PREVIOUS SURVEY OF DOUBLE ARROW RANCH SUBDIVISION
- FOUND
- ▽ YELLOW PLASTIC CAP

**NOTES**

- 1) CASH EQUIVALENT TO BE PAID IN USD
- 2) IF FOUND IN PREVIOUS SURVEY, SET OF FOUND IN PREVIOUS SURVEY
- 3) IF FOUND IN PREVIOUS SURVEY, SET OF FOUND IN PREVIOUS SURVEY









**SUBDIVISION IMPROVEMENTS AGREEMENT**

**DOUBLE ARROW RANCH, 2nd FILING**

**THIS AGREEMENT**, made and entered into this 2<sup>nd</sup> day of July 2002 by and between,

**DOUBLE ARROW INVESTMENTS, INCORPORATED,**  
**William C. Rector**, hereinafter referred to as "Subdivider"  
and

**YELLOWSTONE COUNTY, MONTANA** , hereinafter referred to as "County".

**WITNESSETH:**

**WHEREAS**, at a meeting held by the Yellowstone County Board of Planning, the Board recommended for approval, subject to certain conditions, an area known as **DOUBLE ARROW RANCH SUBDIVISION, 2nd Filing** (the "Subdivision") located in Yellowstone County, Montana, and recommended its approval to the County Commissioners; and

**WHEREAS**, at a regular meeting the County Commissioners approved, subject to certain conditions of the Planning Board and County Commissioners, a preliminary plat of **DOUBLE ARROW RANCH SUBDIVISION, 2nd Filing**; and

**WHEREAS**, a Subdivision Improvements Agreement is required between the County and the Subdivider prior to the approval of the final plat by the Yellowstone County Commissioners and,

**NOW, THEREFORE**, the parties to this Agreement, for and in consideration of the mutual promises herein contained and for other good and valuable consideration, do hereby agree as follows:

1. The provisions of this Agreement shall be effective and applicable to Double Arrow Ranch Subdivision, 2nd Filing, upon the filing of the final plat thereof in the office of the Clerk and Recorder of Yellowstone County, Montana. The Master Plan for Double Arrow Ranch Subdivision is provided with this document.
2. The Subdivider agrees to provide all improvements included in this Agreement and as required by the County. Said improvements shall include, but not be limited to, gravel streets with drainage ditches, survey monuments, street name signs and culverts for ditch crossings. Internal streets including Lewie's Way, and Maribrooke Road will have drainage ditches on both sides. Such improvements shall be in conformance with the County of Yellowstone and the State of Montana specifications and shall be completed by private contract. The improvements shall be installed as approved by the County Public Works Director in accordance with the current standards at the time of construction.
3. The Subdivider has requested and the County hereby grants a variance from the no-access easement on Hofferber Road and Homer Davis Road to allow for a 40 foot access to the properties with these roads as frontage to the property. The subdivider also has requested and the County hereby grants a variance from the minimum improved street width required and has approved the improved street width of 24 feet.

4. Subdivider hereby agrees to construct the following improvements as required and in conformance with the Yellowstone County Subdivision Regulations:

A. STREETS:

- (1) Maribrooke Road, and Lewie's Way within the Subdivision shall be built to grade with a satisfactory sub-base, base coarse. The design cross-section of said streets shall be submitted to, and approved by, the Yellowstone County Public Works Director.

The second filing of the Subdivision shall consist of the development of Lots 3, 4, and 6 through 9, inclusive, in Block 2, Lots 1 through 7, inclusive, in Block 3, and Lots 1, and 3 through 6, inclusive in Block 4. The improvements to and adjacent to Maribrooke Road and Lewie Way adjacent to said Lots are hereinafter referred to as the "Second Filing Improvements".

- (2) Temporary Turn-arounds. The temporary turn-arounds and easements included as a part of the road construction and plans shall terminate upon the completion of the filing of the associated plat. The temporary turn-around located on Maribrooke Road between First Filing and Second Filing, shall terminate with the development of the Second Filing, including the 48.5' radius easement associated with this turn-around. The temporary turn-arounds located on Maribrooke Road and Lewie's Way between Second Filing and Third Filing, shall terminate with the development of the Third Filing, including the 48.5' radius easement associated with these turn-arounds. The temporary turn-around located on the East boundary of Third Filing on Hogan Trail will remain in place until such time as the development of Hogan Trail continues past the Eastern boundary of the Third Filing. At this time the easement for the temporary turn-around shall terminate.
- (3) Street Name Signs. Street name signs for streets within the Subdivision or located immediately adjacent thereto shall be furnished and installed in accordance with the specifications of the County Public Works Director.
- (4) Traffic Signals. No traffic signals are anticipated for this Subdivision.
- (5) Street Lights. Construction or installation of street lights shall not be required at this time.
- (6) Traffic Control Devices. The Subdivider shall furnish and install all necessary traffic control devices in accordance with the Manual of Uniform Traffic Control Devices and approved by the County Public Works Director.
- (7) Maintenance District. The subdivider will petition to expand the boundary for RSID 656M prior to final plat approval. The expanded boundary will encompass Double Arrow Ranch Subdivision, First Filing and Double Arrow Ranch Subdivision, Second Filing.



B. UTILITIES.

- (1) Water Service. Residents of the proposed subdivision will be responsible for developing their own domestic water wells. Said water system shall be installed in conformance with the design standards, specifications, rules, and regulations of Yellowstone County and the Montana Department of Environmental Quality.
- (2) Other Facilities. All telephone, and electrical power, within the public right-of-way shall be installed prior to street construction. The phased installation of these utilities will be the same as for the streets. The location of all such facilities within the public right-of-way shall be subject to approval of the County Public Works Director and shall be installed underground. The Subdivider shall coordinate installation with the various utility companies.

C. STORMWATER SYSTEM:

Provisions for handling surface runoff will be accomplished by grading the internal streets to drain to the existing waste runoff ditch, which as shown in Exhibit E, the Shephard Drainage District grants permission to utilize the existing waste ditch for this purpose. All street intersection culverts will be installed as part of the Private Contract. The remaining driveway culverts or valley gutters will not be installed until the houses are built. The responsibility of said construction will be with the owner of the lot at the time of construction. This statement will be included in the Buy-Sell agreements of all the lots. Culverts and valley gutters will be included in the Waiver of Rights to Protest referenced in paragraph 12. All improvements in the public right-of-way, including driveways, culverts or valley gutters, will be in accordance with plans and specifications as approved by the County Public Works Director's office.

All culverts will be installed in the same phasing as the streets as detailed under section A herein. Maintenance of the stormwater system shall be the responsibility of the Subdivider. Upon creation of a Maintenance District, it shall become the responsibility of said district.

D. SEWAGE:

Sanitary sewer service is not available to this Subdivision. Therefore, on-site septic tanks and drain fields will be installed by the individual lot owners and approved in conformity with the requirements of the Montana Department of Environmental Quality.

E. SURVEY MONUMENTS:

Survey monuments shall be installed as required by Yellowstone County and the Montana Subdivision and Platting Act.

F. PARKS:

The Subdivider agrees to pay cash in lieu of a land donation, in accordance with the County of Yellowstone, Park Board request. With the payment of cash in lieu of a land donation, the maintenance district agreement will not include maintenance of any park lands within the subdivision.



5. The property being subdivided currently has an irrigation water right associated with the Billings Bench Water Company (BBWA). The Subdivider shall delegate these rights to the owner of the lot at the time of sale. These rights shall be split by total acreage purchased to evenly distribute the shares. The irrigation shares of 175 for the property shall be distributed for permanent ownership according to Exhibit A of this Improvements Agreement. It is the responsibility of the individual lot owner at the time of sale, to prevent the flooding by irrigation of the individual lot owner's sanitary sewer drainfield area, and any drainfields constructed in the Double Arrow Subdivision. If at any time the individual lot owner's drainfield is flooded by irrigation, and causes the drainfield to fail, the individual lot owner is responsible for all costs associated with the repair or replacement of the sanitary sewer drainfield. Maintenance of the irrigation ditches is the responsibility of the individual lot owner. Each lot owner will maintain the ditch right-of-way across their property to ensure proper flow. The existing irrigation waste ditches and main transmission ditches will be maintained and protected by easements to ensure irrigation practices outside the project area will not be effected by the development and to allow annual ditch maintenance access. Irrigation shares allotted to the property will be allocated to the individual lot owners. The BBWA will be responsible for assessing individual lot owners for usage of irrigation water.
6. All noxious weeds on the latest Yellowstone County Noxious Weed List must be controlled on all properties in the Subdivision. All cost of noxious weed control is the responsibility of the property owners of record. The right-of-way noxious weed control is the responsibility of the Subdivider. Once the Subdivision Maintenance District is formed, it then becomes the responsibility of the District.
7. All dedicated rights-of-way are closed until approval by the County Public Works Director and opening by the County Commissioners. No permits for approaches to the roadway or buildings will be issued prior to opening by the County Commissioners except as outlined within paragraph 8 included herein.
8. The County Public Works Director will issue permits for approaches to the roadway, and building permits prior to opening of the dedicated rights-of-way by the County Commissioners, if the required public improvements outlined herein are secured by letter of credit or a letter of commitment to lend funds from a commercial lender. The construction and installation of the required public improvements shall be completed within the time frame outlined herein.
9. Subdivider agrees to notify the County Public Works Director of the date and hour construction is anticipated to begin on the required improvements and to keep same informed of the progress of construction. If the construction is stopped for any other reason than overnight, holidays, and weekends, the Subdivider agrees to notify the County Public Works Director of stoppage. Further, Subdivider agrees to notify the County Public Works Director not less than four (4) hours before construction is scheduled to resume.
10. The Subdivider does not desire to commence development of all the lots within the Subdivision, but does desire to file the approved final plat for Double Arrow Ranch Subdivision, 2nd Filing, and to sell and convey lots in said Subdivision in phases. In accordance with the foregoing, the Subdivider and the County agree as follows:
  - a) The Second Filing and Third Filing Improvements, shall be constructed and installed utilizing a private contract. The Subdivider shall not be entitled to proceed with a phase of the development until the private contract for the improvements required with respect to such filing is executed and the necessary funding guarantees have been provided.



- b) All engineering and legal work in connection with such districts and improvements shall be paid by special improvement districts or by the Subdivider, as the case may be, and such improvements shall be installed as approved by the Yellowstone County Public Works Director.
11. There is attached hereto a Waiver, waiving the right to protest the creation of a rural and/or special improvement district or districts which by this reference is expressly incorporated herein and made as much a part hereof as though fully and completely set forth herein at this point.
  12. While the improvements are being constructed hereunder, the construction site shall be kept free and clear of all unsightly accumulation of rubbish and debris, and the public shall be protected by the use and maintenance of sufficient and proper barricades, lights, and related construction items as specified in the Manual of Uniform Traffic Control Devices during the course of construction.
  13. Subdivider agrees to guarantee all improvements for a period of one (1) year from the date of final acceptance by the County Public Works Director.
  14. The covenants, agreements, and all statements in this Agreement shall run with the land and shall be binding on the heirs, personal representatives, successors, and assigns of the respective parties.
  15. In the event it becomes necessary for either party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement or to give any notice required herein, then the prevailing party or the party giving notice shall be entitled to reasonable attorney fees and costs.
  16. Any amendments or modifications of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document, and shall after execution become a part of this Agreement.
  17. The owners of the properties involved in this proposed Subdivision by signature subscribed herein below agree, consent, and shall be bound by the provisions of this Agreement.
  18. When required by future road improvements, all fences in the public right-of-way adjacent to this subdivision, shall be removed at no expense to the County.
  19. The entrance delineations constructed of poles at the first filing entrance on Maribrooke Road, although, fall within the County R/W, are the responsibility of the Double Arrow Ranch Maintenance District. If in the future these delineations are to be relocated, they will be placed outside the County R/W. In addition to the maintenance district's responsibility for maintenance and upkeep, the Double Arrow Ranch Maintenance District releases Yellowstone County from all liabilities of the delineations in the County right-of-way.



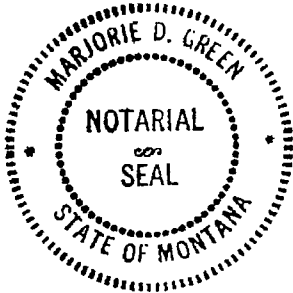
IN WITNESS WHEREOF, the parties have set their hands and seal the day and year first above written.

"SUBDIVIDER"

By William C. Rector  
William C. Rector, President  
Double Arrow Investments, Inc.

STATE OF MONTANA )  
  : ss  
County of Yellowstone )

On this 28<sup>th</sup> day of May, 2002, before me, a Notary Public in and for the State of Montana, personally appeared William C. Rector, sworn to me to be President of Double Arrow Investments, Inc., and sworn to me to be the person who signed the foregoing instrument, and who acknowledged to me that he executed the same. Witness my hand and seal the day and year hereinabove written.



Marjorie D. Green  
Notary Public for the State of Montana  
Printed Name MARJORIE D. GREEN  
Residing at Billings, MT 59105  
My commission expires Aug 15, 2003



"COUNTY"  
YELLOWSTONE COUNTY, MONTANA  
BOARD OF COMMISSIONERS



By [Signature]  
Chairman

By [Signature]  
Commissioner

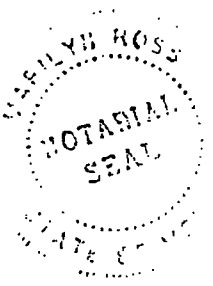
By [Signature]  
Commissioner



Attest [Signature]  
County Clerk

STATE OF MONTANA  
County of Yellowstone )  
: SS

On this 2<sup>nd</sup> day of July, 2002 before me, a Notary Public in and for the State of Montana, personally appeared JAMES E. RENO, BILL KENNEDY, JAMES A ZIEGLER SR, and TONY NAVE, known to me to be the representatives of the Board of Commissioners and the County Clerk and Recorder for Yellowstone County, Montana, the persons who signed the forgoing instrument and acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.



[Signature]  
Notary Public for the State of Montana  
Printed Name MARILYN ROSS  
Residing at Billings, Montana  
My commission expires January 17, 2005



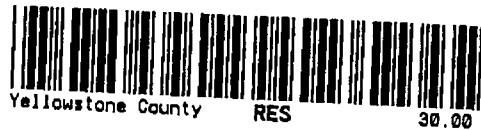
EXHIBIT A

IRRIGATION SHARES ALLOCATION

	<u>1st Filing</u>	<u>Shares</u>
<b>Block 1</b>		
Lot 1		4
Lot 2		4
Lot 3		4
Lot 4		4
Lot 5		4
Lot 6		4
Lot 7		4
Lot 8		4
		3
<b>Block 2</b>		
Lot 1		3
Lot 2		3
Lot 10		3
	<u>2nd Filing</u>	
<b>Block 2</b>		
Lot 3		3
Lot 4		3
Lot 6		4
Lot 7		4
Lot 8		4
Lot 9		4
<b>Block 3</b>		
Lot 1		4
Lot 2		4
Lot 3		4
Lot 4		4
Lot 5		6
Lot		6
Lot 7		5
		4
<b>Block 4</b>		
Lot 1		4
Lot 3		4
Lot 4		4
Lot 5		4
Lot 6		4
	<u>3rd Filing</u>	
<b>Block 2</b>		
Lot 5		3
<b>Block 4</b>		
Lot 2		3
<b>Block 5</b>		
Lot 1		6
Lot 2		6
Lot 3		6
Lot 4		6
Lot 5		6
Lot 6		6
Lot 7		6
Lot 8		6
Lot 9		6







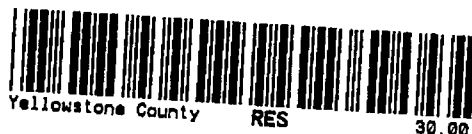
**DECLARATION OF COVENANTS  
FOR  
DOUBLE ARROW RANCH SUBDIVISION, 2nd FILING**

Double Arrow Investments, Inc., Bill Rector, being the owner of a real property herein described: Double Arrow Ranch Subdivision, situated in Tracts 1 and 2, Certificate of Survey 1523, N $\frac{1}{2}$  SW $\frac{1}{4}$ , Section 15, T.2N, R.27E, Tract 1, Certificate of Survey 1650, Yellowstone County, Montana, as the grantor, hereby subjects said property to the conditions, covenants, and restrictions herein. These restrictions, conditions, covenants, and limitations will run with the land and shall be binding upon the present owners, and all subsequent grantees of any portion of any area included within the aforesaid legal description.

The immediate grantors and all future grantees, their heirs and assigns forever, of any portion of said property, covenant and agree by the acceptance of a conveyance to faithfully observe and comply with said restrictions, conditions, covenants, and limitations.

1. No structure shall be erected, altered, placed, or permitted upon any lots or tracts, other than one detached single-family dwelling and the outbuildings hereinafter specified.
2. Any dwelling erected or placed on any lot or tract shall be so constructed that its finished living area (exclusive of garages, porches, breezeways, patios, and terraces) is not less than 1400 sq.ft.
3. All dwellings shall be of log, masonry, or frame construction.
4. The exterior treatment of all buildings shall be of ground tone colors, or colors that will blend with the natural colors found in the Subdivision. The Board or Developer has the right to request a change if anything is deemed to be in violation of this covenant.
5. Any lot or tract may be used for the training, riding, or exhibition of saddle riding horses, subject to the following:
  - a) All horses and calves must be kept predominantly within a dry corral, and only allowed to graze at large upon any fenced lot or tract so long as they do not overgraze the vegetation growing thereon;
  - b) A dry corral is one which is graded so as to shed runoff from rain and snow and not allow the same to collect;
  - c) The number of animal units situated upon any lot or tract at any one time may not exceed 1 animal unit per acre which will be rounded to the nearest whole number, if a fraction results;
  - d) The corral and any stable in conjunction therewith shall be maintained in a proper manner with respect to not only the well being of the livestock being kept therein, but in relationship to the reasonable aesthetic considerations of sight and smell to other lot or tract owners and passersby.
6. The number of cattle situated upon any lot or tract at any one time may not exceed 1 animal unit per acre which will be rounded to the nearest whole number, if a fraction results.

7. With the exception of the horse and cattle allowance, no swine, poultry or other livestock shall be otherwise kept on any lot or tract. All other household and domestic pets will be allowed.
8. No lot or tract may be re-subdivided so as to create parcels or remainders of less than two (2) acres.
9. Consistent with the structural and exterior siding requirements hereof, owners may construct stables, corrals, utility buildings, garages, and other structures to accommodate the uses allowed herein upon their respective lots or tracts.
10. All fences adjacent to roads which may be maintained by Yellowstone County (Homer David and Hofferber Roads) shall be maintained by those owners of the lot or tract that is adjacent to those roads. If a fence is in the state of disrepair for a period of more than 30 days the Board or Developer has the right to contract the repair at the expense of the owner. There shall be no limitation as to the use of different fencing materials in areas non-adjacent to roads which may be maintained by the Yellowstone County, with the exception of quality and neat appearance requirements. Prior to the construction of all fences either on a permanent or temporary basis, the fence design shall be submitted to the Board or Developer for compliance herewith and to assure that construction will be of quality materials and will result in a neat appearance.
11. No trailer, basement, tent, shack, garage or other outbuilding erected on any lot or tract shall be used as a residence, temporarily or permanently, nor shall any structure of temporary character be used as a residence. Construction of all structures within the Subdivision shall be commenced within 45 days of the date equipment and/or materials to be used in the construction thereof are exposed to view, and all such construction shall be completed within six (6) months of the time such materials are exposed to view.
12. No lot or tract shall be maintained in such a way as to allow its vegetative ground cover in areas other than driveways, walkways, gardens, and dry corrals to become overgrazed or depleted in such a manner as to create erosion problems, unsightly conditions, or in the opinion of an agricultural expert, to be in an unreasonable condition.
13. All lots or tracts shall be maintained in such a way as to not unreasonably burden the sight, smell, and hearing of other lot or tract owners or passersby. In this regard, the following shall be prohibited:
  - a) No junk, scrap, machinery, equipment, or cars not in running order shall be permitted to litter any of said lots or tracts.
  - b) No trash, debris, or organic or inorganic wastes shall be permitted to be accumulated on any lot or tract, and the same shall be promptly and efficiently disposed of.
  - c) No lots or tracts shall be used as a dumping ground or burial pit.
  - d) No livestock manure may be accumulated so as to be unreasonably offensive to the sight or smell of anyone. However, aged cow manure may be spread upon the ground once a year in the spring time as to any lot or tract.
  - e) Garbage containers shall be kept in racks.
  - f) No outdoor toilets will be permitted within the Subdivision.



- g) Barking dogs will be restrained so as to not be an unreasonable annoyance to others owning lots or tracts in the Subdivision. It is understood that enforcement of this provision will be by lot or tract owners only and not through the Board or Developer.
14. All buildings and other structures with the exception of fences to be constructed upon lots or tract upon which they are situated, shall be as follows:
- Front: Minimum of forty feet (40') from the streets upon which such buildings or structures are situated;
  - Back: Minimum of twenty feet (20') from the back lot line of such building or structure is situated;
  - Side: Minimum of forty feet (40') from the side lot lines upon which such building or structures are situated.
15. No commercial enterprises may be carried on upon any lot or tract which involve employees besides the lot or tract owner and the lot or tract owner's immediately family residing upon the lot or tract, and/or which are occasioned by any business visitations from licensees, invitees, subcontractors, or employees going upon such lot or tract, with the exception of the owner of the lot or tract and his immediate family residing thereon. It shall be required of any such family business that:
- a) There be no external indications that the business is being conducted.
  - b) All equipment, materials, and supplies be kept within enclosed buildings at all times.
  - c) No signage giving notice of the business be allowed upon any lot or tract.
16. It is understood that each owner of a lot or tract in said Subdivision shall be entitled to participate as a member in the non-profit corporation which has heretofore been created, the members of which are comprised solely of the owners of the lots or tracts in the Subdivision. It is further understood that the Board of Directors shall be comprised of five (5) lot or tract owners, and if the Board of Directors does not have five (5) members, additional lot or tract owners shall be appointed so as to create a Board of Directors of five (5) members. The Developer shall act in the capacity of the Board of Directors until the Association is able to appoint a Board of five (5) members. The By-Laws of the Association shall govern the quorum, notice, and parliamentary requirements of the Board of Directors. Special procedural and enforcement provisions for the Board of Directors are as follows:
- a) For the purpose of providing funds for the enforcement of these provisions and investigation of complaints, the By-Laws of the Association may provide for dues or assessments to be made against members in an amount not to exceed Fifty Dollars (\$50) per year unless a special litigation assessment be required.
  - b) Failure to pay assessments in a timely fashion shall cause the delinquent lot or tract owner to forfeit membership rights in the Association until such dues and assessments are paid in full, and such delinquency shall allow the Board of Directors to bring an action at law in the name of the Association for the collection of dues and assessments and for the recovery of reasonable attorney's fees and costs expended in the collection effort.
  - c) Prior to the construction of any structures upon the lots or tracts, the owner must submit written plans and a written site plan to the Board of Directors for approval. At a minimum,



such plans and site plan must show all dimensions and all exterior building treatment necessary for the Board of Directors to make a determination as to whether the proposed structure is authorized.

- d) The plans and site plan must be reviewed and either accepted or rejected, in writing, by the Board of Directors within thirty (30) days from the date of submission, or they will have been deemed to have been approved.
  - e) The existence of any building or structure for more than one hundred eighty (180) days shall be evidence that approval has been obtained by the Board, unless the Board has commenced action upon the lot or tract owner within the one hundred eighty (180) day period. This presumption of approval shall apply only to the construction or modification of buildings and structures.
17. The discharge of firearms or fireworks is prohibited.
  18. The property being subdivided currently has an irrigation water right associated with the Billings Bench Water Company. The Subdivider shall delegate these rights to the owner of the lot at the time of sale. These rights shall be split by total acreage purchased to evenly distribute the shares. The irrigation shares of 175 for the property shall be distributed for permanent ownership according to Exhibit A of the Subdivision Improvements Agreement. It is the responsibility of the individual lot owner at the time of sale, to prevent the flooding by irrigation of the individual lot owner's sanitary sewer drainfield area, and any drainfields constructed in the Double Arrow Subdivision. If at any time the individual lot owner's drainfield is flooded by irrigation, and causes the drainfield to fail, the individual lot owner is responsible for all costs associated with the repair or replacement of the sanitary sewer drainfield.
  19. The Subdivider agrees to pay cash in lieu of a land donation, in accordance with the County of Yellowstone, Park Board request. With the payment of cash in lieu of a land donation, the maintenance district agreement will not include maintenance of any park lands within the subdivision.

## RIGHT TO ENFORCE

The restrictions herein set forth shall run with the land and bind the present owners, their heirs, devisees, trustees, grantees, and all other 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, grantees and assigns, and with each of the owners of said lots, to confirm and observe said restrictions as to the use of said lots, and the construction of improvements thereon. No restrictions therein set forth shall be personally binding upon any corporation, person, or persons, except to breaches committed during, its, his, or their seisin of or title to said lands. The owner or owners of any of the above described lands shall have the right to sue for breach of, or to enforce the observation of the restrictions above set forth, in addition to ordinary legal action for damages. The failure of the present owners, or the owner of any other lot, in the above described subdivision, to enforce the restrictions herein set forth at the time of any violation thereof, shall in no event be deemed as a waiver of the right to do so. The grantees of any lot by the acceptance of a conveyance, covenant and agree to faithfully observe, abide, and conform to all of the conditions. Covenants by judgement or court order shall in no wise affect any of the other provision, which shall remain in full force and effect.





STATE OF MONTANA  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
CERTIFICATE OF SUBDIVISION PLAT APPROVAL  
(Section 76-4-101 through 76-4-131, MCA 1995)

TO: County Clerk and Recorder  
Yellowstone County  
Billings, Montana

E.Q. #01-2036

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Double Arrow Ranch 2nd Filing**

A tract of land located in the North ½ Southwest ¼ of Section 15, Township 2 North, Range 27 East, P.M.M., Yellowstone County, Montana,

consisting of eighteen (18) Lots **only fifteen (15) Lots** have been reviewed by personnel of the Permitting and Compliance Division, and,

THAT the documents and data required by ARM Chapter 17 Section 36 have been submitted and found to be in compliance therewith, and,

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

THAT the Lot sizes as indicated on the Plat to be filed with the county clerk and recorder will not be further altered without approval, and,

THAT Lot 4 Block 2, Lot 7 Block 2, and Lot 8 Block 2 are exempt from review pursuant to ARM 17.36.605(2)(e) and have not been reviewed by the Department for removal of any known or unknown sanitary restrictions, and,

THAT each Lot shall be used for one single family dwelling, and,

THAT individual water system will consist of a well drilled to a minimum depth of 25 feet constructed in accordance with the criteria established in Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM and the most current standards of the Department of Environmental Quality, and,

THAT data provided indicates an acceptable water source at a depth of approximately 280 feet, and,

THAT each individual sewage treatment system will consist of a septic tank with effluent filter and subsurface drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and,

THAT each subsurface drainfield shall have an absorption area of sufficient size to provide the following square feet per bedroom at the depth stated on Exhibit A:

- Lot 3 Block 2.....340 square feet (170 lineal feet)
- Lot 6 Block 3.....340 square feet (170 lineal feet)
- Lot 7 Block 3.....340 square feet (170 lineal feet)

3 + 1/2  
6 1/2  
9  
-----  
ALL 3  
ALL 4



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- Lot 1 Block 4.....340 square feet (170 lineal feet)
- Lot 3 Block 4.....340 square feet (170 lineal feet)
- Lot 6 Block 2.....300 square feet (170 lineal feet)
- Lot 9 Block 2.....300 square feet (150 lineal feet)
- Lot 1 Block 3.....300 square feet (150 lineal feet)
- Lot 3 Block 3.....300 square feet (150 lineal feet)
- Lot 4 Block 3.....300 square feet (150 lineal feet)
- Lot 5 Block 3.....300 square feet (150 lineal feet)
- Lot 4 Block 4.....300 square feet (150 lineal feet)
- Lot 5 Block 4.....300 square feet (150 lineal feet)
- Lot 6 Block 4.....300 square feet (150 lineal feet), and,

THAT the subsurface drainfield on **Lot 2 Block 3** shall be a pressure dosed at-grade system as designed by Morrison and Maierle, Inc. and shall have an absorption area of sufficient size to provide **340 square feet (170 lineal feet)** per bedroom,

THAT the depth of the trenches for each lot will be at the depth stated on Exhibit A, Figure 3: Conventional Drainfields, and,

THAT a soil berm will be required around the drainfield system located Lot 1 Block 3, Lot 3 Block 3, Lot 4 Block 3, Lot 5 Block 3, Lot 6 Block 3, Lot 7 Block 3, Lot 1 Block 4, Lot 3 Block 4, Lot 3 Block 4, Lot 5 Block 4, and Lot 6 Block 4 as designed by Morrison and Maierle, Inc. 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 highwater 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 systems, sewage treatment systems and storm drainage systems will be located as shown on the approved plans, and,

THAT all sanitary facilities must be located as shown on the attached lot layout, and,

THAT the developer and/or owner of record shall provide each purchaser of property with a copy of the Plat, approved location of water supply and sewage treatment system as shown on the attached lot layout, and a copy of this document, and,

THAT instruments of transfer for this property shall contain reference to these conditions, and,

THAT plans and specifications for any proposed sewage treatment systems will be reviewed and approved by the county health department and will comply with local regulations and ARM, Title 17, Chapter 36, Subchapters 3 and 9, before construction is started.



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Double Arrow Ranch 2<sup>nd</sup> Filing  
Yellowstone County  
E.Q. 01-2036

THAT departure from any criteria set forth in the approved plans and specifications and Title 17, Chapter 36, 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 Environmental Quality.


THAT pursuant to Section 76-4-122 (2)(a), MCA, a person must obtain the approval of both the reviewing authority under Title 76, Chapter 4, MCA, and local health officer having jurisdiction, before filing a subdivision plat with the county clerk and recorder.

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

DATED this 25<sup>th</sup> day of October, 2001.

JAN P. SENSIBAUGH  
DIRECTOR

By:

  
Theresa Blazicevich, Supervisor  
Subdivision Section  
Permitting and Compliance Division  
Department of Environmental Quality

Owner's Name: William C. Rector



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EXHIBIT A  
DOUBLE ARROW RANCH 2nd FILING  
E.O. # 01-2036  
TRENCH DEPTH

TABLE 2.1 GRAVITY-FED SYSTEMS

Block	Lot	Number of Laterals	Lateral Length C (ft)	Trench Depth D (in)	Trench Width (ft)	Trench Spacing	Soil Cap?
2	3	6	85	12	2	5	Yes
2	6	6	85	12	2	5	Yes
2	9	5	90	12	2	5	Yes
3	1	5	90	18	2	5	No
3	3	5	90	18	2	5	No
3	4	5	90	18	2	5	No
3	5	5	90	24	2	5	No
3	6	6	85	18	2	5	No
3	7	6	85	24	2	5	No
4	1	6	85	18	2	5	No
4	3	6	85	18	2	5	No
4	4	5	90	12	2	5	Yes
4	5	5	90	18	2	5	No
4	6	5	90	36	2	5	NOSEP 21 200

FIGURE 3: CONVENTIONAL DRAINFIELD

**SUBDIVISION SIGNIFICANCE DETERMINATION CHECKLIST  
MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)**

Subdivision Name Double Arrow Ranch, 2<sup>nd</sup> Filing  
 EQ Number 01-2036 Date Reviewed September 17, 2001  
 Reviewer Sheryl Consort 2nd Reviewer \_\_\_\_\_  
 Determination: Significant XX Non-Significant Incomplete  
 rev. 01/2000

Part I: Applicability/Exclusions	YES/NO	Notes / Basis for decision
ARM 17.30.701(1) & 75-5-103(9), MCA 1. Are any high quality waters affected? (Include downstream and downgradient) If NO, the nondegradation requirements are not applicable.	YES	
ARM 17.30.702(16) & 17.30.705(1) 2. New or increased source of pollutants? If NO, the nondegradation requirements are not applicable.	YES	
3. Activity categorically excluded under ARM 17.30.716 or 75-5-317, MCA? If YES, the Activity is Non-Significant.	NO	
4. Non-Significant under ARM 17.30.715(3)? (Public Notice Required) If YES, the Activity is Non-Significant.	NO	
ARM 17.30 sub-chapter 5 5. Is this determination contingent upon granting a mixing zone? If YES, determine if a mixing zone can be granted before going on to Part II. If NO, continue on to Part II.	YES	500-foot mixing zones for lots over 2 acres in subdivision > 10 acres; one source specific mixing zone requested of 160 feet.
Part II: Significance Determination	YES/NO	Notes / Basis for decision
ARM 17.30.715(1)(a) 6. Change in mean monthly flow of the surface water > 15%, or change in 7Q10 flow > 10%.	NO	
ARM 17.30.715(1)(b) 7. Concentration of carcinogen or parameter with BCF > 300 in discharge greater than receiving water.	NO	
ARM 17.30.715(1)(c) 8. Increase in toxics or nutrients > trigger value and concentration after mixing > 15% of lowest applicable standard. For nutrients, if the answer is YES, the criteria in question #10 must also be exceeded for the activity to be significant.	NO	
ARM 17.30.715(1)(f) 9. Increase of a harmful parameter > 10% of applicable standard and existing water quality > 40% of applicable standard.	NO	
ARM 17.30.715(1)(g) 10. Measurable effect on a beneficial use or measurable changes in aquatic life or ecological integrity from a narrative parameter.	NO	
11. Increase in nitrate-nitrogen in groundwater at a mixing zone boundary exceeds that allowed in ARM 17.30.715(1)(d).	NO	Nitrate concentration is below 5.0 mg/L at the end of the mixing zone using K = 197 ft/day; gradient = 0.00192 ft/ft; and background nitrate = 2.2 mg/L.
ARM 17.30.715(1)(e) 12. Increases in phosphorus in groundwater where adsorptive capacity of soils will be exceeded within 50 years and will reach surface water, or the activity does not employ department approved water quality protection practices.	NO	Nearest downgradient state water is the Shepherd Drain over 500 feet east of the subdivision. Breakthrough for all of the drainfields is nonsignificant.
13. Significant under ARM 17.30.715(2)?	NO	

If any answer to Questions #6 through #13 is YES, the Activity is Significant (except for question #8 as applied to nutrients).

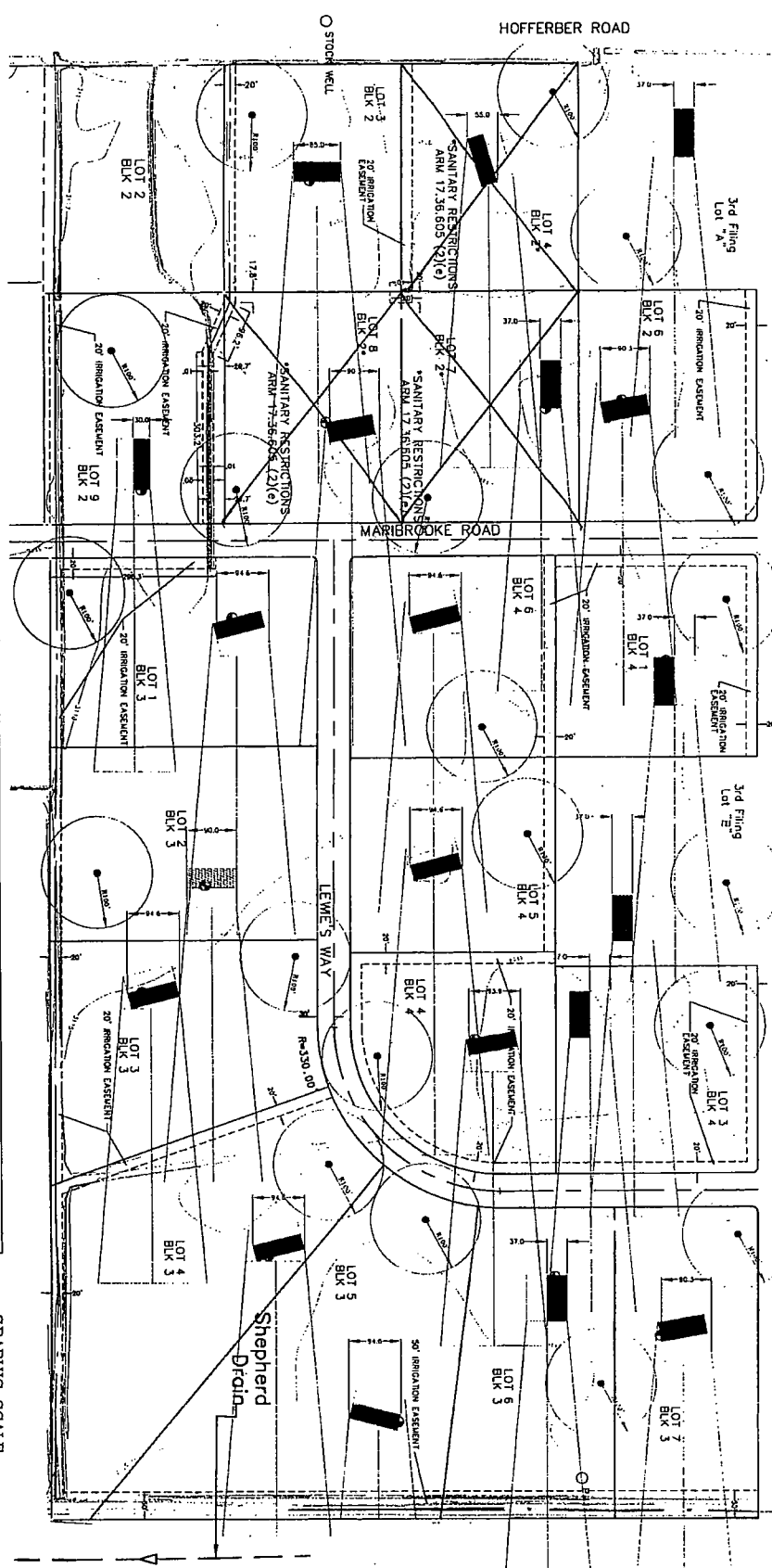


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LOT 7 BLOCK 2, LOT 4 BLOCK 2, & LOT 8 BLOCK 2  
 HAVE NOT BEEN REVIEWED. EXEMPT FROM  
 REVIEWED ARM 17.36.605 (2)(E).

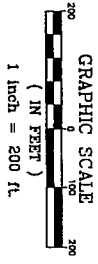
DOUBLE ARROW RANCH 2nd FILING  
 E.O. #01-2036

APPROVED  
 Montana Department of  
 Environmental Quality  
 Permitting and Compliance Division  
 MAS  
 Reviewer  
 Date 10-25-01



**LEGEND**

- PROPOSED WELL LOCATION
- EXISTING WELL LOCATION
- MIXING ZONE
- EXISTING TOPOGRAPHIC CONTOUR
- PERC TEST/TEST PIT LOCATION
- CONVENTIONAL DRAINFIELD REPLACEMENT AREA
- AT GRADE ABSORPTION TRENCH REPLACEMENT AREA
- PIEZOMETER OR MONITORING WELL



**Figure 5: Drainfield and Mixing Zone Plan**

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 Yellowstone County HEALTH 0.08

DOUBLE ARROW RANCH, 2ND FILING  
 YELLOWSTONE COUNTY MONTANA

DESIGNED BY: LMM  
 CHECKED BY: ASB  
 APPR. BY: ASB  
 DATE: 7-17-01  
 BY: SA KENNY  
 DATE:

**MORRISON MATERIE, Inc.**  
 ENGINEERS SURVEYORS PLANNERS SINCE 1943  
 201 S. Oak St. Missoula, MT 59701  
 Phone (406) 547-6900 Fax (406) 547-2020  
 OFFICE © MORRISON MATERIE, INC. 2001

NO.	DESCRIPTION	DATE	BY

RECEIVED  
 JUL 24  
 AD OFFICE OF ENVIRONMENTAL PERMITTING & COMPLIANCE



CONVENTIONAL DRAINFIELD NOTES:

1. FOR GRAVITY-FED SYSTEMS, PIPES FROM SEPTIC TANKS MUST HAVE SOLID WALLS AND MINIMUM DOWNWARD SLOPES OF 1/8 INCH PER FOOT. IT IS THE LANDOWNERS/BUILDERS RESPONSIBILITY TO VERIFY THAT FINISHED FLOOR, SEPTIC TANK, AND DRAINFIELD ELEVATIONS WILL ALLOW GRAVITY FLOW. IF NOT, DESIGN WILL NEED TO BE MODIFIED TO A GRAVITY-DOSED SYSTEM UTILIZING A PUMP. DRAINFIELD TRENCHES CANNOT BE LOWERED FROM THE DEPTH SHOWN IN TABLE 2.1 IN ORDER TO ACHIEVE GRAVITY FLOW.
2. CONVENTIONAL SYSTEMS SHALL USE A SEPTIC AND POSSIBLY A DOSE TANK AS DESCRIBED BY WASTEWATER REPORT FOR DOUBLE ARROW RANCH SECTION 2.2 AND 2.3.
3. TRENCHES ARE TO BE SPACED A DISTANCE OF 5 FEET BETWEEN TRENCH WALLS FOR GRAVITY-FED SYSTEMS.
4. TRENCHES SHALL BE 24" WIDE.
5. THE DEPTH OF THE ABSORPTION TRENCHES MUST BE AT A DEPTH AS SHOWN IN THE TABLE BELOW. WHEN THE TRENCH IS LESS THAN 24" BELOW THE GROUND, A CAP ABOVE THE NATURAL SOIL SURFACE IS REQUIRED. THE CAP SHALL MEET MONTANA CIRCULAR DEC 4 SPECIFICATIONS.
6. DISTRIBUTION LINES AND TRENCHES MUST BE LEVEL.
7. MATERIAL USED TO COVER THE ROCK SHALL BE A SYNTHETIC DRAINAGE FABRIC OR 2-4 LAYERS OF UNTREATED BUILDING PAPER.
8. A MANIFOLD MUST BE INSTALLED BETWEEN SEPTIC TANK AND ABSORPTION TRENCHES AS SHOWN ON DRAWING. MANIFOLD MUST BE SET LEVEL AND ARRANGED SO THAT THE EFFLUENT IS EVENLY DISTRIBUTED TO EACH DISTRIBUTION PIPE.
9. THE PIPE CONNECTING THE MANIFOLD TO THE DISTRIBUTION LATERALS MUST BE A SOLID WALL WITH TIGHT JOINTS AND PROPERLY BEDDED THROUGHOUT ITS LENGTH.
10. THE MANIFOLD SHALL HAVE AN EQUAL NUMBER OF DISTRIBUTION LATERALS SPACED EVENLY ON BOTH SIDES OF THE JUNCTION OF THE INLET PIPE TO THE MANIFOLD.
11. 6" OF DRAIN ROCK SHALL BE PLACED AT THE BOTTOM OF THE TRENCH. 2" OF DRAIN ROCK SHALL COVER THE DISTRIBUTION PIPE.

CONVENTIONAL DRAINFIELD NOTES:

12. WHEN TRENCHES HAVE BEEN EXCAVATED, THE S.O.S. AND BOTTOM SHALL BE RAKED TO SCARIFY ANY SWEATED SOIL SURFACES. CONSTRUCTION EQUIPMENT SHALL NOT IMPACT GROUND SURFACE TROUGH UNDESIRABLE COMPACTION.
13. ENDS OF THE DISTRIBUTION PIPES SHALL BE CAPPED OR PLUGGED.
14. ORENGO POLYETHYLENE RISERS OR APPROVED EQUAL SHALL BE INSTALLED AT EACH ACCESS POINT OF THE SEPTIC TANK AND DOSE TANK SUCH THAT THE RISERS ARE FLUSH WITH THE GROUND SURFACE.
15. A DIVERSION BERM SHALL BE CONSTRUCTED AROUND ALL DRAINFIELDS THAT DO NOT HAVE A SOIL CAP. THE DIVERSION BERM SHALL BE CONSTRUCTED ON THE UPSLOPE SIDE OF THE DRAINFIELD AND CONTINUE AROUND THE SIDES OF THE DRAINFIELD TO A DISTANCE IN WHICH IRRIGATION WATER WILL BE DIVERTED AWAY FROM THE DRAINFIELD. DIVERSION BERM SHALL BE CONSTRUCTED OUT OF COMPACTED SOIL SUCH THAT THE BERM SHALL NOT BE ERODED BY STANDARD IRRIGATION PRACTICES. SEE DETAIL A FOR DIMENSIONS.

CONVENTIONAL DRAINFIELD NOTES:

16. AN ORENGO T809-SERIES BIOTUBE EFFLUENT FILTER OR APPROVED EQUAL SHALL BE INSTALLED AT THE OUTLET OF THE SEPTIC TANK. THE FILTER MUST BE INSTALLED IN ACCORDANCE OF CIRCULAR DEC 4 SUCH THAT THE INLET IS LOCATED BELOW THE LIQUID LEVEL. IF A DOSE TANK IS ALSO USED THE FILTER SHOULD BE INSTALLED BETWEEN THE SEPTIC AND DOSE TANK.
17. REFER TO MONTANA CIRCULAR DEC 4 FOR DETAILS ON THE INSTALLATION PROCEDURES.

TABLE 2.1 GRAVITY-FED SYSTEMS

Block	Lot	Number of Laterals	Lateral Length C (ft)	Trench Depth D (in)	Trench Width (ft)	Trench Spacing	Soil Cap?
2	3	6	85	12	2	5	Yes
2	6	6	85	12	2	5	Yes
2	9	5	90	12	2	5	Yes
3	1	5	90	18	2	5	No
3	3	5	90	18	2	5	No
3	4	5	90	18	2	5	No
3	5	5	90	24	2	5	No
3	6	5	85	18	2	5	No
3	7	6	85	24	2	5	No
4	1	6	85	18	2	5	No
4	3	6	85	18	2	5	No
4	4	5	90	12	2	5	Yes
4	5	5	90	18	2	5	No
4	6	5	90	36	2	5	No

APPROVED  
 Montana Department of  
 Environmental Quality  
 Permitting and Compliance Division  
 M.A.S. 10-25-01  
 Date  
 Reviewer



FIGURE 3: CONVENTIONAL DRAINFIELD

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DOUBLE ARROW RANCH  
 YELLOWSTONE COUNTY MONTANA  
 CONVENTIONAL DRAINFIELD NOTES

DRAWN BY: JMS  
 DATE: 9/2/2001  
 DATE: 9/2/2001

MORRISON MAIRLE, Inc.  
 2011 South Oak Street Missoula, MT 59801  
 Phone: (406) 341-8800 Fax: (406) 341-8200  
 ENGINEERS SCIENTISTS SURVEYORS PLANNERS SINCE 1940

NO.	DESCRIPTION	DATE



VERIFY SCALE  
 THE SE PRINTS MAY BE  
 REPRODUCED FOR THE  
 ORIGINAL DRAWING  
 ONLY SCALE  
 ACCORDING TO



- AT-GRADE DRAINFIELD NOTES:
1. AT-GRADE SYSTEMS SHALL USE A SEPTIC AND DOSE TANK AS DESCRIBED BY WASTEWATER REPORT FOR DOUBLE ARROW RANCH SECTION 2.2 AND 2.3.
  2. GROUND SURFACE SHALL BE PLOWED OR SCARIFIED.
  3. A 1-FOOT SOIL CAP OVER THE GRAVEL FILL IS NECESSARY. A GEOTEXTILE FABRIC SHALL BE PLACED OVER THE DRAIN ROOK.
  4. SOIL FILL OVER THE DISTRIBUTION PIPE SHALL EXTEND ON ALL OUTSIDE EDGES AT LEAST 5 FEET BEYOND THE EDGE OF AGGREGATE BELOW THE DISTRIBUTION PIPE.
  5. A SOIL CAP SHALL COVER THE ENTIRE SYSTEM HAVING A MINIMUM DEPTH OF 1 FOOT AND HAVING A MINIMUM SLOPE OF 2% DRAINING AWAY FROM THE CENTER OF THE SYSTEM.
  6. TRENCHES ARE TO BE SPACED BETWEEN TRENCH WALLS A DISTANCE OF 4 FEET FOR PRESSURE-DOSED SYSTEMS.
  7. TRENCHES SHALL BE 36" WIDE FOR PRESSURE-DOSED SYSTEMS.
  8. THE DEPTH OF THE ABSORPTION TRENCHES MUST BE AT A DEPTH AS SHOWN IN THE TABLE BELOW. WHEN THE TRENCH IS LESS THAN 24" BELOW THE GROUND, A CAP ABOVE THE NATURAL SOIL SURFACE IS REQUIRED. THE CAP SHALL MEET MONTANA CIRCULAR DEQ 4 SPECIFICATIONS.
  9. DISTRIBUTION LINES AND TRENCHES MUST BE LEVEL.
  10. 6" OF DRAIN ROCK SHALL BE PLACED AT THE BOTTOM OF THE TRENCH. 2" OF DRAIN ROCK SHALL COVER THE DISTRIBUTION PIPE.
  11. ALL PIPING SHALL BE SCHEDULE 40 PVC. FORCEMAIN AND MANIFOLD DIAMETER = 2". LATERAL DIAMETER = 1 1/4".
  12. ORIFICE SIZE SHALL BE 1/8" DIAMETER WITH 5-FOOT SPACING.
  13. MATERIAL USED TO COVER THE ROCK SHALL BE A SYNTHETIC DRAINAGE FABRIC OR 2-4 LAYERS OF UNTREATED BUILDING PAPER.
  14. A MANIFOLD MUST BE INSTALLED BETWEEN SEPTIC TANK AND ABSORPTION TRENCHES AS SHOWN ON DRAWING. MANIFOLD MUST BE SET LEVEL AND ARRANGED SO THAT THE EFFLUENT IS EVENLY DISTRIBUTED TO EACH DISTRIBUTION PIPE.
  15. THE PIPE CONNECTING THE MANIFOLD TO THE DISTRIBUTION PIPE MUST BE A SOLID WALL WITH TIGHT JOINTS AND PROPERLY BEDDED THROUGHOUT ITS LENGTH.

- AT-GRADE DRAINFIELD NOTES:
16. WHEN TRENCHES HAVE BEEN EXCAVATED, THE SIDES AND BOTTOM SHALL BE RAKED TO SCARIFY ANY SMEARED SOIL SURFACES. CONSTRUCTION EQUIPMENT SHALL NOT IMPACT PLOWED SURFACE THROUGH UNDESIRABLE COMPACTION.
  17. FORCEMAIN LENGTH SHALL RANGE FROM 30 FEET TO 150 FEET. IF FORCEMAIN LENGTH DEVIATES FROM THE SPECIFIED DIMENSIONS, THEN AN ANALYSIS MUST BE PERFORMED BY AN ENGINEER TO ENSURE PROPER HYDRAULICS OF THE SYSTEM. LOCATION OF THE DRAINFIELD MUST NOT DEVIATE FROM PLANS.
  18. ENDS OF THE DISTRIBUTION PRESS SHALL BE CAPPED OR PLUGGED. CLEANOUTS MUST BE MADE AT THE END OF EVERY LATERAL MARKED BY A METAL LOCATION MARKER OR PLASTIC VALVE COVER. THE CLEANOUTS MUST BE WITHIN 6" OF THE FINISHED GRADE AND SHOULD BE MADE WITH EITHER A LONG-SWEEP ELBOW OR TWO 45-DEGREE BENDS.
  19. HIGH-WATER ALARMS MUST BE PROVIDED FOR ALL DOSING CHAMBERS. A HIGH-WATER ALARM IS OPTIONAL FOR THE SEPTIC TANK. A REDUNDANT OFF SWITCH SHALL BE PROVIDED FOR THE DOSING CHAMBER.
  20. ORENCO POLYETHYLENE RISERS OR APPROVED EQUAL SHALL BE INSTALLED AT EACH ACCESS PORT OF THE SEPTIC TANK AND DOSE TANK SUCH THAT THE RISERS ARE FLUSH WITH THE GROUND SURFACE.
  21. AN ORENCO FT08-SERIES BIOTUBE EFFLUENT FILTER OR APPROVED EQUAL SHALL BE INSTALLED AT THE OUTLET OF THE SEPTIC TANK. THE FILTER MUST BE INSTALLED IN ACCORDANCE OF CIRCULAR DEQ 4 SUCH THAT THE INLET IS LOCATED BELOW THE LIQUID LEVEL.
  22. PUMP SHALL BE HYDROMATIC OSP 33M1 COMPOSITE IMPELLER EFFLUENT PUMPS OR APPROVED EQUAL FOR LOT 2 BLOCK 3 AT-GRADE DRAINFIELD.

- AT-GRADE DRAINFIELD NOTES:
23. AN ORENCO HW-X150CW DISCHARGE ASSEMBLY OR APPROVED EQUAL SHALL BE INSTALLED. FORCEMAIN SHOULD DRAIN FREELY TO DRAINFIELD. IF FORCEMAIN DOES NOT DRAIN FREELY TO DRAINFIELD, THEN THE FORCEMAIN SHALL DRAIN TO DOSE TANK. IF DRAINING TO DOSE TANK, THEN A 1/8-INCH WEEP HOLE SHALL BE DRILLED IN THE DISCHARGE ASSEMBLY SUCH THAT FORCEMAIN CAN DRAIN INTO THE DOSE TANK.
  24. AN ORENCO MWP-S1PTRO CONTROL PANEL OR APPROVED EQUAL SHALL BE INSTALLED. THE CONTROL PANEL SHALL BE PROGRAMMED SUCH THAT THE PUMP TIMER OPERATES AT FOR THE DURATION LISTED IN TABLE 2.2 FOR THE RESPECTIVE BLOCK/LOT.
  25. ORENCO MF-3A FLOAT ASSEMBLY OR APPROVED EQUAL SHALL BE INSTALLED IN THE DOSE TANK. THE FLOAT ASSEMBLY SHALL CONSIST OF THE FOLLOWING FLOATS SET AT THE GIVEN DISTANCE FROM THE BOTTOM OF THE DOSE TANK FOR THE GIVEN PUMP:
    - HYDROMATIC OSP33M1 W/COMPOSITE IMPELLER: REDUNDANT OFF = 10" PUMP ON/OFF = 24" HIGH ALARM = 27"
  26. PRESSURE DISTRIBUTION SYSTEMS SHALL BE FIELD-TESTED TO VERIFY UNIFORM DISTRIBUTION.
  27. REFER TO MONTANA CIRCULAR DEQ 4 FOR DETAILS ON THE INSTALLATION PROCEDURES.

TABLE 2.2 AT-GRADE SYSTEM

Block	Lot	Number of Laterals	Lateral Length A (ft)	Trench Width (ft)	Trench Spacing (ft)	Soil Cap?	Dosing Volume (gal)	Design Volume (gal)	Doses per Day	Timed Dose (min)
3	2	6	80	3	4	Yes	109	300	2.8	2.7

APPROVED  
 Montana Department of  
 Environmental Quality  
 Permitting and Compliance Division  
 M.A.S. 10-26-01  
 Reviewer Date

RECEIVED

JUL 24 2001  
 M.T. DEPT. OF ENV. QUALITY  
 PERMITTING & COMPLIANCE DIV.

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FIGURE 5: AT-GRADE DRAINFIELD

DOUBLE ARROW RANCH  
 YELLOWSTONE COUNTY MONTANA  
 AT-GRADE DRAINFIELD NOTES

DRAWN BY: MBS  
 CHKL BY: LMM  
 APPR BY: KSR  
 DATE: 7/20/00

DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_

**MORRISON MAIERLE, Inc.**  
 2011 South Park Street, Missoula, MT 59801  
 Phone: (406) 541-8800 Fax: (406) 541-0008  
 E-mail: morris@maierle.com

REGISTER NO.  
 PERMIT NO.  
 SHEET NUMBER  
 DRAWING NUMBER

REVISIONS

NO.	DESCRIPTION	DATE

VERIFY SCALE  
 THESE PRINTS MAY BE REPRODUCED AND USED AS LONG AS THE ORIGINAL DRAWING IS NOT REPRODUCED



STATE OF MONTANA  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
CERTIFICATE OF REMOVAL OF SANITARY RESTRICTION  
(Section 76-4-101 et. seq., MCA)

TO: County Clerk and Recorder  
Yellowstone County  
Billings, Montana

EQ # 06-2625  
Y.C. #2480

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **LOT 7 BLOCK 2 of DOUBLE ARROW RANCH SUBDIVISION, 2<sup>ND</sup> FILING**, situated in the N1/2 SW1/4 of SECTION 15, T.2N., R.27E., P.M.M., YELLOWSTONE COUNTY, MONTANA, consisting of 1 Lot have been reviewed by personnel of the Permitting and Compliance Division, and,

THAT the documents and data required by ARM Chapter 17 Section 36 have been submitted and found to be in compliance therewith, and,

THAT approval of the Plat of subdivision is made with the understanding that the following conditions shall be met:

THAT Lot size as indicated on the Plat to be filed with the county clerk and recorder will not be further altered without approval, and,

THAT Lot 7 Block 2 shall be used for ONE SINGLE-FAMILY DWELLING, and,

THAT the individual water system will consist of a well drilled to a minimum depth of 25 feet constructed in accordance with criteria established in Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM and the most current standards of the Department of Environmental Quality, and,

THAT data provided indicates an acceptable water source at a depth of approximately 25-30 feet, and,

THAT the individual sewage treatment system will consist of a 1000 gallon septic tank with effluent filter and a 500 gallon pumping chamber and pressure dosed subsurface drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and,



PAGE 2 of 3  
DOUBLE ARROW RANCH SUB. 2<sup>ND</sup> FILING  
LOT 7 BLOCK 2  
JOHN ROST  
YELLOWSTONE CO.

THAT the maximum depth of the drainfield trenches shall be 24 inches and that the pressure dosed system shall be constructed in accordance with the plans and specifications dated February 16, 2006 by Morrison and Maierle, Inc., and,

THAT the subsurface drainfield shall have an absorption area of sufficient size to provide 1500 square feet of trench or an application rate of 02. gallons per square feet per day for a three (3) bedroom dwelling, 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 highwater 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 all sanitary facilities must be located as shown on the attached lot layout, and,

THAT the developer shall provide the purchaser of property with a copy of the Plat, approved location of water supply and sewage treatment system as shown on the attached lot layout and a copy of this document, and,

THAT instruments of transfer for this property shall contain reference to these conditions, and,

THAT plans and specifications for any proposed sewage treatment systems will be reviewed and approved by the Yellowstone City-County Health Department and will comply with Yellowstone City-County Board of Health Rule #3 and Title 17, Chapter 36, Sub-Chapters 3 and 9,ARM before construction is started.



PAGE 3 of 3  
DOUBLE ARROW RANCH SUB., 2<sup>ND</sup> FILING  
LOT 7 BLOCK 2  
JOHN ROST  
YELLOWSTONE CO.

THAT departure from any criteria set forth in the approved plans and specifications and Title 17, Chapter 36, Sub-Chapter 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 Environmental Quality.

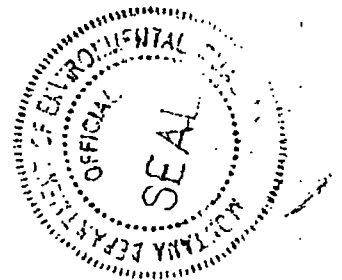
Pursuant to Section 76-4-122 (2) (a), MCA, a person must obtain the approval of both the State under Title 76, Chapter 4, MCA, and local board of health under section 50-2-116 (1) (i), before filing a subdivision plat with the county clerk and recorder.

NOW, THEREFOR, the sanitary restriction imposed by said Section 76-4-101 through 76-4-131 MCA 1995 upon said tract is hereby and herewith removed.

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

DATED this 10th day of March 2006.

RICHARD OPPER  
DIRECTOR



REVIEWED AND APPROVED:

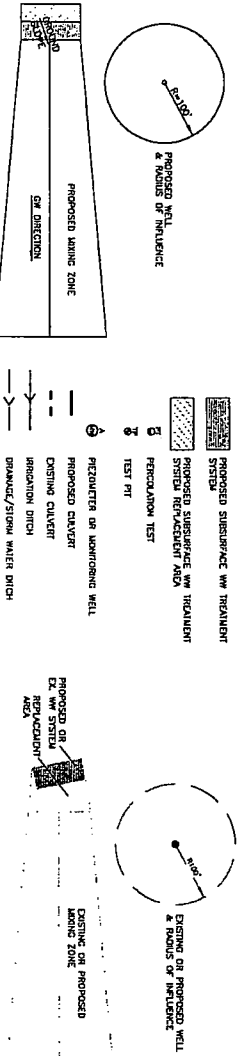
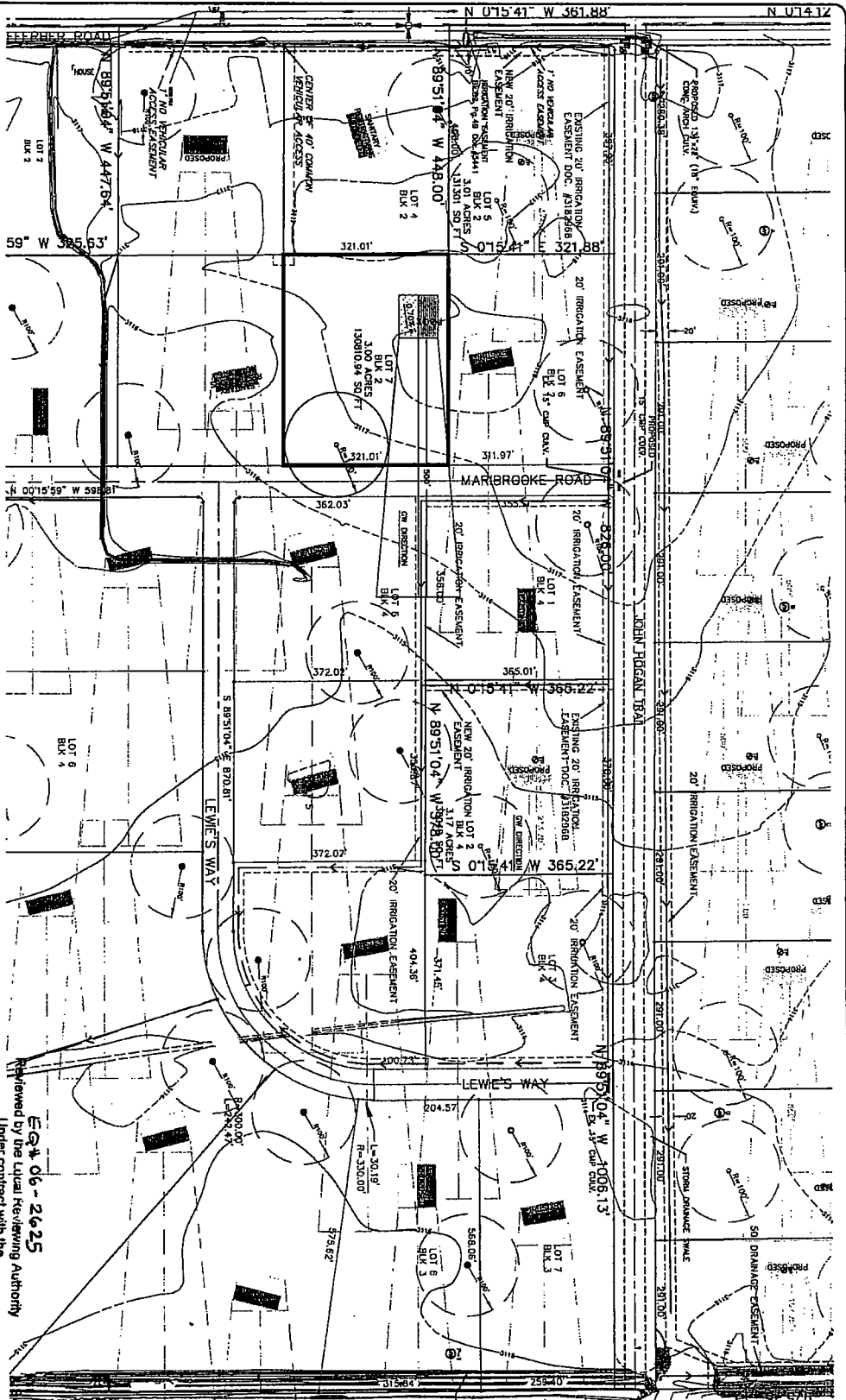
T. Rylander  
TED RYLANDER, R.S.  
ENVIRONMENTAL HEALTH PROGRAM  
YCCHD

Barbara Kingery for  
STEVE KILBREATH, SUPERVISOR  
SUBDIVISION SECTION  
PERMITTING & COMPLIANCE DIVISION  
DEPARTMENT OF ENVIRONMENTAL  
QUALITY

OWNERS NAME:  
JOHN ROST



V:\161\001\ACAD\G\435-1.dwg Feb/16/2008



Accepted under contract  
**Bonanza Knapton**  
DEQ Representative  
Date: 3-14-06

Department of Environmental Quality  
Under contract with the  
Local Reviewer  
Dipis

EG# 06-2625  
Reviewed by the Local Reviewing Authority

MAIERLE WATER DIVISIONS BUREAU  
MAR 13 2006



DOUBLE ARROW RANCH SUBDIVISION, SECOND FILING  
SECTION 16, T2N, R27E  
YELLOWSTONE COUNTY MONTANA

FIGURE 4  
LOT 7, BLOCK 2 LOT LAYOUT

DRAWN BY: SAS  
CHECKED BY: SAS  
APPROVED BY: SAS  
DATE: 2/08

C.A. REVIEW  
BY: SAS  
DATE:

**MORRISON MAIERLE, Inc.**  
ENGINEERS ARCHITECTS SURVEYORS PLANNERS SINCE 1945  
222 East Avenue Billings MT 59102  
Phone (406) 656-9000 Fax (406) 656-3422  
COPYRIGHT © MORRISON MAIERLE, INC. 2007

NO.	DESCRIPTION	DATE	BY



VERIFY SCALE  
THESE PRINTS MAY BE REDUCED. LINE WIDTHS MUST BE AS SHOWN ON ORIGINAL DRAWING.  
MODIFY SCALE ACCORDINGLY

SS-1



# Yellowstone County, Montana

## Property Tax Detail For C14046



**TaxCode: C14046**

**Owner Listed On Last Tax Statement**

**Last Updated: October 4, 2023**

Primary Owner: T AND V PETRIK FAMILY TRUST

**Owner as of January 22, 2024**

Primary Owner Name: T AND V PETRIK FAMILY TRUST

Additional Legal Owner: PETRIK, VICKI C TRUSTEE

Additional Legal Owner: PETRIK, TRAVIS W TRUSTEE

**2024 Mailing Address**

Mailing Address: T AND V PETRIK FAMILY TRUST  
5125 LEWIE WAY  
SHEPHERD, MT 59079-4309

**Property Information**

Property Address: 5125 LEWIE'S WAY  
Township: 02 N Range: 27 E Section: 15  
Subdivision: DOUBLE ARROW RANCH SUBD 2ND FIL Block: 4 Lot: 3  
Full Legal: DOUBLE ARROW RANCH SUBD 2ND FIL, S15, T02 N, R27 E,  
BLOCK 4, Lot 3, 3.169 AC (03)  
GeoCode: 03-1134-15-3-70-05-0000

Levy District: 37 - SHEPHERD (619.7 Mills)

**2023 Assessed Value Summary**

Assessed Land Value =	\$79,826.00
Assessed Building(s) Value =	\$539,974.00
Personal Property Value =	\$0.00
Total Assessed Value =	\$619,800.00

**Assessed Value Detail Tax Year: 2023**

Description	Tax Rate	Amount
Tract Land	1.35%	\$79,826.00

Improvements on Rural Land 1.35% \$539,974.00  
 Total: \$619,800.00

SID Payoff Information

**Rural SID**  
**NONE**

Property Tax Billing History

Year	1st Half		2nd Half	Total
<a href="#">2023</a>	2,744.42	P	2,744.41	5,488.83
<a href="#">2023</a>	0.00		144.77	144.77
<a href="#">2022</a>	2,355.56	P	2,355.53	P 4,711.09
<a href="#">2021</a>	2,349.77	P	2,349.75	P 4,699.52
<a href="#">2020</a>	2,281.19	P	2,281.18	P 4,562.37
<a href="#">2019</a>	1,898.72	P	1,898.72	P 3,797.44
<a href="#">2018</a>	1,915.53	P	1,915.50	P 3,831.03
<a href="#">2017</a>	1,870.81	P	1,870.78	P 3,741.59
<a href="#">2016</a>	1,493.33	P	1,493.31	P 2,986.64
<a href="#">2015</a>	1,483.77	P	1,483.76	P 2,967.53
<a href="#">2014</a>	1,522.43	P	1,522.41	P 3,044.84
<a href="#">2013</a>	1,569.91	P	1,569.90	P 3,139.81
<a href="#">2012</a>	1,400.60	P	1,400.59	P 2,801.19
<a href="#">2011</a>	1,426.77	P	1,426.76	P 2,853.53
<a href="#">2010</a>	1,503.13	P	1,503.12	P 3,006.25
<a href="#">2009</a>	1,511.68	P	1,511.66	P 3,023.34
<a href="#">2008</a>	1,610.66	P	1,610.65	P 3,221.31
<a href="#">2007</a>	1,622.60	P	1,622.57	P 3,245.17
<a href="#">2006</a>	1,634.91	P	1,634.91	P 3,269.82
<a href="#">2005</a>	1,634.28	P	1,634.28	P 3,268.56
<a href="#">2004</a>	191.85	P	191.84	P 383.69
<a href="#">2003</a>	155.34	P	155.33	P 310.67

(P) indicates paid taxes.

Jurisdictional Information

Commissioner: [District - 2](#)  
[Mark Morse \(R\)](#)

Senate: Not Available

House: Not Available

PO Box 35000  
Billings, MT 59107  
406-256-2701 - Work

**Ward:** Outside City Limits

**Precinct:** [3](#)

**High School:** Shepherd

**Middle School:** Shepherd

**Elementary School:** Shepherd

**Trustee:** [School District Trustee Links](#)

**Clerk & Recorder Documents For Tax Code:**

<b>Recording #</b>	<b>Document type</b>	<b>Recorded Date</b>	<b>Document Date</b>	<b>Book</b>	<b>Page</b>
3478471	Quit Claim Deed	9/2/2008			
			7/20/2004	0032	97093
			2/27/2004	0032	76812
			7/5/2002	SP31	82964

**Orion Detail**

**Owner Information**

**Primary Owner:** T AND V PETRIK FAMILY TRUST

**Tax Code:** C14046

**GeoCode:** 03-1134-15-3-70-05-0000

**Property Address:** 5125 LEWIE'S WAY SHEPHERD 59079

**Legal Description:** DOUBLE ARROW RANCH SUBD 2ND FIL, S15, T02 N, R27 E, BLOCK 4, Lot 3, 3.169 AC (03)

**Property Type:** IMP\_R - Improved Property - Rural

**Site Information - [View Codes](#)**

**Levy District:** 03-0985-37      **Location:**

**Neighborhood Code:** 203.002.1      **Fronting:**

**Parking type:**      **Parking Prox:**

**Utilities:**      **Access:**

**Lot Size:** 3.169 Acres      **Topography:**

**Residential Building**

**Type:** SFR **Index:** 0.93  
**Year Built:** 2004 **ECF:** 1.14  
**Year Remodeled:** **Degree Remodeled:**  
**Effective Year:** **Utility:** Good (8)  
**Style:** 03 - Ranch **Exterior:** 1 - Frame - 3 - Masonite  
**Story Height:** 1.0 **Condition:** Good (8)  
**Roof Type:** 2 - Hip **Roof Material:** 10 - Asphalt Shingle  
**Foundation:** 2 - Concrete **Basement:** 0 - None  
**Central/AC:** 3 - Gas **Grade-Factor:** 6-1.31  
**Percent Complete:** 100% **CDU:**

**Bedrooms:** 3 **Full Baths:** 2  
**Family Rooms:** **Half Baths:** **Addl Fixtr:** 6  
**1st Floor:** 2598 **2nd Floor:** 0  
**Additional Area:** 0 **Bsmt Fnsh:**  
**Basement:** 0 **Heated Flr:**  
**Half Floor:** 0 **Daylight Basement:**  
**Attic:** 0 **Built-in Garage:**  
**Attic Type:** 0 - None **Masonry F/P:**  
**Total:\*** 2598 **F/P Stacks:**  
**Pre Fab F/P:** 1

\* includes finished, unfinished & attic footprint area(s).

#### Residential Building Additions

Addition Code	Area(Sq Ft)
11 - Porch, Frame, Open	64
33 - Deck, Wood	408
19 - Garage, Frame, Finished	1530

#### Other Building Features

Addition Code	Quantity
SB - Spa Bathtub	2

#### Other Building and Yard Improvements

Code - Type	Quantity	Area/Unit	Classcode
RPA2 - Concrete	1	4560	3301
RRS1 - Shed, Frame	1		3301

RRG1 - Garage, frame, detached, finished	1		3301
RPA2 - Concrete	1		3301
RPA2 - Concrete	1	1376	3301
AAP6 - Pole Frame Bldg, 4 sides open, wood	1		3301

### GENERAL TAX DETAIL

Levy Description	1st Half	2nd Half	Total
<b>COUNTY</b>			
BRIDGE	\$14.56	\$14.56	\$29.12
COUNTY PLANNING	\$5.06	\$5.06	\$10.12
EXTENSION SERVICE	\$2.97	\$2.97	\$5.94
GENERAL FUND	\$138.37	\$138.36	\$276.73
LIABILITY & PROPERTY INSURANCE	\$8.79	\$8.79	\$17.58
LIBRARY	\$24.39	\$24.39	\$48.78
MENTAL HEALTH	\$3.77	\$3.77	\$7.54
METRA (CIVIC CENTER)&COUNTY FAIR	\$33.64	\$33.64	\$67.28
MUSEUM	\$7.41	\$7.41	\$14.82
PERMISSIVE MEDICAL LEVY	\$39.50	\$39.50	\$79.00
PUBLIC HEALTH	\$27.74	\$27.74	\$55.48
PUBLIC SAFETY - MENTAL HEALTH	\$12.47	\$12.47	\$24.94
PUBLIC SAFETY - SHERIFF	\$109.54	\$109.54	\$219.08
PUBLIC SAFETY- COUNTY ATTORNEY	\$46.65	\$46.65	\$93.30
ROAD	\$157.28	\$157.28	\$314.56
SENIOR CITIZENS-ELDERLY ACTIVITIES	\$15.94	\$15.94	\$31.88
WEED CONTROL	\$3.26	\$3.26	\$6.52
<b>COUNTY TOTALS:</b>	<b>\$651.34</b>	<b>\$651.33</b>	<b>\$1,302.67</b>
<b>OTHER</b>			
BIG SKY ECONOMIC DEVELOPMENT AUTHORITY	\$12.59	\$12.59	\$25.18
SHEPHERD CEMETERY	\$8.12	\$8.12	\$16.24
<b>OTHER TOTALS:</b>	<b>\$20.71</b>	<b>\$20.71</b>	<b>\$41.42</b>
<b>SCHOOL</b>			
ELEM & HIGH SCH TRANSPORTATION	\$10.25	\$10.25	\$20.50
ELEMENTARY RETIREMENT	\$96.15	\$96.15	\$192.30
HIGH SCHOOL RETIREMENT	\$54.81	\$54.81	\$109.62

SD #37 (SHEPHERD) - ELEM BUILDING RESERV	\$13.31	\$13.31	\$26.62
SD #37 (SHEPHERD) - ELEM BUS RESERVE	\$95.81	\$95.81	\$191.62
SD #37 (SHEPHERD) - ELEM DEBT SERVICE	\$275.60	\$275.60	\$551.20
SD #37 (SHEPHERD) - ELEM GENERAL	\$210.62	\$210.62	\$421.24
SD #37 (SHEPHERD) - ELEM TECHNOLOGY	\$24.18	\$24.18	\$48.36
SD #37 (SHEPHERD) - ELEM TRANSPORTATION	\$124.60	\$124.60	\$249.20
SD #37 (SHEPHERD) - ELEM TUITION	\$105.23	\$105.23	\$210.46
SD #37 (SHEPHERD) - HS ADULT ED	\$6.28	\$6.28	\$12.56
SD #37 (SHEPHERD) - HS BUILDING RESERVE	\$4.64	\$4.64	\$9.28
SD #37 (SHEPHERD) - HS BUS RESERVE	\$72.13	\$72.13	\$144.26
SD #37 (SHEPHERD) - HS DEBT SERVICE	\$97.74	\$97.74	\$195.48
SD #37 (SHEPHERD) - HS GENERAL	\$203.05	\$203.05	\$406.10
SD #37 (SHEPHERD) - HS TECHNOLOGY	\$12.59	\$12.59	\$25.18
SD #37 (SHEPHERD) - HS TRANSPORTATION	\$123.39	\$123.39	\$246.78
SD #37 (SHEPHERD) - HS TUITION	\$33.93	\$33.93	\$67.86
<b>SCHOOL TOTALS:</b>	<b>\$1,564.31</b>	<b>\$1,564.31</b>	<b>\$3,128.62</b>
<b>STATE</b>			
ACCREDITED HIGH SCHOOL	\$75.31	\$75.31	\$150.62
GENERAL SCHOOL	\$112.97	\$112.97	\$225.94
STATE EQUALIZATION AID	\$137.65	\$137.65	\$275.30
UNIVERSITY MILLAGE	\$25.10	\$25.10	\$50.20
VOCATIONAL-TECHNICAL SCHOOLS	\$5.44	\$5.44	\$10.88
<b>STATE TOTALS:</b>	<b>\$356.47</b>	<b>\$356.47</b>	<b>\$712.94</b>
<b>TOTAL GENERAL TAXES</b>	<b>\$2,592.83</b>	<b>\$2,592.82</b>	<b>\$5,185.65</b>

\* = Voted Levy to impose a New Mill Levy

\*\* = Voted Levy Increase to a Levy Submitted to Electors

\*\*\* = Voted Levy to Exceed Levy Limit (MCA 15-10-420)

#### SPECIAL ASSESSMENTS

Description	1st Half	2nd Half	Total
CRED COUNTY REFUSE DISTRICT	\$12.50	\$12.50	\$25.00
ELEM GENERAL ADD'L MILLS	\$0.00	\$50.21	\$50.21
HS GENERAL ADD'L MILLS	\$0.00	\$33.47	\$33.47
RSID 656M: DOUBLE AR	\$75.00	\$75.00	\$150.00
SFSA SHEPHERD FIRE SERV	\$60.00	\$60.00	\$120.00
SHPD SHEPHERD DRAINAGE	\$2.54	\$2.54	\$5.08
SOIL SOIL CONSERVATION	\$1.55	\$1.55	\$3.10
STATE EQUAL ADD'L MILLS	\$0.00	\$59.41	\$59.41
VO-TECH EQUAL ADD'L MILLS	\$0.00	\$1.68	\$1.68
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>\$151.59</b>	<b>\$296.36</b>	<b>\$447.95</b>

General Taxes	District	Mill Levy	1st Half	2nd Half
SHEPHERD	37	619.7	2,592.83	2,592.82

<b>TOTAL TAXES DUE CURRENT YEAR:</b>	<b>\$5,633.60</b>
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This property may qualify for a Property Tax Assistance Program. This may include: Intangible Land Value Assistance, Property Tax Assistance, Disabled or Deceased Veteran's Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Department of Revenue at (406)896-4000 for further information.

This Information is current as of 4/2/2024 4:56:39 PM