

DEPARTMENT OF ENVIRONMENTAL QUALITY
PERMITTING AND COMPLIANCE DIVISION



MARC RACICOT, GOVERNOR

METCALF BUILDING
1520 SIXTH AVENUE

STATE OF MONTANA

(406) 444-3080
FAX (406) 444-1374

PO BOX 200901
HELENA, MONTANA 59620-0901

November 24, 1997

Harold Anderson
127 Old Bull River Road
Noxon MT 59853

RE: Anderson FT, Parcel A2
Sanders County
E.Q. #98-1690

Dear Harold:

The plans and supplemental information relating to the water supply, sewage, solid waste disposal facilities, and storm drainage (if any) for the above-referenced division of land have been reviewed as required by Section 76-4-101 through 76-4-131, MCA and have been found to be in compliance with those acts.

Two copies of the Certificate of Subdivision Plat Approval are enclosed. The original is to be filed with the Certificate of Survey at the office of the county clerk and recorder. The duplicate is for your personal records.

Your copy is to inform you of the conditions of the approval (Please note that you have specific responsibilities according to the plat approval statement, primarily with regard to informing any new owner as to inherent limitations which have been imposed).

If you wish to challenge the conditions of this Certificate of Subdivision Plat Approval, you may request a hearing before the Board of Environmental Review or the Department, pursuant to Section 76-4-126, MCA and the Montana Administrative Procedures Act.

If you have any questions, please contact this office.

Sincerely,

for *Dennis P. McKenna*

Dennis P. McKenna, Supervisor
Subdivision Section
Water Protection Bureau

DM/hmr

cc: Sanders County Sanitarian
File

COS.I

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
Sanders County Courthouse
Box 519
Thompson Falls, Mt 59873

E.Q. #98-1690

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **Anderson FT, Parcel A2**

See enclosed EXHIBIT "A" for meets and bounds description

consisting of one (1) parcel has been reviewed by personnel of the Permitting and Compliance Division, and,

THAT the documents and data required by Section 76-4-101 through 76-4-131, MCA 1995 and the rules of the Department of Environmental Quality made and promulgated pursuant thereto have been submitted and found to be in compliance therewith, and,

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

THAT the parcel size as indicated on the Certificate of Survey to be filed with the county clerk and recorder will not be further altered without approval, and,

THAT the parcel shall be used for one single-family dwelling, and,

THAT the individual family 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-Chapter 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 264 feet, and

THAT the individual sewage treatment system will consist of a septic tank 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 the subsurface drainfield shall have an absorption area of sufficient size to provide 190 square feet per bedroom, 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 shall provide the purchaser of property with a copy of the Certificate of Survey, and a copy of this document, and,

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

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.

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

DATED this thirteenth day of November, 1997.

MARK SIMONICH
DIRECTOR

By:

for *Tom Read*
Dennis McKenna, Program Manager
Subdivision Program
Permitting and Compliance Division
Department of Environmental Quality

Approved:

Janet Ivers
Janet L. Ivers, R.S.
Sanders County Sanitarian

Owner's Name: Harold Anderson

EXHIBIT "A"
Sanders County
Harold Anderson FT
Nov 1997
E.Q. #98-1690

PARCEL A-2
LEGAL DESCRIPTION

That portion of the North One Half of the Southwest Quarter of Section 1, Township 26 North, Range 34 West, M.P.M., Sanders County, Montana:

Commencing at the West One Quarter Corner of said Section 1:

THENCE South 89 degrees 31 minutes 15 seconds East for a distance of 794.81 feet along the center of section line to the True Point of Beginning;

THENCE South 89 degrees 31 minutes 15 seconds East for a distance of 668.00 feet continuing along said center of section line to the centerline of Elk Creek;

THENCE South 04 degrees 12 minutes 34 seconds West for a distance of 141.43 feet along said centerline of Elk Creek;

THENCE South 41 degrees 16 minutes 43 seconds East for a distance of 42.89 feet along said centerline;

THENCE South 49 degrees 32 minutes 12 seconds East for a distance of 81.50 feet along said centerline;

THENCE North 87 degrees 15 minutes 04 seconds East for a distance of 160.31 feet along said centerline;

THENCE South 09 degrees 34 minutes 44 seconds East for a distance of 20.00 feet leaving said centerline to a meander corner of Elk Creek;

THENCE South 38 degrees 44 minutes 23 seconds West for a distance of 279.94 feet ;

THENCE South 60 degrees 53 minutes 55 seconds West for a distance of 843.29 feet ;

THENCE North 00 degrees 02 minutes 38 seconds East for a distance of 872.28 feet to the True Point of Beginning.

Together with a Right-of Way for ingress, egress and utilities across the Southerly 30' of Parcel 1-A.

Also together with and subject to covenants, easements, and restrictions of record.

Said property contains 11.42 acres more or less.

PARCEL A1 20.01 ac.

PARCEL A2 11.42 ac

WUP Power Line

100' Floodplain

Centerline Elk Creek

APPROVED

Montana Department of
Environmental Quality
Permitting and Compliance Division

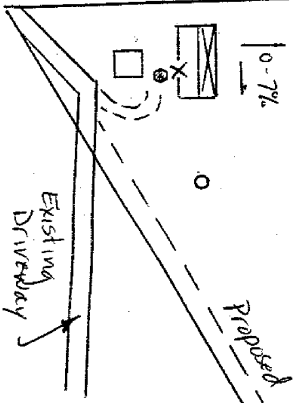
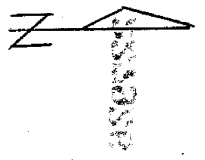
Reviewer Lynn Reed 11-24-97
Date

RECEIVED

NOV 14 1997

1 mi = 200 ft

- ☐ - Proposed
- X - Soil Profile
- o - Perc test
- o - Proposed well
- Proposed drainfield and replacement



Anderson Family Transfer
Sawyers Co.
N 1/2 - SW 1/4 - S1 - T26N - R31E - S4E
EO #498-1690
10/13/97
LCS

COS#1813 FC

INDEXED

227926

SEARCHED INDEXED
SERIALIZED FILED
APR 19 1997
FBI - MEMPHIS
BY SP-5 J. W. B. / J. W. B.