

CERTIFICATE OF SURVEY

LOCATED IN THE NW1/4 OF SEC. 7, T.13N., R.19W., P.M.M., MISSOULA COUNTY, MONTANA

PURPOSE OF SURVEY:

THE PURPOSE OF THIS CERTIFICATE OF SURVEY IS TO DEPICT THE RELOCATION OF COMMON BOUNDARIES.

PERIMETER LEGAL DESCRIPTION:

TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY NO. 6071, RECORDS OF MISSOULA COUNTY, AND PORTION A OF CERTIFICATE OF SURVEY NO. 6082, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA, CONTAINING 23.74 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

LEGAL DESCRIPTIONS:

TRACT 1-A OF CERTIFICATE OF SURVEY NO. 06689: A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA, MISSOULA COUNTY, MONTANA;

CONTAINING 5.01 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

TRACT 2-A OF CERTIFICATE OF SURVEY NO. 06689: A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA, MISSOULA COUNTY, MONTANA;

CONTAINING 18.73 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

OWNER'S CERTIFICATION:

WE HEREBY CERTIFY THAT THIS DIVISION OF LAND IS INTENDED TO RELOCATE COMMON BOUNDARY LINES, THEREFORE THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-207(1)(a), TO WIT: "DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN PROPERTIES", AND FURTHER, TRACT 2-A IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO 17.36.605(2)(c), TO WIT: "A PARCEL THAT WILL BE AFFECTED BY A PROPOSED BOUNDARY LINE ADJUSTMENT, IF THE PARCEL HAS EXISTING FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, STORM DRAINAGE, OR SOLID WASTE DISPOSAL THAT WERE NOT SUBJECT TO REVIEW, AND HAVE NOT BEEN REVIEWED, UNDER TITLE 76, CHAPTER 4, PART 1, MCA, AND IF: (i) NO FACILITIES, OTHER THAN THOSE IN EXISTENCE PRIOR TO THE BOUNDARY LINE ADJUSTMENT, OR THOSE THAT WERE PREVIOUSLY APPROVED AS REPLACEMENTS FOR THE EXISTING FACILITIES, WILL BE CONSTRUCTED ON THE PARCEL; (ii) EXISTING FACILITIES ON THE PARCEL COMPLIED WITH STATE AND LOCAL LAWS AND REGULATIONS, INCLUDING PERMIT REQUIREMENTS, WHICH WERE APPLICABLE AT THE TIME OF INSTALLATION; AND (iii) THE LOCAL HEALTH OFFICER DETERMINES THAT THE EXISTING FACILITIES ARE ADEQUATE FOR THE EXISTING USE. AS A CONDITION OF THE EXEMPTION, THE LOCAL HEALTH OFFICER MAY REQUIRE EVIDENCE THAT: (A) EXISTING SEPTIC TANKS HAVE BEEN PUMPED WITHIN THE PREVIOUS THREE YEARS; (B) THE PARCEL INCLUDES ACREAGE OR FEATURES SUFFICIENT TO ACCOMMODATE A REPLACEMENT DRAINFIELD; (C) EXISTING WELLS ARE ADEQUATE FOR THE PROPOSED USES; AND (D) ADEQUATE STORM DRAINAGE AND SOLID WASTE DISPOSAL ARE PROVIDED", AND FURTHER, TRACT 1-A IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO 76-4-125(1)(d), TO WIT: "DIVISIONS LOCATED WITHIN JURISDICTIONAL AREAS THAT HAVE ADOPTED GROWTH POLICIES PURSUANT TO CHAPTER 1 OR WITHIN FIRST-CLASS OR SECOND-CLASS MUNICIPALITIES FOR WHICH THE GOVERNING BODY CERTIFIES, PURSUANT TO 76-4-127, THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED".

FURTHER, PURSUANT TO ARM 24.183.1104 (1)(i)(iii)(C), TO WIT: "THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD."

SEAN B. DOUGHERTY

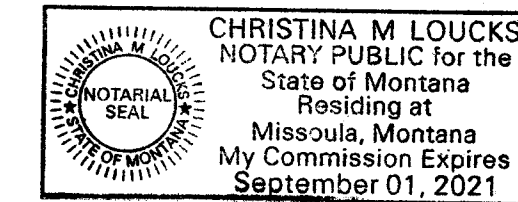
STATE OF MONTANA

COUNTY OF MISSOULA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 21, 2019, BY SEAN B. DOUGHERTY.

SS. Christina M. Loucks

NOTARY PUBLIC



JAMES D. DOUGHERTY FAMILY LLC

MARY JANE CRADER (A.K.A. MARY JANE DOUGHERTY) - MANAGING MEMBER

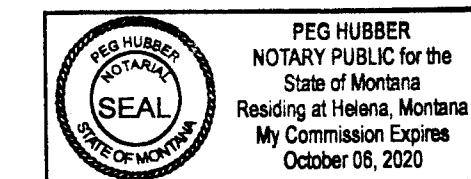
STATE OF MONTANA

COUNTY OF LEWIS & CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 27, 2019, BY MARY JANE CRADER (A.K.A. MARY JANE DOUGHERTY), AS MANAGING MEMBER FOR JAMES D. DOUGHERTY FAMILY LLC.

SS. Peg Hubber

NOTARY PUBLIC



SEAN DOUGHERTY (A.K.A. SEAN B. DOUGHERTY) - MANAGING MEMBER

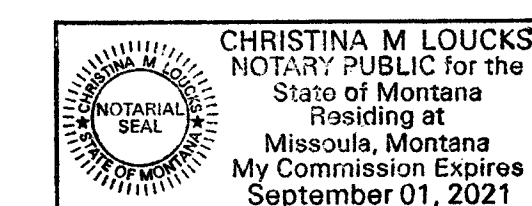
STATE OF MONTANA

COUNTY OF MISSOULA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 21, 2019, BY SEAN DOUGHERTY (A.K.A. SEAN B. DOUGHERTY), AS MANAGING MEMBER FOR JAMES D. DOUGHERTY FAMILY LLC.

SS. Christina M. Loucks

NOTARY PUBLIC



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED CERTIFICATE OF SURVEY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, AND SUBSTANTIALLY COMPLETED ON THE DATE SHOWN HEREON.

SS. Matthew Jacobson

MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR

MONTANA LICENSE NO. 013748LS

NOTES:

THIS DIVISION OF LAND WAS NOT REVIEWED FOR ADEQUATE LEGAL AND PHYSICAL ACCESS, AND THE TRACTS THAT ARE CREATED HEREIN MAY BE UNSUITABLE FOR THE PURPOSES OF PROVIDING APPROPRIATE ACCESS FOR SERVICES, SUCH AS FIRE PROTECTION, SCHOOL BUSING, AMBULANCE, AND ROAD MAINTENANCE. CONSEQUENTLY, LANDOWNERS SHOULD EXPECT THAT SUCH SERVICES MAY NOT BE PROVIDED. THIS APPROVAL DOES NOT OBLIGATE MISSOULA COUNTY TO PROVIDE ROAD MAINTENANCE, DUST ABATEMENT, OR ANY OTHER SERVICES.

ACCEPTANCE OF A DEED FOR A TRACT SHOWN ON THIS CERTIFICATE OF SURVEY SHALL CONSTITUTE: 1. ASSENT BY THE OWNERS OF THE LOT TO WAIVE THE RIGHT TO PROTEST AN RSID OR SID AFFECTING SAID PROPERTY FOR THE PURPOSE OF FINANCING THE DESIGN AND CONSTRUCTION OF A PUBLIC SEWER BENEFITTING SAID PROPERTY; AND 2. AN AGREEMENT WHEREBY THE OWNER(S) SHALL CONNECT TO PUBLIC SEWER WITHIN 180 DAYS AFTER PUBLIC SEWER IS INSTALLED AND AVAILABLE IN THE PUBLIC RIGHT OF WAY ADJACENT TO THE PROPERTY. THIS WAIVER SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE TRANSFERREES, SUCCESSORS, AND ASSIGNS OF THE OWNERS OF THE LAND DESCRIBED HEREIN. ALL DOCUMENTS OF CONVEYANCE SHALL REFER TO AND INCORPORATE THIS WAIVER.

THIS DIVISION OF LAND WAS NOT REVIEWED FOR INSTALLATION OF UTILITIES, COMPLIANCE WITH ZONING, FLOODPLAIN, OR AVAILABILITY OF PUBLIC SERVICES.

A RESTRICTION OR REQUIREMENT ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTINUES TO APPLY TO THOSE AREAS.

COS006689 Pages: 1 Fee: \$26.00
03/04/2019 03:15:55 PM Certificate of Survey
Tyler R. Gernert, Missoula County Clerk & Recorder

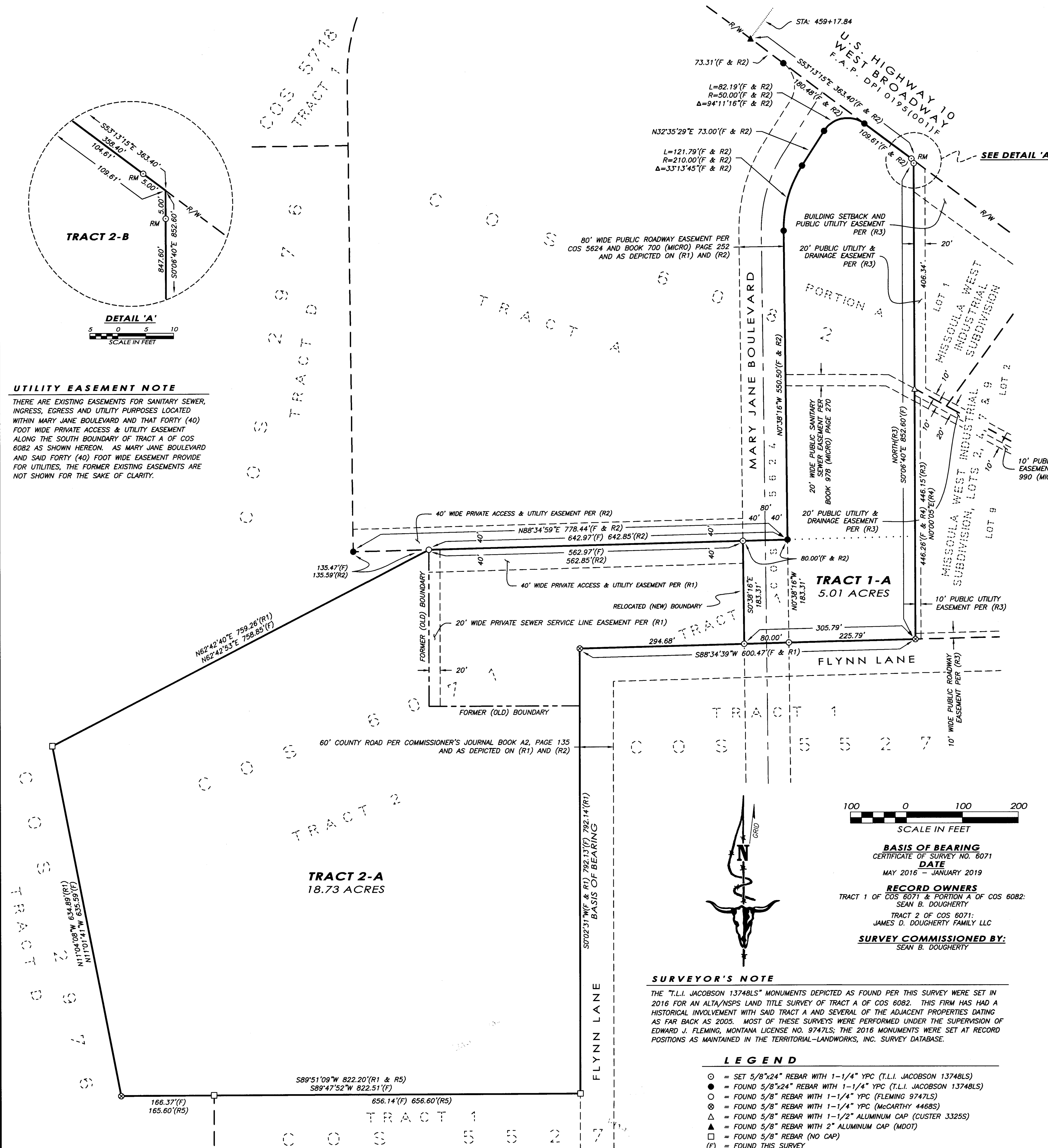
SAC	B 1009	P 562
SPA	B 1009	P 563
QCD	B 1009	P 564
QCD	B 1009	P 565
QCD	B 1009	P 566

SHEET 1 OF 1
CERTIFICATE OF SURVEY NO. 06689
MISSOULA COUNTY, MONTANA

(HD-7524)

UTILITY EASEMENT NOTE

THERE ARE EXISTING EASEMENTS FOR SANITARY SEWER, INGRESS, EGRESS AND UTILITY PURPOSES LOCATED WITHIN MARY JANE BOULEVARD AND THAT FORTY (40) FOOT WIDE PRIVATE ACCESS & UTILITY EASEMENT ALONG THE SOUTH BOUNDARY OF TRACT A OF COS 6082 AS SHOWN HEREON. AS MARY JANE BOULEVARD AND SAID FORTY (40) FOOT WIDE EASEMENT PROVIDE FOR UTILITIES, THE FORMER EXISTING EASEMENTS ARE NOT SHOWN FOR THE SAKE OF CLARITY.



SCALE IN FEET

BASIS OF BEARING
CERTIFICATE OF SURVEY NO. 6071
DATE
MAY 2016 - JANUARY 2019

RECORD OWNERS

TRACT 1 OF COS 6071 & PORTION A OF COS 6082:

SEAN B. DOUGHERTY

TRACT 2 OF COS 6071:

JAMES D. DOUGHERTY FAMILY LLC

SURVEY COMMISSIONED BY:

SEAN B. DOUGHERTY

SURVEYOR'S NOTE

THE "T.L.I. JACOBSON 13748LS" MONUMENTS DEPICTED AS FOUND PER THIS SURVEY WERE SET IN 2016 FOR AN ALTA/NSPS LAND TITLE SURVEY OF TRACT A OF COS 6082. THIS FIRM HAS HAD A HISTORICAL INVOLVEMENT WITH SAID TRACT A AND SEVERAL OF THE ADJACENT PROPERTIES DATING AS FAR BACK AS 2005. MOST OF THESE SURVEYS WERE PERFORMED UNDER THE SUPERVISION OF EDWARD J. FLEMING, MONTANA LICENSE NO. 9747LS; THE 2016 MONUMENTS WERE SET AT RECORD POSITIONS AS MAINTAINED IN THE TERRITORIAL-LANDWORKS, INC. SURVEY DATABASE.

LEGEND

- = SET 5/8"x24" REBAR WITH 1-1/4" YPC (T.L.I. JACOBSON 13748LS)
- = FOUND 5/8"x24" REBAR WITH 1-1/4" YPC (T.L.I. JACOBSON 13748LS)
- = FOUND 5/8" REBAR WITH 1-1/4" YPC (FLEMING 9747LS)
- = FOUND 5/8" REBAR WITH 1-1/4" YPC (MCARTHY 4488S)
- △ = FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP (CUSTER 3325S)
- ▲ = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP (MDOT)
- = FOUND 5/8" REBAR (NO CAP)
- (F) = FOUND THIS SURVEY
- (R1) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 6071
- (R2) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 6082
- (R3) = RECORD OR ADDITIVE PER MISSOULA WEST INDUSTRIAL SUBDIVISION
- (R4) = RECORD OR ADDITIVE PER MISSOULA WEST INDUSTRIAL SUBDIVISION, LOTS 2, 4, 7 & 9
- (R5) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 5527
- YPC = YELLOW PLASTIC CAP
- MDOT = MONTANA DEPARTMENT OF TRANSPORTATION
- COS = CERTIFICATE OF SURVEY
- R/W = RIGHT-OF-WAY
- STA = HIGHWAY STATION PER MDOT PLANS - PROJECT NO. DPI 0195(001)F

PREPARED BY: TLI PROJECT #16-4292

TERRITORIAL LANDWORKS, INC.

CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING

www.TerritorialLandworks.com

Phone: 406/721-0142 PO Box 3851

Fax: 406/721-5224 Missoula, MT 59806

CONVEYANCE OF EASEMENT FOR RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS:

E VOL 147 PAGE 1448

That I, we Mary Jane Dougherty

Missoula

County, State of Montana, in consideration of enhancing

electric service and other valuable consideration, the receipt whereof is hereby acknowledged do hereby grant, warrant and convey unto the Missoula Electric Cooperative, Inc., a corporation, whose post office address is Missoula, Montana, and to its successors and assigns, the right, privilege and authority to enter in and upon said lands situated in the County of Missoula State of Montana, and described as follows,

to-wit:

To locate a 3 phase overhead power distribution line, as presently staked, starting at the junction of the U. S. Highway 10 & 93, the Missoula West Industrial Subdivision and the Mary Jane Dougherty lands, and running south for a distance of approximately 860 feet to the Flynn Lane Co. Road, then turning approximately 90° to the west and running parallel to, and on the north side of, said road for a distance of approximately 540 feet, then turning approximately 90° to the south and running parallel to, and on the east side of, said road, for a distance of approximately 4000 feet to the south borderline of Section 7, all of the above being in the W1/2, Section 7, T13N, R19W, M.P.M.

and to erect, construct, or bury and to operate, replace, repair retire and maintain over and across said lands and in or upon all roads, streets or highways abutting or in any way adjoining said property, a power line or system as now planned in suitable structural form, including the right to trim any trees along said lines so as to keep the wires cleared at least 10 feet.

TO HAVE AND TO HOLD the same unto the said grantee and its successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto subscribed MY name and seal

this 23rd day of October, A.D. 19 79

Witness:

Trudy Irene Scree

Mary Jane Dougherty

STATE OF MONTANA
County of Missoula

On this 23rd day of OCTOBER 19 79, before

me, MICHAEL SATTERLY, Notary Public for the State of

MONTANA

personally appeared TRUDY IRENE SCREE
OF GENERAL ENGINEERS INC

known to me to be the person whose name IS subscribed to the within instrument, and acknowledged

to me that MARY JANE DOUGHERTY executed the same.



Montana Press

Michael Satterly

Notary Public for the State of
Residing at
My Commission expires

NOTARY PUBLIC for the State of Montana
Residing at Missoula, Montana
My Commission Expires June 20, 1981

457656

I received and filed this instrument for record on the 6 day of Dec, 19 79 at 11:00 o'clock A.M. and it is recorded in Vol 147 of Micro Records of the County of Missoula, State of Montana, on page 1448 of 2 of 2 of 2
Paid Ch. Return to General Engineers Inc Witness my hand, Fern Hart, County Recorder
Address 245 S. 3rd St By Mary Satterly Deputy



4
a

COUNTY CERTIFICATE OF SURVEY CHECKLIST AND TREASURER'S CERTIFICATE

The following section is to be completed by the landowner or an appointed representative:

The included survey qualifies for use of the exemption found in 76-3-207(1)(a) M.C.A., as per the approval letter issued by Missoula County and dated 11/05/2018. A copy of this approval letter is included with this checklist and certificate of survey for filing purposes.

Parcel(s) Tax ID#: 4550949 and 5846000

Parcel(s) Legal Description: Tracts 1 and 2 of COS 6071, and Portion A of COS 6082, located in

the NW1/4 of Section 7, Township 13 North, Range 19 West, P.M.M., Missoula County, Montana

The following section is to be completed by applicable Missoula County department employees. Place a check mark in the blank provided if the document is required, or write N/A if not required, then initial the appropriate department heading:

LA EXAMINING LAND SURVEYOR

06689

ym PLANNING DEPARTMENT

DF CITY-COUNTY HEALTH DEPARTMENT

N/A Certificate of Approval MFE & Local Letter

Q COUNTY TREASURER

TREASURER'S CERTIFICATE

I hereby certify, pursuant to 7-4-2613(1)(a)(ii) M.C.A. and other relevant provisions of Montana law, that as of this 4th day of March, 2019, real property taxes and assessments that have been assessed and levied on the above described land to be divided or merged have been paid.



[Signature]
Deputy County Treasurer

MISSOULA
COUNTY



MISSOULA COUNTY COMMUNITY AND PLANNING SERVICES
200 W. BROADWAY
MISSOULA, MONTANA 59802-4292
PHONE: (406) 258-3432 FAX: (406) 258-3920

Planning & Permitting • Conservation & Communities • Parks & Trails

To: Sean Dougherty
c/o Misty Zahn
Territorial-Landworks, Inc.
1817 South Avenue W, Suite A
Missoula, MT 59801

From: Christine Dascenzo, Planner, CAPS

Date: November 4, 2016

Re: Property Described as Tract 2 of C.O.S. 6071 (Tax ID: 5846000) and Tract
1 of C.O.S. 6071, including Portion A of C.O.S. 6082 (Tax ID: 4550949)

Claimant(s): Sean Dougherty, 3285 Flynn Lane, Missoula, MT 59808

Exemption: Boundary Line Relocation

Missoula County Community and Planning Services received the original affidavit supporting your request for use of a Boundary Line Relocation exemption on Wednesday, October 12, 2016. This letter is to notify you that this exemption request is approved.

A copy of this approval has been sent to the Clerk and Treasurer for reference when the survey or deed is filed. This approval only entitles the applicant to the Subdivision and Platting Act exemption(s) noted above. The following language must be printed on the face of the plat(s) or survey(s) or on the deed(s) if a plat or survey is not required:

"This (Amending Plat) (Certificate of Survey) (Deed) was not reviewed for adequate access, installation of utilities, floodplain or availability of public services; nor does this approval obligate Missoula County to provide road maintenance, dust abatement or other services."

The City of Missoula noted that "Title 20, Section 20.01.100.E1 prohibits the creation of split zoned parcels and the proposed boundary line relocation shown to split zone the new parcel with C-C2 and C-A3. The applicants should rezone the property prior to filing the amended COS to create consistent zoning in the area. This could be done by 1) requesting a County rezoning from the County Commissioners; or 2) the applicants can request annexation into the City and zoning upon annexation to zone the whole property one zoning district at the time of annexation. If the applicants request annexation, the City would need a petition for annexation with a meets and bounds that would align with the newly created parcel prior to filing the amended COS."

It should be noted that the County Zoning Resolution does not prohibit split zoned parcels within the County and the claimant would not be required to rezone prior to filing the amended Certificate of Survey.

In addition, if Tract A of C.O.S. 6082 is shown on the amended Certificate of Survey, it is recommended that the FEMA designated floodplain also be shown. The Health Department notes that this boundary line relocation will either need to cite an applicable exemption to the Sanitation Act (76-4 MCA) or be subject to full sanitation review.

Appropriate deed(s) may need to be recorded to finalize the proposed transaction. You may still need other approvals such as a certification of taxes paid, County Surveyor's approval and state or local Health Department approval. There may be zoning, building, floodplain, or other permits necessary. Please contact Community and Planning Services at 258-3432 if you have questions on these or other requirements.

CC: Tim Worley, CAPS
Todd Klietz, County Floodplain Administrator
Tyler Gernant, Clerk and Treasurer
Environmental Health Department
Surveyor's Office
Drew Larson, City of Missoula

Christina Loucks

From: Lauren C. Miller <lcmliller@missoulacounty.us>
Sent: Monday, November 5, 2018 3:53 PM
To: Christina Loucks
Subject: Dougherty BLR update

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Christina,

Community and Planning Services has no issue with the updated BLR application. Something to note since we did update Chapter 8 Regulations since this has been approved, the following language will need to appear on the plat:

"This division of land was not reviewed for adequate legal and physical access, and the tracts that are created herein may be unsuitable for the purposes of providing appropriate access for services, such as fire protection, school busing, ambulance, and road maintenance. Consequently, landowners should expect that such services may not be provided. This approval does not obligate Missoula County to provide road maintenance, dust abatement, or any other services."

"This division of land was not reviewed for installation of utilities, compliance with zoning, floodplain, or availability of public services."

"A restriction or requirement on the original platted lot or original unplatted parcel continues to apply to those areas."

Let me know if you have any questions.

Thank you!
Lauren

Lauren Miller
Planner I
Community & Planning Services
(406)258-3706

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LS

**CERTIFICATE OF SURVEY
CHECKLIST AND TREASURER'S CERTIFICATE**

Instructions: The following documents must be filed with the Certificate of Survey if checked below. Departmental official is to place a check in the blank provided if the document is required, or to write "n/a" if not required, then initial the appropriate checklist section when review has been completed.

_____ COUNTY ATTORNEY or CLERK & RECORDER

_____ Letter reviewing affidavit for use of exemption(s)

_____ Commissioners' determination (attached) of suitable access for divisions larger than 20 acres

_____ Letter of conditions made by County Commissioners upon determining use of exemption requiring compliance.

CA _____ MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS; MUST CHECK AND INITIAL

_____ Commissioner resolution accepting any new public right-of-way dedicated on survey (attach copy or provide resolution number: _____)

_____ Other: _____

TB _____ CITY-COUNTY HEALTH DEPARTMENT or CLERK & RECORDER

IX TB _____ Certificate of Approval (if required)

_____ COUNTY TREASURER

06071

TREASURER'S CERTIFICATE

I hereby certify pursuant to Section 76-3-207(3) M.C.A. that as of this 10 day of July, 2008, no real property taxes assessed and levied on the below-described land to be divided are delinquent:

Tax ID 5846000 Legal Description Tract C in N2 NW4 4 in

SW4 NW4 7-13-19

Subdivision Name (if applicable): _____



[Signature]
Deputy County Treasurer

200816159 B: 822 P: 939 Pages: 4
07/10/2008 02:17:25 PM Subdivision Checklist
Vickie M Zeier, Missoula County Clerk & Recorder





BOARD OF COUNTY COMMISSIONERS
200 W BROADWAY ST
MISSOULA MT 59802-4292

BCC 2007-198
July 31, 2007

PHONE: (406) 258-4877
FAX: (406) 721-4043

Jim Dougherty
c/o Territorial Landworks, Inc.
P.O. Box 3851
Missoula, MT 59804

FAMILY TRANSFER EXEMPTION

Dear Jim:

This is to confirm that at the Public Meeting on July 11, 2007, the Board of County Commissioners approved your request to create one new parcel by use of the family transfer exemption for that property described as Tract C in the N ½ NW ¼ and SW ¼ NW ¼ of Section 7, Township 13 North, Range 19 West, for transfer to your son, Sean B. Dougherty, finding it in the public interest to do so. This decision is based on the finding that this request does not attempt to evade the Montana Subdivision and Platting Act. Our Certificate of Survey policy requires that you file deeds transferring the properties at the same time the COS is filed.

Please be aware that the following language must be printed on the face of the survey:

"This Certificate of Survey was not reviewed for adequate access, installation of utilities, compliance with zoning, floodplain, or availability of public services; nor does this approval obligate Missoula County to provide road maintenance, dust abatement, or other services."


Please be advised that further subdivision of this property may be required to go through subdivision review. This approval applies only to entitlement to the exemption to the Subdivision and Platting Act. You may still need other approvals such as a certification of taxes paid, County Surveyor's approval, and State or local Health Department approval. Also, there may be zoning, building, or other permits necessary. Please contact the County Attorney's Office at 258-4779 if you have any questions regarding this approval, or the Office of Planning & Grants at 258-4657 if you have any questions on these or other requirements.

If we can be of any further service to you in this matter, please do not hesitate to call.

Sincerely,
BOARD OF COUNTY COMMISSIONERS

NOT AVAILABLE FOR SIGNATURE

Barbara Evans, Chairman


Bill Carey, Commissioner


Jean Curtiss, Commissioner

BCC/clc

cc: Mike Sehestedt, County Attorney's Office
Vickie Zeier, Clerk and Recorder/Treasurer
Denise Alexander, Office of Planning and Grants
Greg Robertson, Public Works
Steve Smith, Surveyors Office
Jim Dougherty, Applicant



Missoula County

Property Information System

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[CAMA](#)
[Map](#)
Property Search

By Address
By Tax ID
By Geocode
By the Map

Records Search

By Tax ID
By Geocode
By Book/Page

Note:

Choose a search to find owner or property information.

We recommend 800 X 600 resolution or better.


[Printing Tips](#)

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Tax Status

Today's Date
7/9/2008 1:18:35 PM

Missoula County Treasurer
200 W Broadway
Missoula MT, 59802
(406)258-4847

Tax ID Type
5846000 Real

Tax Payer	Mailing Address	City	State	Zip Code
DOUGHERTY MARY JANE	PO BOX 16267	MISSOULA	MT	59808-6267

Township/Range/Section	GEOCODE	SubDivision/Block/Lot
T 13N/ R 19W / S 07	2200-07-2-01-08-0000	TRACT C IN N2 NW4 & IN SW4 NW4 7-13-19

Taxes Currently Due
No taxes currently due.

Taxes Paid

Year	Due Date	Paid Date	Rec Type	Penalty	Interest	Tax	Total Tax
2007	11/30/2007	11/26/2007	Online Tax Receipt	\$0.00	\$0.00	\$962.56	\$962.56
2007	5/31/2008	5/30/2008	Online Tax Receipt	\$0.00	\$0.00	\$948.22	\$948.22
2006	11/30/2006	11/30/2006	Online Tax Receipt	\$0.00	\$0.00	\$978.37	\$978.37
2006	5/31/2007	5/31/2007	Online Tax Receipt	\$0.00	\$0.00	\$964.04	\$964.04
2005	11/30/2005	11/30/2005	Online Tax Receipt	\$0.00	\$0.00	\$953.58	\$953.58
2005	5/31/2006	11/30/2005	Online Tax Receipt	\$0.00	\$0.00	\$939.26	\$939.26
2004	11/30/2004	11/8/2004	Online Tax Receipt	\$0.00	\$0.00	\$939.47	\$939.47
2004	5/31/2005	5/31/2005	Online Tax Receipt	\$0.00	\$0.00	\$925.16	\$925.16
2003	11/30/2003	11/12/2003	Online Tax Receipt	\$0.00	\$0.00	\$970.62	\$970.62
2003	5/31/2004	8/3/2004	Online Tax Receipt	\$19.13	\$16.75	\$956.31	\$992.19
2002	11/30/2002	2/11/2003	Online Tax Receipt	\$18.33	\$18.32	\$916.59	\$953.24
2002	5/31/2003	5/14/2003	Online Tax Receipt	\$0.00	\$0.00	\$902.26	\$902.26
2001	11/30/2001	11/29/2001	Online Tax Receipt	\$0.00	\$0.00	\$829.43	\$829.43
2001	5/31/2002	5/30/2002	Online Tax Receipt	\$0.00	\$0.00	\$815.11	\$815.11
2000	11/30/2000	11/30/2000	Online Tax Receipt	\$0.00	\$0.00	\$759.12	\$759.12
2000	5/31/2001	6/15/2001	Online Tax Receipt	\$14.89	\$3.06	\$744.81	\$762.76
1999	1/1/2000	12/28/1999	Online Tax Receipt	\$0.00	\$0.00	\$702.06	\$702.06
1999	6/1/2000	6/15/2000	Online Tax Receipt	\$13.78	\$2.83	\$689.06	\$705.67
1998	12/1/1998	11/30/1998	Online Tax Receipt	\$0.00	\$0.00	\$704.72	\$704.72
1998	6/1/1999	5/31/1999	Online Tax Receipt	\$0.00	\$0.00	\$691.70	\$691.70
1997	12/1/1997	11/30/1997	Online Tax Receipt	\$0.00	\$0.00	\$696.23	\$696.23
1997	6/1/1998	5/31/1998	Online Tax Receipt	\$0.00	\$0.00	\$683.21	\$683.21
1996	12/1/1996	11/30/1996	Online Tax Receipt	\$0.00	\$0.00	\$543.13	\$543.13
1996	6/1/1997	5/30/1997	Online Tax Receipt	\$0.00	\$0.00	\$530.13	\$530.13
1995	12/1/1995	11/30/1995	Online Tax Receipt	\$0.00	\$0.00	\$680.27	\$680.27

1995	6/1/1996	11/30/1996	Online Tax Receipt	\$13.35	\$33.27	\$667.26	\$713.88
1994	12/1/1994	12/1/1994	Online Tax Receipt	\$13.80	\$0.19	\$689.84	\$703.83
1994	6/1/1995	5/31/1995	Online Tax Receipt	\$0.00	\$0.00	\$676.83	\$676.83
1993	12/1/1993	11/30/1993	Online Tax Receipt	\$0.00	\$0.00	\$555.77	\$555.77
1993	6/1/1994	12/1/1994	Online Tax Receipt	\$10.86	\$27.28	\$542.75	\$580.89
1992	12/1/1992	11/30/1992	Online Tax Receipt	\$0.00	\$0.00	\$500.05	\$500.05
1992	6/1/1993	10/29/1993	Online Tax Receipt	\$10.00	\$20.63	\$500.04	\$530.67
1991	12/1/1991	11/30/1991	Online Tax Receipt	\$0.00	\$0.00	\$486.52	\$486.52
1991	6/1/1992	6/1/1992	Online Tax Receipt	\$0.00	\$0.00	\$486.52	\$486.52

Click on the Year for a Detailed Summary
If there are duplicate listings for a given year, please call Treasurer's for clarification.

The information on this page is for reference only. No reliance should be placed on the completeness nor the accuracy of this information without first consulting original records and personally verifying the accuracy of any and all information displayed on this page.