

Julie Gardner REALTOR®

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12455 N Placid Lake Rd

Seeley Lake, MT 59868

Magnificent Grey Wolf Ranch for Sale! \$6,950,000



This is a legacy property – perhaps a once-in-a-lifetime ownership transfer in Western Montana. Grey Wolf Ranch has been owned by the same family for nearly 50 years, with very few owners since it was originally homesteaded. The magnificent property is nestled between the Mission Mountains and the Bob Marshall Wilderness, just a short distance from beautiful Placid Lake.

Boasting more than 220 acres, and adjacent to thousands of acres of public land, Grey Wolf Ranch is also an astonishing 75 minutes from Montana’s second largest city, Missoula, Montana. Grey Wolf Ranch is a Montana dream property – mountain views, two creeks, a spring-fed pond, meadows, lodgepole timber, sandhill cranes, moose, bear, beavers, bald eagles...

Second only to the wildlife and views, the homes on this property range from historically significant to Montana iconic. The owner’s cabin, constructed in 1928, has been lovingly cared for and drips with the history of the ranch. Views over the meadow and the mountains beyond are intentional, and the enormous dining table will remain to share the stories of prior generations.

There are two additional guest cabins, as well as a charming A-frame, to accommodate ranch managers, paying guests, or friends and family. And the newest addition to the ranch – constructed entirely of logs harvested on the property, some more than 40 feet in length, provides an additional, luxurious one-bedroom accommodation for family, friends or guests.

But...the Belle of the Ball is the Main Lodge. Constructed of enormous, hand-scraped logs, and artisan masonry, the 2004 Lodge is the cornerstone of the ranch today. A chef’s kitchen on the main level of the lodge offers every amenity needed for a private residence or small commercial operation. And in the lower level, a fully-licensed commercial kitchen offers the option for the new owners to continue operating Grey Wolf Ranch as a destination for celebrations. There is a full-service liquor license available, upon inquiry, as well.

The lodge includes a massive gathering space with a custom masonry fireplace, locally constructed bar, and charming loft. The main-floor “bridal suite” includes its own access to the outdoor decks, marble bath, and steam shower. In the lower level, in addition to the commercial kitchen, a two-bedroom living area, complete with a second fireplace and full-bath, offers options for a wide variety of uses.

In addition to the homes, there are many amenities not to be overlooked: The events pavilion was recently completed and is located near the wedding pagoda, pond, and horse shoe arena. The shooting range includes an underground skeet thrower and shooting shed. The working sawmill has milled many of the logs on the ranch and might continue to do so. There is an 11,000 gallon propane tank, a gasoline tank for equipment refueling, and a back-up generator large enough to keep the operation in full swing in the event of a power outage. Grey Wolf Ranch is perfectly situated, and has been thoughtfully curated.

2023 Taxes: \$23,549.97

Lot Size: 228.72 Acres

Total Square Footage: of Living Dwellings: 17,486 sqft

Bedrooms: 16

Baths: 17

Garage: 4 Stalls, plus 2 Carports

Year Built: 1928

Zoning: Unzoned

HOA: None

Julie Gardner



Realtor, JD, MPA

ERA Lambros Real Estate

(406) 532-9233

jgardner@ERALambros.com



www.JulieGardnerProperties.com



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## Clickable Table of Contents

1. Maps
2. CAMA
3. Taxes
4. Utilities
5. Well Logs & Water Rights
6. Septic Permits
7. Associated Docs
8. Schools
9. Floodplain
10. Zoning



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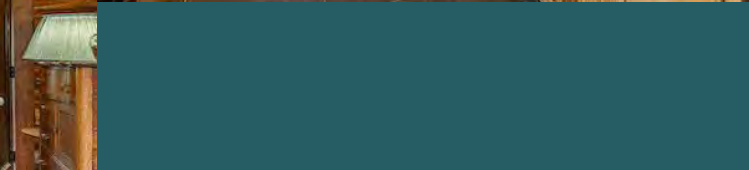
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SEE LISTING AGENT,  
JULIE GARDNER  
AT (406) 532-9233

OR

JGARDNER@ERALAMBROS.COM

FOR MORE INFORMATION.

THANK YOU!

# MAPS



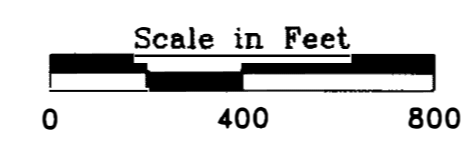
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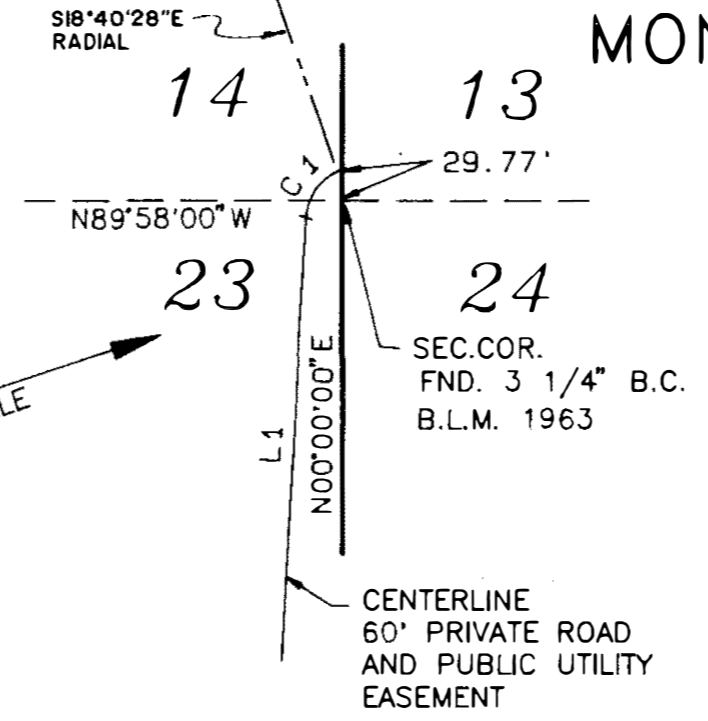


# CERTIFICATE OF SURVEY

TO SHOW THE RELOCATION OF COMMON BOUNDARIES BETWEEN ADJACENT TRACTS OF LAND, LOCATED IN THE SE 1/4 OF SEC. 14 AND THE NE 1/4 OF SEC. 23, T16N, R16W, P.M.M., MISSOULA COUNTY, MONTANA



OCTOBER, 1993



LINE/CURVE TABLE  
EASEMENT 'A' CENTERLINE

L/C	BEARING	DIST/ARC	RADIUS	DELTA
C1		65.70'	55.25'	68°08'01"
L1	S03°11'32"W	456.96'		
C2		125.15'	59.16'	121°12'15"
L2	S55°36'14"E	312.86'		
C3		99.42'	378.57'	15°02'51"
L3	S70°39'05"E	62.08'		
C4		99.96'	1456.47'	03°55'56"
L4	S74°35'02"E	337.50'		
C5		194.91'	157.27'	71°00'41"
L5	S03°34'21"E	108.13'		
L6	S03°38'36"W	52.42'		
C6		53.95'	83.57'	36°59'14"
L7	S40°37'50"W	47.40'		
C7		33.42'	38.58'	49°37'50"
L8	N09°00'00"W	118.77'		
L9	N29°00'00"W	120.00'		
L10	S22°00'00"E	75.00'		
L11	N42°00'00"W	60.00'		
L12	N58°00'00"W	72.21'		

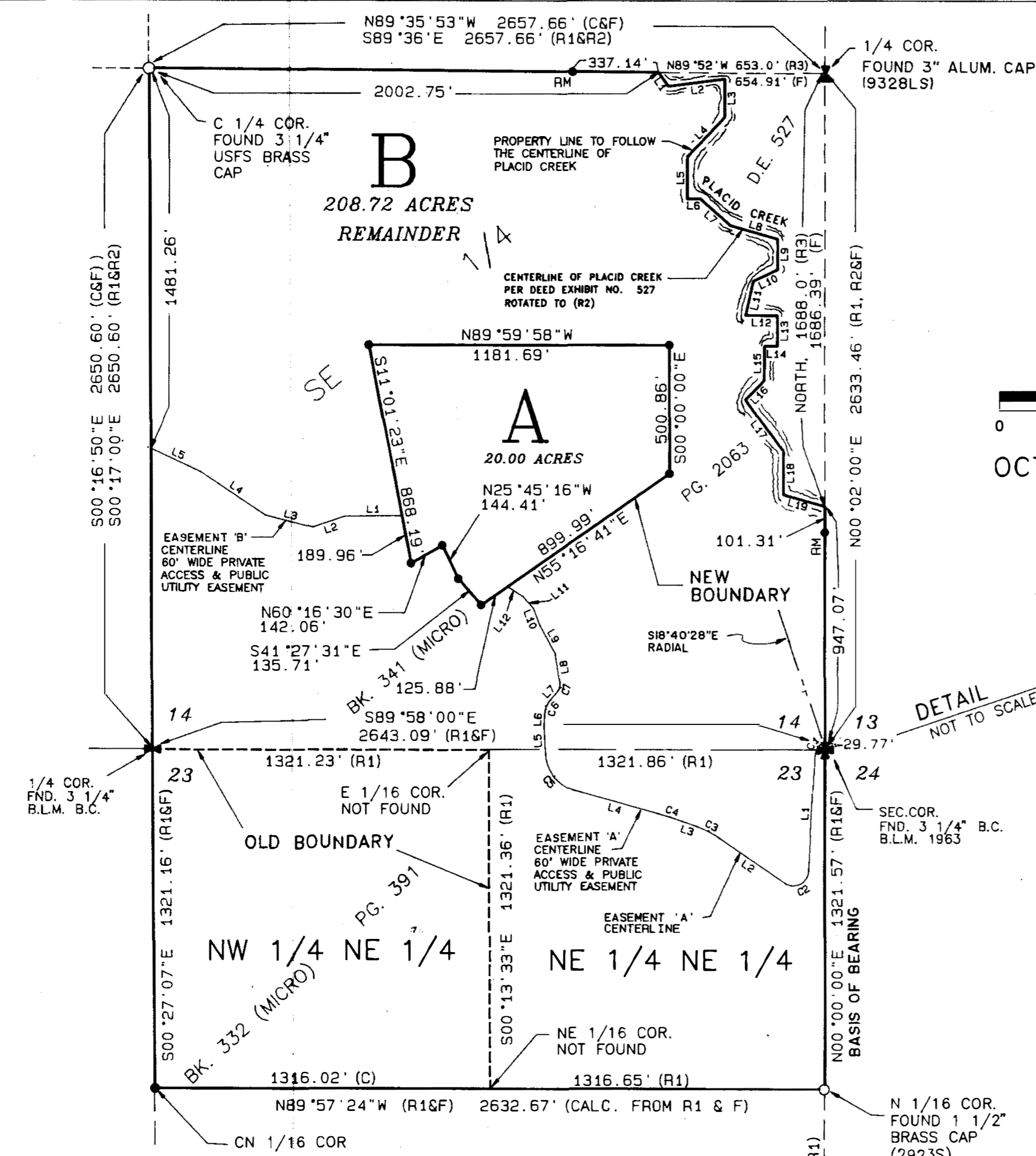
LINE TABLE  
PLACID CREEK

L	BEARING	DISTANCE
L1	S35°18'00"E	64.0'(R3) 67.27'(F)
L2	N82°22'00"E	** 224.00'
L3	N00°02'00"E	** 149.00'
L4	S43°43'00"W	** 216.00'
L5	S00°02'00"W	** 163.00'
L6	S89°58'00"E	** 52.00'
L7	S48°49'00"E	** 158.00'
L8	N74°21'00"W	** 193.00'
L9	N00°02'00"E	** 119.00'
L10	N64°55'00"E	** 106.00'
L11	N12°41'00"E	** 137.00'
L12	S89°58'00"E	** 126.00'
L13	N00°02'00"E	** 119.00'
L14	S89°58'00"E	** 52.00'
L15	S00°02'00"W	** 134.00'
L16	N45°02'00"E	** 105.00'
L17	S36°39'00"E	** 250.00'
L18	N00°02'00"E	** 171.00'
L19	N74°32'00"W	169.0'(R3)169.31'(F)

\* INDICATES BEARING FROM (R3) ROTATED 00°02' CLOCKWISE  
\*\* INDICATES DISTANCE (R3&F)

LINE TABLE  
EASEMENT 'B' CENTERLINE

LINE	BRG/CHORD BRG	DIST/ARC	RADIUS	DELTA
L1	S89°08'05"W	224.09'		
L2	N71°04'42"E	132.52'		
L3	N75°32'19"W	191.70'		
L4	N56°34'33"W	307.46'		
L5	N65°05'30"W	214.98'		



**LEGEND**

- (R1) = UNRECORDED SURVEY BY ANSWORTH & ASSOCIATES, (9/1/71) PROJ. NO. 71-956
- (R2) = UNRECORDED RETRACEMENT & PARTIAL SUBDIVISION OF SECTIONS 14 & 24 T.16 N., R.16 W., P.M.M., MISSOULA COUNTY, MONTANA., SKOUSEN 2532S
- (R3) = DEED EXHIBIT NO. 527
- (C) = CALCULATED \* SEE NOTE
- (F) = FOUND PER THIS SURVEY
- (RM) = REFERENCE MONUMENT
- = SET 5/8" X 24" REBAR WITH 1 1/2" ALUM. CAP (ANSWORTH, 2923S)

NOTE: BEARINGS AND DISTANCES SHOWN HEREON AS CALCULATED (C) ARE NOT INTENDED TO INDICATE ANY SUBSTANTIAL DISAGREEMENT WITH DATA SHOWN ON (R1) & (R2) AND ARE SHOWN TO INDICATE CLOSURE OF TRACTS. THE DIFFERENCES BETWEEN (R1), (R2) AND (C) SHOWN HEREON REFLECT THAT BEARINGS ON (R1) & (R2) WERE ROUNDED TO THE NEAREST MINUTE.



**OWNER**  
CRETE B. HARVEY

PREPARED AT THE REQUEST OF: CRETE HARVEY  
PCI PROJECT NO. 4851-93

1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	14	16N	16W
<input checked="" type="checkbox"/>	23	16N	16W

**4303**

Sheet 1 of 2  
Missoula County, Montana  
Certificate of Survey No. **4303**

**PERIMETER LEGAL DESCRIPTION**

All that portion of the Southeast one-quarter (SE1/4) of Section 14, lying South and West of the centerline of Placid Creek, along with the North one-half of the Northeast one-quarter (N1/2NE1/4) of Section 23, all in Township 16 North, Range 16 West, Principle Meridian, Montana, Missoula County, Montana, and being more particularly described as follows:

Beginning at the section corner common to Sections 13, 14, 23, and 24, T16N, R16W, P.M.,M., said corner being the TRUE POINT OF BEGINNING; thence along the section line common to said Sections 23 and 24, S.00°00'00"W., 1321.57 feet to the Southeast corner of the Northeast one-quarter of the Northeast one-quarter of said Section 23, (N1/16th corner, Sections 23 & 24); thence departing said section line and along the South boundary of the North one-half of the Northeast one-quarter of said Section 23, N.89°57'24"W., 2632.67 feet, to the Southwest corner of the Northwest one-quarter of the Northeast one-quarter of said Section 23, (CN 1/16th corner, Section 23); thence along the North-South mid-section line of said Section 23, N.00°27'07"W., 1321.16 feet to the one-quarter corner common to said Sections 14 and 23; thence along the North-South mid-section line of said Section 14, N.00°16'50"W., 2650.60 feet to the center one-quarter corner of said Section 14; thence along the North boundary of the Southeast one-quarter of said Section 14, S.89°35'53"E., 2002.75 feet to the center of Placid Creek; thence the following nineteen (19) courses along the center of Placid Creek, S.35°18'00"E., 67.27 feet; thence N.82°22'00"E., 224.00 feet; thence S.00°02'00"W., 149.00 feet; thence S.43°43'00"W., 216.00 feet; thence S.00°02'00"W., 163.00 feet; thence S.89°58'00"E., 52.00 feet; thence S.48°49'00"E., 158.00 feet; thence S.74°21'00"E., 193.00 feet; thence S.00°02'00"W., 119.00 feet; thence S.64°55'00"W., 106.00 feet; thence S.12°41'00"W., 137.00 feet; thence S.89°58'00"E., 126.00 feet; thence S.00°02'00"W., 119.00 feet; thence N.89°58'00"W., 52.00 feet; thence S.00°02'00"W., 134.00 feet; thence S.45°02'00"W., 105.00 feet; thence S.36°39'00"E., 250.00 feet; thence S.00°02'00"W., 171.00 feet; thence S.74°32'00"E., 169.31 feet to a point on the section line common to said Sections 13 and 14; thence departing the center of Placid Creek, and along said section line, S.00°02'00"W., 947.07 feet to the TRUE POINT OF BEGINNING.

Containing 228.72 acres more or less, being subject to all easements or rights-of-way as shown, existing or of record, and according to Certificate of Survey No. 4303.

**LEGAL DESCRIPTIONS**

**TRACT A.** Certificate of Survey No. 4303, located in and being a portion of the Southeast one-quarter of Section 14, Township 16 North, Range 16 West, Principal Meridian, Montana, Missoula County, Montana. Containing 20.00 acres more or less, being subject to all easements or rights-of-way as shown, existing or of record, and all according to the attached plat.

**TRACT B.** Certificate of Survey No. 4303, located in and being a portion of the Southeast one-quarter (SE1/4) of Section 14, and the North one-half of the Northeast one-quarter (N1/2NE1/4) of Section 23, Township 16 North, Range 16 West, Principal Meridian, Montana, Missoula County, Montana. Containing 208.72 acres more or less, being subject to all easements or rights-of-way as shown, existing or of record, and all according to the attached plat.

**OWNER'S CERTIFICATION**

I hereby certify that the purpose of this division of land is to relocate common boundary lines between adjoining properties, and no additional parcels are hereby created; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207 (1) (a) M.C.A.; furthermore, I hereby certify that this division of land is exempt from review by the Department of Health and Environmental Sciences, pursuant to Section 76-4-103, M.C.A..

Crete B. Harvey  
Crete B. Harvey

STATE OF Washington )  
County of King )SS

This instrument was acknowledged before me on December 7, 1993 by Crete B. Harvey.

ss Patricia E. Cross  
Notary Public for the State of Washington  
My Commission expires 2-20-96



**SURVEYOR'S CERTIFICATION**

I hereby certify the attached plat represents a survey made under my supervision during the month of October, 1993.

Richard A. Ainsworth  
Richard A. Ainsworth, Professional Land Surveyor  
Montana Registration No. 2923S

**PURPOSE OF SURVEY**

This Certificate was prepared to show the relocation common boundary lines between adjoining properties, and no additional parcels are hereby created, with the resultant parcels exceeding 20 acres; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207 (1) (a), and 76-4-103 M.C.A..

**FINAL APPROVAL OF THIS CERTIFICATE OF SURVEY GRANTED BY:**

Alvin J. Brown Nov. 27, 1993  
Missoula County Surveyor Date  
Tom Bage 11/19/93  
Missoula City-County Health Department Date

9330036  
I received and filed this instrument for record on the 13 day of Dec. 1993 at 3:20 o'clock P.M. in the office of Missoula County Clerk, and I have verified the same. Witness my hand and the seal of Missoula County, Montana. By Karen M. Decker Clerk  
Nov 8 6 00 CLK P23

Checklist # 1455

1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	14	16N	16W
<input checked="" type="checkbox"/>	23	16N	16W

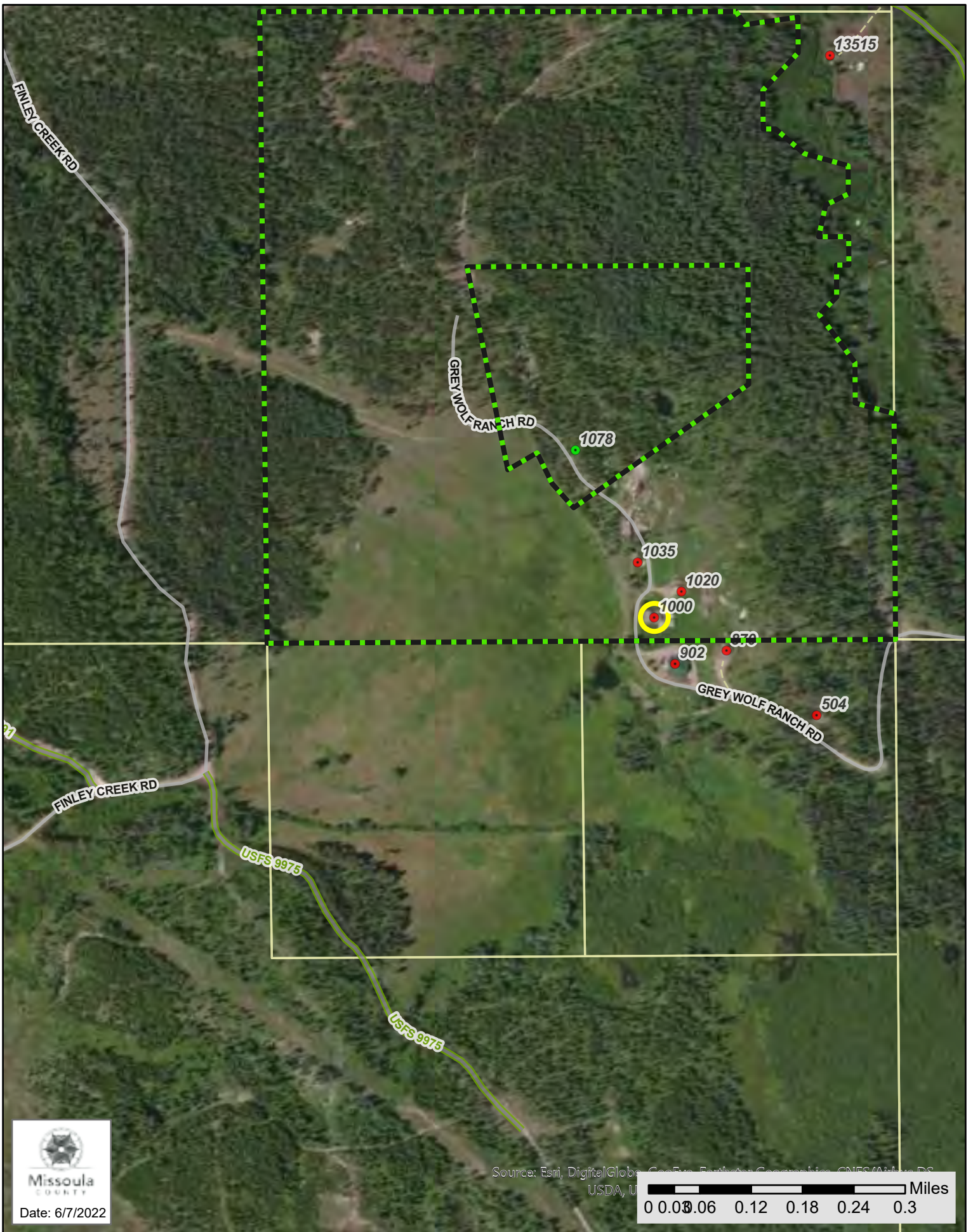
Sheet 2 of 2  
Missoula County, Montana  
Certificate of Survey No. 4303

**4303**

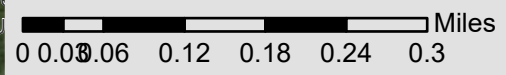
**4303**

**PROFESSIONAL CONSULTANTS INCORPORATED**

PREPARED AT THE REQUEST OF: CRETE HARVEY  
PCI PROJECT NO. 4851-93



Source: Esri, DigitalGlobe, GeoEye, Earthstar OpenStreetMap contributors, CNES/Airbus DS, USDA, U



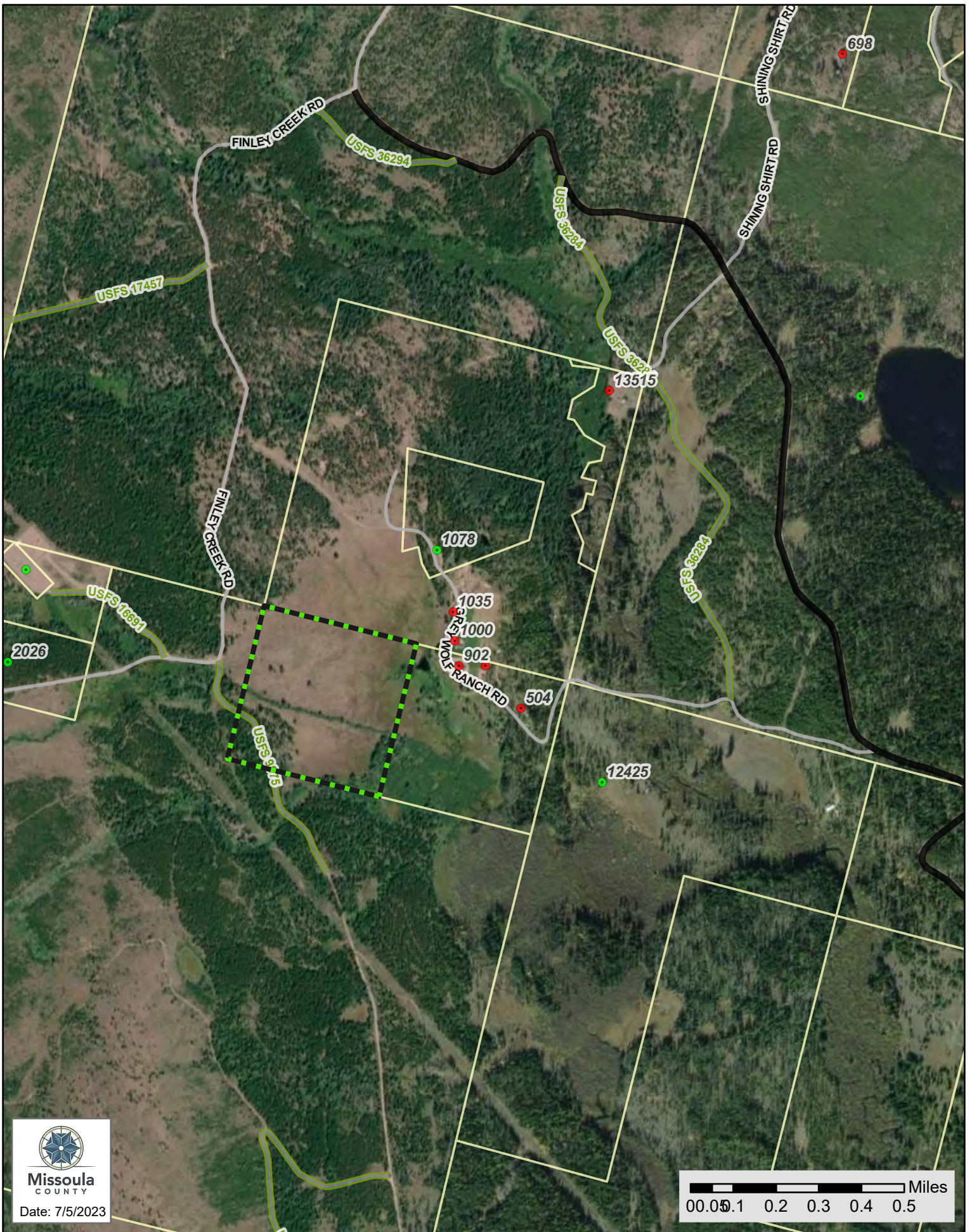
Map Center: X: -113.58545 - Y: 47.13551

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Map Center: X: -113.58030 - Y: 47.13600

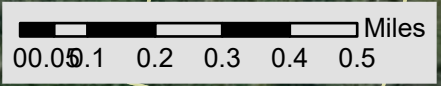
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Map Center: X: -113.58180 - Y: 47.13619

Missoula  
COUNTY

Date: 7/5/2023



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# CAMA

## PROPERTY REPORT CARD



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Missoula, MT 59808  
jgardner@ERALambros.com  
(406)532-9233 direct  
(406)532-9533 fax



# Property Record Card

## Summary

### Primary Information

**Property Category:** [RP](#)                      **Subcategory:** [Residential Property](#)  
**Geocode:** [04-2539-14-1-01-03-0000](#)      **Assessment Code:** [0000155400](#)  
**Primary Owner:**                      **PropertyAddress:** [1078 GREY WOLF RANCH RD](#)  
[GREY WOLF ENTERPRISES LLC](#)              [SEELEY LAKE, MT 59868](#)  
[PO BOX 327](#)                      **COS Parcel:** [B](#)  
[SEELEY LAKE, MT 59868-0327](#)  
*NOTE: See the Owner tab for all owner information*

**Certificate of Survey:** [4303](#)

**Subdivision:**

**Legal Description:**

[S14, T16 N, R16 W, C.O.S. 4303, PARCEL B, SE4 W OF CENTERLINE OF PLACID CREEK](#)

**Last Modified:** [2/2/2022 6:11:50 PM](#)

### General Property Information

**Neighborhood:** [204.024](#)              **Property Type:** [IMP\\_R - Improved Property - Rural](#)  
**Living Units:** [10](#)                      **Levy District:** [04-3597-34-7](#)  
**Zoning:**                                      **Ownership %:** [100](#)  
**Linked Property:**

[No linked properties exist for this property](#)

**Exemptions:**

[No exemptions exist for this property](#)

**Condo Ownership:**

**General:** [0](#)                                      **Limited:** [0](#)

### Property Factors

**Topography:**                                      **Fronting:**  
**Utilities:**                                      **Parking Type:**  
**Access:**                                      **Parking Quantity:**  
**Location:**                                      **Parking Proximity:**

### Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	<a href="#">38.327</a>	<a href="#">00.00</a>
Fallow	<a href="#">0.000</a>	<a href="#">00.00</a>
Irrigated	<a href="#">0.000</a>	<a href="#">00.00</a>
Continuous Crop	<a href="#">0.000</a>	<a href="#">00.00</a>
Wild Hay	<a href="#">0.000</a>	<a href="#">00.00</a>
Farmsite	<a href="#">1.000</a>	<a href="#">00.00</a>
ROW	<a href="#">0.000</a>	<a href="#">00.00</a>
NonQual Land	<a href="#">0.000</a>	<a href="#">00.00</a>
<b>Total Ag Land</b>	<b><a href="#">39.327</a></b>	<b><a href="#">00.00</a></b>
<b>Total Forest Land</b>	<b><a href="#">86.393</a></b>	<b><a href="#">00.00</a></b>
<b>Total Market Land</b>	<b><a href="#">3.000</a></b>	<b><a href="#">00.00</a></b>

### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
<a href="#">6/10/2003</a>	<a href="#">0708</a>	<a href="#">00762</a>			

### Owners

Party #1

**Default Information:** GREY WOLF ENTERPRISES LLC  
PO BOX 327

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** Conversion

**Last Modified:** 5/11/2011 10:11:54 AM

Other Names

Other Addresses

**Name**

**Type**

### Appraisals

#### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2021	187807	1802540	1990347	COST
2020	172964	1512370	1685334	COST

### Market Land

Market Land Item #1

**Method:** Acre **Type:** 1 Ac. beneath Improvements (for dwlg on Forest Land)

**Width:** **Depth:**

**Square Feet:** 00 **Acres:** 3

Valuation

**Class Code:** 2003 **Value:**

### Dwellings

#### Existing Dwellings

Dwelling Type	Style	Year Built
SFR	11 - Log	1975
SFR	08 - Conventional	1994
SFR	11 - Log	2004
SFR	08 - Conventional	1976
SFR	13 - A-Frame	1976

Dwelling Information

**Residential Type:** SFR

**Style:** 11 - Log

**Year Built:** 1975

**Roof Material:** 5 - Metal

**Effective Year:** 1980

**Roof Type:** 3 - Gable

**Story Height:** 1.0

**Attic Type:** 4

**Grade:** 5

**Exterior Walls:** 4 - Log (not log over frame)

**Class Code:** 3301

**Exterior Wall Finish:** 0 - Other

**Year Remodeled:** 2000

**Degree Remodeled:**

Mobile Home Details

**Manufacturer:**

**Serial #:**

**Width:** 0

**Model:**

**Length:** 0

Basement Information

**Foundation:** 2 - Concrete

**Finished Area:** 0

**Daylight:** N

**Basement Type:** 0 - None

**Quality:**

Heating/Cooling Information

**Type:** Non-Central

**System Type:** 1 - Floor/Wall/Space

**Fuel Type:** 3 - Gas

**Heated Area:** 0



Living Accomodations

**Bedrooms:** 2 **Full Baths:** 2 **Addl Fixtures:** 3  
**Family Rooms:** 0 **Half Baths:** 1

Additional Information

**Fireplaces:** **Stacks:** 1 **Stories:** 1.5  
**Garage Capacity:** 0 **Openings:** 1 **Prefab/Stove:** 1  
**% Complete:** 0 **Cost & Design:** 0 **Flat Add:** 0  
**Description:** **Description:**

Dwelling Amenities

**View:** **Access:**

Area Used In Cost

**Basement:** 0 **Additional Floors:** 0 **Attic:** 845  
**First Floor:** 2448 **Half Story:** 0 **Unfinished Area:** 0  
**Second Floor:** 0 **SFLA:** 3293

Depreciation Information

**CDU:** **Physical Condition:** Very Good (9) **Utility:** Very Good (9)  
**Desirability:** **Property:** Very Good (9)  
**Location:** Very Good (9)

Depreciation Calculation

**Age:** 40 **Pct Good:** 0.8 **RCNLD:** 0

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	14 - Porch, Frame, Enclosed			232	0	0
	33 - Deck, Wood			630	0	0
	14 - Porch, Frame, Enclosed			154	0	0
	14 - Porch, Frame, Enclosed			132	0	0

There are no other features for this dwelling

Dwelling Information

**Residential Type:** SFR **Style:** 08 - Conventional  
**Year Built:** 1994 **Roof Material:** 5 - Metal  
**Effective Year:** 0 **Roof Type:** 3 - Gable  
**Story Height:** 2.0 **Attic Type:** 0  
**Grade:** 5 **Exterior Walls:** 1 - Frame  
**Class Code:** 3301 **Exterior Wall Finish:** 6 - Wood Siding or Sheathing  
**Year Remodeled:** 0 **Degree Remodeled:**

Mobile Home Details

**Manufacturer:** **Serial #:** **Width:** 0  
**Model:** **Length:** 0

Basement Information

**Foundation:** 2 - Concrete **Finished Area:** 1368 **Daylight:** N  
**Basement Type:** 3 - Full **Quality:** 3 - Typical

Heating/Cooling Information

**Type:** Non-Central **System Type:** 7 - Electric Baseboard/Electric Radiant  
**Fuel Type:** 4 - Electricity **Heated Area:** 0

Living Accomodations

**Bedrooms:** 4 **Full Baths:** 2 **Addl Fixtures:** 3  
**Family Rooms:** 0 **Half Baths:** 1

Additional Information

**Fireplaces:** **Stacks:** 0 **Stories:**  
**Garage Capacity:** 0 **Openings:** 0 **Prefab/Stove:** 1  
**% Complete:** 0 **Cost & Design:** 0 **Flat Add:** 0  
**Description:** **Description:**

Dwelling Amenities

**View:** **Access:**

Area Used In Cost

Basement: 1368  
First Floor: 1368  
Second Floor: 1152

Additional Floors: 0  
Half Story: 0

Attic: 0  
Unfinished Area: 0  
SFLA: 2520

Depreciation Information

CDU: Physical Condition: Good (8) Utility: Good (8)  
Desirability: Property: Good (8)  
Location: Good (8)

Depreciation Calculation

Age: 26 Pct Good: 0.8 RCNLD: 0

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			304	0	0
	11 - Porch, Frame, Open			304	0	0
	33 - Deck, Wood			640	0	0

There are no other features for this dwelling

Dwelling Information

Residential Type: SFR Style: 11 - Log  
Year Built: 2004 Roof Material: 5 - Metal  
Effective Year: 0 Roof Type: 3 - Gable  
Story Height: 2.0 Attic Type: 0  
Grade: 6 Exterior Walls: 4 - Log (not log over frame)  
Class Code: 3301 Exterior Wall Finish: 0 - Other  
Year Remodeled: 0 Degree Remodeled:

Mobile Home Details

Manufacturer: Serial #: Width: 0  
Model: Length: 0

Basement Information

Foundation: 2 - Concrete Finished Area: 3726 Daylight: Y  
Basement Type: 3 - Full Quality: 3 - Typical

Heating/Cooling Information

Type: Central/AC System Type: 5 - Forced Air  
Fuel Type: 3 - Gas Heated Area: 0

Living Accomodations

Bedrooms: 3 Full Baths: 2 Addl Fixtures: 3  
Family Rooms: 0 Half Baths: 1

Additional Information

Fireplaces: Stacks: 1 Stories: 2.0  
Openings: 1 Prefab/Stove: 1  
Garage Capacity: 0 Cost & Design: 0 Flat Add: 0  
% Complete: 0 Description: Description:

Dwelling Amenities

View: Access:

Area Used In Cost

Basement: 3726 Additional Floors: 0 Attic: 0  
First Floor: 3588 Half Story: 0 Unfinished Area: 0  
Second Floor: 504 SFLA: 4092

Depreciation Information

CDU: Physical Condition: Very Good (9) Utility: Very Good (9)  
Desirability: Property: Very Good (9)  
Location: Very Good (9)

Depreciation Calculation

Age: 16 Pct Good: 0.9 RCNLD: 0

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
-------	-------	--------	-------	------	------	------

11 - Porch, Frame, Open	14 - Porch, Frame, Enclosed			140	0	0
	14 - Porch, Frame, Enclosed			140	0	0
	11 - Porch, Frame, Open			1036	0	0
	11 - Porch, Frame, Open			120	0	0
	14 - Porch, Frame, Enclosed			132	0	0
	11 - Porch, Frame, Open			484	0	0
	14 - Porch, Frame, Enclosed			140	0	0

There are no other features for this dwelling

Dwelling Information

**Residential Type:** SFR **Style:** 08 - Conventional  
**Year Built:** 1976 **Roof Material:** 5 - Metal  
**Effective Year:** 1990 **Roof Type:** 3 - Gable  
**Story Height:** 1.0 **Attic Type:** 0  
**Grade:** 5 **Exterior Walls:** 1 - Frame  
**Class Code:** 3301 **Exterior Wall Finish:** 6 - Wood Siding or Sheathing  
**Year Remodeled:** 1995 **Degree Remodeled:**

Mobile Home Details

**Manufacturer:** **Serial #:** **Width:** 0  
**Model:** **Length:** 0

Basement Information

**Foundation:** 2 - Concrete **Finished Area:** 0 **Daylight:** N  
**Basement Type:** 0 - None **Quality:**

Heating/Cooling Information

**Type:** Non-Central **System Type:** 1 - Floor/Wall/Space  
**Fuel Type:** 3 - Gas **Heated Area:** 0

Living Accomodations

**Bedrooms:** 2 **Full Baths:** 1 **Addl Fixtures:** 3  
**Family Rooms:** 0 **Half Baths:** 0

Additional Information

**Fireplaces:** **Stacks:** 0 **Stories:**  
**Garage Capacity:** 0 **Openings:** 0 **Prefab/Stove:** 0  
**% Complete:** 0 **Cost & Design:** 0 **Flat Add:** 0  
**Description:** **Description:**

Dwelling Amenities

**View:** **Access:**

Area Used In Cost

**Basement:** 0 **Additional Floors:** 0 **Attic:** 0  
**First Floor:** 1320 **Half Story:** 0 **Unfinished Area:** 0  
**Second Floor:** 0 **SFLA:** 1320

Depreciation Information

**CDU:** **Physical Condition:** Good (8) **Utility:** Good (8)  
**Desirability:** **Property:** Good (8)  
**Location:** Good (8)

Depreciation Calculation

**Age:** 30 **Pct Good:** 0.78 **RCNLD:** 0

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			88	0	0
	33 - Deck, Wood			176	0	0

There are no other features for this dwelling

Dwelling Information

**Residential Type:** SFR **Style:** 13 - A-Frame  
**Year Built:** 1976 **Roof Material:** 6 - Wood Shake  
**Effective Year:** 0 **Roof Type:** 8 - A-Frame  
**Story Height:** 1.0 **Attic Type:** 2  
**Grade:** 4 **Exterior Walls:** 1 - Frame

**Class Code:** 3301  
**Year Remodeled:** 0

**Exterior Wall Finish:** 0 - Other  
**Degree Remodeled:**

Mobile Home Details

**Manufacturer:**  
**Model:**

**Serial #:**

**Width:** 0  
**Length:** 0

Basement Information

**Foundation:** 2 - Concrete  
**Basement Type:** 0 - None

**Finished Area:** 0  
**Quality:**

**Daylight:** N

Heating/Cooling Information

**Type:** Non-Central  
**Fuel Type:** 4 - Electricity

**System Type:** 1 - Floor/Wall/Space  
**Heated Area:** 0

Living Accomodations

**Bedrooms:** 1  
**Family Rooms:** 0

**Full Baths:** 1  
**Half Baths:** 0

**Addl Fixtures:** 2

Additional Information

**Fireplaces:**  
**Garage Capacity:** 0  
**% Complete:** 0

**Stacks:** 0  
**Openings:** 0  
**Cost & Design:** 0  
**Description:**

**Stories:**  
**Prefab/Stove:** 1  
**Flat Add:** 0  
**Description:**

Dwelling Amenities

**View:**

**Access:**

Area Used In Cost

**Basement:** 0  
**First Floor:** 306  
**Second Floor:** 0

**Additional Floors:** 0  
**Half Story:** 0

**Attic:** 61  
**Unfinished Area:** 0  
**SFLA:** 367

Depreciation Information

**CDU:**  
**Desirability:**

**Physical Condition:** Good (8)  
**Property:** Good (8)  
**Location:** Good (8)

**Utility:** Good (8)

Depreciation Calculation

**Age:** 44

**Pct Good:** 0.73

**RCNLD:** 0

Additions / Other Features

There are no additions for this dwelling

There are no other features for this dwelling

## Other Buildings/Improvements

Outbuilding/Yard Improvement #1

**Type:** Residential

**Description:** RRC1 - Carport

**Quantity:** 1

**Year Built:** 1975

**Grade:** 5

**Condition:**

**Functional:**

**Class Code:** 3301

Dimensions

**Width/Diameter:**

**Length:**

**Size/Area:** 240

**Height:**

**Bushels:**

**Circumference:**

Outbuilding/Yard Improvement #2

**Type:** Residential

**Description:** AAP3 - Pole Frame Bldg, 1 side open, metal

**Quantity:** 1

**Year Built:** 2000

**Grade:** G

**Condition:**

**Functional:**

**Class Code:** 3301

Dimensions

**Width/Diameter:** 35

**Length:** 60

**Size/Area:** 2100

**Height:**

**Bushels:**

**Circumference:**

## Outbuilding/Yard Improvement #3

<b>Type:</b> Residential	<b>Description:</b> RRC1 - Carport	
<b>Quantity:</b> 1	<b>Year Built:</b> 1987	<b>Grade:</b> 5
<b>Condition:</b>	<b>Functional:</b>	<b>Class Code:</b> 3301

## Dimensions

<b>Width/Diameter:</b> 10	<b>Length:</b> 24	<b>Size/Area:</b> 240
<b>Height:</b>	<b>Bushels:</b>	<b>Circumference:</b>

---

## Outbuilding/Yard Improvement #4

<b>Type:</b> Residential	<b>Description:</b> RPA2 - Concrete	
<b>Quantity:</b> 1	<b>Year Built:</b> 1975	<b>Grade:</b> A
<b>Condition:</b>	<b>Functional:</b>	<b>Class Code:</b> 3301

## Dimensions

<b>Width/Diameter:</b>	<b>Length:</b>	<b>Size/Area:</b> 1580
<b>Height:</b>	<b>Bushels:</b>	<b>Circumference:</b>

---

## Outbuilding/Yard Improvement #5

<b>Type:</b> Residential	<b>Description:</b> RRG3 - Garage, frame, detached, unfinished	
<b>Quantity:</b> 1	<b>Year Built:</b> 1974	<b>Grade:</b> 5
<b>Condition:</b>	<b>Functional:</b>	<b>Class Code:</b> 3301

## Dimensions

<b>Width/Diameter:</b>	<b>Length:</b>	<b>Size/Area:</b> 960
<b>Height:</b>	<b>Bushels:</b>	<b>Circumference:</b>

---

## Outbuilding/Yard Improvement #6

<b>Type:</b> Residential	<b>Description:</b> RRG3 - Garage, frame, detached, unfinished	
<b>Quantity:</b> 1	<b>Year Built:</b> 1987	<b>Grade:</b> 5
<b>Condition:</b>	<b>Functional:</b>	<b>Class Code:</b> 3301

## Dimensions

<b>Width/Diameter:</b> 24	<b>Length:</b> 36	<b>Size/Area:</b> 864
<b>Height:</b>	<b>Bushels:</b>	<b>Circumference:</b>

---

## Outbuilding/Yard Improvement #7

<b>Type:</b> Residential	<b>Description:</b> RRG3 - Garage, frame, detached, unfinished	
<b>Quantity:</b> 1	<b>Year Built:</b> 1987	<b>Grade:</b> 5
<b>Condition:</b>	<b>Functional:</b>	<b>Class Code:</b> 3301

## Dimensions

<b>Width/Diameter:</b> 24	<b>Length:</b> 36	<b>Size/Area:</b> 864
<b>Height:</b>	<b>Bushels:</b>	<b>Circumference:</b>

---

## Outbuilding/Yard Improvement #8

<b>Type:</b> Residential	<b>Description:</b> RRG1 - Garage, frame, detached, finished	
<b>Quantity:</b> 1	<b>Year Built:</b> 2004	<b>Grade:</b> 5
<b>Condition:</b>	<b>Functional:</b>	<b>Class Code:</b> 3301

## Dimensions

<b>Width/Diameter:</b> 16	<b>Length:</b> 20	<b>Size/Area:</b> 320
<b>Height:</b>	<b>Bushels:</b>	<b>Circumference:</b>

---

## Outbuilding/Yard Improvement #9

**Type:** Residential      **Description:** RRS1 - Shed, Frame  
**Quantity:** 1      **Year Built:** 1987      **Grade:** A  
**Condition:**      **Functional:**      **Class Code:** 3301

Dimensions

**Width/Diameter:** 12      **Length:** 14      **Size/Area:** 168  
**Height:**      **Bushels:**      **Circumference:**

---

Outbuilding/Yard Improvement #10

**Type:** Residential      **Description:** AAL1 - Lean-to, 1 story, pole frame  
**Quantity:** 1      **Year Built:** 2004      **Grade:** A  
**Condition:**      **Functional:**      **Class Code:** 3301

Dimensions

**Width/Diameter:** 16      **Length:** 6      **Size/Area:** 96  
**Height:**      **Bushels:**      **Circumference:**

### Commercial

**Existing Commercial Buildings**

No commercial buildings exist for this parcel

### Ag/Forest Land

Ag/Forest Land Item #1

**Acre Type:** G - Grazing      **Irrigation Type:**  
**Class Code:** 1601      **Timber Zone:**

Productivity

**Quantity:** 0.044      **Commodity:** Grazing Fee  
**Units:** AUM/Acre

Valuation

**Acres:** 14.995      **Per Acre Value:** 0  
**Value:** 0

Ag/Forest Land Item #2

**Acre Type:** G - Grazing      **Irrigation Type:**  
**Class Code:** 1601      **Timber Zone:**

Productivity

**Quantity:** 0.048      **Commodity:** Grazing Fee  
**Units:** AUM/Acre

Valuation

**Acres:** 2.625      **Per Acre Value:** 0  
**Value:** 0

Ag/Forest Land Item #3

**Acre Type:** G - Grazing      **Irrigation Type:**  
**Class Code:** 1601      **Timber Zone:**

Productivity

**Quantity:** 0.235      **Commodity:** Grazing Fee  
**Units:** AUM/Acre

Valuation

**Acres:** 9.934      **Per Acre Value:** 0  
**Value:** 0

Ag/Forest Land Item #4

**Acre Type:** G - Grazing

**Class Code:** 1601

Productivity

**Quantity:** 0.307

**Units:** AUM/Acre

Valuation

**Acres:** 10.773

**Value:** 0

**Irrigation Type:**

**Timber Zone:**

**Commodity:** Grazing Fee

**Per Acre Value:** 0

Ag/Forest Land Item #5

**Acre Type:** FSA - Farmsite on agricultural land

**Class Code:** 2001

Productivity

**Quantity:** 0

**Units:**

Valuation

**Acres:** 1

**Value:** 0

**Irrigation Type:**

**Timber Zone:**

**Commodity:** N/A

**Per Acre Value:** 0

Ag/Forest Land Item #6

**Acre Type:** Forest

**Class Code:** 1901

Productivity

**Quantity:** 213.45

**Units:** Board Feet/Acre

Valuation

**Acres:** 65.212

**Value:** 0

**Irrigation Type:**

**Timber Zone:** 2

**Commodity:** Timber

**Per Acre Value:** 0

Ag/Forest Land Item #7

**Acre Type:** Forest

**Class Code:** 1901

Productivity

**Quantity:** 174.71

**Units:** Board Feet/Acre

Valuation

**Acres:** 21.181

**Value:** 0

**Irrigation Type:**

**Timber Zone:** 2

**Commodity:** Timber

**Per Acre Value:** 0

# Property Record Card

## Summary

### Primary Information

**Property Category:** RP **Subcategory:** Residential Property  
**Geocode:** 04-2539-14-1-01-07-0000 **Assessment Code:** 0003222902  
**Primary Owner:** **PropertyAddress:** 12549 PLACID LAKE  
 GREY WOLF ENTERPRISES LLC SEELEY LAKE, MT 59868  
 PO BOX 327 **COS Parcel:** A  
 SEELEY LAKE, MT 59868-0327

*NOTE: See the Owner tab for all owner information*

**Certificate of Survey:** 4303

**Subdivision:**

**Legal Description:**

S14, T16 N, R16 W, C.O.S. 4303, PARCEL A, POR OF SE4

**Last Modified:** 2/2/2022 6:14:34 PM

### General Property Information

**Neighborhood:** 204.024 **Property Type:** VAC\_R - Vacant Land - Rural  
**Living Units:** 0 **Levy District:** 04-2597-34-3  
**Zoning:** **Ownership %:** 100  
**Linked Property:**

No linked properties exist for this property

**Exemptions:**

No exemptions exist for this property

**Condo Ownership:**

**General:** 0 **Limited:** 0

### Property Factors

**Topography:** **Fronting:**  
**Utilities:** **Parking Type:**  
**Access:** **Parking Quantity:**  
**Location:** **Parking Proximity:**

### Land Summary

Land Type	Acres	Value
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
<b>Total Ag Land</b>	<b>0.000</b>	<b>00.00</b>
<b>Total Forest Land</b>	<b>19.000</b>	<b>00.00</b>
<b>Total Market Land</b>	<b>1.000</b>	<b>00.00</b>

### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
6/10/2003	0708	00762			



## Owners

Party #1

**Default Information:** GREY WOLF ENTERPRISES LLC  
 PO BOX 327  
**Ownership %:** 100  
**Primary Owner:** "Yes"  
**Interest Type:** Conversion  
**Last Modified:** 5/11/2011 10:13:06 AM

Other Names

Other Addresses

**Name**

**Type**

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2021	54699	0	54699	COST
2020	52756	0	52756	COST

## Market Land

Market Land Item #1

**Method:** Acre **Type:** 1 Ac. beneath Improvements (for dwlg on Forest Land)  
**Width:** **Depth:**  
**Square Feet:** 00 **Acres:** 1  
 Valuation  
**Class Code:** 2003 **Value:**

## Dwellings

**Existing Dwellings**  
 No dwellings exist for this parcel

## Other Buildings/Improvements

Outbuilding/Yard Improvements  
 No other buildings or yard improvements exist for this parcel

## Commercial

**Existing Commercial Buildings**  
 No commercial buildings exist for this parcel

## Ag/Forest Land

Ag/Forest Land Item #1  
**Acre Type:** Forest **Irrigation Type:**  
**Class Code:** 1901 **Timber Zone:** 2  
 Productivity  
**Quantity:** 174.71 **Commodity:** Timber  
**Units:** Board Feet/Acre

Valuation

**Acres:** 5.165

**Value:** 0

**Per Acre Value:** 0

Ag/Forest Land Item #2

**Acre Type:** Forest

**Class Code:** 1901

**Irrigation Type:**

**Timber Zone:** 2

Productivity

**Quantity:** 213.45

**Units:** Board Feet/Acre

**Commodity:** Timber

Valuation

**Acres:** 13.835

**Value:** 0

**Per Acre Value:** 0



### Owners

Party #1

**Default Information:** GREY WOLF ENTERPRISES LLC  
PO BOX 327

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** Conversion

**Last Modified:** 5/11/2011 10:12:32 AM

Other Names

Other Addresses

**Name**

**Type**

### Appraisals

#### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2021	2585	0	2585	COST
2020	2404	0	2404	COST

### Market Land

#### Market Land Info

No market land info exists for this parcel

### Dwellings

#### Existing Dwellings

No dwellings exist for this parcel

### Other Buildings/Improvements

#### Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

### Commercial

#### Existing Commercial Buildings

No commercial buildings exist for this parcel

### Ag/Forest Land

Ag/Forest Land Item #1

**Acre Type:** G - Grazing

**Class Code:** 1601

Productivity

**Quantity:** 0.089

**Units:** AUM/Acre

Valuation

**Acres:** 3.237

**Value:** 0

**Irrigation Type:**

**Timber Zone:**

**Commodity:** Grazing Fee

**Per Acre Value:** 0

Ag/Forest Land Item #2

**Acre Type:** G - Grazing

**Class Code:** 1601

Productivity

**Quantity:** 0.235

**Units:** AUM/Acre

Valuation

**Acres:** 24.674

**Value:** 0

Ag/Forest Land Item #3

**Acre Type:** G - Grazing

**Class Code:** 1601

Productivity

**Quantity:** 0.307

**Units:** AUM/Acre

Valuation

**Acres:** 12.089

**Value:** 0

**Irrigation Type:**

**Timber Zone:**

**Commodity:** Grazing Fee

**Per Acre Value:** 0

**Irrigation Type:**

**Timber Zone:**

**Commodity:** Grazing Fee

**Per Acre Value:** 0



**Owners**

Party #1

**Default Information:** GREY WOLF ENTERPRISES LLC  
PO BOX 327

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** Conversion

**Last Modified:** 5/11/2011 10:13:40 AM

Other Names

Other Addresses

**Name**

**Type**

**Appraisals**

**Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2021	51967	0	51967	COST
2020	51893	0	51893	COST

**Market Land**

Market Land Item #1

**Method:** Acre **Type:** 1 Ac. beneath Improvements (for dwlg on Forest Land)

**Width:** **Depth:**

**Square Feet:** 00 **Acres:** 1

Valuation

**Class Code:** 2003 **Value:**

**Dwellings**

**Existing Dwellings**

No dwellings exist for this parcel

**Other Buildings/Improvements**

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

**Commercial**

**Existing Commercial Buildings**

No commercial buildings exist for this parcel

**Ag/Forest Land**

Ag/Forest Land Item #1

**Acre Type:** G - Grazing

**Class Code:** 1601

Productivity

**Quantity:** 0.044

**Units:** AUM/Acre

**Irrigation Type:**

**Timber Zone:**

**Commodity:** Grazing Fee

Valuation

**Acres:** 3.987

**Value:** 0

**Per Acre Value:** 0

Ag/Forest Land Item #2

**Acre Type:** G - Grazing

**Class Code:** 1601

**Irrigation Type:**

**Timber Zone:**

Productivity

**Quantity:** 0.307

**Units:** AUM/Acre

**Commodity:** Grazing Fee

Valuation

**Acres:** 21.236

**Value:** 0

**Per Acre Value:** 0

Ag/Forest Land Item #3

**Acre Type:** Forest

**Class Code:** 1901

**Irrigation Type:**

**Timber Zone:** 2

Productivity

**Quantity:** 102.62

**Units:** Board Feet/Acre

**Commodity:** Timber

Valuation

**Acres:** 3.548

**Value:** 0

**Per Acre Value:** 0

Ag/Forest Land Item #4

**Acre Type:** Forest

**Class Code:** 1901

**Irrigation Type:**

**Timber Zone:** 2

Productivity

**Quantity:** 213.45

**Units:** Board Feet/Acre

**Commodity:** Timber

Valuation

**Acres:** 10.229

**Value:** 0

**Per Acre Value:** 0



# Property Record Card

## Summary

### Primary Information

**Property Category:** RP                      **Subcategory:** Agricultural and Timber Properties  
**Geocode:** 04-2539-23-1-01-07-0000      **Assessment Code:** 0003102901  
**Primary Owner:**                              **PropertyAddress:**  
GREY WOLF ENTERPRISES LLC  
PO BOX 327                                      **COS Parcel:** B  
SEELEY LAKE, MT 59868-0327  
*NOTE: See the Owner tab for all owner information*  
**Certificate of Survey:** 4303  
**Subdivision:**  
**Legal Description:**  
S23, T16 N, R16 W, C.O.S. 4303, PARCEL B, NW4 NE4 40 AC  
**Last Modified:** 7/14/2023 3:10:50 AM

### General Property Information

**Neighborhood:** 204.024                      **Property Type:** VAC\_R - Vacant Land - Rural  
**Living Units:** 0                                **Levy District:** 04-0597-34-2  
**Zoning:**                                        **Ownership %:** 100  
**Linked Property:**  
No linked properties exist for this property  
**Exemptions:**  
No exemptions exist for this property  
**Condo Ownership:**  
**General:** 0                                      **Limited:** 0

### Property Factors

**Topography:**                                      **Fronting:**  
**Utilities:**                                        **Parking Type:**  
**Access:**                                         **Parking Quantity:**  
**Location:**                                       **Parking Proximity:**

### Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	40.000	2,696.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	40.000	2,696.00
Total Forest Land	0.000	00.00
Total Market Land	0.000	00.00

### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
6/10/2003	0708	00762			

## Owners

### Party #1

**Default Information:** GREY WOLF ENTERPRISES LLC  
PO BOX 327

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** Conversion

**Last Modified:** 5/11/2011 10:12:32 AM

### Other Names

Name

Type

### Other Addresses

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	2696	0	2696	COST
2022	2585	0	2585	COST
2021	2585	0	2585	COST

## Market Land

### Market Land Info

No market land info exists for this parcel

## Dwellings

### Existing Dwellings

No dwellings exist for this parcel

## Other Buildings/Improvements

### Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

## Commercial

### Existing Commercial Buildings

No commercial buildings exist for this parcel

## Ag/Forest Land

### Ag/Forest Land Item #1

**Acre Type:** G - Grazing

**Irrigation Type:**

**Class Code:** 1601

**Timber Zone:**

### Productivity

**Quantity:** 0.089

**Commodity:** Grazing Fee

**Units:** AUM/Acre

### Valuation

**Acres:** 3.239

**Per Acre Value:** 24.53

**Value:** 79

### Ag/Forest Land Item #2

---

<b>Acre Type:</b> <a href="#">G - Grazing</a>	<b>Irrigation Type:</b>
<b>Class Code:</b> 1601	<b>Timber Zone:</b>
Productivity	
<b>Quantity:</b> 0.235	<b>Commodity:</b> <a href="#">Grazing Fee</a>
<b>Units:</b> <a href="#">AUM/Acre</a>	
Valuation	
<b>Acres:</b> 24.678	<b>Per Acre Value:</b> 64.69
<b>Value:</b> 1596	

<b>Ag/Forest Land Item #3</b>	
<b>Acre Type:</b> <a href="#">G - Grazing</a>	<b>Irrigation Type:</b>
<b>Class Code:</b> 1601	<b>Timber Zone:</b>
Productivity	
<b>Quantity:</b> 0.307	<b>Commodity:</b> <a href="#">Grazing Fee</a>
<b>Units:</b> <a href="#">AUM/Acre</a>	
Valuation	
<b>Acres:</b> 12.083	<b>Per Acre Value:</b> 84.53
<b>Value:</b> 1021	

# TAXES



**Julie Gardner, JD, MPA**  
ERA Lambros Real Estate  
3011 American Way  
Missoula, MT 59808  
jgardner@ERALambros.com  
(406)532-9233 direct  
(406)532-9533 fax





# Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

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**Parcel Number:** 155400

**Status:** Current

**Receipt:** 10986

**2024 Owner(s):**  
GREY WOLF ENTERPRISES LLC

**Mailing Address:**

PO BOX 327  
SEELEY LAKE, MT 598680327

**Levy District:**

34.7, SEELEY LAKE, SOS HOSP, FI

[Tax Comparison](#)

### 2024 Value:

**Market:** \$3,276,962  
**Taxable:** \$44,271

[Detail](#)

### 2024 Taxes:

[View Pie Charts](#)

<b>First Half:</b>	\$11,376.20	<b>Due:</b> 12/2/2024
<b>Second Half:</b>	\$11,376.17	<b>Due:</b> 6/2/2025
<b>Total:</b>	\$22,752.37	

[Show Current Tax Bill](#)

[Detail](#)

### 2024 Payments:

<b>First Half:</b>	\$0.00
<b>Second Half:</b>	\$0.00
<b>Total:</b>	\$0.00

(May include penalty & interest)

### 2024 Legal Records:

**Geo Code:** 04-2539-14-1-01-03-0000 **Deed Book:** 0708 **Page:** 00762 **Date:** 2003-06-10

**Property address:** 1078 GREY WOLF RANCH RD, SEELEY LAKE MT 59868

**TRS:** T16 N, R16 W, Sec. 14

**Legal:** S14, T16 N, R16 W, C.O.S. 4303, PARCEL B, SE4 W OF CENTERLINE OF PLACID CREEK

**Acres:** 128.72

**COS:** 4303

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 10/22/2024 01:00 PM.

If you are sending your payments in by mail, address them To:

Missoula County  
200 W Broadway  
Missoula, MT 59802

Include Taxpayer ID with payments.



# Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

**New Search**

**Detail**

**View Pie Charts**

**Help**

**Tax Year:** 2024    **Parcel Number:** 155400

**Status:** Current

**Type:** RE

**Owner:** GREY WOLF ENTERPRISES LLC

**2024 Tax Breakdown:**

Stat#	Kind	Description	1st Half	2nd Half
10986	County	CO. AGING SERVICES	\$110.68	\$110.68
10986	County	COUNTY PUBLIC WORKS BRIDGES	\$59.32	\$59.32
10986	County	CAPITAL IMPROVEMENTS	\$92.30	\$92.30
10986	County	COMMUNITY & PLANNING SVC	\$86.99	\$86.99
10986	County	COMMUNITY ASSISTANCE FUND	\$51.58	\$51.58
10986	County	COUNTY COMMUNITY DAYCARE	\$4.21	\$4.21
10986	County	DETENTION CENTER	\$639.72	\$639.72
10986	County	DISTRICT COURT	\$41.84	\$41.84
10986	County	ELECTIONS CENTER	\$33.65	\$33.65
10986	County	JUDGEMENT LEVY 2019	\$16.16	\$16.16
10986	County	JUDGEMENT LEVY 2022	\$49.14	\$49.14
10986	County	COUNTY LIBRARY	\$197.67	\$197.67
10986	County	LIBRARY GO BONDS	\$127.06	\$127.06
10986	County	LTGO 2017 BONDS	\$13.06	\$13.06
10986	County	COUNTY MENTAL HEALTH TREAT.	\$6.86	\$6.86
10986	County	COUNTY HISTORICAL MUSEUM	\$44.27	\$44.27
10986	County	COUNTY PARKS & REC	\$70.61	\$70.61
10986	County	CO.PERMISIVE MEDICAL LEVY	\$246.37	\$246.37
10986	County	CO.PERMISIVE MEDICAL-RURAL	\$47.37	\$47.37
10986	County	CO PERMISSIVE SRS RETIREMENT	\$113.11	\$113.11
10986	County	COUNTY/CITY PLANNING	\$42.50	\$42.50
10986	County	COUNTY PROP & LIAB. INS.	\$76.59	\$76.59
10986	County	COUNTY PUBLIC SAFETY FUND	\$493.40	\$493.40
10986	County	RELATIONSHIP VIOLENCE SERVICES	\$45.16	\$45.16
10986	County	COUNTY EXTENSION SERVICE	\$32.32	\$32.32
10986	County	COUNTY FAIR	\$41.84	\$41.84
10986	County	COUNTY GENERAL FUND	\$984.37	\$984.36

10986	County	GRANTS AND COMMUNITY SERVICES	\$47.59	\$47.59
10986	County	COUNTY HEALTH DEPT.	\$304.36	\$304.36
10986	County	COUNTY H.D. ANIMAL CONTROL	\$61.54	\$61.54
10986	County	COUNTY PUBLIC WORKS ROAD	\$485.87	\$485.87
10986	County	COUNTY SEARCH & RESCUE	\$4.87	\$4.87
10986	County	CO. SUBSTANCE ABUSE PREVENT	\$22.80	\$22.80
10986	County	COUNTY TECH FUND	\$94.30	\$94.30
10986	County	FT MSLA PARKS OPEN SPACE	\$166.45	\$166.45
10986	County	ROSP COUNTY OPEN SPACE	\$23.91	\$23.90
10986	County	CO. WEED CONTROL	\$44.27	\$44.27
10986	Local School	TRANSPORTATION-HS/ELEMENTARY	\$49.58	\$49.58
10986	Local School	RETIREMENT-ELEMENTARY	\$325.39	\$325.39
10986	Local School	RETIREMENT-HIGH SCHOOL	\$161.59	\$161.59
10986	Local School	101 SEELEY LK ELEM GEN	\$1,090.84	\$1,090.84
10986	Local School	110 SEELEY LK ELEM TRANS	\$138.12	\$138.12
10986	Local School	113 SEELEY LAKE ELEM TUITION	\$90.09	\$90.09
10986	Local School	128 SEELEY LK ELEM TECH	\$28.78	\$28.78
10986	Local School	161 SEELEY LAKE ELEM BUILD RES	\$43.39	\$43.39
10986	Local School	201 MCHS GEN FUND	\$764.78	\$764.78
10986	Local School	210 MCHS TRANSPORTATION	\$151.85	\$151.85
10986	Local School	213 MCHS TUITION	\$71.28	\$71.28
10986	Local School	217 MCHS ADULT ED	\$42.28	\$42.28
10986	Local School	228 MCHS TECHNOLOGY	\$50.03	\$50.03
10986	Local School	250 MCHS DEBT SERVICE	\$287.98	\$287.98
10986	Local School	261 MCHS BUILDING RESERVE	\$65.52	\$65.52
10986	Special Districts	SLR SEELEY LK REFUSE	\$105.00	\$105.00
10986	Special Districts	SOC SOIL CONSERV. DIST.	\$21.19	\$21.18
10986	Special Districts	SEELEY LAKE CEMETERY	\$82.34	\$82.34
10986	Special Districts	SEELEY LAKE FIRE	\$425.00	\$425.00
10986	Special Districts	SEELEY SWAN HOSP.	\$56.44	\$56.44
10986	Special Districts	FOREST FIRE PROTECTION	\$31.74	\$31.74
10986	State School	STATE SCHOOL FOUNDATION EQUAL.	\$885.42	\$885.42
10986	State School	STATE HS EQUALIZATION	\$486.98	\$486.98
10986	State School	STATE UNIVERSITY MILLAGE	\$132.81	\$132.81
10986	State School	STATE VO-TECH MILLAGE	\$33.20	\$33.20
10986	State School	STATE ELEM EQUALIZATION	\$730.47	\$730.47

1st Half Total: \$11,376.20  
 2nd Half Total: \$11,376.17  
**Total Tax: \$22,752.37**

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 10/22/2024 01:00 PM.

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Missoula County  
 200 W Broadway  
 Missoula, MT 59802

Include Taxpayer ID with payments.



# Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

**New Search**

**History**

**Payoff**

**PayTaxes**

**Help**

**Parcel Number:** 5904232

**Status:** Current

**Receipt:** 48530

**2024 Owner(s):**  
GREY WOLF ENTERPRISES LLC

**Mailing Address:**

PO BOX 327  
SEELEY LAKE, MT 598680327

**Levy District:**  
34.3, SEELEY LAKE, SEELEY FIRE,

### 2024 Value:

**Market:** \$138,869  
**Taxable:** \$1,814

**Detail**

### 2024 Taxes:

**View Pie Charts**

**First Half:** \$467.55 **Due:** 12/2/2024  
**Second Half:** \$467.52 **Due:** 6/2/2025  
**Total:** \$935.07

**Show Current Tax Bill**

**Detail**

### 2024 Payments:

**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total:** \$0.00

(May include penalty & interest)

### 2024 Legal Records:

**Geo Code:** 04-2539-23-1-01-01-0000 **Deed Book:** 0708 **Page:** 00762 **Date:** 2003-06-10

**Property address:** 902 GREY WOLF RANCH RD, SEELEY LAKE MT 59868

**TRS:** T16 N, R16 W, Sec. 23

**Legal:** S23, T16 N, R16 W, C.O.S. 4303, PARCEL B, NE4 NE4 40 AC

**Acres:** 40.00

**COS:** 4303

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 10/22/2024 01:00 PM.

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Missoula County  
200 W Broadway  
Missoula, MT 59802

Include Taxpayer ID with payments.





# Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

**New Search**

**Detail**

**View Pie Charts**

**Help**

**Tax Year:** 2024    **Parcel Number:** 5904232

**Status:** Current

**Type:** RE

**Owner:** GREY WOLF ENTERPRISES LLC

**2024 Tax Breakdown:**

Stat#	Kind	Description	1st Half	2nd Half
48530	County	COUNTY PUBLIC WORKS ROAD	\$19.91	\$19.91
48530	County	COUNTY SEARCH & RESCUE	\$0.20	\$0.20
48530	County	CO. SUBSTANCE ABUSE PREVENT	\$0.93	\$0.93
48530	County	COUNTY TECH FUND	\$3.86	\$3.86
48530	County	CO. AGING SERVICES	\$4.54	\$4.54
48530	County	COUNTY PUBLIC WORKS BRIDGES	\$2.43	\$2.43
48530	County	CAPITAL IMPROVEMENTS	\$3.78	\$3.78
48530	County	COMMUNITY & PLANNING SVC	\$3.57	\$3.57
48530	County	COMMUNITY ASSISTANCE FUND	\$2.11	\$2.11
48530	County	COUNTY COMMUNITY DAYCARE	\$0.17	\$0.17
48530	County	DETENTION CENTER	\$26.21	\$26.21
48530	County	DISTRICT COURT	\$1.72	\$1.72
48530	County	ELECTIONS CENTER	\$1.38	\$1.38
48530	County	CO. WEED CONTROL	\$1.81	\$1.81
48530	County	FT MSLA PARKS OPEN SPACE	\$6.82	\$6.81
48530	County	ROSP COUNTY OPEN SPACE	\$0.98	\$0.98
48530	County	COUNTY EXTENSION SERVICE	\$1.32	\$1.32
48530	County	COUNTY FAIR	\$1.72	\$1.72
48530	County	COUNTY GENERAL FUND	\$40.34	\$40.34
48530	County	GRANTS AND COMMUNITY SERVICES	\$1.95	\$1.95
48530	County	COUNTY HEALTH DEPT.	\$12.47	\$12.47
48530	County	COUNTY H.D. ANIMAL CONTROL	\$2.52	\$2.52
48530	County	JUDGEMENT LEVY 2019	\$0.66	\$0.66
48530	County	JUDGEMENT LEVY 2022	\$2.01	\$2.01
48530	County	COUNTY LIBRARY	\$8.10	\$8.10
48530	County	LIBRARY GO BONDS	\$5.21	\$5.21
48530	County	LTGO 2017 BONDS	\$0.54	\$0.54
48530	County	COUNTY MENTAL HEALTH TREAT.	\$0.28	\$0.28

48530	County	COUNTY HISTORICAL MUSEUM	\$1.81	\$1.81
48530	County	COUNTY PARKS & REC	\$2.89	\$2.89
48530	County	CO.PERMISIVE MEDICAL LEVY	\$10.10	\$10.10
48530	County	CO.PERMISIVE MEDICAL-RURAL	\$1.94	\$1.94
48530	County	CO PERMISSIVE SRS RETIREMENT	\$4.64	\$4.64
48530	County	COUNTY/CITY PLANNING	\$1.74	\$1.74
48530	County	COUNTY PROP & LIAB. INS.	\$3.14	\$3.14
48530	County	COUNTY PUBLIC SAFETY FUND	\$20.22	\$20.22
48530	County	RELATIONSHIP VIOLENCE SERVICES	\$1.85	\$1.85
48530	Local School	RETIREMENT-ELEMENTARY	\$13.33	\$13.33
48530	Local School	RETIREMENT-HIGH SCHOOL	\$6.62	\$6.62
48530	Local School	TRANSPORTATION-HS/ELEMENTARY	\$2.03	\$2.03
48530	Local School	101 SEELEY LK ELEM GEN	\$44.70	\$44.70
48530	Local School	110 SEELEY LK ELEM TRANS	\$5.66	\$5.66
48530	Local School	113 SEELEY LAKE ELEM TUITION	\$3.69	\$3.69
48530	Local School	128 SEELEY LK ELEM TECH	\$1.18	\$1.18
48530	Local School	161 SEELEY LAKE ELEM BUILD RES	\$1.78	\$1.78
48530	Local School	201 MCHS GEN FUND	\$31.34	\$31.34
48530	Local School	210 MCHS TRANSPORTATION	\$6.22	\$6.22
48530	Local School	213 MCHS TUITION	\$2.92	\$2.92
48530	Local School	217 MCHS ADULT ED	\$1.73	\$1.73
48530	Local School	228 MCHS TECHNOLOGY	\$2.05	\$2.05
48530	Local School	250 MCHS DEBT SERVICE	\$11.80	\$11.80
48530	Local School	261 MCHS BUILDING RESERVE	\$2.69	\$2.69
48530	Special Districts	SEELEY LAKE CEMETERY	\$3.37	\$3.37
48530	Special Districts	SEELEY LAKE FIRE	\$17.42	\$17.42
48530	Special Districts	SOC SOIL CONSERV. DIST.	\$0.34	\$0.33
48530	Special Districts	FOREST FIRE PROTECTION	\$9.85	\$9.84
48530	State School	STATE HS EQUALIZATION	\$19.95	\$19.95
48530	State School	STATE ELEM EQUALIZATION	\$29.93	\$29.93
48530	State School	STATE SCHOOL FOUNDATION EQUAL.	\$36.28	\$36.28
48530	State School	STATE UNIVERSITY MILLAGE	\$5.44	\$5.44
48530	State School	STATE VO-TECH MILLAGE	\$1.36	\$1.36

1st Half Total: \$467.55  
 2nd Half Total: \$467.52  
**Total Tax: \$935.07**

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 10/22/2024 01:00 PM.

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 Missoula, MT 59802

Include Taxpayer ID with payments.



# Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

- New Search**
- History**
- Payoff**
- Pay Taxes**
- Help**

<p><b>Parcel Number:</b> 3222902</p> <p><b>Status:</b> Current</p> <p><b>Receipt:</b> 24190</p> <p><b>2024 Owner(s):</b> GREY WOLF ENTERPRISES LLC</p>	<p><b>Mailing Address:</b> PO BOX 327 SEELEY LAKE, MT 598680327</p> <p><b>Levy District:</b> 34.3, SEELEY LAKE, SEELEY FIRE,</p>	<div style="border: 1px solid #ccc; padding: 5px; display: inline-block;"> <b>Tax Comparison</b></div>
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**2024 Value:**

<b>Market:</b>	\$92,749
<b>Taxable:</b>	\$1,135

**Detail**

**2024 Taxes:**  [View Pie Charts](#)

<b>First Half:</b>	\$291.09	<b>Due:</b> 12/2/2024
<b>Second Half:</b>	\$291.08	<b>Due:</b> 6/2/2025
<b>Total:</b>	\$582.17	

**Show Current Tax Bill**

**Detail**

**2024 Payments:**

<b>First Half:</b>	\$0.00
<b>Second Half:</b>	\$0.00
<b>Total:</b>	\$0.00

(May include penalty & interest)

**2024 Legal Records:**

**Geo Code:** 04-2539-14-1-01-07-0000 **Deed Book:** 0708 **Page:** 00762 **Date:** 2003-06-10

**Property address:** 12549 PLACID LAKE, SEELEY LAKE MT 59868  
**TRS:** T16 N, R16 W, Sec. 14  
**Legal:** S14, T16 N, R16 W, C.O.S. 4303, PARCEL A, POR OF SE4  
**Acres:** 20.00  
**COS:** 4303

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 10/22/2024 01:00 PM.

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Missoula County  
 200 W Broadway  
 Missoula, MT 59802

Include Taxpayer ID with payments.



# Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

**New Search**

**Detail**

**View Pie Charts**

**Help**

**Tax Year:** 2024    **Parcel Number:** 3222902

**Status:** Current

**Type:** RE

**Owner:** GREY WOLF ENTERPRISES LLC

**2024 Tax Breakdown:**

Stat#	Kind	Description	1st Half	2nd Half
24190	County	CO. AGING SERVICES	\$2.84	\$2.84
24190	County	COUNTY PUBLIC WORKS BRIDGES	\$1.52	\$1.52
24190	County	CAPITAL IMPROVEMENTS	\$2.37	\$2.37
24190	County	COMMUNITY & PLANNING SVC	\$2.23	\$2.23
24190	County	COMMUNITY ASSISTANCE FUND	\$1.32	\$1.32
24190	County	COUNTY COMMUNITY DAYCARE	\$0.11	\$0.11
24190	County	DETENTION CENTER	\$16.40	\$16.40
24190	County	DISTRICT COURT	\$1.07	\$1.07
24190	County	ELECTIONS CENTER	\$0.86	\$0.86
24190	County	JUDGEMENT LEVY 2019	\$0.41	\$0.41
24190	County	JUDGEMENT LEVY 2022	\$1.26	\$1.26
24190	County	COUNTY LIBRARY	\$5.07	\$5.07
24190	County	LIBRARY GO BONDS	\$3.26	\$3.26
24190	County	LTGO 2017 BONDS	\$0.33	\$0.33
24190	County	COUNTY MENTAL HEALTH TREAT.	\$0.18	\$0.18
24190	County	COUNTY HISTORICAL MUSEUM	\$1.14	\$1.14
24190	County	COUNTY PARKS & REC	\$1.81	\$1.81
24190	County	CO.PERMISIVE MEDICAL LEVY	\$6.32	\$6.32
24190	County	CO.PERMISIVE MEDICAL-RURAL	\$1.21	\$1.21
24190	County	CO PERMISSIVE SRS RETIREMENT	\$2.90	\$2.90
24190	County	COUNTY/CITY PLANNING	\$1.09	\$1.09
24190	County	COUNTY PROP & LIAB. INS.	\$1.96	\$1.96
24190	County	COUNTY PUBLIC SAFETY FUND	\$12.65	\$12.65
24190	County	RELATIONSHIP VIOLENCE SERVICES	\$1.16	\$1.16
24190	County	COUNTY EXTENSION SERVICE	\$0.83	\$0.83
24190	County	COUNTY FAIR	\$1.07	\$1.07
24190	County	COUNTY GENERAL FUND	\$25.24	\$25.24

24190	County	GRANTS AND COMMUNITY SERVICES	\$1.22	\$1.22
24190	County	COUNTY HEALTH DEPT.	\$7.80	\$7.80
24190	County	COUNTY H.D. ANIMAL CONTROL	\$1.58	\$1.58
24190	County	COUNTY PUBLIC WORKS ROAD	\$12.46	\$12.46
24190	County	COUNTY SEARCH & RESCUE	\$0.13	\$0.13
24190	County	CO. SUBSTANCE ABUSE PREVENT	\$0.58	\$0.58
24190	County	COUNTY TECH FUND	\$2.42	\$2.42
24190	County	CO. WEED CONTROL	\$1.14	\$1.14
24190	County	FT MSLA PARKS OPEN SPACE	\$4.27	\$4.27
24190	County	ROSP COUNTY OPEN SPACE	\$0.62	\$0.61
24190	Local School	TRANSPORTATION-HS/ELEMENTARY	\$1.27	\$1.27
24190	Local School	RETIREMENT-ELEMENTARY	\$8.34	\$8.34
24190	Local School	RETIREMENT-HIGH SCHOOL	\$4.14	\$4.14
24190	Local School	101 SEELEY LK ELEM GEN	\$27.97	\$27.97
24190	Local School	110 SEELEY LK ELEM TRANS	\$3.54	\$3.54
24190	Local School	113 SEELEY LAKE ELEM TUITION	\$2.31	\$2.31
24190	Local School	128 SEELEY LK ELEM TECH	\$0.74	\$0.74
24190	Local School	161 SEELEY LAKE ELEM BUILD RES	\$1.11	\$1.11
24190	Local School	201 MCHS GEN FUND	\$19.61	\$19.61
24190	Local School	210 MCHS TRANSPORTATION	\$3.89	\$3.89
24190	Local School	213 MCHS TUITION	\$1.83	\$1.83
24190	Local School	217 MCHS ADULT ED	\$1.08	\$1.08
24190	Local School	228 MCHS TECHNOLOGY	\$1.28	\$1.28
24190	Local School	250 MCHS DEBT SERVICE	\$7.38	\$7.38
24190	Local School	261 MCHS BUILDING RESERVE	\$1.68	\$1.68
24190	Special Districts	FOREST FIRE PROTECTION	\$4.92	\$4.92
24190	Special Districts	SEELEY LAKE CEMETERY	\$2.11	\$2.11
24190	Special Districts	SEELEY LAKE FIRE	\$10.90	\$10.90
24190	State School	STATE SCHOOL FOUNDATION EQUAL.	\$22.70	\$22.70
24190	State School	STATE HS EQUALIZATION	\$12.48	\$12.48
24190	State School	STATE UNIVERSITY MILLAGE	\$3.40	\$3.40
24190	State School	STATE VO-TECH MILLAGE	\$0.85	\$0.85
24190	State School	STATE ELEM EQUALIZATION	\$18.73	\$18.73

1st Half Total: \$291.09  
 2nd Half Total: \$291.08  
**Total Tax: \$582.17**

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 10/22/2024 01:00 PM.

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Missoula County  
 200 W Broadway  
 Missoula, MT 59802

Include Taxpayer ID with payments.

# UTILITIES



**Julie Gardner, JD, MPA**  
ERA Lambros Real Estate  
3011 American Way  
Missoula, MT 59808  
jgardner@ERALambros.com  
(406)532-9233 direct  
(406)532-9533 fax



### History Inquiry

**Division** 1 MOUNTAINVIEW CO-OP  
**Customer** 2000743 GREY WOLF RANCH  
 2707 PINNACLE PLACE  
 MISSOULA

Home Phone (360)629-9092  
 Work Phone ( ) - Ext 0  
 Last Statement Date 00/00/00  
 MT 59808-8573 Last Statement Balance \$0.00  
 Date Range 06/28/22 - 07/19/23

**Current Balance** \$0.00 **30 Day Balance** \$0.00 **60 Day Balance** \$0.00 **90 Day Balance** \$0.00 **Total Balance** \$0.00

Date	Current Balance	30 Day Balance	60 Day Balance	90 Day Balance	Total Balance
06/28/22	107514 14	6010 BULK PROPANE 2405.60 2.1400	\$5,147.98	\$0.00	\$5,147.98
06/28/22	38425 14	6010 BULK PROPANE 2481.80 2.1400	\$5,311.05	\$0.00	\$5,311.05
09/20/22	2000743 9	6010 BULK PROPANE 0.00 2.2400	\$0.00	\$0.00	\$0.00
10/11/22	107919 15	6010 BULK PROPANE 142.90 2.1900	\$312.95	\$0.00	\$312.95
10/11/22	107919 14	6010 BULK PROPANE 142.90 2.1900	\$0.00	\$0.00	\$0.00
01/10/23	108339 15	6010 BULK PROPANE 436.90 2.1900	\$956.81	\$0.00	\$956.81
01/10/23	108339 14	6010 BULK PROPANE 436.90 2.1900	\$0.00	\$0.00	\$0.00
03/02/23	108720 15	6010 BULK PROPANE 220.20 2.1900	\$482.24	\$0.00	\$482.24
03/02/23	108720 14	6010 BULK PROPANE 259.20 2.1900	\$0.00	\$0.00	\$0.00
03/02/23	108720 13	6010 BULK PROPANE 39.00 2.1400	\$83.46	\$0.00	\$83.46
05/25/23	116065 13	6050 PROPANE TANK RENTAL 1.00 75.0000	\$75.00	\$0.00	\$75.00
06/30/23	109197 14	6010 BULK PROPANE 181.80 1.8400	\$334.51	\$0.00	\$334.51
07/06/23	109223 14	6010 BULK PROPANE 2471.00 1.8400	\$4,546.64	\$0.00	\$4,546.64
07/10/23	109236 14	6010 BULK PROPANE 2069.60 1.8400	\$3,808.06	\$0.00	\$3,808.06
07/19/23	109270 14	6010 BULK PROPANE 1586.40 1.8400	\$2,918.98	\$0.00	\$2,918.98

**History Inquiry**

**Division** 1 MOUNTAINVIEW CO-OP  
**Customer** 2000743 GREY WOLF RANCH  
 2707 PINNACLE PLACE  
 MISSOULA

Home Phone (360)629-9092  
 Work Phone ( ) - Ext 0  
 Last Statement Date 00/00/00  
 Last Statement Balance \$0.00  
 Date Range 00/00/00 - 06/24/22

**Current Balance**    **30 Day Balance**    **60 Day Balance**    **90 Day Balance**    **Total Balance**  
 \$0.00                      \$0.00                      \$0.00                      \$0.00                      \$0.00

12/31/07	77777777	0	0 **HISTORY PURGE BALANCE						
			0.00	0.0000	\$0.00	\$0.00	\$0.00		\$0.00
08/31/10	77777777	0	0 **HISTORY PURGE BALANCE						
			0.00	0.0000	\$0.00	\$0.00	\$0.00		\$0.00
12/31/12	77777777	21	0 **HISTORY PURGE BALANCE						
								(11,904.72)	(11,904.72)
06/01/16	77777777	21	0 **HISTORY PURGE BALANCE						
								(1,211.84)	(13,116.56)
06/30/18	77777777	0	0 **HISTORY PURGE BALANCE						
			0.00	0.0000	\$0.00	\$0.00	\$0.00		(13,116.56)
06/30/19	77777777	0	0 **HISTORY PURGE BALANCE						
			0.00	0.0000	\$0.00	\$0.00	\$0.00		(13,116.56)
06/30/20	77777777	0	0 **HISTORY PURGE BALANCE						
			0.00	0.0000	\$0.00	\$0.00	\$0.00		(13,116.56)
07/30/20	96023	14	6010 BULK PROPANE						
			261.60	1.1900	\$311.30	\$0.00	\$311.30		(12,805.26)
07/30/20	96024	14	6010 BULK PROPANE						
			1911.80	1.1900	\$2,275.04	\$0.00	\$2,275.04		(10,530.22)
07/31/20	96025	14	6010 BULK PROPANE						
			2186.80	1.1900	\$2,602.29	\$0.00	\$2,602.29		(7,927.93)
08/03/20	96026	14	6010 BULK PROPANE						
			1062.10	1.1900	\$1,263.90	\$0.00	\$1,263.90		(6,664.03)
12/31/20	120405	14	6010 BULK PROPANE						
			238.80	1.4400	\$343.87	\$0.00	\$343.87		(6,320.16)
03/15/21	105466	14	6010 BULK PROPANE						
			282.10	1.9400	\$547.27	\$0.00	\$547.27		(5,772.89)
05/27/21	96088	13	6050 PROPANE TANK RENTAL						
			1.00	60.0000	\$60.00	\$0.00	\$60.00		(5,712.89)
06/01/21	105803	14	6010 BULK PROPANE						
			143.80	1.7400	\$250.21	\$0.00	\$250.21		(5,462.68)
08/19/21	2000743	14	6010 BULK PROPANE						
			2552.90	1.5400	\$3,931.47	\$0.00	\$3,931.47		(1,531.21)
09/03/21	2000743	14	6010 BULK PROPANE						
			2570.70	1.5400	\$3,958.88	\$0.00	\$3,958.88		\$2,427.67
11/11/21	106489	14	6010 BULK PROPANE						
			190.30	2.2900	\$435.79	\$0.00	\$435.79		\$2,863.46
01/27/22	106949	14	6010 BULK PROPANE						
			308.70	2.2900	\$706.92	\$0.00	\$706.92		\$3,570.38
04/19/22	107306	14	6010 BULK PROPANE						
			275.50	2.5400	\$699.77	\$0.00	\$699.77		\$4,270.15
05/31/22	104577	13	6050 PROPANE TANK RENTAL						
			1.00	75.0000	\$75.00	\$0.00	\$75.00		\$4,345.15





Service Address: \_\_\_\_\_

<b>High Usage</b>		
Month/Year:	kWh used:	Cost:
<b>Low Usage</b>		
Month/Year:	kWh used:	Cost:
<b>Average Usage</b>		
Month/Year:	kWh used:	Cost:

MEC Representative:	Date:
---------------------	-------

**\*\*Understand that this information, when used to estimate what a new tenant might use at this residence, must be weighted against individual energy usage habits\*\***



Service Address: \_\_\_\_\_

<b>High Usage</b>		
Month/Year:	kWh used:	Cost:
<b>Low Usage</b>		
Month/Year:	kWh used:	Cost:
<b>Average Usage</b>		
Month/Year:	kWh used:	Cost:

MEC Representative:	Date:
---------------------	-------

\*\*Understand that this information, when used to estimate what a new tenant might use at this residence, must be weighted against individual energy usage habits\*\*



12455 N Placid Lake Rd, Seeley Lake MT 59866

Service Address: \_\_\_\_\_

High Usage		
Month/Year:	Jan 2022	kWh used: 17,520 Cost: \$1,305.20
Low Usage		
Month/Year:	June 2021	kWh used: 6,840 Cost: \$528.77
Average Usage		
Month/Year:	May 2021-May 2022	kWh used: 11,010 Cost: \$831.93

MEC Representative:	<i>Maddi Barr</i>	Date:	06/28/2022
---------------------	-------------------	-------	------------

\*\*Understand that this information, when used to estimate what a new tenant might use at this residence, must be weighted against individual energy usage habits\*\*

[RETURN TO TABLE OF CONTENTS](#)

# WELL LOGS

& WATER RIGHTS



**Julie Gardner, JD, MPA**  
ERA Lambros Real Estate  
3011 American Way  
Missoula, MT 59808  
jgardner@ERALambros.com  
(406)532-9233 direct  
(406)532-9533 fax



ERA REAL ESTATE  
PLATINUM COMPANY

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

# CERTIFICATE OF WATER RIGHT

UPON FINDING THE REQUIREMENTS OF SECTION 85-2-301, MCA, HAVE BEEN MET, THIS CERTIFICATE OF WATER RIGHT IS GRANTED.

Water Right Number: 76F 30023335 GROUND WATER CERTIFICATE  
Version: 1 -- ORIGINAL RIGHT  
Version Status: ACTIVE

Owners: CRETE B HARVEY  
PO BOX 327  
SEELEY LAKE, MT 59868

Priority Date: JULY 24, 2006 at 10:00 A.M.  
Enforceable Priority Date: JULY 24, 2006 at 10:00 A.M.

Purpose (use): COMMERCIAL  
Maximum Flow Rate: THIS RIGHT IS LIMITED TO THE ACTUAL AMOUNT USED UP TO 35 GALLONS PER MINUTE.

Maximum Volume: THIS RIGHT IS LIMITED TO THE ACTUAL AMOUNT USED UP TO 10 ACRE-FEET.

Source:

Source Name: GROUNDWATER

Point of Diversion and Means of Diversion:

ID	Govt Lot	Qtr Sec	Sec	Twp	Rge	County
1		NWNE	23	16N	16W	MISSOULA

Diversion Means: WELL  
Well Depth: 93.00 FEET  
Static Water Level: 27.00 FEET  
Casing Diameter: 6.00 INCHES

Period of Diversion: JANUARY 1 to DECEMBER 31

Purpose (Use): COMMERCIAL Purpose Clarification: LODGE

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

ID	Acres	Govt Lot	Qtr Sec	Sec	Twp	Rge	County
1			NWNE	23	16N	16W	MISSOULA

Remarks:

IMPORTANT INFORMATION  
TRACT B IN C.O.S.#4303

**FILMED**

JUL 24 2006

MONTANA D.N.R.C. MISSOULA REGIONAL OFFICE

Form No 602 R 5/11/2005

NOTICE OF COMPLETION OF GROUNDWATER DEVELOPMENT

Use this form for completed groundwater Developments with a maximum use of 35 GPM not to exceed 10 AC-FT per year.

Filing Fee \$50.00

FOR DEPARTMENT USE ONLY

Notice No. 30023335 Basin 76F
Priority Date 7-24-06 Time 10:00 AM/PM
Rec'd By CS
Fee Rec'd \$ 50.00 Check No. 5129874
Deposit Receipt # PB 34 J 701406
Payor
Refund \$ Date

- Go to web site http://www.dnrc.state.mt.us/wrd/home.htm to learn additional information about the use of this form.
Your priority is determined by the date of filing. If it is determined this form was improperly filed, your priority date may be changed.
If your development is within a Controlled Ground Water Area, the regional office will contact you to explain the correct filing requirements

READ & ANSWER THE QUESTIONS BELOW TO DETERMINE IF YOU CAN FILE YOUR WATER USE ON THIS FORM.

- A. Yes No My source of water is ground water and it has been put to use.
B. Yes No My water use is 35 gallons per minute or less.
C. Yes No The total volume used from this development will not exceed 10 acre-feet per year.

If the answer to all of the above questions is "yes", you can file this form. Complete the information below.

1. NAME Crete B. Harvey 140923
MAILING ADDRESS PO Box 327
CITY Seeley Lake STATE MT ZIP 59868
WORK PHONE HOME PHONE CELL PHONE

2. DIVERSION USED TO OBTAIN GROUNDWATER
Well - Attach well log, if available (GWIC Id# 204328 - legal listed is inaccurate; see below)
Developed Spring (Excavation performed at the spring location)
Pit/Pond - Dimensions in feet Length Width Depth

3. PURPOSE AND PERIOD OF USE - Check the appropriate purposes and provide the period of use.
Domestic - This purpose includes up to 3 acres of lawn and garden.
Irrigation - If the total size of the area that is irrigated is larger than 3 acres, complete this information.
Stock
Other - Describe the purpose Commercial
Used January 1 - December 31 Yes No If no, from to

4. POINT OF DIVERSION - Location of Ground Water Development Map attached.
NW 1/4 NE 1/4 NE 1/4 Section 23 Twp 16N Rge 16W County Missoula
Lot Block Tract No. Subdivision Name
Government Lot No. COS No.
Street or Road Address, including City, State & Zip Code of the Development

5. PLACE OF USE
Is the place where water is used the same as the point of diversion? Yes No
If no, enter the land description below.
Domestic Stock Irrigation Other
1/4 1/4 1/4 Section Twp N / S Rge E / W County
Lot Block Tract No. Subdivision Name
Government Lot No. COS No.
Street or Road Address, including City, State & Zip Code of the Place of Use

6. AFFIDAVIT OF OWNERSHIP OR WRITTEN CONSENT
I have possessory interest in the property where the water has been put to beneficial use and I have the exclusive property rights in the ground water development works
OR
I have attached written consent of the person owning the ground water development works and/or written notification to the land owner pursuant to MCA 85-2-306(1).

The statements appearing here are to the best of my knowledge true and correct

Appropriator's Signature Crete B Harvey Date: 7-12-06



**Montana Bureau of Mines and Geology**  
**Ground-Water Information Center Site Report**  
**GREY WOLF RANCH**

**Plot this site on a topographic map**

**Location Information**

GWIC Id: 204328	Source of Data: LOG
Location (TRS): 16N 16W 14 DB	Latitude (dd): 47.1405
County (MT): MISSOULA	Longitude (dd): -113.5857
DNRC Water Right:	Geomethod: TRS-SEC
PWS Id:	Datum: NAD27
Block:	Altitude (feet):
Lot:	Certificate of Survey:
Addition:	Type of Site: WELL

**Well Construction and Performance Data**

Total Depth (ft): 93.00	How Drilled: ROTARY
Static Water Level (ft): 27.00	Driller's Name: JEROME
Pumping Water Level (ft):	Driller License: WWC600
Yield (gpm): 8.00	Completion Date (m/d/y): 6/20/2003
Test Type: AIR LIFT	Special Conditions:
Test Duration: 2.00	Is Well Flowing?:
Drill Stem Setting (ft): 85.00	Shut-In Pressure:
Recovery Water Level (ft): 27.00	Geology/Aquifer: Not Reported
Recovery Time (hrs): 0.33	Well/Water Use: DOMESTIC
Well Notes:	

**Hole Diameter Information**

From	To	Diameter
0.0	93.0	6.0

**Annular Seal Information**

From	To	Description
0.0	0.0	CONT FED BENTONITE

**Casing Information<sup>1</sup>**

From	To	Dia	Wall Thickness	Pressure Rating	Joint	Type
-2.0	93.0	6.0	0.250			STEEL

**Completion Information<sup>1</sup>**

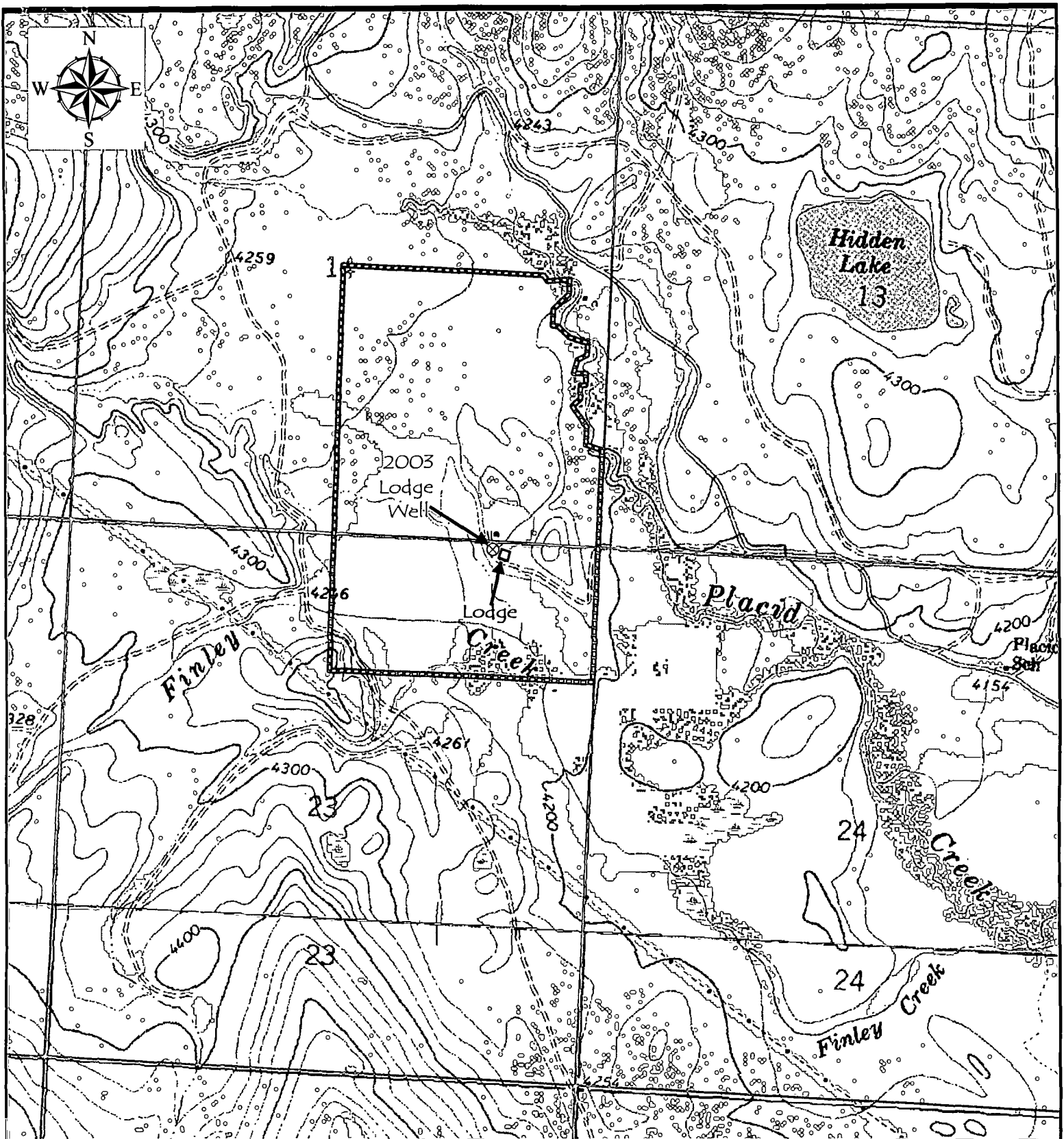
From	To	Dia	# of Openings	Size of Openings	Description
93.0	93.0	6.0			OPEN BOTTOM

**Lithology Information**

From	To	Description
0.0	1.0	SOIL AND GRAVEL
1.0	30.0	PINK SILT COBBLES AND BOULDERS
30.0	91.0	PINK AND GRAVELY SILT AND CLAY
91.0	93.0	MULTI COLORED GRAVEL WATER

<sup>1</sup> - All diameters reported are **inside** diameter of the casing.

These data represent the contents of the GWIC databases at the Montana Bureau of Mines and Geology at the time and date of the retrieval. The information is considered unpublished and is subject to correction and review on a daily basis. The Bureau warrants the accurate transmission of the data to the original end user. Retransmission of the data to other users is discouraged and the Bureau claims no responsibility if the material is retransmitted. Note: non-reported casing, completion, and lithologic records may exist in paper files at GWIC.



1120 Cedar Street  
Missoula, MT 59802

Project #:  
14636

Location:  
Twp 16N Rge 16W  
Missoula County

Drawn By  
JMM

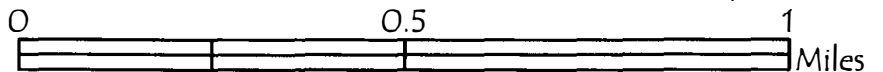
Project Mgr:  
JW

File:  
NOC.mxd

Project Name

## Notice of Completion of Groundwater Development

Relative locations of features, boundary lines and photo imagery are approximate





**INFORMATION UPDATED August 23, 2006**

**General Parcel Information definitions**

<b>GEOCODE</b>	<b>04253923101010000</b>
<b>OWNCODE</b>	<b>99999</b>
<b>OWNER CLASSIFICATION</b>	<b>Undetermined</b>
<b>COUNTY ASSESSOR CODE</b>	<b>0005904232</b>
<b>SECTION</b>	<b>23</b>
<b>TOWNSHIP</b>	<b>T16NR16W</b>
<b>LEGAL DESCRIPTION</b>	<b>PT TR B COS 4303 IN NE4 NE4 PLAT F 23-16-16 40AC</b>
<b>PROPERTY ADDRESS</b>	
<b>ADDITION-SUBDIVISION</b>	
<b>LEVY DISTRICT</b>	<b>042597</b>
<b>COUNTY LEVY DISTRICT</b>	<b>34-3</b>
<b>LEVY DISTRICT NAME</b>	<b>SEELEY LAKE/FIRE/CEMETERY</b>
<b>TOTAL FINAL LAND VALUE</b>	<b>\$14,855.00</b>
<b>TOTAL FINAL BUILDING VALUE</b>	<b>\$0.00 <u>Explanation</u></b>
<b>2003 FULL REAPPRAISAL VALUE</b>	<b>\$14,855.00</b>
<b>2006 TAXABLE MARKET VALUE</b>	<b>\$14,656.00</b>
<b>DEED 1: BOOK, PAGE, DATE (mmdyy)</b>	
<b>OWNER NAME 1</b>	<b>GREY WOLF ENTERPRISES LLC</b>
<b>TAXPAYER MAILING ADDRESS</b>	<b>29901 80TH AVE NW STANWOOD, WA 98292-9552</b>









**Permit ID** WP21-0116

**PAID**  
\$125.00

**Balance Owed**

**Property**

**Street Address** 1078 GREY WOLF RANCH RD, SEELEY LAKE, 59868

**Permit Purpose**

**Purpose** Proposed individual well for new individual living unit

**Well Type**

**Type of Well** New

**Intended Use of Well** Drinking Water Supply

**Drinking Water Wells** Individual

**Number of Connections** 1

**Additional Comments** Proposed individual well for new individual living unit

**Permit Conditions**

**General Conditions** The well must be installed as shown on the attached site plan.

Ensure that the well is at least 100 feet from all existing and proposed drainfields and at least 50 feet from any sealed components of a wastewater treatment and disposal system.

Notify the Health Department when the well is ready for inspection by calling (406) -258-4755 or emailing envhealth@missoulacounty.us. Wells must be inspected for the permit to remain valid.

**Maintenance Recommendations**

**General Recommendations**

Drinking water wells should be tested routinely for bacterial contamination. Bacteriological testing services are available at the Health Department in addition to several private labs in the area.

Several areas of Missoula County have shown to be high in nitrates or arsenic. The Department recommends well owners test drinking water wells for these constituents to determine if treatment is needed.

Protect your well from potential contamination by directing storm water away from the wellhead, keeping the well securely capped, and maintaining the screens on any openings.

**Name**

**Name**

**Legal Description**

**Geo Code** 04-2539-14-1-01-03-0000

**T/R/S** 116NR16W-14

**COS** 4303

**Tract** B

**Subdivision** -

**Long Description** S14, T16 N, R16 W, C.O.S. 4303, PARCEL B, SE4 W OF CENTERLINE OF PLACID CREEK

**Type of Parcel** Tractland

**On-Site Wastewater**

**Any existing septic systems?** Yes

**Septic Permit Number** SP21-0169

**Permit Expiration**

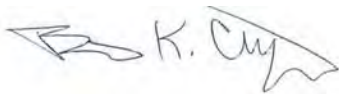
This permit is valid for 12 months after the date of issuance. The well must be inspected and approved by the Health Department within that time in order to remain valid.

**Notice**

This permit is issued based on the requirements in the Missoula City-County Health Code Regulation #5. The permit conditions are in effect upon issuance and apply to the applicant, and all current and future property owners. This permit does not release the applicant or owner from complying with any other State, Federal, or Local regulations including but not limited to zoning, building, and floodplain regulations.

**This well cannot be used or connected to a structure until the Department has completed an on-site inspection and approved the final location. Regulation 5, Section 5 of the Missoula City-County Health Code states:(A) Prior to being used, all wells require a final inspection of the well location by the Department, unless specific permission has been granted by the Department. By signing this permit, I understand that the Department must receive notification within two (2) days of completion of this well.**

emailed 6/14/21 MS



06/11/2021

Application Fee: \$ \_\_\_\_\_  
 Septic permit Fee: \$ \_\_\_\_\_  
 Well permit Fee: \$ \_\_\_\_\_  
 TOTAL Paid: \$ \_\_\_\_\_  
 Date Paid: \_\_\_\_\_  
 App. Notified: \_\_\_\_\_



Log # WP21-0114

Environmental Health  
 301 W. Alder  
 Missoula, MT 59802  
 Phone 406.258.4755  
 Fax 406.258.4781

RECEIVED MAY 28 2021

[www.missoulacounty.us/HealthDept](http://www.missoulacounty.us/HealthDept)  
[envhealth@missoulacounty.us](mailto:envhealth@missoulacounty.us)

### Wastewater Treatment System and Well Application

**Address Assigned by the County Road Dept.** (Apply Building Division, 6089 Training Dr., PH: 406.258-3701):

Address: ~~12455 N PLACID LAKE RD~~ City: SEELEY LAKE Zip 59848  
1078 Grey Wolf Ranch Rd.

**Legal description of site:** (Find on your tax statement or at <http://gis.co.missoula.mt.us/nronertvinformation/>)

Geocode: 04-2539-14-1-01-03-0000 Short Legal: T16N R16W Section 14 1/4 Section \_\_\_\_\_

Certificate of Survey # or Subdivision Name: 41303

Tract or Lot B Block (if applicable): \_\_\_\_\_ Size of lot or parcel: 208.72 ACRES

**Owner Information**

Owner's name GREY WOLF ENTERPRISES LLC Phone # 406-677-0119 *Call 406 250-2002*

Owner's address PO Box 327

City: SEELEY LAKE State: MT Zip Code: 59848 Email shane@greywolf ranch.net

Certified Installer: JEROMES DRILLING (Must be certified by MCCHD)

**Applicant Information** (if different from owner)

Applicant's name SHANE O'CONNELL Phone # 406-210-2002

Applicant's address PO Box 1177

City: SEELEY LAKE State: MT Zip Code: 59848 Email shane@greywolf ranch.net

**Section 1**

Are you applying for a well permit? YES  (Fill out this section)

NO  (Skip to Section 2)

Type of Well: New  Replacement \_\_\_\_\_ Reason for Replacement: \_\_\_\_\_

Intended Uses of Well: RESIDENTIAL

Number and description of dwelling units and structures that will be connected to the well: 1

<b>Will the well be:</b>	At least 100 feet from septic systems	Yes <input checked="" type="checkbox"/>	No _____	Unsure _____
	Out of the floodplain	Yes <input checked="" type="checkbox"/>	No _____	Unsure _____
	At least 100 feet from surface water	Yes <input checked="" type="checkbox"/>	No _____	Unsure _____

Section 2

Are you applying for a septic permit? YES  (Fill out this section)

NO  (Skip to Section 3)

Wastewater System Information: New \_\_\_\_\_ Replacement \_\_\_\_\_ Modification \_\_\_\_\_

Residential \_\_\_\_\_ Number of dwelling units \_\_\_\_\_ Number of bedrooms \_\_\_\_\_

Will there be a basement? \_\_\_\_\_ Will it be finished? \_\_\_\_\_

Commercial \_\_\_\_\_ Use \_\_\_\_\_ # Employees \_\_\_\_\_ # Customers \_\_\_\_\_

Other \_\_\_\_\_ Describe Use \_\_\_\_\_

Will the drainfield be: At least 100 feet from wells Yes \_\_\_ No \_\_\_ Unsure \_\_\_
At least 10 feet from water lines Yes \_\_\_ No \_\_\_ Unsure \_\_\_
At least 100 feet from floodplain Yes \_\_\_ No \_\_\_ Unsure \_\_\_
At least 100 feet from surface water Yes \_\_\_ No \_\_\_ Unsure \_\_\_
At least 6 feet from groundwater Yes \_\_\_ No \_\_\_ Unsure \_\_\_
At least 10 feet from property lines Yes \_\_\_ No \_\_\_ Unsure \_\_\_
At least 10 feet from buildings Yes \_\_\_ No \_\_\_ Unsure \_\_\_
On a slope less than 25% Yes \_\_\_ No \_\_\_ Unsure \_\_\_

Surface Water: Describe the nearest surface water to the drainfield: \_\_\_\_\_
How close is it to the drainfield? \_\_\_\_\_

Drinking Water: What is the drinking water source for the parcel? \_\_\_\_\_
(Well, Spring, Lake, etc.)
How many structures are served by the water system? \_\_\_\_\_

Did you attach FLOOR PLANS?  YES

Attach floor plans (no larger than 11" by 17") for all structures to be served by the wastewater system (even if they are not directly connected to the system.) Floor plans don't have to be to scale and can be hand drawn. Label the rooms.

Section 3

Existing Structures: Describe existing structures, wells and wastewater systems on the parcel: \_\_\_\_\_

SEVERAL BUILDINGS INCLUDING LODGE WITH INDIVIDUAL SEPTICS + SHARED WELL

Did you attach a SITE PLAN?  YES

Attach a site plan (no larger than 11" by 17") showing the locations (existing and proposed) of all features (existing and proposed) listed below. Site plans can, but don't have to be prepared to scale by a professional engineer or architect. If the site plan is not drawn to scale, include enough measurements to accurately depict where everything is on the property.

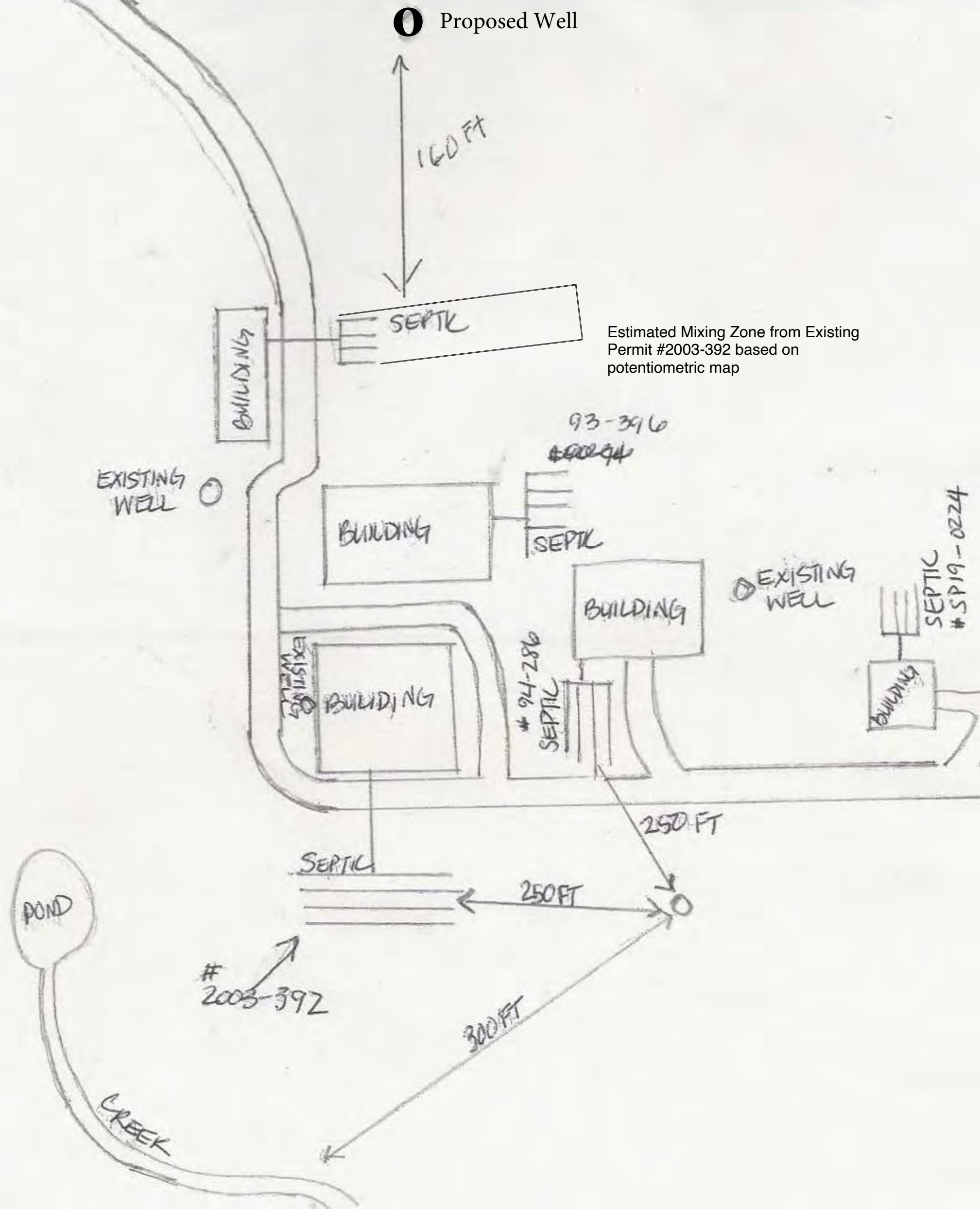
- \* Property Lines \* Wastewater Systems \* Water Supplies (wells)
\* Buildings \* Surface Water \* Easements and No Build Zones
\* Roads & Driveways \* Floodplain & Floodprone Areas \* Wells and Wastewater Systems within 100 feet of your property

Certification: I certify that the information I have provided on this application is accurate and true and that the submitted site plan is an accurate representation of all required elements.

Applicant's Signature: [Signature] Date: 5/26/21



**X** Proposed Building Site  
1078 Grey Ranch Rd - Seeley Lake



○ Proposed Well

160 FT

Estimated Mixing Zone from Existing Permit #2003-392 based on potentiometric map

EXISTING WELL ○

EXISTING WELL ○

93-3916  
#90294

#94-286  
SEPTIC

SEPTIC  
#SP19-0224

250 FT

250 FT

300 FT

#2003-392

POND

CREEK

107374

76F STATEMENT OF CLAIM FOR EXISTING WATER RIGHTS

Nov 16 11 19 AM '81

IRRIGATION

For the Water Courts of the State of Montana

HELENA MT. 59620

MS-C  
01-088-01-13

DNR

1. Owner of Water Right HUBBLESTON / CRETE / B.  
now known as HARVEY Last First Middle Initial  
Co-Owner or Other Interest Owner \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Last First Middle Initial

Address RR #2. Fulfs Road

City Sterling State Illinois Zip Code 61081

Home Phone No. \_\_\_\_\_ Business Phone No. \_\_\_\_\_

2. Person completing form CORETTE / ROBERT / D.  
Last First Middle Initial

Address PRUDENTIAL FEDERAL SAVINGS BUILDING

City BUTTE State MONTANA Zip Code 59701

Home Phone No. \_\_\_\_\_ Business Phone No. 723-3205

3. Name of ditch, creek or river PLACID CREEK

Use:  Irrigation

4. Method of Irrigation Use:  Sprinkler  Furrow  Flood

5. Source of Water: (Check Only One)

Spring Name \_\_\_\_\_

Well Name \_\_\_\_\_

Stream Name PLACID CREEK Tributary of D. Williams Creek Missoula River

Lake Name \_\_\_\_\_ Stream \_\_\_\_\_

Tributary of \_\_\_\_\_

Reservoir Name \_\_\_\_\_ Stream \_\_\_\_\_

Tributary of \_\_\_\_\_

6. Point of Diversion: County MISSOULA

SW 1/4 SW 1/4 SE-NE 1/4, Section 14, T 16 N/S, R 16 E/W

Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision \_\_\_\_\_

7. Means of Diversion:

Pump Capacity \_\_\_\_\_ gpm

Headgate and ditch or pipe

Flood and dike

8. Means of Conveyance:

Ditch

Pipeline

Other: Explain \_\_\_\_\_

9. Place of use and acres irrigated. County MISSOULA

160 acres, Lot, Block,  $\frac{1}{4}$   $\frac{1}{4}$  SE  $\frac{1}{4}$ , Section 14, T 16 N/S X R 16 E/W

40 acres, Lot, Block,  $\frac{1}{4}$  NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , Section 23, T 16 N/S X R 16 E/W

acres, Lot, Block,  $\frac{1}{4}$   $\frac{1}{4}$   $\frac{1}{4}$ , Section, T N/S, R E/W

acres, Lot, Block,  $\frac{1}{4}$   $\frac{1}{4}$   $\frac{1}{4}$ , Section, T N/S, R E/W

acres, Lot, Block,  $\frac{1}{4}$   $\frac{1}{4}$   $\frac{1}{4}$ , Section, T N/S, R E/W

200 Total acres. Subdivision

10. Flow rate claimed: 400  cubic feet per second  
 gallons per minute  
 miner's inches

11. Volume claimed: 48200 acre-feet per year

12. Period(s) of use: March / 1st. to October / 31.  
Month Day Month Day

13. Check one:  Decreed Water Right Priority date or date of first use  
 Filed Appropriation Right July / 8th. / 1922  
Hour Month Day Year  
 Use Water Right 1 1915

14. Attach copies of the Decree, Record of Filing or Proof of Use Right.

15. Attach copies of aerial photographs, U.S. Geological Survey maps or such other documents necessary to show point of diversion, place of use, place of storage, and conveyance facilities.

16. Notarized Statement signed by claimant.

STATE OF ~~MONTANA~~ Illinois )  
 County of Whiteside ) :ss.

I, Crete B. Harvey, having been duly sworn, depose and say that I, being of legal age and being the claimant of this claim of existing water right, and the person whose name is signed to it as the claimant, know the contents of this claim and the matters and things stated there are true and correct.

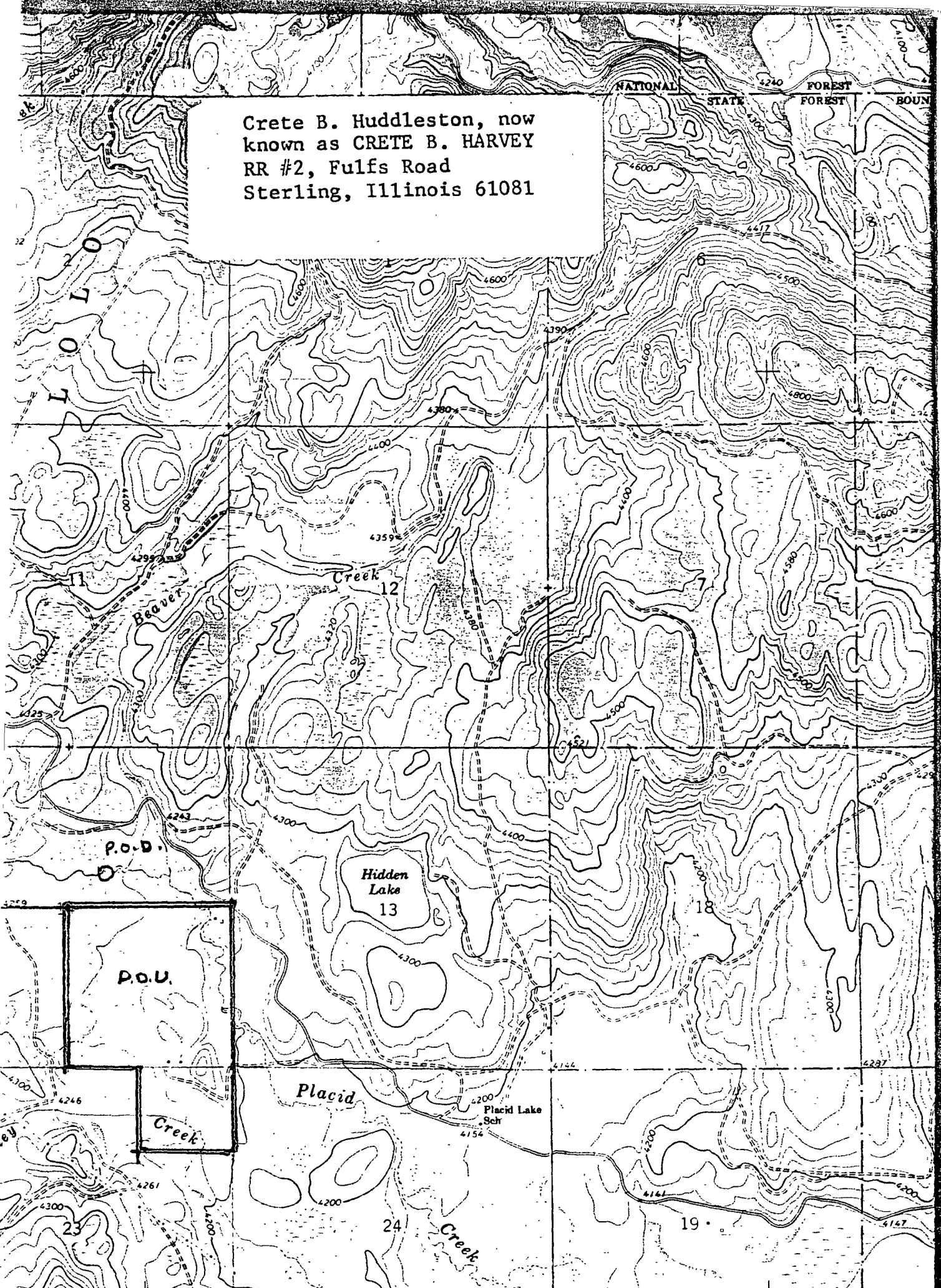
Crete B. Harvey  
Crete B. Harvey

Subscribed and sworn before me, this 26th day of October 19 81.

J. Anne Kavadas  
 Notary Public for the State of ~~Montana~~ Illinois  
 Residing at Whiteside County, Sterling, Ill.  
 My Commission expires Jan. 23, 1985

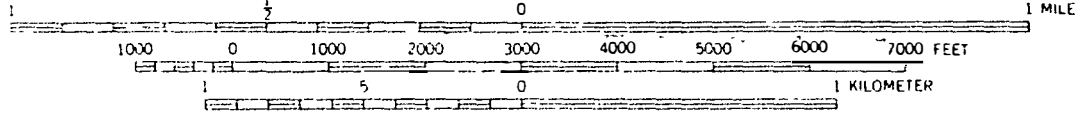
107374

Crete B. Huddleston, now known as CRETE B. HARVEY RR #2, Fulfs Road Sterling, Illinois 61081



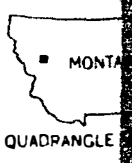
304 35' 305 (BELMONT POINT) R 15 W R 15 W 307 32'30"

SCALE 1:24,000

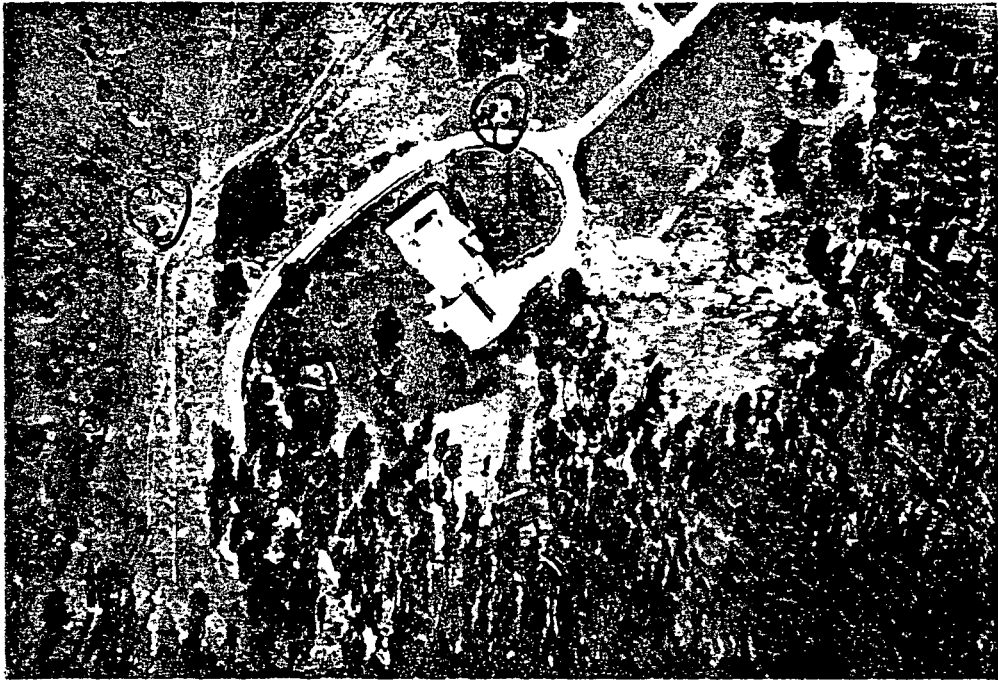


CONTOUR INTERVAL 20 FEET  
DATUM IS MEAN SEA LEVEL

19 1/2°  
347 MILS  
1965 MAGNETIC NORTH  
AT CENTER OF SHEET



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

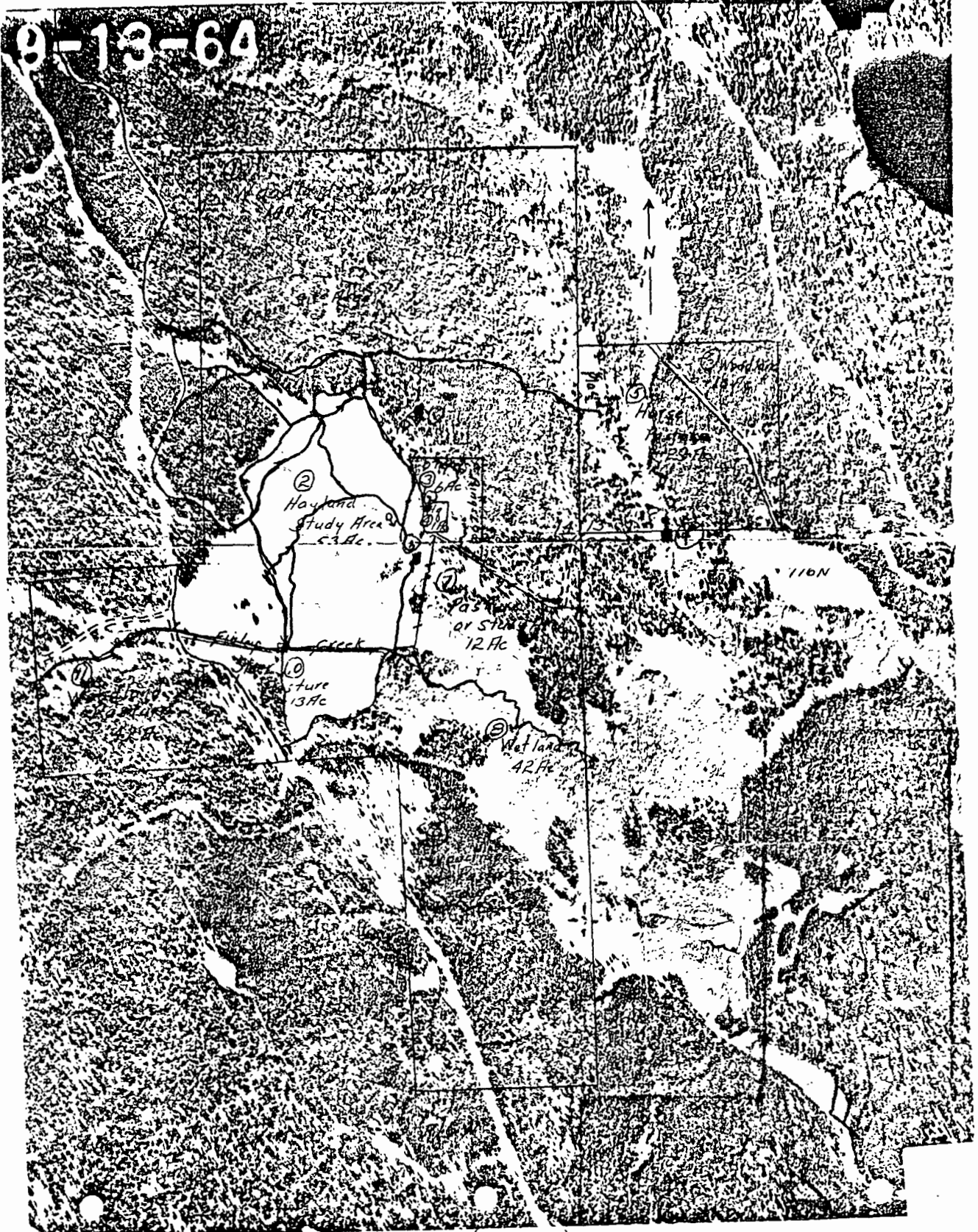


107374

**CONSERVATION PLAN MAP**  
 Prepared by SOIL CONSERVATION SERVICE \* UNITED STATES DEPARTMENT of AGRICULTURE  
 cooperating with  
 Missoula County

OWNER Grey Wolf Ranch	FARM NO	DATE
OPERATOR	SCALE	ACRES
Missoula County	PHOTO NO	17-151
Mont. STATE		

107374



- 1 - ■ = pond (all year) building
- 2 - ■ = well for Hdgp. water - 3 A farmers - contact her & future bras
- 3 - ■ = pump asc. for lawn & watering
- 4 - ■ = culverts (2) for old creak bridge

h.c. 20  
111/827

107374

County of \_\_\_\_\_  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and  
Recorded in Book \_\_\_\_\_ of Deeds on Page \_\_\_\_\_ of the Records of County of \_\_\_\_\_  
State of Montana \_\_\_\_\_ Clerk and Recorder By \_\_\_\_\_

**THIS INDENTURE, Made the 9<sup>th</sup> day of November** In the year of our  
Lord one thousand nine hundred and **SEVENTY-SEVEN** between  
**JAMES P. HUDDLESTON**

\_\_\_\_\_ the party \_\_\_\_\_ of the first part  
and **CRETE B. HUDDLESTON**

\_\_\_\_\_ the party \_\_\_\_\_ of the **SECOND PART,**  
**WITNESSETH:** That the said party \_\_\_\_\_ of the **FIRST PART** for and in consideration of  
the sum of **Ten** Dollars, (\$ **10.00**)  
to \_\_\_\_\_ him \_\_\_\_\_ to hand paid by the said  
party \_\_\_\_\_ of the **SECOND PART,** receipt of which is hereby acknowledged; do hereby convey,  
revoke and forever quitclaim unto the said party \_\_\_\_\_ of the second part; and to \_\_\_\_\_ her  
heirs, and assigns, all right, title and interest in and to the following described real estate, situated in the  
County of **Missoula**


and State of Montana, to-wit:  
**See Exhibit "A" attached hereto**  
and incorporated by reference.

Best Copy Available

together with all the tenements, hereditaments, and appurtenances thereto belonging, and the reversion and  
reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right,  
title, interest in said \_\_\_\_\_ premises, claim and demand whatsoever  
as well in law as in equity, of the said party \_\_\_\_\_ of the first part, of, in or to the said premises and  
every part and parcel thereof.

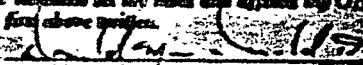
**TO HAVE AND TO HOLD,** all and singular the said premises, with the appurtenances  
unto the said party \_\_\_\_\_ of the second part's \_\_\_\_\_ heirs and \_\_\_\_\_ assigns.

**IN WITNESS WHEREOF,** the said party \_\_\_\_\_ of the first part has \_\_\_\_\_ hereto set \_\_\_\_\_  
hand \_\_\_\_\_ and seal \_\_\_\_\_ the day and year first above written.

Signed, Sealed and Delivered in the Presence of  
 \_\_\_\_\_  
(SEAL)

**STATE OF MONTANA**  
County of **Missoula**  
On this **9<sup>th</sup>** day of **NOVEMBER** one thousand and **SEVENTY-SEVEN**  
before me, the undersigned, \_\_\_\_\_ a Notary Public in &  
State of Montana, personally appeared **JAMES P. HUDDLESTON**



I have proved to me on oath of \_\_\_\_\_  
\_\_\_\_\_ who says \_\_\_\_\_ is \_\_\_\_\_  
\_\_\_\_\_ created the same.  
**IN WITNESS WHEREOF,** I have hereunto set my hand and affixed my Official Seal  
the day and year in this certificate first above written.  
  
Notary Public for the State of Montana  
My Commission expires **9-23-1977**

By \_\_\_\_\_ Deputy  
Fem-Hart, Missoula County Recorder  
Date **9/11/87**  
SEAL  
I certify this to be a true and correct copy of the document on record in this office.

Best Copy  
Available

107374

NOTICE OF APPROPRIATION 300 45 1210

WE, THE UNDERSIGNED PURSUANT TO CHAPTER 8, TITLE 89, REVISED CODES OF MONTANA, 1947, AS AMENDED, DO HEREBY GIVE NOTICE THAT WE HAVE APPROPRIATED, COLLECTIVELY AND INDIVIDUALLY, THE WATERS OF PLACID LAKE AND OF ALL STREAMS, RAVINES, COULEES OR OTHER NATURAL SOURCES OF SUPPLY TRIBUTARY TO SAID LAKE FOR USEFUL AND BENEFICIAL PURPOSES.

1. THE QUANTITY OF WATER CLAIMED IS ALL OF THE WATER WHICH IS UNAPPROPRIATED IN SAID LAKE AND IN ALL STREAMS, RAVINES, COULEES OR OTHER NATURAL SOURCES OF SUPPLY INCLUDING FLOOD, SEEPAGE, WASTE OR SPRING WATERS.
2. THIS WATER IS CLAIMED FOR IRRIGATION, DOMESTIC AND RECREATIONAL USE ON PROPERTY ABUTTING OR ADJACENT TO PLACID LAKE, PLACID CREEK OR BOLES CREEK ALL SITUATED IN MISSOULA COUNTY, MONTANA.
3. THE DIVERSION AND USE OF SUCH WATERS IS AT THE RESPECTIVE RESIDENCES OF THE UNDERSIGNED, AND IS REGULATED AND MADE FEASIBLE BY A DAM CONSTRUCTED AT THE OUTLET OF PLACID LAKE FOR THE PURPOSE OF MAINTAINING THE WATER LEVEL OF SAID LAKE.
4. THE APPROPRIATION OF ALL SUCH WATERS FOR SUCH PURPOSES COMMENCED APPROXIMATELY JULY 1, 1915, AND HAS BEEN ENLARGED AND CONTINUED BY THE UNDERSIGNED UP TO THE DATE OF THIS NOTICE. THIS NOTICE IS GIVEN AND RECORDED FOR THE PURPOSE OF PROVIDING PUBLIC NOTICE AND INFORMATION AS TO THE INDIVIDUAL AND COLLECTIVE RIGHTS OF THE UNDERSIGNED TO THE USE OF ALL OF SAID WATERS, AND TO THE DATES OF PRIORITY CLAIMED FOR THE SAME.
5. THE NAMES OF THE APPROPRIATORS ARE AS FOLLOWS:



D.N.R.C. Examination Worksheet

Water Right Number: 76F 107374 00 STATEMENT OF CLAIM

Version Status: ACTIVE

Date Received: NOVEMBER 16, 1981 [X] Ok [ ] Not Ok

Exempt? No

Implied Claim? No

Fee Owed? No [X] Ok [ ] Not Ok

[ ] Owners: CRETE B HARVEY PO BOX 327 SEELEY LAKE, MT 59868

Remarks: [X] Ok [ ] Amended [ ] Rule 2.II. [ ] DNRC error [ ] Issue [ ] Information

Comments:

[ ] Purpose (Use): IRRIGATION Irrigation Type: FLOOD

Remarks: [X] Ok [ ] Amended [ ] Rule 2.I. [ ] DNRC error [ ] Issue [ ] Information

Comments:

[ ] Source: PLACID CREEK

USGS Map: Seeley Lake West - 1999 Others:

Remarks: [X] Ok [ ] Amended [ ] Rule 2.VI. [ ] DNRC error [ ] Issue [ ] Information

Comments:

[ ] Source type: SURFACE WATER

[X] Ok [ ] Not Ok Comments:

[ ] \*Point of Diversion and Means of Diversion:

ID	Govt Lot	Qtr	Sec	Sec	Twp	Rge	County	Means of Diversion
1		SWSWNE	14	16N	16W	MISSOULA		HEADGATE

Remarks: [X] Ok [ ] Amended [ ] Rule 2.III. [ ] DNRC error [ ] additional PODS: See attached code sheets/amendment forms [ ] named ditch: [ ] yes (add CX remarks) [ ] no

Comments: P55 Clarified to agree with claim map

[ ] Period of Diversion: MARCH 1 to OCTOBER 31

Remarks: [X] Ok [ ] Amended [ ] Rule 2.V. [ ] DNRC error [ ] Issue [ ] Information

Comments: P13A -

]Basin Code: 76F  
 Sub Basin Code:  
 Ok  Not Ok Interbasin Transfer with Basin \_\_\_\_\_  
 Comments: \_\_\_\_\_

[\*]Priority Date: JULY 1, 1915 Enforceable Priority Date: JULY 1, 1915  
 Ok  Amended  Rule 2.VIII.  DNRC error  
 Remarks:  Issue  Information  
 Comments: Changed to Notice of Appropriation in claim file

]Type of Historical Right: FILED  
 Ok  Amended  Rule 2.VIII.  DNRC error  
 Remarks:  Issue  Information  
 Comments: Changed to reflect Notice of Appropriation in claim file

[\*]Flow Rate: 7.58 CFS (Miner's Inches: 303.20)  
 Comparison Stat: 17.01 GPM/ACRE  
 Ok  Amended  Rule 2.IX.  DNRC error  
 Remarks:  Issue  Information  
 apply standard  
 Comments: \_\_\_\_\_

[\*]Volume: THE TOTAL VOLUME OF THIS WATER RIGHT SHALL NOT EXCEED THE AMOUNT PUT TO HISTORICAL AND BENEFICIAL USE.  
 Ok  Amended  Rule 2.X.  DNRC error  
 Remarks:  Issue  Information  
 Comments: \_\_\_\_\_

Climatic Area: 5 - LOW  
 Ok  Not Ok Comments: \_\_\_\_\_

]Period of Use: MARCH 1 to OCTOBER 31  
 Ok  Amended  Rule 2.XI.  DNRC error  
 Remarks:  Issue  Information  
 Comments: P130 - 4/25 - 10/9

]Maximum Acres: 200.00  
 Ok  Amended  Rule 2.VII.  DNRC error  
 Remarks:  Issue  Information  
 Comments: \_\_\_\_\_

[ ] Place of Use:

Claimant Contact Points: 219.21 – 180.78

ID	Acres	Govt Lot	Qtr	Sec	Sec	Twp	Rge	County
1	160.00		SE	14		16N	16W	MISSOULA
2	40.00		NENE	23		16N	16W	MISSOULA

Total Acres: 200.00

Ok     Amended     Rule 2.VII.     DNRC error  
 Additional POU parcels: See attached code sheets/amendment form  
Remarks:  Issue     Information  
Comments: \_\_\_\_\_

Data Source: USDA 1479-32 (7-3-81) - From claimed source

ID	ExaminedAcres	Govt Lot	Qtr	Sec	Sec	Twp	Rge	County	Map/County/Date
1	_____		SE	14		16N	16W	MISSOULA	_____
2	_____		NENE	23		16N	16W	MISSOULA	_____

Total Acres: Ø

Data Source: BTN-54-33 (9-16-1938) - From claimed source

ID	ExaminedAcres	Govt Lot	Qtr	Sec	Sec	Twp	Rge	County	Map/County/Date
1	_____		SE	14		16N	16W	MISSOULA	_____
2	_____		NENE	23		16N	16W	MISSOULA	_____

Total Acres: Ø

Supplemental:  Yes (Add supplemental rights addendum)     No  
Multiple Use:  Yes (Add multiple use remark)     No

Existing Remarks:

- K F180    ISSUE    FLOW RATE MAY REQUIRE MODIFICATION BASED ON RESOLUTION OF MAXIMUM ACRES ISSUE.
- ~~P49~~    ISSUE    THE CLAIMED POINT OF DIVERSION IS IN QUESTION. THE LOCATION OF THE POINT OF DIVERSION CANNOT BE IDENTIFIED FROM AVAILABLE DATA.
- K P130    ISSUE    THE CLAIMED PERIOD OF USE EXCEEDS THE USUAL GROWING SEASON FOR THIS CLIMATIC AREA WHICH IS APRIL 25 TO OCTOBER 9.
- P270    ISSUE    USDA AERIAL PHOTOGRAPH NO(S). 1479-32 DATED 7-03-1981 APPEARS TO INDICATE 35 ACRES IRRIGATED. A DESCRIPTION OF THESE ACRES IS IN THE CLAIM FILE.
- P286    ISSUE    AERIAL PHOTOGRAPH NO(S). BTN-54-33 , DATED 9-16-1938 , APPEARS TO INDICATE 55 ACRES IRRIGATED. A DESCRIPTION OF THESE ACRES IS IN THE CLAIM FILE.
- K P295    ISSUE    THE CLAIMED PLACE OF USE DOES NOT APPEAR TO BE IRRIGATED BY WATER FROM THE CLAIMED SOURCE.
- S105    ISSUE    THIS CLAIM APPEARS TO BE CLAIMING 2 SEPARATE SOURCES OF WATER. MORE THAN ONE WATER RIGHT MAY BE INVOLVED.

Formatted Remarks:

Ref No. Specific Data

P55	Pop & conveyance not confirmed
P271	Pop - USDA 0.0 acres
P287	Pop - BTN 0.0 acres
P295	Pop - Ø from claimed source
P130	Period of Use - 4/25 to 10/9
P180	Flow may require mod. based on max acres

\*\*\*\*\*

General Comments: (To document telephone contact, interviews [or use interview report form], field investigations [or use field investigation form].)

USDA air photo shows ~ 35ac irrigated from some source

BTN air photo shows ~ 55ac " " " "

Source appears to be unnamed trib. of Finley Cr.

No WRS Map exists

Examined By: Tom Conolly Date 4/14/06  
Coding Sheets:    RMRK    RSRV       POU    DVRS    OWNR    AMEND    SUPP

Coded by: \_\_\_\_\_ Date \_\_\_\_\_

DEPARTMENT OF NATURAL  
RESOURCES AND CONSERVATION  
WATER RESOURCES DIVISION



BRIAN SCHWEITZER  
GOVERNOR

DIRECTOR'S OFFICE (406) 444-2074  
TELEFAX NUMBER (406) 444-2684

STATE OF MONTANA

WATER RIGHTS ADJUDICATION  
PHONE (406) 444-0560  
FAX (406) 444-0569

910 HELENA AVE  
PO BOX 201602  
HELENA, MT 59620-1602

April 14, 2006

Crete B. Harvey  
PO Box 327  
Seeley Lake, MT 59868

RE: Claims in the Blackfoot River Drainage

Dear Claimant:

The Montana Water Court has begun the preliminary work necessary to issue a water right decree in basin 76F. At the request of the court, the Department of Natural Resources and Conservation (DNRC) staff is reviewing all the water right claims in the basin for completeness and accuracy. Your prompt attention is appreciated.

Your water right claims in basin 76F are currently being examined. This review has raised some questions that cannot be answered from the information submitted in the claim file. More information may be needed to help us understand your water rights more completely so they are recorded accurately in the decree.

I have included abstracts of your water rights as they would appear in our report to the Water Court. Please read through them carefully, the issue remarks are highlighted in yellow which, if not corrected, may appear in the decree with incorrect or inadequate information. This might make future efforts to assert and protect your water rights more difficult. The Montana Water Court will address any unresolved issues on your water rights through the On Motion Process after the first decree is issued. A summary report of the Blackfoot Drainage is expected to be presented to the Montana Water Court within 2.0 years.

If you have any questions or would like wish to set up a time to review these claims, **please call me at 406-444-4971 within the next 30 days.** Thank you for your time and assistance.

With Regards,

A handwritten signature in cursive script that reads "Tom Conolly".

Tom Conolly  
Water Resource Specialist  
Helena Water Rights Adjudication

w/enclosures



An employee-owned company

RECEIVED

JUL 24 2006

July 19, 2006

MONTANA D.N.R.C.  
MISSOULA REGIONAL OFFICE

DNRC  
Missoula Water Resources Division  
PO Box 5004  
Missoula, MT 59806-5004

**RE: GREY WOLF ENTERPRISES - WATER RIGHTS SUBMITTALS**

Dear Water Resource Specialist,

Enclosed are several completed water rights submittals regarding the Grey Wolf Enterprises property. To facilitate your review as you process the forms, the following summary briefly describes the enclosures.

**Amendment to Statement of Claim:** There are four water right claims being amended.

- **Irrigation claim 76F 107374-00** corrects the POD of water to Finley Creek, the flow rate was adjusted to reflect the irrigated acres, the period of use was corrected, and the priority date was changed based on the 1912 claim filing of predecessor William Peters.
- **The 'pond and pump' claim number 76F 107376-00** was changed to a commercial purpose, and the source was corrected to list an unnamed tributary of Finley Creek. Both the POD and POU were refined based on information provided by the client, as well as the claimed flow rate and volume.
- **Stock water right 76F 107373-00** now reflects the corrected POD (the ditch diversions off of Finley Creek), and the POU has also been slightly adjusted; the priority date was changed based on the 1912 claim filing of predecessor William Peters.
- **Multiple domestic claim 76F 107375** is the 1948 well serving the three cabins. The POU legal land description was corrected, and the claimed flow rate and volume were adjusted to more accurately reflect water use.

**Notice of Completion of Groundwater Development:** The well drilled in 2003 to serve the Lodge has been completed and put to beneficial use (commercial).

**Correction of Water Right Record:** The legal land description for the 1995 "Cub" well (76F 92134) was incorrectly listed in the DNRC database—POD corrected.

**Request to Withdraw a Water Right:** Groundwater certificate 76F 37670-00 was determined to be a duplicate filing to the 1948 well (76F 107375) listed above.

Please don't hesitate to contact our office if any additional information is necessary to process the enclosures.

Sincerely,

Susan Anderson  
Water Rights Technician

Enclosures

CC: Crete Harvey (letter only)  
Jim Masar (letter only)



# AMENDMENT

76F 107374 -IR

7. Place of Use: County Missoula

	ACRES	QTR	SEC	TWP	RGE	CNTY
001	25	NE	23	16N	16W	MS
002	21	SE	14	16N	16W	MS
003						
004						
005						
006						
007						
008						
009						

46 Total Acres

Subdivision \_\_\_\_\_

Replaces claimed information       Supplements claimed information       Addendum included  
*Please attach map showing entire place of use for this water right.*

8. Flow Rate Claimed: 1.7       cubic feet per second  
 gallons per minute  
 miner's inches

9. Volume Claimed: \_\_\_\_\_ acre-feet per year

10. Period(s) of Use: 4 / 25 to 10 / 9  
Month Day Month Day

11. Priority Date (date of first use): \_\_\_\_\_ / 3 / 6 / 1912  
Hour Month Day Year

12. Type of Historical Right:     Decreed Right  
                                           Filed Appropriation Right  
                                           Use Right

*Please attach proof  
of priority date or  
type of right*

13. Reasons for Amendment: To more accurately reflect historic use.

14. Comments: \_\_\_\_\_

15. Notarized Statement Signed by Owner:

I, having been duly sworn, depose and say that I, being of legal age and being the owner of this claim of existing water right know the contents of this amendment and that the matters and things stated there are true and correct.

Cute Barrow  
Signature

7-12-06  
Date

Signature \_\_\_\_\_ Date \_\_\_\_\_

Subscribed and sworn before me this 12<sup>th</sup> day of July, 2006

John Westenk  
Residing at Missoula

My commission expires 1/29/2007

(notary seal)



TO ALL WHOM THESE PRESENTS MAY CONCERN:

BE IT KNOWN, That William Peters of Missoula County, State of Montana do hereby publish and declare, as a legal notice to all the world, as follows, to-wit:

I. That William Peters has a legal right to the use, possession and control of and claim the right of the waters of Sanford Spring in S.W. 1/4, 6 N.R. 16 E. in said County and State for irrigating and other purposes.

II. That the purpose for which said water is claimed; and the place of intended use is irrigation and domestic purposes on Sec. 73 Twp. 16 N.R. 16 West

III. That the means of diversion with size of flume, ditch, pipe, or aqueduct, by which he intend to divert the said water is as follows: A ditch 2 inches in size, which carries and conducts the water from said stream; which said ditch diverts the water from said stream at a point upon its West bank, and runs thence

thence over and upon said land (or mining claim)

IV. That he appropriated and took said water on the 12th day of March A. D. 1912 by means of said ditch which was started at entrance of said ditch Dec 1912

V. That the name of the appropriator of said water is William Peters

VI. That he also hereby claim said ditch and the right of way therefor, and for said water by it conveyed, or to be conveyed, from said point of appropriation to said land or point of final discharge, and also the right of location upon any lands of any dams, flumes, reservoirs, constructed or to be constructed, by him in appropriating and in using said water.

VII. That he also claim the right to keep in repair and to enlarge said means of water appropriation at any time, and the right to dispose of the said right, water, ditch or said appurtenances in part or whole at any time.

CLAIMING THE SAME ALL AND SINGULAR, Under any and all laws, National and State, and rulings and decisions thereunder, in the matter of water rights.

TOGETHER WITH ALL AND SINGULAR, The hereditaments and appurtenances therunto belonging and appertaining, or to accrue to the same.

WITNESS my hand at Missoula Montana, this 12th day of March 1912  
William Peters

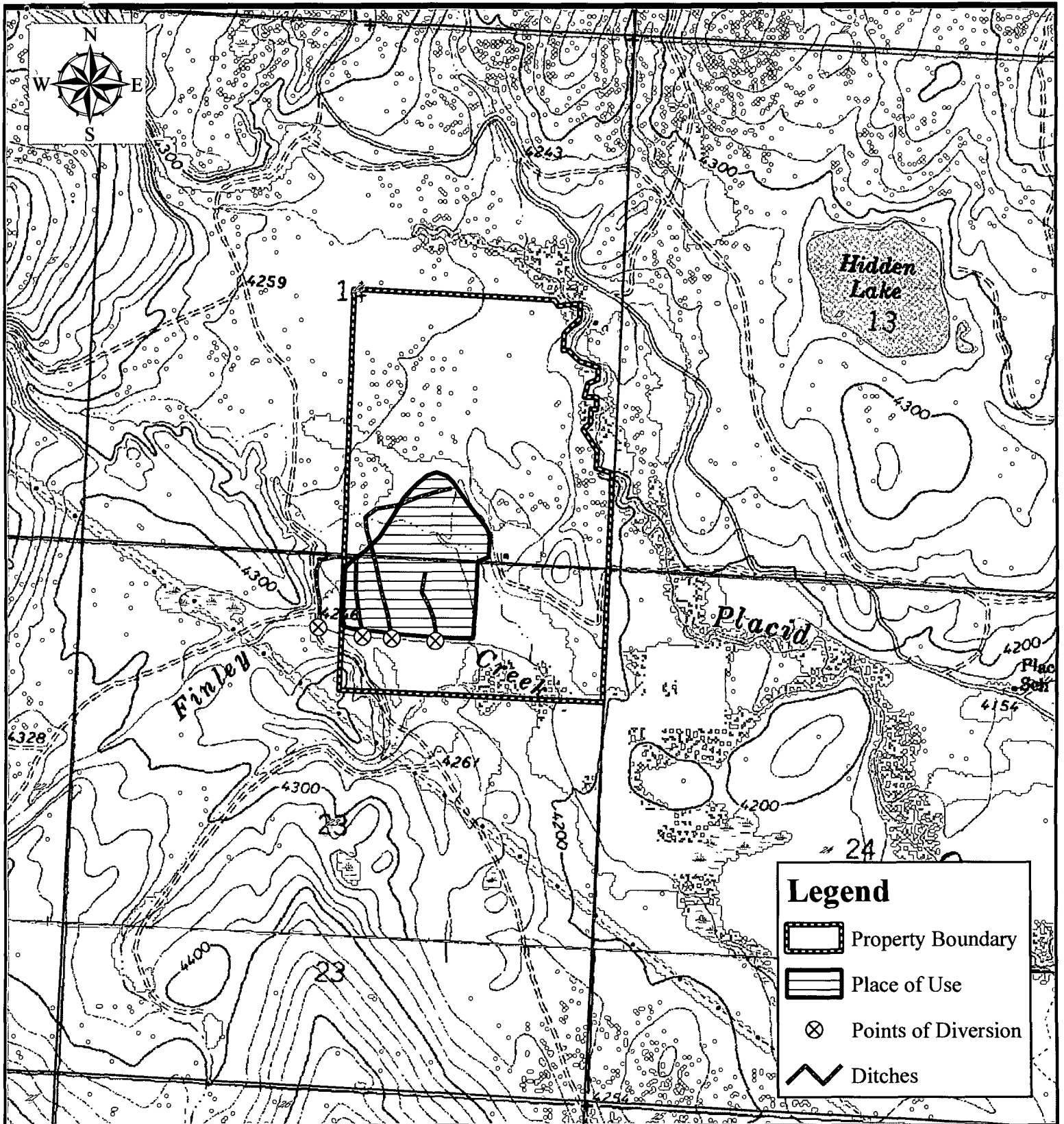
STATE OF MONTANA  
COUNTY OF Missoula

William Peters having first been duly sworn, depose and say that he is of lawful age and is the appropriator and claimant of the water and water right mentioned in the foregoing notice of appropriation and claim, and the person whose name is subscribed thereto as the appropriator and claimant, that he know the contents of said foregoing notice and that the matters and things therein stated are true.





William Peters

Subscribed and sworn to before me, this 12th day of March A. D. 1912  
Geo. W. Kuyhal County Clerk  
Geo. W. Kuyhal County Recorder

Filed for record the 12th day of March A. D. 1912 at 2.55 o'clock P. M.  
Geo. W. Kuyhal Deputy



**Legend**

-  Property Boundary
-  Place of Use
-  Points of Diversion
-  Ditches

**PBS&**  
 1120 Cedar Street  
 Missoula, MT 59802

Project #: 14636	Drawn By: JMM
Location: Twp 16N Rge 16W Missoula County	Project Mgr: JW
	File: 107374_amend mxd

Project Name  
**Claim Amendment**  
**76F 107374-00**



D.N.R.C. Examination Worksheet

Water Right Number: 76F 107374 00 STATEMENT OF CLAIM

Version Status: ACTIVE

Date Received: NOVEMBER 16, 1981

Ok Not Ok

Exempt? No

Implied Claim? No

Fee Owed? No

Ok Not Ok

Owners: CRETE B HARVEY PO BOX 327 SEELEY LAKE, MT 59868

Remarks: Ok Amended Rule 2.II. DNR Cerror Issue Information

Comments:

Purpose (Use): IRRIGATION

Irrigation Type: FLOOD

Remarks: Ok Amended Rule 2.I. DNR Cerror Issue Information

Comments:

Source: FINLEY CREEK

USGS Map: Seeley Lake West - 1999

Others:

Remarks: Ok Amended Rule 2.VI. DNR Cerror Issue Information

Comments: P 453 - Source

Source type: SURFACE WATER

Ok Not Ok Comments:

Point of Diversion and Means of Diversion:

Table with 8 columns: ID, Govt Lot, Qtr, Sec, Twp, Rge, County, Means of Diversion. Rows 1-4 showing land parcels in MISSOULA county with means of diversion as DITCH.

Remarks: Ok Amended Rule 2.III. DNR Cerror additional PODS: See attached code sheets/amendment forms named ditch: yes (add CX remarks) no

Comments:

]Period of Diversion: APRIL 25 to OCTOBER 9

Remarks:  Ok  Amended  Rule 2.V.  DNRC error  
 Issue  Information  
Comments: \_\_\_\_\_

]Basin Code: 76F

Sub Basin Code:

Remarks:  Ok  Not Ok  Interbasin Transfer with Basin  
Comments: \_\_\_\_\_

]Priority Date: MARCH 6, 1912

Enforceable Priority Date: MARCH 6, 1912

Remarks:  Ok  Amended  Rule 2.VIII.  DNRC error  
 Issue  Information  
Comments: \_\_\_\_\_

[\*]Type of Historical Right: ~~FILED~~ *Use*

Remarks:  Ok  Amended  Rule 2.VIII.  DNRC error  
 Issue  Information  
Comments: \_\_\_\_\_

]Flow Rate: 1.70 CFS (Miner's Inches: 68.00)

Comparison Stat: 16.59 GPM/ACRE

Remarks:  Ok  Amended  Rule 2.IX.  DNRC error  
 Issue  Information  
 apply standard  
Comments: \_\_\_\_\_

[\*]Volume: THE TOTAL VOLUME OF THIS WATER RIGHT SHALL NOT EXCEED THE AMOUNT PUT TO HISTORICAL AND BENEFICIAL USE.

Remarks:  Ok  Amended  Rule 2.X.  DNRC error  
 Issue  Information  
Comments: \_\_\_\_\_

Climatic Area: 5 - LOW

Remarks:  Ok  Not Ok

Comments: \_\_\_\_\_

]Period of Use: APRIL 25 to OCTOBER 9

Remarks:  Ok  Amended  Rule 2.XI.  DNRC error  
 Issue  Information  
Comments: \_\_\_\_\_

]Maximum Acres: 46.00

Remarks:  Ok  Amended \_\_\_\_\_ Rule 2.VII. \_\_\_\_\_ DNRC error  
Issue Information

Comments: \_\_\_\_\_

]Place of Use:

Claimant Contact Points: 53.95 - 38.04

ID	Acres	Govt Lot	Qtr Sec	Sec	Twp	Rge	County
1	21.00		SE	14	16N	16W	MISSOULA
2	25.00		NE	23	16N	16W	MISSOULA

Total Acres: 46.00

Remarks:  Ok  Amended \_\_\_\_\_ Rule 2.VII. \_\_\_\_\_ DNRC error  
Additional POU parcels: See attached code sheets/amendment form  
Issue Information

Comments: \_\_\_\_\_

Data Source: USDA 1479-32 (7-3-81)

ID	Examined Acres	Govt Lot	Qtr Sec	Sec	Twp	Rge	County
1			SE	14	16N	16W	MISSOULA
2			NE	23	16N	16W	MISSOULA

Map/County/Date

\_\_\_\_\_  
\_\_\_\_\_

Total Acres: ~~46~~ 38

Data Source: BTN-54-33 (9-16-1938)

ID	Examined Acres	Govt Lot	Qtr Sec	Sec	Twp	Rge	County
1			SE	14	16N	16W	MISSOULA
2			NE	23	16N	16W	MISSOULA

Map/County/Date

\_\_\_\_\_  
\_\_\_\_\_

Total Acres: 54

Supplemental: \_\_\_\_\_ Yes (Add supplemental rights addendum)  No  
Multiple Use:  Yes (Add multiple use remark) \_\_\_\_\_ No

**Existing Remarks:**

F180	ISSUE
P55	ISSUE
P130	ISSUE
P271	ISSUE
P287	ISSUE
P295	ISSUE

FLOW RATE MAY REQUIRE MODIFICATION BASED ON RESOLUTION OF MAXIMUM ACRES ISSUE.

IT APPEARS POINT OF DIVERSION NO. 1 MAY BE INCORRECT. THE EXISTENCE OF A HEADGATE AND CONVEYANCE DITCH CANNOT BE CONFIRMED FROM AVAILABLE DATA.

THE CLAIMED PERIOD OF USE EXCEEDS THE USUAL GROWING SEASON FOR THIS CLIMATIC AREA WHICH IS APRIL 25 TO OCTOBER 9.

USDA AERIAL PHOTOGRAPH NO. 1479-32, DATED 07/03/1981, APPEARS TO INDICATE 0.00 ACRES IRRIGATED.

AERIAL PHOTOGRAPH NO. BTN-54-33, DATED 09/16/1938, APPEARS TO INDICATE 0.00 ACRES IRRIGATED.

THE CLAIMED PLACE OF USE DOES NOT APPEAR TO BE IRRIGATED BY WATER FROM THE CLAIMED SOURCE.

**Formatted Remarks:**

Ref No. Specific Data

A15 Source, PaD, Period of Diversion, Priority Date, Flow Rate, Period of Use, Maximum Acres, PaU

P455 Source OK

P38 "2,3,4"<sup>4</sup>

A5 Type of Right 2-26-07

# Telephone Conversation Record

Date: 8/4/06

Time 1 PM

Originated call: Yes No

Water right # Harvey & Shanley Creek Properties

Subject \_\_\_\_\_

Number called: 721-~~28~~0354

Persons involved in conversation: John Westenberg, Tom Conally

## Discussion

Notes, etc \_\_\_\_\_

He'll send notes on the Harvey ST & IR Notice of Appropriation Filings.

He's on vacation this week, but he'll do a site inspection end of the week or next week with the landowner (Will Portman) for Shanley Creek. He's aware of the issues and understands why they were put on and he'll see what he can find on the ground.

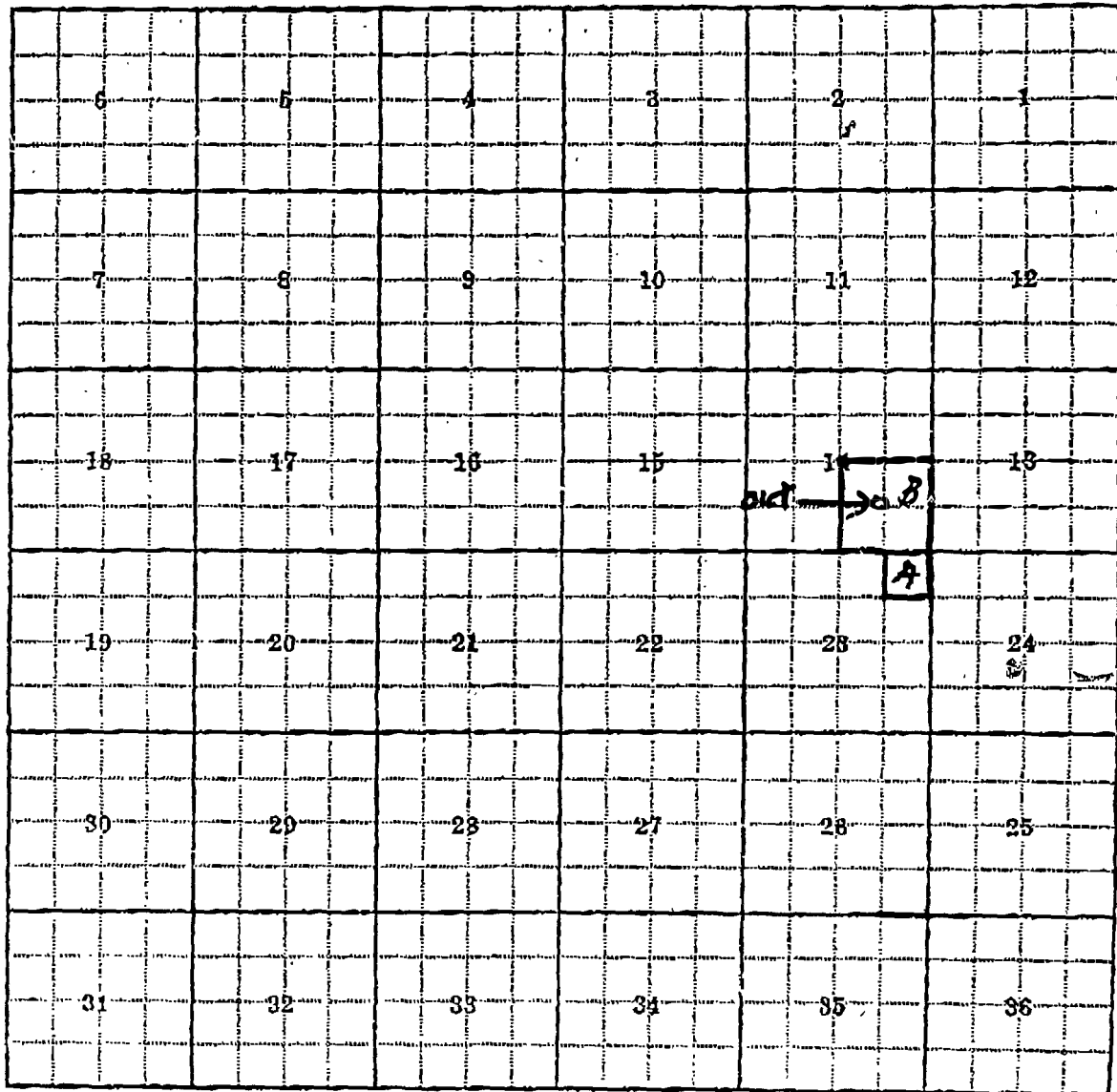
Follow up needed? Yes No

## Commitments

made: Westenberg will call back after site inspection







16-B, 23-A

GOLD CREEK PEAK QUADRANGLE  
MONTANA-MISSOULA CO.  
7.5-MINUTE SERIES (TOPOGRAPHIC)

113° 37' 30"

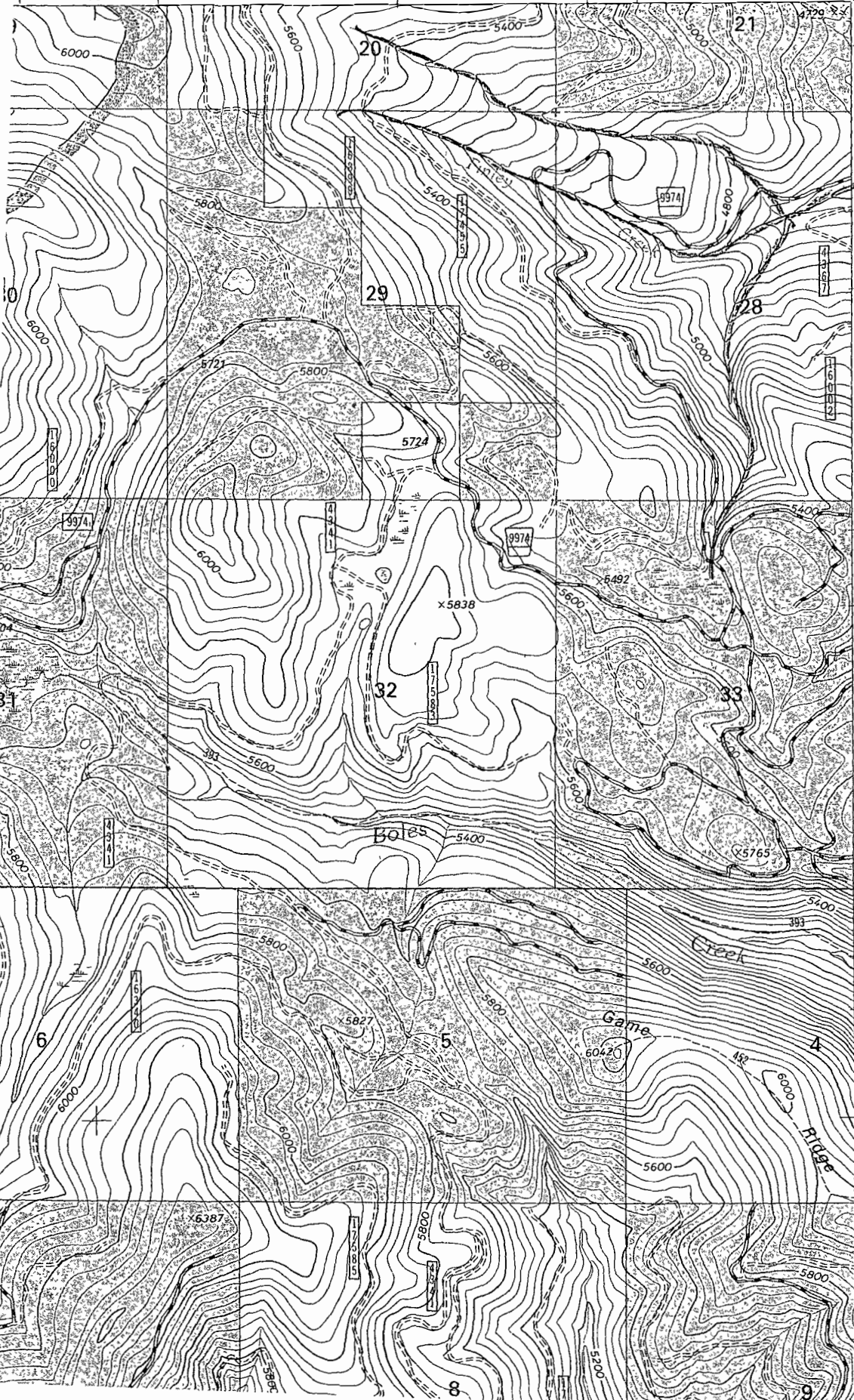
1999

40' 298

299

970 000 FEET

7° 07' 30"



Jim Miller  
WR # 107374  
# 107373

Finley Creek  
Does not appear  
to arise from  
one spring as  
described in  
Not of App.  
Submitted w/  
Claim's Amendment

# AMENDMENT

## TO STATEMENT OF CLAIM

**RECEIVED**

FEB 26 2007

Claim number(s): 76F 107373-00 and 76F 107374-00

DNRC WATER RESOURCE

Owner(s): Crete B. Harvey

I make the following amendment(s) to the above statement of claim(s):

*(Complete only those sections that require amendment.)*

1. **Owner of Water Right:** \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Last First Middle Initial

**Co-owner or Other Interest Owner:** \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Last First Middle Initial

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Home Phone No. ( ) \_\_\_\_\_ Business Phone No. ( ) \_\_\_\_\_

2. **Purpose (use):** \_\_\_\_\_

a. If irrigation, method of irrigation use  Sprinkler  Flood  Waterspreading  
 Subirrigation  Natural Overflow

b. If domestic, number of households served \_\_\_\_\_

c. If stock, total number and type of livestock served \_\_\_\_\_

3. **Source of Water** \_\_\_\_\_ Tributary of \_\_\_\_\_

4. **Point of Diversion:** County \_\_\_\_\_  
 \_\_\_\_\_ ¼ \_\_\_\_\_ ¼ \_\_\_\_\_ ¼, Section \_\_\_\_\_, T \_\_\_\_\_ N/S, R \_\_\_\_\_ EW  
 Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision \_\_\_\_\_

Replaces claimed information  Supplements claimed information  Addendum included

*Please attach a map showing all points of diversion for this water right.*

5. **Means of Diversion:**  Well  Instream use  Dam  
 Headgate  Pump: Capacity \_\_\_\_\_ gpm  
 Other \_\_\_\_\_

6. **Means of Conveyance:**  Ditch  Pipeline  Instream Use  
 Other \_\_\_\_\_



An employee-owned company

February 23, 2007

RECEIVED  
FEB 26 2007  
DNRC WATER RESOURCES

Jennifer Miller, Water Resource Specialist  
DNRC, Helena Water Rights Adjudication  
PO Box 201602  
Helena, MT 59620-1602

**RE: HARVEY AMENDMENT  
WATER RIGHTS 76F 107373-00 AND 76F 107374-00**

Dear Ms. Miller,

Enclosed is a completed Amendment form prepared on behalf of Crete Harvey of Grey Wolf Ranch. It is my understanding you recently had a telephone conversation with PBS&J's water right specialist John Westenberg about the remarks listed on the two above-referenced claims.

Based on your conversation with John, it was suggested that by changing the type of historical right from "filed appropriation" to "use", the remark would be removed from both claims, while the listed priority date would remain unchanged.

If you require any additional information to process this amendment, please contact our office.

Sincerely,

Susan Anderson  
Water Rights Technician

Enclosure

CC: Crete Harvey

# AMENDMENT

RECEIVED  
FEB 26 2007

76F 107373-00 and 76F 107374-00

7. Place of Use: County \_\_\_\_\_  
ACRES \_\_\_\_\_ QTR SEC \_\_\_\_\_ SEC \_\_\_\_\_ TWP \_\_\_\_\_  
DNRC WATER RGT. COUNTY \_\_\_\_\_

- 001
- 002
- 003
- 004
- 005
- 006
- 007
- 008
- 009

\_\_\_\_\_ Total Acres \_\_\_\_\_ Subdivision \_\_\_\_\_

Replaces claimed information       Supplements claimed information       Addendum included  
Please attach map showing entire place of use for this water right.

8. Flow Rate Claimed: \_\_\_\_\_  
 cubic feet per second  
 gallons per minute  
 miner's inches

9. Volume Claimed: \_\_\_\_\_ acre-feet per year

10. Period(s) of Use: \_\_\_\_\_ / \_\_\_\_\_ to \_\_\_\_\_ / \_\_\_\_\_  
Month Day Month Day

11. Priority Date (date of first use): \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Hour Month Day Year

12. Type of Historical Right:  Decreed Right  
 Filed Appropriation Right  
 Use Right

Please attach proof  
of priority date or  
type of right

13. Reasons for Amendment: \_\_\_\_\_

14. Comments: \_\_\_\_\_

### 15. Notarized Statement Signed by Owner:

I, having been duly sworn, depose and say that I, being of legal age and being the owner of this claim of existing water right know the contents of this amendment and that the matters and things stated there are true and correct.

Signature *Martha Dowty* Date 2-13-2007

Signature \_\_\_\_\_ Date \_\_\_\_\_

Subscribed and sworn before me this  
Notary Public  
State of Washington  
M. MARTHA DOWTY  
(notary seal)  
MY COMMISSION EXPIRES  
February 24, 2007

13<sup>th</sup> day of February, 2007  
M. Martha Dowty  
Residing at Arlington, WA M. Martha Dowty  
My commission expires 2-24-2007

### REVIEW ABSTRACT OF WATER RIGHT CLAIM

#### IMPORTANT NOTICE

**AN ASTERISK (\*) HAS BEEN PLACED NEXT TO EACH ITEM CHANGED IN ACCORDANCE WITH THE SUPREME COURT RULES GOVERNING THE EXAMINATION OF THIS CLAIM.**

**Water Right Number:** 76F 107374-00 STATEMENT OF CLAIM  
**Version Status:** ACTIVE

**Owners:** CRETE B HARVEY  
PO BOX 327  
SEELEY LAKE, MT 59868

**Priority Date:** MARCH 6, 1912  
**Enforceable Priority Date:** MARCH 6, 1912

**Type of Historical Right:** USE

**Purpose (use):** IRRIGATION

**Irrigation Type:** FLOOD

**Flow Rate:** 1.70 CFS

**\*Volume:** THE TOTAL VOLUME OF THIS WATER RIGHT SHALL NOT EXCEED THE AMOUNT PUT TO HISTORICAL AND BENEFICIAL USE.

**Climatic Area:** 5 - LOW

**Maximum Acres:** 46.00

**Source:** FINLEY CREEK  
**Source Type:** SURFACE WATER

**Point of Diversion and Means of Diversion:**

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		SE	23	16N	16W	MISSOULA

**Period of Diversion:** APRIL 25 TO OCTOBER 9

**Diversion Means:** DITCH

2		SW	23	16N	16W	MISSOULA
---	--	----	----	-----	-----	----------

**Period of Diversion:** APRIL 25 TO OCTOBER 9

**Diversion Means:** DITCH

3		SW	23	16N	16W	MISSOULA
---	--	----	----	-----	-----	----------

**Period of Diversion:** APRIL 25 TO OCTOBER 9

**Diversion Means:** DITCH

4		SE	23	16N	16W	MISSOULA
---	--	----	----	-----	-----	----------

**Period of Diversion:** APRIL 25 TO OCTOBER 9

**Diversion Means:** DITCH

**Period of Use:** APRIL 25 to OCTOBER 9

**Place of Use:**

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1	21.00		SE	14	16N	16W	MISSOULA
2	25.00		NE	23	16N	16W	MISSOULA
<b>Total:</b>	46.00						

---

**Remarks:**

THE WATER RIGHTS LISTED FOLLOWING THIS STATEMENT ARE MULTIPLE USES OF THE SAME RIGHT. THE USE OF THIS RIGHT FOR SEVERAL PURPOSES DOES NOT INCREASE THE EXTENT OF THE WATER RIGHT, RATHER IT DECREES THE RIGHT TO ALTERNATE AND EXCHANGE THE USE (PURPOSE) OF THE WATER IN ACCORD WITH HISTORICAL PRACTICES.

107373-00      107374-00

THE FOLLOWING ELEMENTS WERE AMENDED BY THE CLAIMANT ON 07/24/2006: SOURCE, POINT OF DIVERSION, PLACE OF USE, PERIOD OF DIVERSION, PERIOD OF USE, PRIORITY DATE, MAXIMUM ACRES, FLOW RATE.

THE TYPE OF RIGHTS WAS AMENDED BY THE CLAIMANT ON 2-26-2007.

**REVIEWED BY :** JENNIFER MILLER

**DATE:**

---

DEPARTMENT OF NATURAL  
RESOURCES AND CONSERVATION  
WATER RESOURCES DIVISION

107374



BRIAN SCHWEITZER  
GOVERNOR

DIRECTOR'S OFFICE (406) 444-2074  
TELEFAX NUMBER (406) 444-2684

STATE OF MONTANA

WATER RIGHTS ADJUDICATION  
PHONE (406) 444-0560  
FAX (406) 444-0569

910 HELENA AVE  
PO BOX 201602  
HELENA, MT 59620-1602

January 24, 2007

PBS&J  
Susan Anderson, Water Rights Technician  
1120 Cedar Street  
Missoula, MT 59802

RE: Claims in the Blackfoot River Drainage

Dear Susan:

Thank you for submitting amendments on behalf of Grey Wolf Enterprises (Crete Harvey). The amendments were processed last July. It was unclear if the former Water Resource Specialist had sent the resulting abstracts. Enclosed are those abstracts for you and your clients' records.

The Montana Water Court will address any unresolved issues through the On Motion Process after the first decree is issued. A summary report of the Blackfoot Drainage is expected to be presented to the Montana Water Court within 1 year.

If you have any questions or would like wish to set up a time to review these claims, **please call me at 406-444-1899**. Thank you for your time and assistance.

Sincerely,

Jennifer Miller  
Water Resource Specialist  
Helena Water Rights Adjudication

Enclosures

CC: Crete Harvey



**PRELIMINARY DECREE  
BLACKFOOT RIVER  
BASIN 76F  
ABSTRACT OF WATER RIGHT CLAIM**

**IMPORTANT NOTICE**

**YOUR WATER RIGHT AS SHOWN ON THIS ABSTRACT MAY HAVE CHANGES FROM YOUR WATER RIGHT AS CLAIMED OR AMENDED. AN ASTERISK (\*) HAS BEEN PLACED NEXT TO EACH ITEM CHANGED BY THE DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION (DNRC) DURING THE EXAMINATION PROCESS. THESE CHANGES ARE AUTHORIZED BY THE MONTANA SUPREME COURT WATER RIGHT CLAIMS EXAMINATION RULES OR BY ORDER OF THE WATER COURT.**

**OBJECTIONS MAY BE FILED ACCORDING TO THE PROCEDURES OUTLINED IN THE DOCUMENT ENTITLED "NOTICE OF ENTRY OF PRELIMINARY DECREE AND NOTICE OF AVAILABILITY."**

**Water Right Number: 76F 107374-00 STATEMENT OF CLAIM**

**Version: 1 -- ORIGINAL RIGHT**

**Status: ACTIVE**

**Owners: CRETE B HARVEY  
PO BOX 327  
SEELEY LAKE, MT 59868**

**Priority Date: MARCH 6, 1912**

**Type of Historical Right: USE**

**Purpose(use): IRRIGATION**

**Irrigation Type: FLOOD**

**Flow Rate: 1.70 CFS**

**\*Volume: THE TOTAL VOLUME OF THIS WATER RIGHT SHALL NOT EXCEED THE AMOUNT PUT TO HISTORICAL AND BENEFICIAL USE.**

**Climatic Area: 5 - LOW**

**Maximum Acres: 46.00**

**Source Name: FINLEY CREEK**

**Source Type: SURFACE WATER**

**Point of Diversion and Means of Diversion:**

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr</u>	<u>Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		SE	WN	23	16N	16W	MISSOULA
<b>Period of Diversion: APRIL 25 TO OCTOBER 5</b>							
<b>Diversion Means: DITCH</b>							
2		SW	WN	23	16N	16W	MISSOULA
<b>Period of Diversion: APRIL 25 TO OCTOBER 5</b>							
<b>Diversion Means: DITCH</b>							
3		SW	WN	23	16N	16W	MISSOULA
<b>Period of Diversion: APRIL 25 TO OCTOBER 5</b>							
<b>Diversion Means: DITCH</b>							

**Point of Diversion and Means of Diversion:**

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
4		SE	23	16N	16W	MISSOULA

Period of Diversion: APRIL 25 TO OCTOBER 5

Diversion Means: DITCH

Period of Use: APRIL 25 TO OCTOBER 5

**Place of Use:**

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1	21.00		SE	14	16N	16W	MISSOULA
2	25.00		NE	23	16N	16W	MISSOULA
<b>Total:</b>	46.00						

**Remarks:**

THE WATER RIGHTS LISTED FOLLOWING THIS STATEMENT ARE MULTIPLE USES OF THE SAME RIGHT. THE USE OF THIS RIGHT FOR SEVERAL PURPOSES DOES NOT INCREASE THE EXTENT OF THE WATER RIGHT. RATHER IT DECREES THE RIGHT TO ALTERNATE AND EXCHANGE THE USE (PURPOSE) OF THE WATER IN ACCORD WITH HISTORICAL PRACTICES.

107373-00 107374-00

THE FOLLOWING ELEMENTS WERE AMENDED BY THE CLAIMANT ON 07/24/2006: SOURCE, POINT OF DIVERSION, PLACE OF USE, PERIOD OF DIVERSION, PERIOD OF USE, PRIORITY DATE, MAXIMUM ACRES, FLOW RATE.

THE TYPE OF RIGHTS WAS AMENDED BY THE CLAIMANT ON 2-26-2007.

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

**THE DNRC EXAMINATION OF THIS CLAIM FOUND NO SIGNIFICANT FACTS, DATA, OR ISSUES TO REPORT TO THE WATER COURT.**

**A BETTER UNDERSTANDING OF YOUR CLAIMED WATER RIGHT CAN BE OBTAINED BY COMPARING YOUR RIGHT WITH OTHER CLAIMS IN THE BASIN. FOR EXAMPLE, COMPARE PRIORITY DATES, FLOW RATES, VOLUMES, OR ACRES IRRIGATED. ALSO, YOUR WATER RIGHT MAY BE SUBJECT TO WATER RIGHTS IN ADJOINING BASINS OR SUBBASINS AS WELL AS BEING SUBJECT TO OTHER RIGHTS ON YOUR SOURCE OF SUPPLY. FINALLY, YOUR WATER RIGHT MAY BE SUBJECT TO INDIAN RESERVED AND FEDERAL RESERVED WATER RIGHTS.**

**COMPLETE DETAILS REGARDING THE DNRC EXAMINATION RESULTS AND RELATED MATERIALS CAN BE REVIEWED AT THE OFFICE LOCATIONS IDENTIFIED IN THE DOCUMENT ENTITLED "NOTICE OF ENTRY OF PRELIMINARY DECREE AND NOTICE OF AVAILABILITY."**

# SEPTIC PERMITS



**Julie Gardner, JD, MPA**  
ERA Lambros Real Estate  
3011 American Way  
Missoula, MT 59808  
jgardner@ERALambros.com  
(406)532-9233 direct  
(406)532-9533 fax



# County of Missoula



## Missoula County Septic Tank Inspection Report

### Property Information

Property Owner or Person(s) ordering inspection:

Deke Tidwell

Tank Address: 12455 W Placid Lake, Seeley Lake, 59868

Date of Inspection: 9.5.2024 Grey Wolf Cabin

Sanitarian Information on File: Yes No

Does tank have a visible riser(s):  Yes No

Size/type/depth of riser: 36" of 12"

If no riser, depth to top of tank and location of tank: \_\_\_\_\_

Was the Sludge Judge used to measure settleable solids:  Yes No

What are the readings? Crust 6", Sludge 18"

Capacity of tank in gallons: 500  1000 1500 Other \_\_\_\_\_

Volume of gallons pumped at this time: 1000

Is system served by a pump and pump chamber: Yes  No Chamber Size: \_\_\_\_\_

If yes is pump accessible? Yes No Type of pump \_\_\_\_\_

Tank construction:  Concrete Fiberglass Other \_\_\_\_\_

Compartments:  Single Dual Other \_\_\_\_\_

Baffles:  Concrete PVC Tees Other \_\_\_\_\_

Inlet:  Yes No Condition of Baffles: Good

Outlet:  Yes No Condition of Baffles: Good

Effluent Filter: Yes  No . . . Cleaned at time of inspection: Yes No

Tank levels  Normal Below normal Above normal

System working properly?  Yes No

Other details or comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Septic systems are subterranean; therefore, it is impossible to determine their overall condition. Also, when no water is entering the field lines, i.e., if the house is vacant, a determination of their status is difficult. No prediction can be made as to when or if a system might fail. This report comments on the workability of the system on the day of the inspection only, and is in no way intended to be a warranty. Workability can be altered by factors such as excessive rainfall, heavy water usage, faulty plumbing, neglect or physical damage to the system. All tanks require pumping maintenance.

Chris Larson  
Inspector's Name \_\_\_\_\_

[Signature]  
Supervisor's Approval \_\_\_\_\_

Sweet Pea Sewer & Septic  
9424 Futurity Drive  
Missoula MT 59808

C14426

# County of Missoula



## Missoula County Septic Tank Inspection Report

### Property Information

Property Owner or Person(s) ordering inspection:

Deke Tidwell

Tank Address: 12455 N Placid Lake, Seeley Lake 59808

Date of Inspection: 9.5.2024 Hill Top Cabin

Sanitarian Information on File: Yes No

Does tank have a visible riser(s):  Yes No

Size/type/depth of riser: 18" of 20"

If no riser, depth to top of tank and location of tank: \_\_\_\_\_

Was the Sludge Judge used to measure settleable solids:  Yes No

What are the readings? Crust 6", Sludge 19"

Capacity of tank in gallons: 500  1000 1500 Other \_\_\_\_\_

Volume of gallons pumped at this time: 1000

Is system served by a pump and pump chamber: Yes  No Chamber Size: \_\_\_\_\_

If yes is pump accessible? Yes No Type of pump \_\_\_\_\_

Tank construction:  Concrete Fiberglass Other \_\_\_\_\_

Compartments:  Single Dual Other \_\_\_\_\_

Baffles: Concrete  PVC Tees Other \_\_\_\_\_

Inlet: Yes No Condition of Baffles: NA

Outlet: Yes No Condition of Baffles: NA

Effluent Filter:  Yes  No . . . Cleaned at time of inspection:  Yes  No

Tank levels  Normal  Below normal  Above normal

System working properly?  Yes  No

Other details or comment: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Septic systems are subterranean; therefore, it is impossible to determine their overall condition. Also, when no water is entering the field lines, i.e., if the house is vacant, a determination of their status is difficult. No prediction can be made as to when or if a system might fail. This report comments on the workability of the system on the day of the inspection only, and is in no way intended to be a warranty. Workability can be altered by factors such as excessive rainfall, heavy water usage, faulty plumbing, neglect or physical damage to the system. All tanks require pumping maintenance.

Chris Larson  
Inspector's Name \_\_\_\_\_

[Signature]  
Supervisor's Approval \_\_\_\_\_

Sweet Pea Sewer & Septic  
9424 Futurity Drive  
Missoula MT 59808

# County of Missoula



## Missoula County Septic Tank Inspection Report

### Property Information

Property Owner or Person(s) ordering inspection:

Deke Tidwell

Tank Address: 12455 N Placid Lake, Seeley Lake 59868

Date of Inspection: 9.5.2024 Meadow View Cabin

Sanitarian Information on File: Yes No

Does tank have a visible riser(s):  Yes No

Size/type/depth of riser: 36" of 15"

If no riser, depth to top of tank and location of tank: \_\_\_\_\_

Was the Sludge Judge used to measure settleable solids:  Yes No

What are the readings? Crust 8", Sludge 24"

Capacity of tank in gallons: 500  1000 1500 Other \_\_\_\_\_

Volume of gallons pumped at this time: 1000

Is system served by a pump and pump chamber: Yes  No Chamber Size: \_\_\_\_\_

If yes is pump accessible? Yes No Type of pump \_\_\_\_\_

Tank construction:  Concrete Fiberglass Other \_\_\_\_\_

Compartments:  Single Dual Other \_\_\_\_\_

Baffles:  Concrete PVC Tees Other \_\_\_\_\_

Inlet:  Yes No Condition of Baffles: Good

Outlet:  Yes No Condition of Baffles: Good



Effluent Filter: Yes  No . . . Cleaned at time of inspection: Yes No

Tank levels  Normal Below normal Above normal

System working properly?  Yes No

Other details or comment:

---

---

---

---

---

---

---

---

Septic systems are subterranean; therefore, it is impossible to determine their overall condition. Also, when no water is entering the field lines, i.e. if the house is vacant, a determination of their status is difficult. No prediction can be made as to when or if a system might fail. This report comments on the workability of the system on the day of the inspection only, and is in no way intended to be a warranty. Workability can be altered by factors such as excessive rainfall, heavy water usage, faulty plumbing, neglect or physical damage to the system. All tanks require pumping maintenance.

Chris Larson

Inspector's Name

[Signature]

Supervisor's Approval

Sweet Pea Sewer & Septic  
9424 Futurity Drive  
Missoula MT 59808

# County of Missoula



## Missoula County Septic Tank Inspection Report

### Property Information

Property Owner or Person(s) ordering inspection:

Deke Tidwell

Tank Address: 12455 N Placid Lake, Seeley Lake 59868

Date of Inspection: 9-5-2024 Lodge

Sanitarian Information on File: Yes No

Does tank have a visible riser(s):  Yes No

Size/type/depth of riser: 3' of 8" x 24" steel

If no riser, depth to top of tank and location of tank: \_\_\_\_\_

Was the Sludge Judge used to measure settleable solids:  Yes No

What are the readings? Crust 3", Sludge 3"

Capacity of tank in gallons: 500 1000 1500  Other 2000

Volume of gallons pumped at this time: 2000

Is system served by a pump and pump chamber:  Yes No Chamber Size: 500 gallons

If yes is pump accessible?  Yes No Type of pump \_\_\_\_\_

Tank construction:  Concrete Fiberglass Other \_\_\_\_\_

Compartments:  Single Dual Other \_\_\_\_\_

Baffles: Concrete  PVC Tees Other \_\_\_\_\_

Inlet:  Yes No Condition of Baffles: Good

Outlet:  Yes No Condition of Baffles: Good

Effluent Filter: Yes No . . . Cleaned at time of inspection: Yes No

Tank levels            Normal      Below normal      Above normal

System working properly? Yes      No

Other details or comment: Filter was plugged up.  
so tank was just over full. Make sure  
filter is cleaned 2 times a year.

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Septic systems are subterranean; therefore, it is impossible to determine their overall condition. Also, when no water is entering the field lines, i.e., if the house is vacant, a determination of their status is difficult. No prediction can be made as to when or if a system might fail. This report comments on the workability of the system on the day of the inspection only, and is in no way intended to be a warranty. Workability can be altered by factors such as excessive rainfall, heavy water usage, faulty plumbing, neglect or physical damage to the system. All tanks require pumping maintenance.

Stephen Cook

Inspector's Name \_\_\_\_\_

[Signature]

Supervisor's Approval \_\_\_\_\_

Sweet Pea Sewer & Septic  
9424 Futurity Drive  
Missoula MT 59808

# County of Missoula



## Missoula County Septic Tank Inspection Report

### Property Information

Property Owner or Person(s) ordering inspection:

Deke Tidwell

Tank Address: 12455 N Placid Lake, Seeley Lake 59868

Date of Inspection: 9.5.2024 Cub/A-Frame House

Sanitarian Information on File: Yes No

Does tank have a visible riser(s):  Yes No

Size/type/depth of riser: 4' of 30" concrete: 8"

If no riser, depth to top of tank and location of tank: \_\_\_\_\_

Was the Sludge Judge used to measure settleable solids:  Yes No

What are the readings? Crust 8", Sludge 4"

Capacity of tank in gallons: 500  1000 1500 Other \_\_\_\_\_

Volume of gallons pumped at this time: 1000

Is system served by a pump and pump chamber: Yes  No Chamber Size: \_\_\_\_\_

If yes is pump accessible? Yes No Type of pump \_\_\_\_\_

Tank construction:  Concrete Fiberglass Other \_\_\_\_\_

Compartments:  Single Dual Other \_\_\_\_\_

Baffles: Concrete  PVC Tees Other \_\_\_\_\_

Inlet:  Yes No Condition of Baffles: Good

Outlet:  Yes No Condition of Baffles: Not able to see

Effluent Filter: Yes  No . . . Cleaned at time of inspection: Yes No

Tank levels  Normal Below normal Above normal

System working properly?  Yes No

Other details or comment: A lot of large rocks in  
the bottom of tank.

Septic systems are subterranean; therefore, it is impossible to determine their overall condition. Also, when no water is entering the field lines, i.e., if the house is vacant a determination of their status is difficult. No prediction can be made as to when or if a system might fail. This report comments on the workability of the system on the day of the inspection only, and is in no way intended to be a warranty. Workability can be altered by factors such as excessive rainfall, heavy water usage, faulty plumbing, neglect or physical damage to the system. All tanks require pumping maintenance.

Stephen Cook  
Inspector's Name

[Signature]  
Supervisor's Approval

Sweet Pea Sewer & Septic  
9424 Futurity Drive  
Missoula MT 59808

MISSOULA CITY-COUNTY HEALTH DEPARTMENT  
301 W. Alder 258-4755

03-392

INDIVIDUAL SEWER SYSTEM INSPECTION REPORT

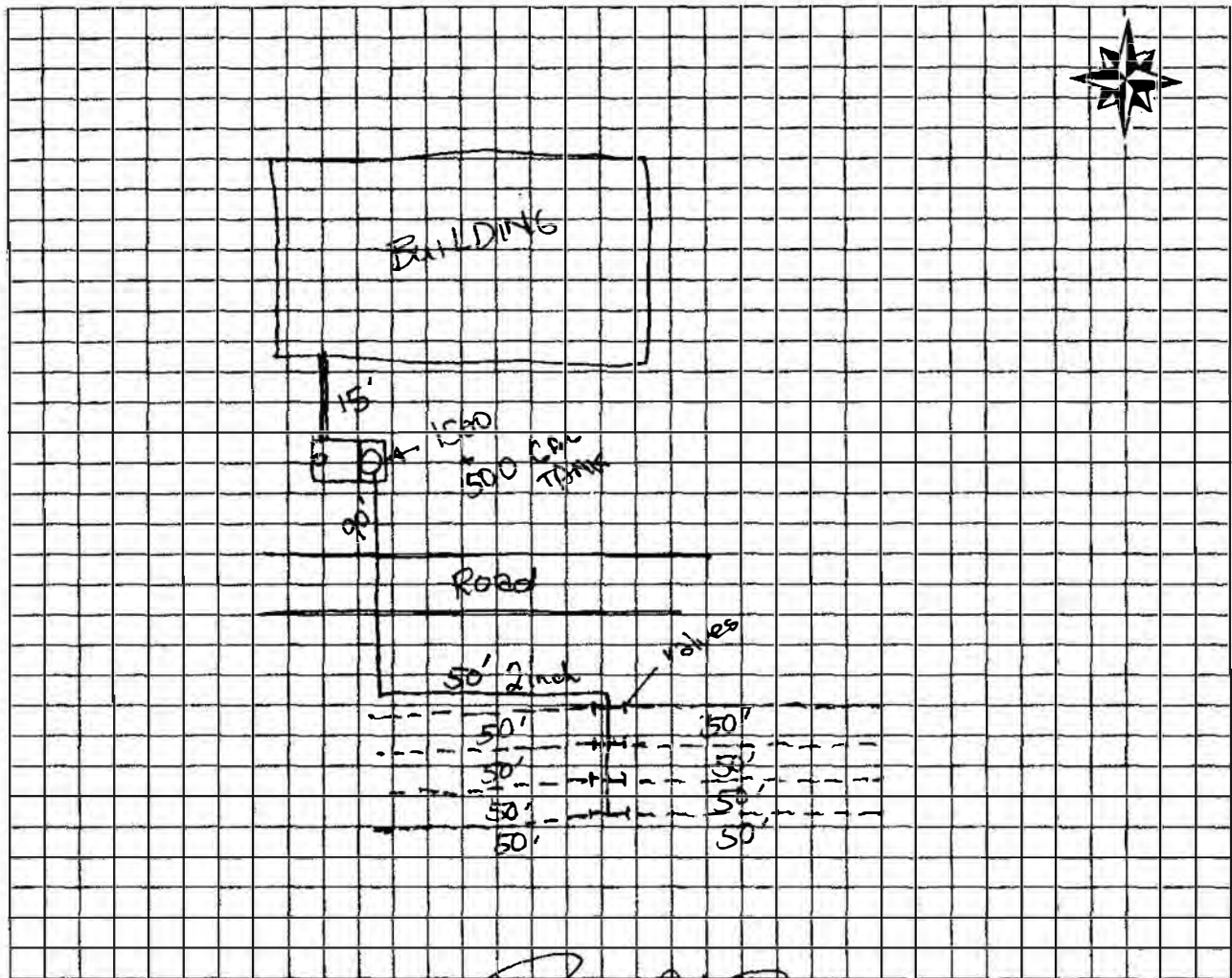
Name of Owner Nick Harvey

Legal Address/Location Placid Lakes Rd

Certified Installer Kerry Drew

Type System: New  Replacement \_\_\_\_\_ No. of Bedrooms Permitted \_\_\_\_\_  
Septic Tank: Capacity: 500+500 Gal., Material: Concrete  Other \_\_\_\_\_, Depth to top: \_\_\_\_\_ ft. \_\_\_\_\_ in.  
Standard \_\_\_\_\_, Gravelless \_\_\_\_\_, Pressure Dist.  Dosed \_\_\_\_\_  
Drainfield: Total length 100 ft., # of laterals 8, Trench Depth 18" in. to bottom  
Seepage Pit: Height \_\_\_\_\_ ft., Depth to Top \_\_\_\_\_ ft. \_\_\_\_\_ in.  
Distance of Installation From: Property Lines: \_\_\_\_\_ Wells: \_\_\_\_\_ Surface Water: \_\_\_\_\_ Other \_\_\_\_\_

Soil Type Silt Paved \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_



Approved  Disapproved \_\_\_\_\_  
Edward J. Jager Sanitarian Date 7 / 8 / 04

Self Inspected by: \_\_\_\_\_ Date    /   /   

Corrections Necessary: None  
Inspection Witnessed By: Kerry Drew Date    /   /   

Deficiencies Corrected: Yes \_\_\_\_\_ No \_\_\_\_\_  
Sanitarian Date    /   /

**MISSOULA CITY-COUNTY HEALTH DEPARTMENT**  
 301 W. ALDER (406)523-4755  
**SEWER PERMIT AND APPLICATION**

OWNER NAME: Nick Harvey PHONE: \_\_\_\_\_  
 OWNER ADDRESS: PO Box 260 Seeley Lake (Grey Wolf Ranch)  
 CERTIFIED INSTALLER: Kerry Drew  
 LOCATION OF INSTALLATION: \_\_\_\_\_ 1/4 \_\_\_\_\_ 1/4 T 14 R 16 S 16  
 ADDRESS OF SITE: Azoid Lake Rd  
 CERTIFICATE OF SURVEY: # \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_  
 LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ TRACT: \_\_\_\_\_ SIZE OF PARCEL: 128 acres  
 GENERAL AREA NAME: Azoid Lake

SEPARATION ADEQUATE FOR:  
 (INFO SUPPLIED BY APPLICANT)(CHECK ALL)

**Special Conditions and Other Information**

	YES	NO
WELLS >100'	<input checked="" type="checkbox"/>	
WATER LINES >10'	<input checked="" type="checkbox"/>	
FLOODPLAIN >100'	<input checked="" type="checkbox"/>	
SURFACE WATER >100'	<input checked="" type="checkbox"/>	
HGW >4', >5', >6'	<input checked="" type="checkbox"/>	
BEDROCK >6'	<input checked="" type="checkbox"/>	
SLOPE <25%	<input checked="" type="checkbox"/>	
PROPERTY LINES, BLDGS >10'	<input checked="" type="checkbox"/>	

*SANITARY RESTRICTIONS ?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
*ANY EXISTING SEPTIC SYSTEMS?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
UPGRADE REQUIRED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
*INSIDE OR NEAR FLOODPLAIN:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
*PUBLIC SEWER LESS THAN 200 FEET:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
*PROPERTY LOCATED IN MWTPSA?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
FOR NEW OR INCREASED USE	
____ SUBDIVISION PLAT LANGUAGE EXISTS	
____ DEED RESTRICTION FILED	
*PROPERTY LOCATED IN S.T.E.P. AREA?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
____ CITY S.T.E.P. TANK & PERMIT REQUIRED	

SOIL TYPE: Silt  
 WATER SUPPLY: well

TYPE OF SYSTEM TO BE INSTALLED: X NEW: \_\_\_\_\_ REPLACEMENT \_\_\_\_\_  
 SYSTEM SIZING: X RESIDENTIAL #OF BEDROOMS: 3 GAL/DAY: 300  
X COMMERCIAL USE 2 kitchens GAL/DAY: 200  
 APPLICATION RATE (Gal/day or sq. ft./bedroom): \_\_\_\_\_  
 FROM: PLAT APPROVAL \_\_\_\_\_; SITE EVALUATION \_\_\_\_\_; ENGINEER \_\_\_\_\_  
 SYSTEM SIZE & DESCRIPTION: 1500 + 500 Gallons (X concrete, \_\_\_\_\_ S.T.E.P., \_\_\_\_\_ other) septic tank  
 with 400 lineal feet of 24 inch trench drainfield as per site plan attached. Install an 8 inch capped riser from tank to surface. S  
 T.E.P. tanks requires manway and lid to be inspected by the City.

SPECIAL CONDITIONS: this system is for a single family residence plus two commercial kitchens. Pressure system (see attached sizing plan)

**As purchaser of this permit, I agree to comply with all requirements for installation as described in Missoula City-County Health Code Regulation #1, State Water Quality Bureau Regulations and special conditions described above. This document does not release me from complying with any other State, Federal or Local regulations including but not limited to zoning, building and floodplain regulations.**

This permit is valid for twelve (12) months from date of purchase. Sewage disposal systems must be completed within this time and inspected by the Department prior to covering the system. A copy of this permit is to be on site at all times during construction and inspection of the system. Please use the permit number in the upper right hand corner for reference when you call for a final inspection.

Permit purchaser: [Signature] Date: 11/12/03  
 Health Authority: [Signature] Date: 10/09/03

## SEWER PERMIT CHECKLIST

### ALL PERMITS:

#### SITE PLAN ATTACHED TO PERMIT

#### HOOK-UP TO MUNICIPAL SEWER IS REQUIRED IF: (CHECK ONE)

- <200' TD PROPERTY LINE IF IN CITY LIMITS \_\_\_\_\_ CALLED AND REFERRED TO CITY ENGINEERS OFFICE  
 <200' TD BUILDING IF OUTSIDE CITY LIMITS \_\_\_\_\_ DATE  
 NDT WITHIN 200 FEET OF MUNICIPAL SEWER \_\_\_\_\_ PERSONS CONTACTED

#### SPECIAL MANAGEMENT AREAS: (see section XV of Health Code)

- LINDA VISTA - Connect to public sewer.  
 MWTPSA - IF YES, IS DEED RESTRICTION FILED? YES \_\_\_\_\_  
OR SUBDIVISION PLAT LANGUAGE EXISTS: YES \_\_\_\_\_  
 RATTLESNAKE - ONE SYSTEM PER LDT - 25' VERTICAL & 100' HORIZONTAL SEPARATION FROM VALLEY  
 ROMAN CREEK/TOUCHETTE LANE (W 1/2 SEC 27, S 28, E 1/2 S 29, T 15N, R 21 W)  
(NORTH OF I-90 AND SOUTH OF FRENCHTOWN CANAL) - CONDITIONS MET \_\_\_\_\_

#### TYPE OF PARCEL: (CHECK ONE)

- SUBDIVISION FILED PRIOR TO 5/27/61, REQUIRES A SITE EVALUATION. S.E. IN FILE \_\_\_\_\_ YES (DR ND)  
 SUBDIVISION FILED AFTER 5/27/61 WITHOUT LIFTING, REQUIRES SUBDIVISION REVIEW. S.E. IN FILE \_\_\_\_\_  
 SUBDIVISION FILED AFTER 5/27/61 WITH RESTRICTIONS LIFTED AND RECORDED  
 COS W/LIFTING ON FILE/RECORDED  
 COS WITH >20 ACRE EXEMPTION (REQUIRES SITE EVALUATION) SITE EVALUATION ON FILE \_\_\_\_\_ (YES DR ND)  
 COS WITHOUT LIFTING ON FILE (IS USUALLY AN EXEMPTION FOR WHICH NO PERMIT CAN BE ISSUED i.e. AG.,  
CEMETERY, ETC.)  
 TRACTLAND REQUIRES A SITE EVALUATION. (>5 (BEFORE 1973), >10 (BEFORE 1975), >20 ACRES)

### NEW PERMITS

#### PLANNING/ZONING PERMIT REQUIRED (CHECK ONE)

- INSIDE BUILDING INSPECTOR ZONE - BUILDING PERMIT APPLICATION REQUIRED  
 IN ZONED AREA OR IN OR NEAR FLOODPLAIN OR SUBDIVISION FOR LEASE OR RENT - COMPLIANCE PERMIT  
REQUIRED  
 OUTSIDE BUILDING INSPECTOR ZONE - NOT IN ZONED AREA OR IN FLOODPLAIN.

#### SIZE OF PARCELS OR PARCELS: \_\_\_\_\_

- IF <1/2 ACRE, OWNERSHIPS OF CONTIGUOUS LOTS (PRIOR TO MAY 19, 1988)  
DETERMINED FROM ASSESSOR'S OFFICE. (SEE SECTION V(D)(2))  
 NON-DEGRADATION REQUIREMENTS MET.

### REPLACEMENT SYSTEMS:

#### HIGH GROUNDWATER OR BEDROCK (CHECK ONE)

- HIGH GROUNDWATER OR BEDROCK AREA - DRAINFIELD, ABSORPTION BED, OR SHALLOW SEEPAGE PIT  
REQUIRED  
 NOT A HIGH GROUNDWATER OR BEDROCK AREA

#### SITE VISIT: (CHECK ONE)

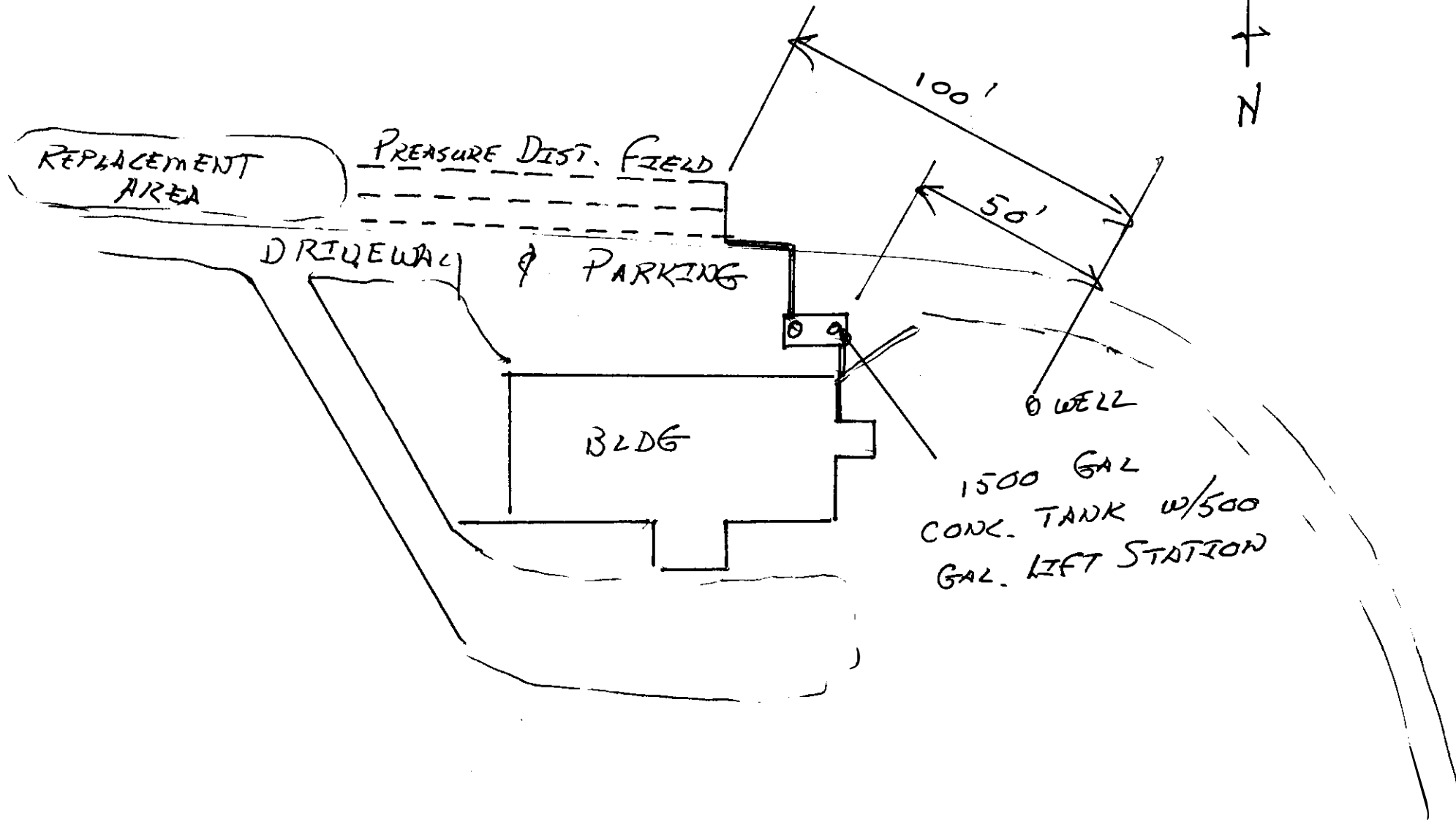
- SITE VISIT REQUIRED TO VERIFY ROOM FOR: 1) DRAINFIELD, ABSORPTION BED OR SEEPAGE PITS  
2) GROUNDWATER 3) WELLS 4) ETC.  
 SITE VISIT NOT NECESSARY TO VERIFY SOILS, SPACE FOR ABSORPTION AREA, DISTANCE TO WELLS OR  
GROUNDWATER.



	A	B	C	D
1	<b>LEVEL SITE</b>			
2	<b>ITEMS MARKED WITH AN ASTERISK REQUIRE ENTERING</b>			
3	<b>CENTRAL MANIFOLD ENTRY POINT FROM END OF MANIFOLD</b>			
4	Nick Harvey			
5				
6	* LINEAL FEET REQUIRED	400	FT.	ENTER LINEAL FEET OF PIPE
7	* NUMBER OF LATERALS	8		TOTAL NUMBER OF LATERALS (BOTH SIDES)
8	* LATERAL SPACING	7	FT.	DISTANCE BETWEEN CENTERS OF LATS
9				
10	<b>LENGTH OF LATERALS</b>	<b>50</b>	<b>FT.</b>	COMPUTED (LENGTH ON EACH SIDE OF MANIFOLD)
11	<b>SPACES BETWEEN LATERALS</b>	<b>3</b>		COMPUTED FOR MANIFOLD LENGTH
12				
13	* ORIFICE SPACING	<b>5</b>	<b>FT.</b>	SELECT LESS DISTANCE FOR SANDS
14	3 FT FOR SANDS			UP TO 6 FEET FOR CLAY SOILS
15	4 FT FOR LOAMS			ENTER AND MODIFY AS NEEDED
16	5 FT FOR SILT LOAMS			AFTER COMPUTATION IS RUN FOR
17	5 FT FOR CLAY			FIRST TIME (ADJUST IF NEEDED)
18				
19	<b>ORIFICES PER LATERAL</b>	<b>10</b>		THIS VALUE IS COMPUTED FOR YOU
20	first orifice placed at	2.5	ft	1/2 THE ORIFICE SPACING
21				
22	* LATERAL DIAMETER	1.049	IN.	SELECT A LATERAL DIAMETER
23	FROM TABLE A1-1			USING TABLE A1-1 TAKING INTO
24	ACCOUNT LENGTH AND ORIFICE SIZE			
25				
26	* ORIFICE SIZE	1/8	IN.	SELECT SMALLEST ORIFICE SIZE AND
27	FROM TABLE A1-1			LATERAL SIZE ALLOWED TO MINIMIZE
28	PUMP SIZE			
29	<b>ORIFICE DISCHARGE RATE</b>	<b>0.43</b>	<b>GPM</b>	ORIFICE DISCHARGE RATE COMPUTED
30	RATE = (12.38) * (d) <sup>2</sup> * h <sup>5</sup>			
31	<b>LATERAL DISCHARGE RATE</b>	<b>4.3</b>	<b>GPM</b>	TOTAL FLOW PER LATERAL
32				
33	<b>PUMPING VOLUME</b>			
34				
35	<b>MANIFOLD LENGTH</b>	<b>21</b>		THIS IS COMPUTED USING LAT SPACING
36	* MANIFOLD DIAMETER	2.067	INCH	AND MANIFOLD AT THE CENTER
37	FROM TABLE 1			USE LATERAL DIS. RATE, CENTER MAN
38	<b>MANIFOLD VOLUME</b>	<b>4</b>	<b>GAL</b>	THIS IS COMPUTED FOR YOU
39				
40	<b>LATERAL DOSE VOLUME</b>	<b>90</b>	<b>GAL</b>	COMPUTED
41	* PIPE VOLUMES FOR DOSE	<b>5</b>		ENTER # OF PIPE VOLUMES YOU WANT FOR DOSE
42	<b>TRANSPORT PIPE VOL.</b>	<b>7</b>	<b>GAL</b>	COMPUTED
43	* LENGTH OF TRANSPORT PIPE	<b>40</b>	<b>FT.</b>	HOW LONG IS TRANSPORT PIPE?
44	* DIAMETER OF TRANSPORT PIPE	2.067	INCH	USE FRICTION LOSS TABLE TO HELP
45	YOU MINIMIZE HEAD LOSS TABLE 9			
46	<b>TOTAL PUMPING VOLUME</b>	<b>101</b>	<b>GAL</b>	COMPUTED
47				
48	<b>TOTAL DISCHARGE RATE</b>	<b>34.4</b>	<b>GAL/MIN</b>	(COMPUTED)
49				
50	<b>PUMPING HEAD</b>			
51				
52	<b>FRICTION LOSS</b>	<b>COMPUTED <math>f=10.46 \cdot L \cdot Q^{1.85} / C^{1.85} \cdot D^{4.87}</math></b>		
53	<b>MANIFOLD</b>	0.14	FT	$(10.46 \cdot (B35/3) \cdot B47^{1.85}) / (150^{1.85} \cdot B35^{4.87})$
54	<b>LATERALS</b>	0.58	FT	$(10.46 \cdot B10 \cdot B31^{1.85}) / (150^{1.85} \cdot B22^{4.87})$
55	<b>TRANSPORT PIPE</b>	0.8	FT	$((10.46 \cdot B43 \cdot B48^{1.85}) / (150^{1.85} \cdot B44^{4.87}))$

	A	B	C	D
56	<b>TOTAL FRICTION LOSS</b>	1.52	FT	
57				
58	* RESIDUAL HEAD	5	FT	MIN. OF 2.3'; USE 5 OR MORE FOR 1/8" orifices
59	* ELEVATION DIFFERENCE	0	FT	ENTER DIFFERENCE IN ELEVATION
60				BETWEEN PUMP AND LATERALS
61	<b>TOTAL HEAD REQUIRED</b>	6.52	FT	COMPUTED
62				
63	<b>PUMP REQUIREMENTS</b>	<b>34.4</b>	<b>GPM</b>	<b>COMPUTED PUMP REQUIREMENTS</b>
64		<b>6.52</b>	<b>FT</b>	<b>OF HEAD</b>
65				
66	<b>PUMP SETTINGS</b>			
67				
68	TOTAL VOLUME OF PUMP CHAMBER	400	400 OR 1000	FOR HUNTON
69	VOLUME PER INCH IN CHAMBER	8.1	TANKS	
70	RESERVE VOLUME	150	GALLONS	
71	TOTAL PUMPING VOLUME	101	GALLONS	
72	DEPTH OF CHAMBER	53	INCHES	
73	DEPTH NEEDED FOR RESERVE	18.5	INCHES	
74	DEPTH NEEDED TOTAL DOSE	12.5	INCHES	
75	BUFFER BETWEEN ALARM & ON LEVEL	3	INCHES	
76	<b>ELEVATION LEFT FOR PUMP COVER</b>	<b>19.0</b>	<b>INCHES</b>	<b>PUMP MUST BE SHORTER THAN</b>

GREYWOLF RANCH  
NICK HARVEY  
PO BOX 260  
SEELEY LAKE, MT. 59868  
210-2003  
677-3078



94-286

MISSOULA CITY-COUNTY HEALTH DEPARTMENT  
301 W. Alder 721-5700

INDIVIDUAL SEWER SYSTEM INSPECTION REPORT

Name of Owner CRETE HARVEY

Legal Address/Location GREENWOOD RAINBOW - N. PLACED ROAD T16R15S-1

Certified Installer RAINBOW DREW

Type System: New  Replacement

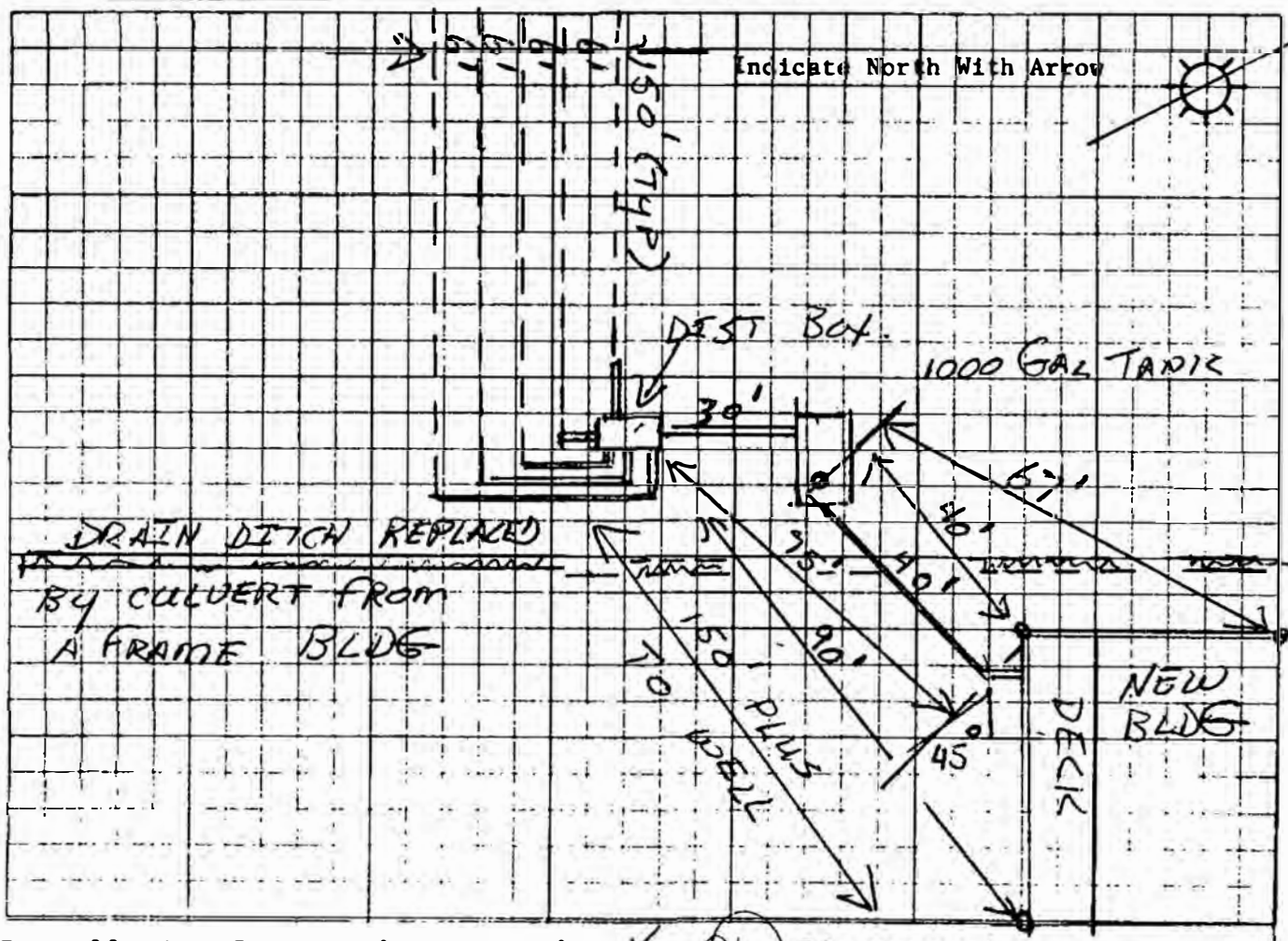
Septic Tank: Capacity: 1000 gal.  Other \_\_\_\_\_ gal., Material: Concrete  Other \_\_\_\_\_, Depth to top: 2 ft. in.

Drainfield: Total length 300 ft., # of laterals 5, Trench Depth 28 in. to bottom

Seepage Pit: Height NA ft., Depth to Top \_\_\_\_\_ ft. in.

Distance of Installation From: Property Lines: 10 Wells: 150 Surface Water: NA Other \_\_\_\_\_

Soil Type SILT PLUS PLUS



Installation Inspected: Approved  Disapproved   
[Signature] Sanitarian 6,29,94 Date

Corrections Necessary: \_\_\_\_\_  
Inspection Witnessed By: [Signature] 6,29,94 Date

Deficiencies Corrected: yes  no   
Sanitarian \_\_\_\_\_ Date \_\_\_\_\_

SEWER PERMIT AND APPLICATION

FEE \$ 75.00

Owner/Applicants Name Crete Harvey Phone# \_\_\_\_\_

Owner/Applicants Address Stanwood Wash

Certified Installer Kerry Drew

Location of Installation: \_\_\_\_\_ 1/4 \_\_\_\_\_ 1/4 T 16 R 15 Section 19

Address of Site Placid Lake N Shore Rd

Certificate of Survey # \_\_\_\_\_ HD # (Grey Wolf Ranch)

Subdivision \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_

Tractland \_\_\_\_\_

General area name Sabay Lake

Size of Lot or Parcel 100 + acres

Any existing structure or sewage disposal facilities: Yes  No \_\_\_\_\_

If Yes, Explain: Two other dwellings

Residential - Number of Bedrooms 3 Commercial \_\_\_\_\_ gal/day 375

Water supply: Private  Public \_\_\_\_\_ Multi-family \_\_\_\_\_

Soil Type Silt

Depth to groundwater 10'

Type of system to be installed: New  Replacement \_\_\_\_\_

System size: From Plat approval \_\_\_\_\_ From site evaluation # \_\_\_\_\_

Application rate \_\_\_\_\_ Gal./square Ft/day

Square feet per bedroom 200

Engineered \_\_\_\_\_

Description of System to be installed 1000 GAL TANK AND 300 lineal ft of drainfield. Dist box may be required

Special Conditions Small ditch will have to be culverted

As purchaser of this permit, I agree to install an individual sewer system which meets all requirements as specified in the Missoula County rules and regulations for subsurface sewage disposal systems.

Permit Purchase [Signature] Date: 6/21/94

Health Authority [Signature] Date: 6/21/94

This permit is valid for 12 months. Construction of the sewage disposal system must commence during this time or the permit is no longer valid. A final inspection by the Department is required prior to covering the installed system. Applicant's copy of the permit must be on-site at the time of inspection. Please use the permit number in the upper right hand corner for reference when you call for a final inspection.

SEWER PERMIT AND APPLICATION

FEE \$ 75.00

Owner/Applicants Name Crete Harvey Phone # 677-2259

Owner/Applicants Address Stimwood Wash

Certified Installer Kerry Drew

Location of Installation: 1/4 1/4 T 16 R 15 Section 19

Address of Site Placid Lake N. Shore Rd

Certificate of Survey # \_\_\_\_\_ HD # \_\_\_\_\_

Subdivision Greywolf Ranch

Lot \_\_\_\_\_ Block \_\_\_\_\_

Tractland \_\_\_\_\_

General area name Placid

Size of Lot or Parcel \_\_\_\_\_

Any existing structure or sewage disposal facilities: Yes  No \_\_\_\_\_

If Yes, Explain: System failed

Residential - Number of Bedrooms 3 Commercial \_\_\_\_\_ gal/day 375

Water supply: Private  Public \_\_\_\_\_ Multi-family \_\_\_\_\_

Soil Type Sand (very fine)

Depth to groundwater 10'

Type of system to be installed: New \_\_\_\_\_ Replacement

System size: From Plat approval \_\_\_\_\_ From site <sup>VISIT</sup> evaluation # \_\_\_\_\_

Application rate \_\_\_\_\_ Gal./square Ft/day

Square feet per bedroom \_\_\_\_\_

Engineered \_\_\_\_\_

Description of System to be installed Replace drainfield with 200 linear ft. of drainfield

Special Conditions dist box required Extra gravel (1ft) under drainfield located below llama pasture

As purchaser of this permit, I agree to install an individual sewer system which meets all requirements as specified in the Missoula County rules and regulations for subsurface sewage disposal systems.

Permit Pruchaser [Signature] Date: 7/29/93

Health Authority [Signature] Date: 7/29/93

This permit is valid for 12 months. Construction of the sewage disposal system must commence during this time or the permit is no longer valid. A final inspection by the Department is required prior to covering the installed system. Applicant's copy of the permit must be on-site at the time of inspection. Please use the permit number in the upper right hand corner for reference when you call for a final inspection.

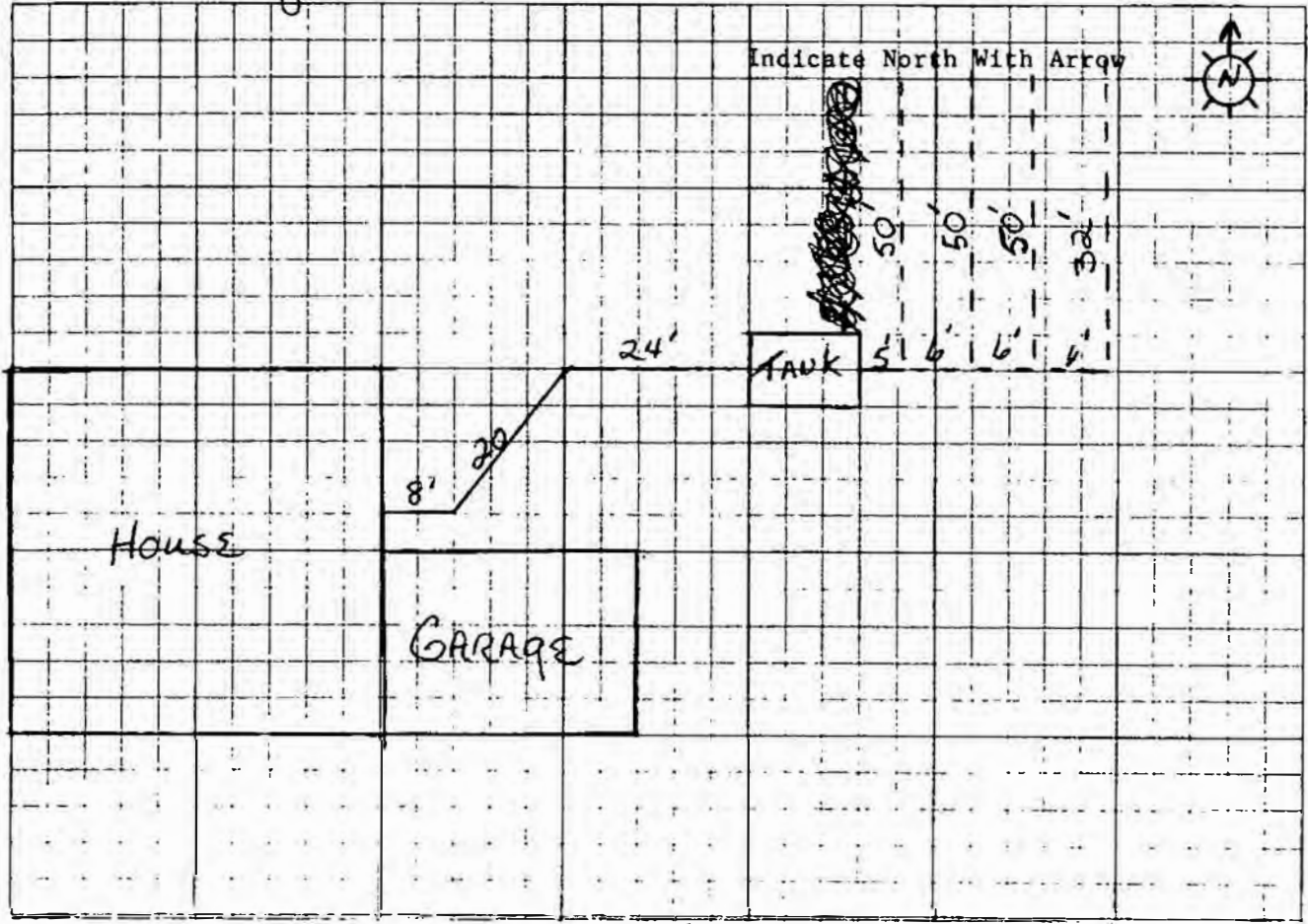
MISSOULA CITY-COUNTY HEALTH DEPARTMENT  
301 W. Alder 721-5700

INDIVIDUAL SEWER SYSTEM INSPECTION REPORT

Name of Owner CRETE HARVEY  
Legal Address/Location GRAY WOLF RANCH BEACON LAKE  
Certified Installer Barrie Lewis

Type System: New  Replacement   
Septic Tank: Capacity: 1000 gal.  Other  gal., Material: Concrete  Other  , Depth to top: 1 ft. in.  
Drainfield: Total length 200 ft., # of laterals 4 , Trench Depth 36 in. to bottom  
Seepage Pit: Height      ft., Depth to Top      ft. in  
Distance of Installation From: Property Lines: 150 Wells: 100 Surface Water:      Other     

Soil Type Sandy Loam



Installation Inspected: Approved  Disapproved   
Barrie E. Lewis Sanitarian      /      /      Date

Corrections Necessary:     

Inspection Witnessed By:      /      /      Date

Deficiencies Corrected: yes  no   
     Sanitarian      /      /      Date

SEWER PERMIT AND APPLICATION

Owner/Applicants Name Crete Harvey Phone# \_\_\_\_\_

Owner/Applicants Address Grey Wolf Ranch Acad Lake

Certified Installer Barrie Lewis

Location of Installation: 1/4 1/4 T 16 R 15 Section 19

Address of Site North Acad Lake

Certificate of Survey # \_\_\_\_\_ HD # \_\_\_\_\_

Subdivision \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_

Tractland \_\_\_\_\_

General area name Acad Lake

Size of Lot or Parcel 100+ acres

Any existing structure or sewage disposal facilities: Yes X No \_\_\_\_\_

If Yes, Explain: Sealed System

Residential - Number of Bedrooms 3 Commercial \_\_\_\_\_ gal/day 375

Water supply: Private X Public \_\_\_\_\_ Multi-family \_\_\_\_\_

Soil Type Sandy loam

Depth to groundwater 10'

Type of system to be installed: New \_\_\_\_\_ Replacement X

System size: From Plat approval \_\_\_\_\_ From site <sup>VISIT</sup> evaluation # \_\_\_\_\_

Application rate 1.2 Gal./square Ft/day

Square feet per bedroom \_\_\_\_\_

Engineered \_\_\_\_\_

Description of System to be installed 1000 GAL TANK AND 200 FT OF DRAINFIELD

Special Conditions \_\_\_\_\_

As purchaser of this permit, I agree to install an individual sewer system which meets all requirements as specified in the Missoula County rules and regulations for subsurface sewage disposal systems.

Permit Pruchaser Alan Malone Date: 5/15/90

Health Authority Jward Zuleger Date: 5/15/90

This permit is valid for 12 months. Construction of the sewage disposal system must commence during this time or the permit is no longer valid. A final inspection by the Department is required prior to covering the installed system. Applicant's copy of the permit must be on-site at the time of inspection. Please use the permit number in the upper right hand corner for reference when you call for a final inspection.





**Permit ID** SP21-0169

**PAID**  
\$415.00

**Balance Owed**

**Property**

**Street Address** 1078 GREY WOLF RANCH RD, SEELEY LAKE, 59868

**Permit Purpose**

**System Type** New

This application is for an individual living unit with 3 bdr.

**System Size and Design**

**System Type** Drainfield

**Distribution Type** Pressure

**Septic Tank Size** 1000

**Dose Tank Size** 500

**Square Feet** 600

**Trench Width (inches)** 36

**Lineal Feet** 200

**Lineal Feet if Chambers are Used** 150

**Sand-Lined** No

**Installation Requirements**

**Special Installation Requirements**

System must be installed in accordance with attached designs. During the inspection, the system must be shown to meet the required squirt height and equal distribution.

**General Requirements** The system must be installed as shown on the attached site plan.

Child Safety baskets must be installed in all tank accesses 22" or greater in diameter.

Effluent filter must be installed on septic tank outlet.

A certified installer and a copy of this permit must be on site at all times during installation and inspection.

No part of the system may be covered before inspection unless specific permission has been granted by the Health Department.

Call the Health Department at least 24 hours in advance of the final inspection.

**System Use**

**System Type** Residential

**Number of Dwelling Units** 1  
**Number of Bedrooms** 3  
**Gallons per Day** 300  
**Is this a public system?** No

**Permit Conditions**

**General Conditions**

Do not park, drive, build over or pave your absorption area. It needs oxygen and uncompacted soils to work properly.

All absorption systems fail eventually. The replacement area must be preserved for future use. Do not park, drive, build on or pave this area, or landscape it in a way that will restrict its use as a wastewater treatment and disposal system.

The use of this wastewater system is limited to what is allowed by this permit. Before adding sleeping spaces, remodeling more than 50%, enlarging or changing the use of a structure connected to this wastewater system, or before adding additional structures to this wastewater system, a septic determination or a septic permit is required.

**Maintenance Recommendations**

**General Recommendations**

Pump your tank every three to five years.

Clean the filter on your tank outlet annually. Don't remove it - the filter protects your drainfield from being clogged with solids.

Keep the child safety basket in place. If a child accidentally gains access to the septic system, this could save his or her life.

Don't overuse a sink garbage disposal. Food particles can clog the filter or absorption system.

In clay soils, don't use a water softener. The positively charged ions from the softener can react with the clay soil and shorten the lifespan of your system.

Don't dispose of hazard wastes or chemicals in your septic system. They can affect the functioning of your system and pollute the groundwater.

**Owner**

**Name** Grey Wolf Enterprises LLC  
**Street Address** PO Box 327  
**City** Seeley Lake  
**State** MT  
**Zip Code** 59868

**Applicant**

**Name** Gary Lewis  
**Phone** 4066774072  
**Address** PO Box 523  
**City** Seeley Lake  
**State** MT  
**Zip** 59868

**Company Name** Deer Creek Excavating**Legal Description****Geo Code** 04-2539-14-1-01-03-0000**T/R/S** T16NR16W-14**COS** 4303**Tract** B**Subdivision** -**Long Description** S14, T16 N, R16 W, C.O.S. 4303, PARCEL B, SE4 W OF CENTERLINE OF PLACID CREEK**Type of Parcel** Tractland**Site Evaluation****Non Deg applicable** Yes**Completed as part of:** This permit (attached)**Comments** See Attached**Application Rate** 0.5**From** Site Evaluation**Soil Type** Fine Sandy Loam**More than 10' to groundwater?** Yes**Groundwater depth determination based on:** Site Evaluation 2021-063SE**Water Supply****Well Permit Number** WP21-0116**Water Supply** Individual**Water Source** Well**Permit Expiration**

This permit is valid for 24 months after the date of issuance. The system must be inspected and approved by the Health Department within that time in order to remain valid.

**Notice**

This permit is issued based on the authority and requirements in MCA 50-2-116, the Missoula City-County Health Code Regulation #1, and DEQ Circular 4. The permit conditions are in effect upon issuance and apply to the applicant, installer, and all current and future property owners. This permit does not release the applicant, installer, or owner from complying with any other State, Federal, or Local regulations including but not limited to zoning, building, and floodplain regulations.

Application Fee: \$ 130  
 Septic permit Fee: \$ \_\_\_\_\_  
 Well permit Fee: \$ \_\_\_\_\_  
 TOTAL Paid: \$ \_\_\_\_\_  
 Date Paid: \_\_\_\_\_  
 App. Modified: \_\_\_\_\_



Log # **SP21-0169**

Environmental Health  
 301 W. Alder  
 Missoula, MT 59802  
 Phone 406.258.4755  
 Fax 406.258.4781  
[www.missoula-county.us/HealthDept](http://www.missoula-county.us/HealthDept)

**Wastewater Treatment System and Well Application**

Address Assigned by the County Road Dept. (Apply at Public Works, 6089 Training Dr., PH: 406.258.4753):

Address: 1078 Grey Wolf Ranch City: Seeley Lake Zip 59860

Legal description of site: (Find on your tax statement or at <http://ps.co.missoula.mt> (property information))

Genocode: 04-2539-14-1-01-03-0000 Short Legal: T 16 R 16 Section 34 Section \_\_\_\_\_

Certificate of Survey # or Subdivision Name: \_\_\_\_\_

Tract or Lot Parcel B Block (if applicable): \_\_\_\_\_ Size of lot or parcel: TML 3.0 acres

Owner Information  
 Owner's name Grey Wolf Enterprises LLC Phone # \_\_\_\_\_

Owner's address P.O. Box 327

City: Seeley Lake State: MT Zip Code 59860 Email shaw@greywolf ranch.net

Certified Installer: Deer Creek Excavating (Must be certified by MCOHD)

Applicant Information (if different from owner)

Applicant's name Gary Lewis Phone # 406-677-4072

Applicant's address P.O. Box 523

City: Seeley Lake State: MT Zip Code 59860 Email gk30rs@blackhat.net

**Section 1**

Are you applying for a well permit? YES  (Fill out this section)  
 NO  (Skip to Section 2)

Type of Well: New \_\_\_\_\_ Replacement \_\_\_\_\_ Reason for Replacement: \_\_\_\_\_

Intended Use of Well: \_\_\_\_\_

Number and description of dwelling units and structures that will be connected to the well: \_\_\_\_\_

Will the well be:

At least 100 feet from septic systems	Yes	No	Unsure
Out of the floodplain	Yes	No	Unsure
At least 100 feet from surface water	Yes	No	Unsure

**Section 2**

Are you applying for a septic permit? YES  (Fill out this section)

NO  (Skip to Section 3)

Wastewater System Information: Not  Replacement \_\_\_\_\_ Modification \_\_\_\_\_  
 Residential  Number of Dwelling Units 1 Number of Bedrooms 3  
 Commercial \_\_\_\_\_ Will there be a basement?  Will it be finished? \_\_\_\_\_  
 Office \_\_\_\_\_ # Employees 4 # Cashiers \_\_\_\_\_  
 Describe Use Single home by a local pro. build

Will the drainfield be:

At least 100 feet from wells	Yes <input checked="" type="checkbox"/>	No _____	Unsure _____
At least 10 feet from water lines	Yes <input checked="" type="checkbox"/>	No _____	Unsure _____
At least 100 feet from floodplain	Yes <input checked="" type="checkbox"/>	No _____	Unsure _____
At least 100 feet from surface water	Yes <input checked="" type="checkbox"/>	No _____	Unsure _____
At least 6 feet from groundwater	Yes <input checked="" type="checkbox"/>	No _____	Unsure _____
At least 10 feet from property lines	Yes <input checked="" type="checkbox"/>	No _____	Unsure _____
At least 10 feet from buildings	Yes <input checked="" type="checkbox"/>	No _____	Unsure _____
On a slope less than 25%	Yes <input checked="" type="checkbox"/>	No _____	Unsure _____

Surface Water: Describe the nearest surface water to the drainfield: pond  
 How close is it to the drainfield? 560 ft

Drinking Water: What is the drinking water source for the parcel? well  
(Well, Spring, Public, etc.)  
 How many structures are served by the water system? 1

Did you attach IT UNITS OR LOTS?  YES  
 Attach site plans (no larger than 11" by 17") for all structures to be served by the wastewater system (even if they are not directly connected to the system). Show plans don't have to be to scale, just show the boundaries. Label the contours.

**Section 3**

Existing Structures: Describe existing structures, wells and wastewater systems on the parcel: NA

Did you attach a SITE PLAN?  YES  
 Attach a site plan (no larger than 11" by 17") showing the location (existing and proposed) of all features (existing and proposed) listed below. Site plans can, but don't have to be prepared to scale by a professional engineer or architect. If the site plan is not drawn to scale, it's fine as long as it's accurate. Mark with arrows everything on the property.

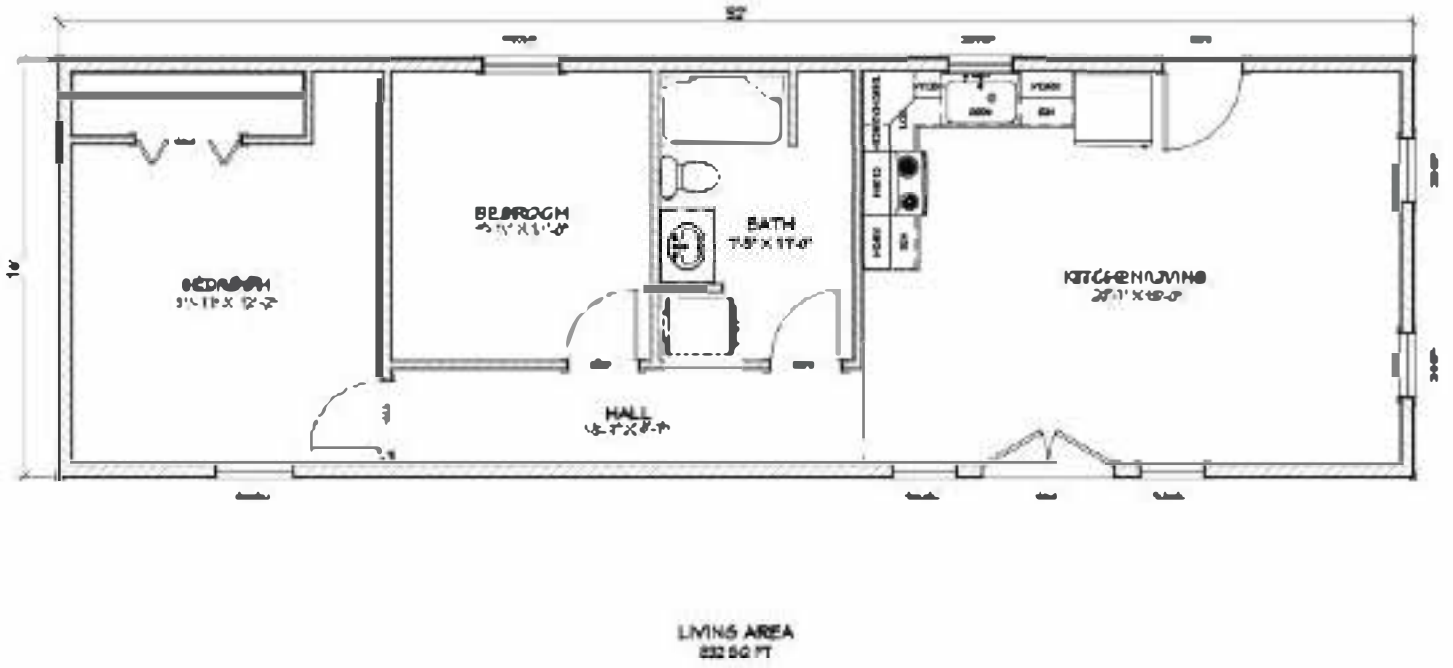
- Property Lines
- Buildings
- Roads & Driveways
- Wastewater Systems
- Surface Water
- Floodplain & Floodproof Areas
- Water Supplies (wells)
- Easements and No-Drill Zones
- Wells and Wastewater Systems within 100 feet of your property

Certifies that I certify that the information I have provided on this application is accurate and true and that the submitted site plan is an accurate representation of all required easements.

Applicant's Signature: [Signature] Date: 6-7-2011

E140 CABIN: 16 X 32

MARCH 17, 2021





Grey Wolf Enterprises LLC

2021-063SE

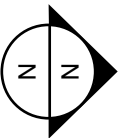
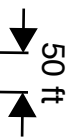
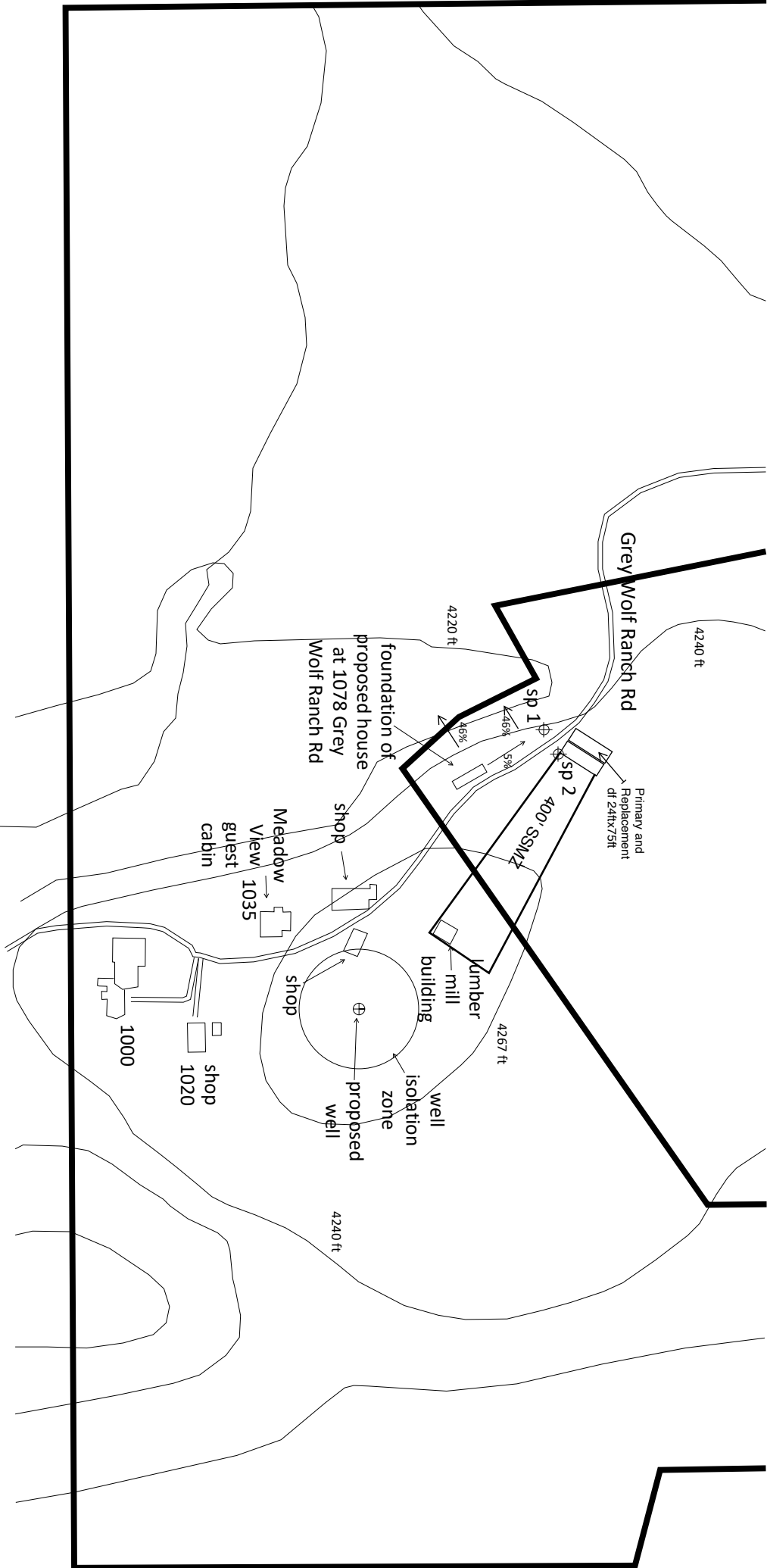
1078 Grey Wolf Ranch Rd  
Seeley Lake, MT 59868

Map created for MCCHD  
site evaluation by Emily  
Andrea on 11/08/2021. All  
map elements are  
approximate.

S14, T16 N, R16 W, C.O.S. 4303, Parcel B, SE4 W of  
Centerline of Placid Creek

GEOCODE:04-2539-14-1-01-03-0000

128.72 ACRES





**LEVEL SITE**

**'ITEMS MARKED WITH AN ASTERISK IN BOLD REQUIRE ENTERING END MANIFOLD ENTRY POINT FROM END OF MANIFOLD**

**SP21-0169**

**\*Based on 5' Graveless Chambers\***

Date: 01/14/2022

* LINEAL FEET REQUIRED	150 FT.	ENTER LINEAL FEET OF PIPE
* NUMBER OF LATERALS	3	TOTAL NUMBER OF LATERALS (BOTH SIDES)
* LATERAL SPACING	7 FT	

<b>LENGTH OF LATERALS</b>	50 FT.	COMPUTED (LENGTH ON EACH SIDE OF MANIFOLD)
<b>SPACES BETWEEN LATERALS</b>	2	COMPUTED FOR MANIFOLD LENGTH

* ORIFICE SPACING	4 FT	SELECT LESS DISTANCE FOR SANDS UP TO 5 FEET FOR CLAY SOILS ENTER AND MODIFY AS NEEDED AFTER COMPUTATION IS RUN FOR FIRST TIME (ADJUST IF NEEDED)
4 FT FOR LOAMS AND SAND 5 FT FOR SILT LOAMS 5 FT FOR CLAYS		

<b>ORIFICES PER LATERAL</b>	<b>13</b>	THIS VALUE IS COMPUTED FOR YOU
first orifice placed at	2 ft	(Lat. Length - ((spacing X (orifices - 1))) / 2

* LATERAL DIAMETER FROM TABLE A1- 1	1.61 INCH	SELECT A LATERAL DIAMETER USING TABLE A1-1. TAKING INTO ACCOUNT LENGTH AND ORIFICE SIZE
-------------------------------------	-----------	-----------------------------------------------------------------------------------------

* ORIFICE SIZE FROM TABLE A1-1	5/32 INCH	USE 5/32 ORIFICE SIZES IF POSSIBLE THE SMALLER THE ORIFICE SIZE AND LATERAL SIZE THE SMALLER THE PUMP
--------------------------------	-----------	-------------------------------------------------------------------------------------------------------

<b>ORIFICE DISCHARGE RATE</b>	0.74 GPM	DISCHARGE RATES ARE COMPUTED FOR YOU
<b>LATERAL DISCHARGE RATE</b>	9.62 GPM	TOTAL FLOW PER LATERAL

**PUMPING VOLUME**

<b>MANIFOLD LENGTH</b>	14	THIS IS COMPUTED USING 6' SPACING
* MANIFOLD DIAMETER FROM TABLE 1	1.61 INCHES	AND MANIFOLD AT THE CENTER USE LATERAL DIS. RATE, CENTER MAN
<b>MANIFOLD VOLUME</b>	1 GAL	THIS IS COMPUTED FOR YOU

<b>LATERAL DOSE VOLUME</b>	79 GAL	COMPUTED
<b>PIPE VOLUMES FOR DOSE</b>	5	ENTER # OF PIPE VOLUMES YOU WANT FOR DOSE
<b>TRANSPORT PIPE VOL.</b>	11 GAL	COMPUTED

* LENGTH OF TRANSPORT PIPE	100 FT	HOW LONG IS TRANSPORT PIPE?
* DIAMETER OF TRANSPORT PIPE	1.61 INCH	USE FRICTION LOSS TABLE TO HELP YOU MINIMIZE HEAD LOSS TABLE 9

<b>TOTAL PUMPING VOLUME</b>	91 GAL	COMPUTED
-----------------------------	--------	----------

<b>TOTAL DISCHARGE RATE</b>	28.86 GAL/MIN	COMPUTED
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**PUMPING HEAD**

<b>FRICTION LOSS</b>	<b>COMPUTED</b>	<b>f=10.46*L*Q^1.85/C^1.85*D^4.87</b>
<b>MANIFOLD</b>	0.23 FT	(10.46*(B34/3)*B47^1.85)/(150^1.85*B35^4.87)
<b>LATERALS</b>	0.32 FT	(10.46*B10*B30^1.85)/(150^1.85*B22^4.87)
<b>TRANSPORT PIPE</b>	4.88 FT	
<b>TOTAL FRICTION LOSS</b>	5.43 FT	

* 'RESIDUAL HEAD	6 FT.	MIN. OF 5' REQUIRED
* ELEVATION DIFFERENCE	8 FT	ENTER DIFFERENCE IN ELEVATION
<b>TOTAL HEAD REQUIRED</b>	19.43 FT	BETWEEN PUMP AND LATERALS COMPUTED
<b>PUMP REQUIREMENTS</b>	<b>28.86 GPM</b>	COMPUTED PUMP REQUIREMENTS
	<b>19.43 FT OF HEAD</b>	
<b>PUMP SETTINGS</b>		
TOTAL VOLUME OF PUMP CHAMBER	500	500 OR 1000 FOR HUNTON
VOLUME PER INCH IN CHAMBER	10.64	1000/500 = 11.0; 1500/500 = 10.64; 1000 = 21.28; 7.83 250 HUNTON TANKS; 11.7 for 5'x5' 500 dose
RESERVE VOLUME	87.5	GALLONS
TOTAL PUMPING VOLUME	91	GALLONS
DEPTH OF CHAMBER	47	INCHES
DEPTH NEEDED FOR RESERVE	8.2	INCHES
DEPTH NEEDED TOTAL DOSE	8.6	INCHES
BUFFER BETWEEN ALARM & ON LEVEL	3	INCHES
ELEVATION LEFT FOR PUMP COVER	27.2	INCHES, PUMP MUST BE SHORTER THAN

# SUMMARY

SP21-0169

Date: 01/14/2022

\*Based on 5' Graveless Chambers\*

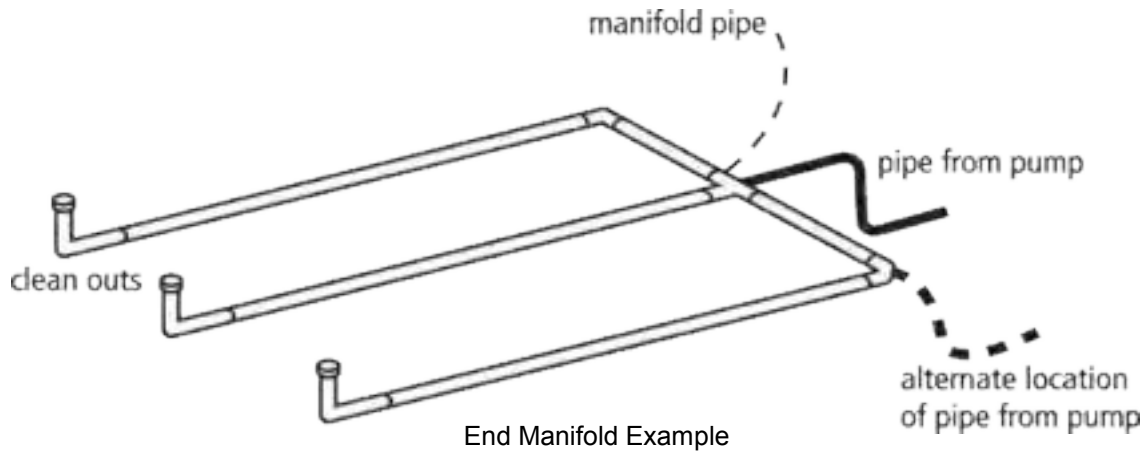
## END MANIFOLD ENTRY POINT FROM END OF MANIFOLD

* LINEAL FEET REQUIRED	150 FT.
* NUMBER OF LATERALS	3
* LATERAL SPACING	7 FT
 LENGTH OF LATERALS	 50 FT.
* ORIFICE SPACING	4 FT
ORIFICES PER LATERAL	13
first orifice placed at	2 ft
* ORIFICE SIZE	0.15625 INCH
 * LATERAL DIAMETER	 1.61 INCH
 MANIFOLD LENGTH	 14
* MANIFOLD DIAMETER	1.61 INCHES
 * LENGTH OF TRANSPORT PIPE	 100 FT
* DIAMETER OF TRANSPORT PIPE	1.61 INCH
 * RESIDUAL HEAD	 6 FT.
* ELEVATION DIFFERENCE	8 FT
TOTAL VOLUME OF PUMP CHAMBER	500

This model does not account for all design configurations, such as nontypical fittings, multiple 90 degree bends, laterals of significantly different length, etc...

<b>PUMP REQUIREMENTS</b>	28.86 GPM
	19.43 FT OF HEAD

ELEVATION LEFT FOR PUMP COVER      27.22368 INCHES, PUMP MUST BE SHORTER THAN



**WASTEWATER TREATMENT SYSTEM INSPECTION REPORT**

Name of Owner Grey Wolf Enterprises LLC  
 Legal Address/Location 504 Grey Wolf Ranch Rd, Seeley Lake  
 Certified Installer Gary Lewis Soil Type Fine Sandy loam

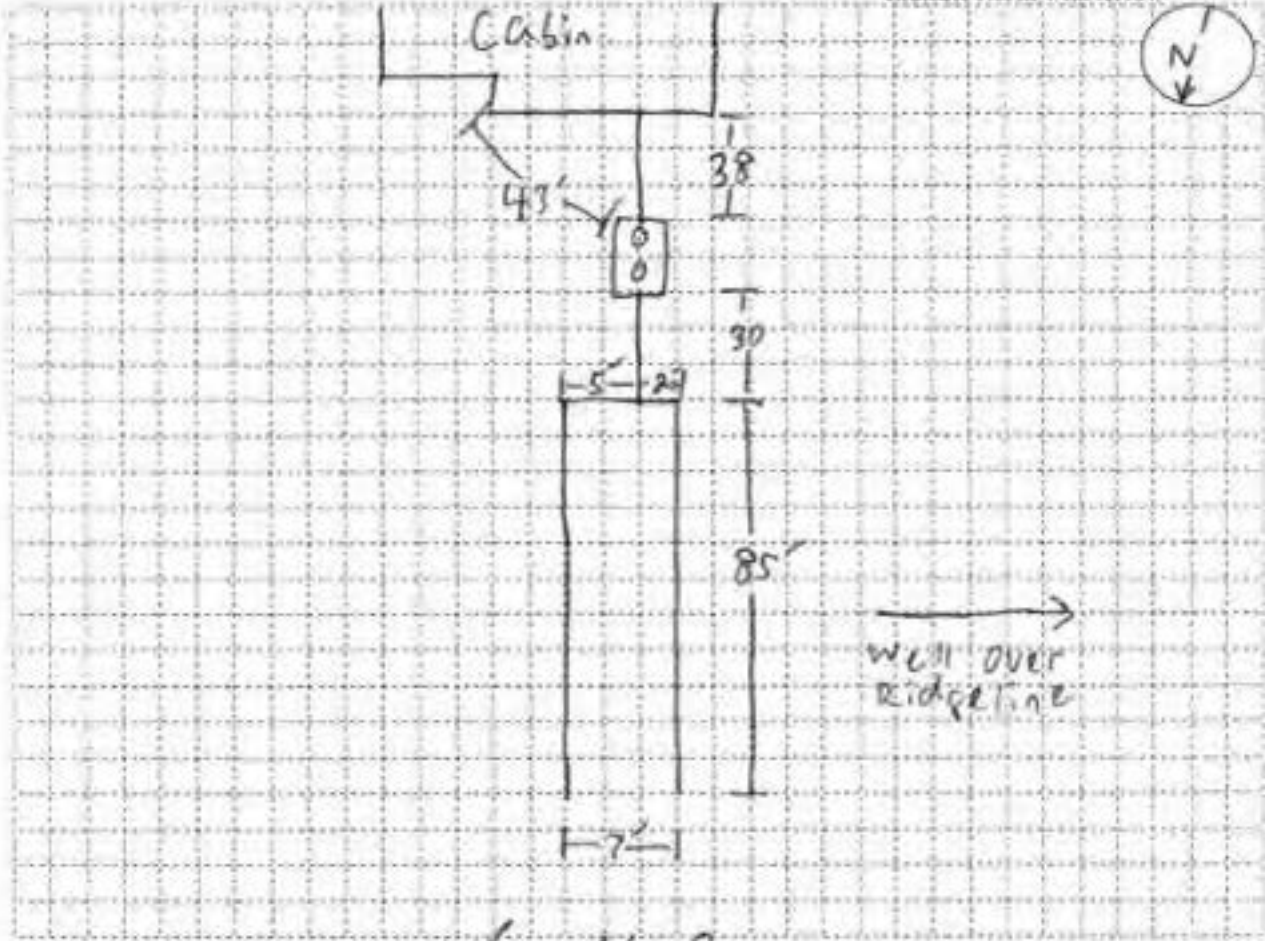
System Type:  
 New  Replacement \_\_\_\_\_  
 Modified \_\_\_\_\_  
 No. of Bedrooms Permitted 1  
 Trenches:  
 Standard  Gravelless \_\_\_\_\_ FATS \_\_\_\_\_  
 Distribution \_\_\_\_\_  
 Gravity  Pressure \_\_\_\_\_

Squirt Height N/A  
 Septic Tank Capacity (Gal) 1000 Pump: N/A  
 Concrete:  N  
 Depth to top 18"  
 Paved?  Y  N  
 Filter?  Y  N  
 Child Safety Basket?  N

DF Total length 170 ft  
 Trench/Bed Depth (in.) 24-36"  
 # of Laterals 2  
 Seepage Pit Height N/A ft  
 Depth to Top N/A  
 Distance of Abs System From Prop. Lines 100' Wells: 100'  
 Surface Water: 100' Tank: 30

Septic Tank- Latitude: D 37 M 8 S 4 Longitude: D 113 M 34 S 47  
 Abs System- Latitude: D 37 M 8 S 5 Longitude: D 113 M 34 S 47

Indicate North with Arrow



Approved  Disapproved \_\_\_\_\_  
 Sanitarian Charles Jones Date 11, 15, 19

Corrections Necessary: \_\_\_\_\_

Inspection Witnessed By [Signature] Date 11, 15, 19

Deficiencies Corrected Yes \_\_\_\_\_ No \_\_\_\_\_  
 Sanitarian \_\_\_\_\_ Date \_\_\_\_\_



DEPT



SP19-0224 Septic Permit

Permit ID SP19-0224

**Property**

Street Address 504 GREY WOLF RANCH RD, SEELEY LAKE, 59868

**Permit Purpose**

System Type New  
System to serve a single family dwelling

**System Size and Design**

System Type Dranfield  
Distribution Type Gravity  
Septic Tank Size 1000  
Dose Tank Size -  
Square Feet 500  
Trench Width (Inches) 24  
Lineal Feet 167  
Lineal Feet if Chambers are Used 125  
Sandlined NO

**Installation Requirements**

**General Requirements:** The system must be installed as shown on the attached site plan.  
And safety caps must be installed in all tank accesses 22" or greater in diameter.  
Effluent line must be installed on septic tank outlet.  
A certified installer and a copy of the permit must be on site at all times during installation and inspection.  
No part of the system may be exposed before Department specific permission has been granted by the Health Department.  
Call the Health Department at least 24 hours in advance of the final inspection.

**System Use**

System Type Residential  
Number of Dwelling Units 1  
Number of Bedrooms 1  
Gallons per Day 300  
Is this a public system? No

**Permit Conditions**

**Special Conditions**

Cabin may not be used commercially as a public accommodation without proper licensure from DPHHS/Health Dept.

**General Conditions**

Do not pile, drive, build over or pave your absorption area. It needs oxygen and uncompact soil to work properly.  
All absorption systems are eventually the replacement must be provided by future use. Do not pile, drive, build on or pave the area, or landscape it in a way that will interfere with use as a wastewater treatment and disposal system.  
The use of the wastewater system is limited to what is allowed by the permit. Before adding sleeping spaces, remodeling more than 50%, enlarging or changing the use of a structure connected to this wastewater system or before adding additional structures to this wastewater system a septic determination or septic permit is required.

**Maintenance Recommendations**

**General Recommendations**

Pump your tank every three to five years.  
Clean the filter on your tank outlet annually. Don't remove it - the filter protects your drainfield from being clogged with solids.  
Keep the child safety cap in place if a child accidentally gains access to the septic system. This could cause injury or death.  
Don't overuse a sink garbage disposal. Food particles can clog the filter or absorption system.  
In clothes, don't use a water softener. The positively charged ions from the softener can interact with the clay soil and reduce the absorption of your system.  
Don't dispose of hazardous wastes or chemicals in your septic system that can affect the functioning of your system and pollute the groundwater.

**Owner**

**Name** Gray Wolf Enterprises LLC -  
**Street Address** 12455 N Placid Lake Rd  
**City** Seeley Lake  
**State** MT  
**Zip Code** 59868

**Applicant**

**Name**

**Legal Description**

**Geo Code** 04-2539-23.1-01.01-0000  
**1/R/S** T16NR16W-23  
**CO S** 4303  
**Troct** B  
**Subdivision** -  
**Long Description** S23 T16N. R16 W. C.O.S. 4303. PARCEL B, NE4 NE4 4) AC

Type of Parcel Tractland

**Site Evaluation**

Non Deg applicable Yes  
Completed as part of Site evaluation  
Application Rate 5  
From Site Eval  
Soil Type Fine Sandy loam  
More than 10' to groundwater? Yes  
Groundwater depth determination based on: Site Eval #2019-0265E

**Water Supply**


Well Permit Number -  
Water Supply Stored  
Water Source Well

**Permit Expiration**

This permit is valid for 24 months after the date of issuance. The system must be inspected and approved by the health department within that time in order to receive a tag.

**Purchaser Statement**

As purchaser of this permit, I agree to comply with all requirements for installation as described in Missoula City-County Health Department Regulation of Discharge and the applicable conditions stated herein and to understand that this permit does not release me from compliance with any other State, Federal, or local regulations including but not limited to planning, zoning, and building regulations.

  
Permit Purchaser/Authorized Representative

11-04-19  
Date

  
Health Authority

11/4/19  
Date

Type of Parcel Tractland

Site Evaluation

Non Deg applicable Yes  
Completed as part of: Site evaluation  
Application Rate .5  
From Site Eval  
Soil Type Fine Sandy loam  
More than 10' to groundwater? Yes  
Groundwater depth determination based on: Site Eval #2019-0265E

Water Supply

Well/Permit Number  
Water Supply Shared  
Water Source Well

Permit Expiration

This permit is valid for 24 months after the date of installation. The system must be inspected and approved by the Health Department within that time in order to remain valid.

Purchaser Statement

As purchaser of this permit, I agree to comply with all requirements for installation as described in Missoula City-County Health Code Regulation 11.023, Exhibit 4 and all applicable conditions described above. I understand that the permit does not release me from complying with any other State, Federal, or local regulations including but not limited to zoning, building, and fire department regulations.

emailed for signature 11/4/19  
Permit Purchaser/Authorized Representative

Date

[Signature]  
Health Authority

11/4/19  
Date



Application Fee: \$ 130  
 Septic permit Fee: \$ \_\_\_\_\_  
 Well permit Fee: \$ \_\_\_\_\_  
 TOTAL Paid: \$ \_\_\_\_\_  
 Down Paid: \_\_\_\_\_  
 App. Received: 11/4/19



Log # SP19-224

Environmental Health  
 301 W. Alder  
 Missoula, MT 59802  
 Phone 406.258.4755  
 Fax 406.258.4781

www.missoulacounty.us/healthDept

### Wastewater Treatment System and Well Application

Address Assessed by the County Road Dept. (Apply at Public Works, 6066 Training Dr., PH 406.258.4753)  
 Address: 12455 N. Placid Hill Rd City: Seeley Lake Zip: 59868  
504 Gray Wolf Ranch Rd

Legal description of site: Find on your tax statement or at http://www.mt.gov/assessor/  
 Geocode: 04-3539-14-1-01-03-0000 Short Legal: T&M R 4W Section 14 1/2 Section 14

Certificate of Survey or Subdivision Name: 4303  
 Tract or Lot: Parcel A Block (if applicable): \_\_\_\_\_ Size of lot or parcel: 128 Acres

**Owner Information**  
 Owner's name: Gray Wolf Enterprises LLC Phone #: 406-210-2002  
 Owner's address: 12455 N Placid Hill Rd  
 City: Seeley Lake State: MT Zip Code: 59868 Email: \_\_\_\_\_  
 Certified Installer: Dave Cook Inc (Must be certified by MCCHD)

**Applicant Information (if different from owner)**  
 Applicant's name: Greg Lewis Phone #: 406 677-4072  
 Applicant's address: PO Box 523  
 City: Seeley Lake State: MT Zip Code: 59868 Email: slk3018@blackfoot.net

#### Section 1

Are you applying for a well permit?  Yes (Fill out this section)  No (Skip to Section 2)

Type of Well: New  Replacement  Reason for Replacement: \_\_\_\_\_

Intended Uses of Well: \_\_\_\_\_

Number and description of dwelling units and structures that will be connected to the well: \_\_\_\_\_

Will the well be:	At least 100 feet from septic systems	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
	One of the nonseptable	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
	At least 100 feet from surface water	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>

**Section 2**

Are you applying for a separate permit?

YES (Fill out this section)  
 NO (Skip to Section 3)

Wastewater System Information:

New  Replacement  Modification

Residential  Number of dwelling units \_\_\_\_\_ Number of bedrooms \_\_\_\_\_  
 Commercial  Will there be business use? NO Will it be finished? \_\_\_\_\_  
 Other  # Employees \_\_\_\_\_ # Customers \_\_\_\_\_  
 Describe Use \_\_\_\_\_

Will the drainfield be:

As least 100 feet from wells	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
At least 10 feet from water lines	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
At least 100 feet from floodplain	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
At least 100 feet from surface water	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
At least 6 feet from groundwater	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
At least 10 feet from property lines	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
At least 10 feet from buildings	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
On a slope less than 25%	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>

Surface Water:

Describe the nearest surface water to the drainfield. N/A  
 How close is it to the drainfield? \_\_\_\_\_

Drinking Water:

What is the drinking water source for the parcel? Well  
(Well, Spring, Tap, etc.)  
 How many structures are served by the water system? 2

**Floor Plans:** Attach floor plans (no larger than 11" by 17") for all structures to be served by the wastewater system (even if they are not directly connected to the system). Floor plans don't have to be to scale and can be hand drawn. Label the rooms.

**Section 3**

**Existing Structures:** Describe existing structures, wells and wastewater systems on the parcel:

Several buildings including Lodge with individual Septics and Shared Wells

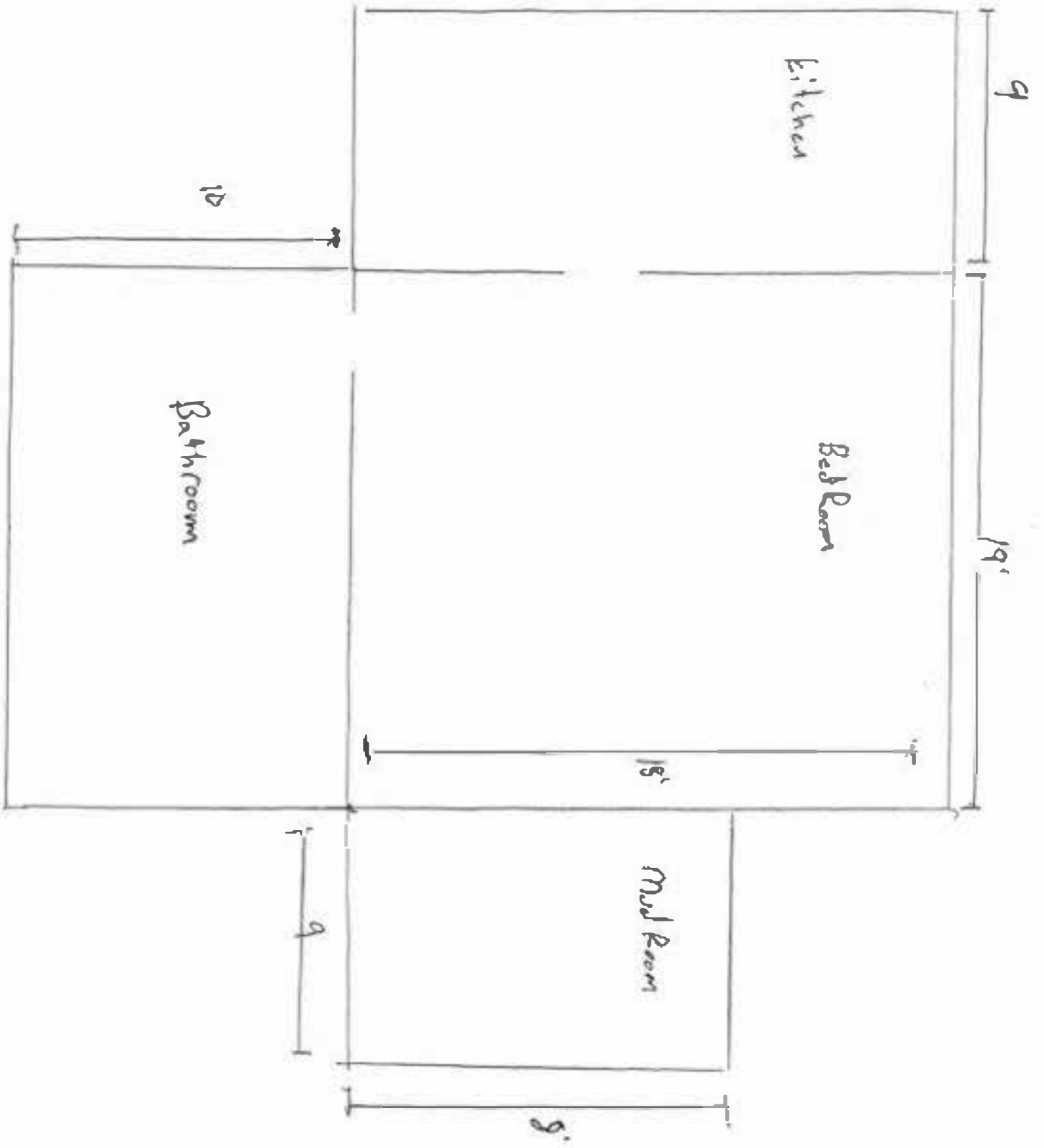
**Site Plan:** Attach a site plan (no larger than 11" by 17") showing the locations (existing and proposed) of all features (existing and proposed) listed below. Site plans can, but don't have to be prepared by a state-licensed professional engineer or architect. If the site plan is not drawn to scale, include enough measurements to accurately depict where everything is on the property.

- Property Lines
- Buildings
- Roads & Driveways
- Wastewater System
- Surface Water
- Floodplain & Floodzone Areas
- Water Supplies (wells)
- Easements and No Build Zones
- Wells and Wastewater Systems within 100 feet of your property

**Certification:** I certify that the information I have provided on this application is accurate and true and that the submitted site plan is an accurate representation of all required elements.

Applicant's Signature: [Signature]

Date: 5-30-19





PLACID CREEK

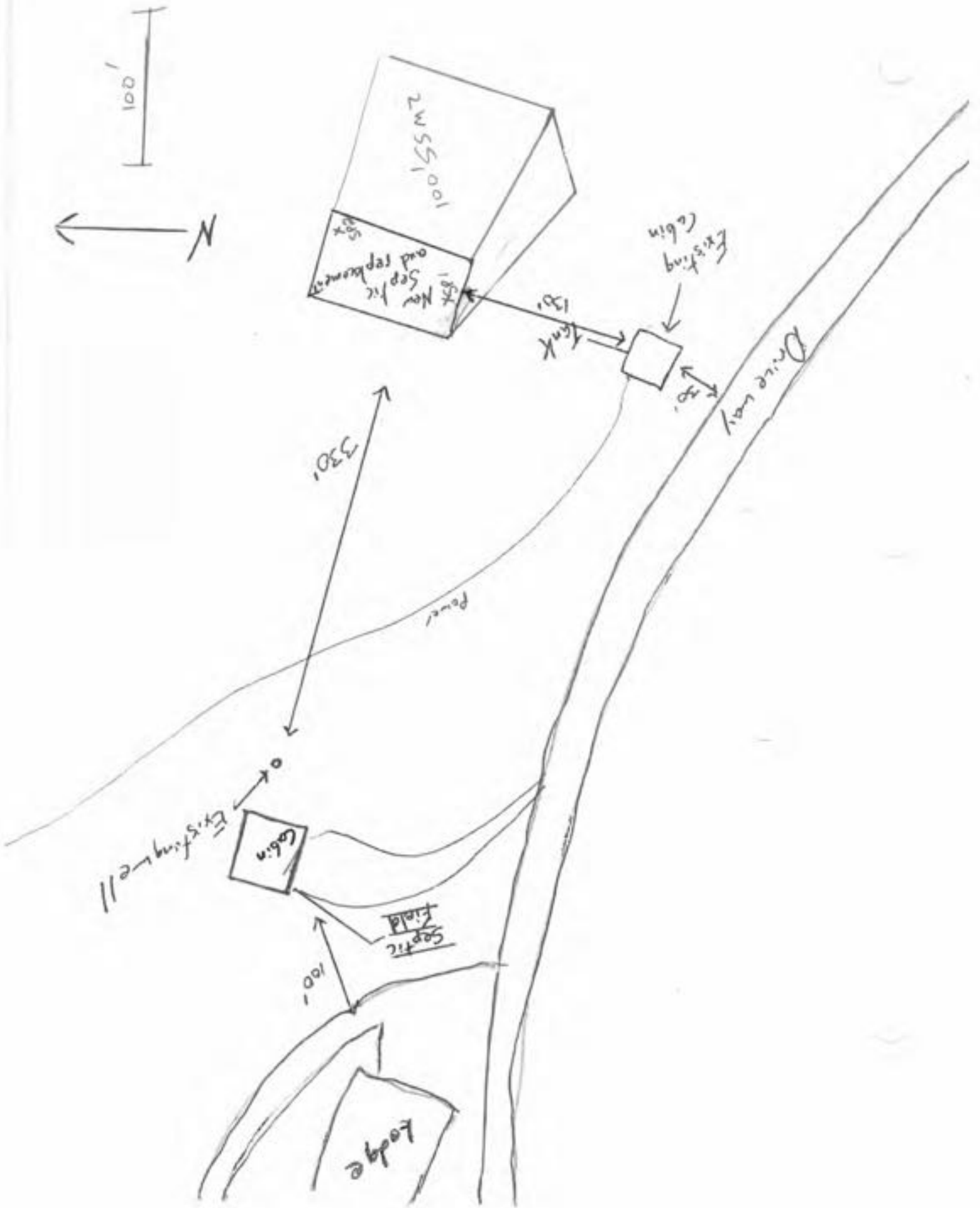
PROPOSED  
DF-RA



EXISTING  
CAMP  
(REPAIRING  
PLUMBING)

FINELEY CREEK





Dept.

MISSOULA CITY-COUNTY HEALTH DEPARTMENT  
301 W. ALDER, MISSOULA MT 59802  
(406) 258-4755 FAX (406) 258-4781

PERMIT #: 2106-003W  
FEE AMOUNT: \$90.00  
DATE PAID: 1/20/16



WELL PERMIT

Phone: 406-677-2254

Owner Name: Grey Wolf Enterprises LLC (Crete Harvey)  
Owner Address: 12455 North Placid Lake Road City: Seeley Lake State: MT Zip: 59868

Installer: Jerome's

Location of Installation: 1/4 NE T 16 R 16 S 23 Other: n/a

Address of Site: 12455 North Placid Lake Road City: Seeley Lake

Certificate of Survey #: 4303 Subdivision: n/a

Tract: B Lot: n/a Block: n/a Other: n/a Parcel Size: 208 acres

General Area Name: SEELEY LAKE Geocode: 2539-14-1-01-03-0000

Certificate of Subdivision approval on file?	<u>NO</u>
Site plan matches state approval?	<u>N/A</u>
Site Modification Required?	<u>N/A</u>
Site plan from Site Evaluation?	<u>NO</u>

Any existing septic systems?	<u>YES</u>
SEPTIC PERMIT #:	<u>2003-392 et al</u>
Any applicable mixing zones?	<u>YES</u>
All separations met?	<u>YES</u>

PRE-INSPECTION REQUESTED: NO PRE-INSPECTION DATE: n/a

TYPE OF WELL: NEW  
INTENDED USE OF WELL: DRINKING WATER SUPPLY  
DRINKING WATER WELLS: SHARED  
NUMBER OF CONNECTIONS: 2

ADDITIONAL COMMENTS:

In addition to 2003-392 (which is nearest the proposed well location), there are three other septic permits for this address; 90-074, 93-396, and 94-286. Install well in area indicated on the site plan. Call Department upon completion of well for location inspection.

NOTE: All wells must be installed as shown on the Certificate of Subdivision Plat Approval (76-4-130 MCA) if applicable.

As purchaser of this permit, I agree to comply with all location requirements for installation as described in Missoula City-County Health Code Regulation #5, ARM 36.21.638, ARM 17.36.331(1)(c), DEQ Circular 3 Section 3.2.3 and special conditions described above. This document does not release me from complying with any other State, Federal or Local regulations including but not limited to zoning, building and floodplain regulations.

Property owner has the ultimate responsibility to determine the location of the well prior to construction

This permit is valid for twelve (12) months from date of purchase. Wells must be completed and inspected by the Department within this time. A copy of this permit is to be on site at all times during construction and inspection of the system. Please use the permit number in the upper right hand corner for reference when you call for a final inspection.

Individual drinking water wells should be tested routinely for bacterial contamination. Well testing services are available at the Missoula City-County Environmental Health Department.

Permit purchaser: Crete Harvey Date: 1/20/16  
Health Authority: Gianna Miller Date: 1/20/16

2016-003 W

Applicant Notified: \_\_\_\_\_

Application Fee: \_\_\_\_\_

Date Paid: \_\_\_\_\_

**Wastewater Treatment System and Well Application**

Owner's name Crete B Harvey - Grey Wolf Enterprises LLC Phone # 406 677 2254

Owner's address 12455 N Placid lake rd

City: Seeley lake State: mt Zip Code: 59868

Certified Installer: Jeromes drilling (If you haven't decided yet, ensure installer is certified by MCCHD)

**Applicant Information** (if different from owner)

Applicant's name shane O'Connell Phone # 406 210 2002 \*

Applicant's address 12455 N placid lake rd

City: seeley lake State: mt Zip Code: 59868

**Legal description of site:** (Can be found on your tax statement or the Missoula County Property Database at [www.co.missoula.mt.us/Owner/Default.aspx](http://www.co.missoula.mt.us/Owner/Default.aspx))

Geocode: 04-2539 - 14 - 1 - 01 - 03 - 0000 Short Legal: T 16N R 16W Section 14 1/4 Section 23 SE NE W

Certificate of Survey # or Subdivision Name: 4303 (M)

Tract or Lot B (M) Block (if applicable): \_\_\_\_\_ Size of lot or parcel: 240 acers (well on 268 acres)

**Address Assigned by the County Road Department** (Apply at Public Works, 6089 Training Dr., PH: 258.4753):

Address: 12455 N placid lake rd City: seeley lake Zip 59868

\*\*\*\*\*Well Applications Only\*\*\*\*\*

Type of Well: New  Replacement \_\_\_\_\_ Reason for Replacement: \_\_\_\_\_

Intended Uses of Well: Domestic

Number and description of dwelling units and structures that will be connected to the well: 1 or 2  
depending on flow rate.

Will the well be:	At least 100 feet from septic systems	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
	Out of the floodplain	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
	At least 100 feet from surface water	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>

(OVER: Please complete other side)



\*\*\*\*\* Wastewater Applications Only \*\*\*\*\*

**Wastewater System Information:**    New     Replacement     Modification

Residential     Number of dwelling units \_\_\_\_\_    Number of bedrooms \_\_\_\_\_  
 Will there be a basement? -- \_\_\_\_\_    Will it be finished? -- \_\_\_\_\_

Commercial     Use \_\_\_\_\_    # Employees \_\_\_\_\_    # Customers \_\_\_\_\_

Other     Describe Use \_\_\_\_\_

**Will the drainfield be:**

At least 100 feet from wells	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
At least 10 feet from water lines	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
At least 100 feet from floodplain	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
At least 100 feet from surface water	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
At least 6 feet from groundwater	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
At least 10 feet from property lines	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
At least 10 feet from buildings	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
On a slope less than 25%	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>

**Surface Water:**    Describe the nearest surface water to the drainfield: \_\_\_\_\_  
 How close is it to the drainfield? \_\_\_\_\_

**Drinking Water:**    What is the drinking water source for the parcel? \_\_\_\_\_  
(Well, Spring, Lake, etc.)

How many structures are served by the water system? \_\_\_\_\_

**Floor Plans:** Attach floor plans (no larger than 11" by 17") for all structures to be served by the wastewater system (even if they are not directly connected to the system.) Floor plans don't have to be to scale and can be hand drawn. Label the rooms.

\*\*\*\*\* All Applications \*\*\*\*\*

**Existing Structures:** Describe existing structures, wells and wastewater systems on the parcel: \_\_\_\_\_

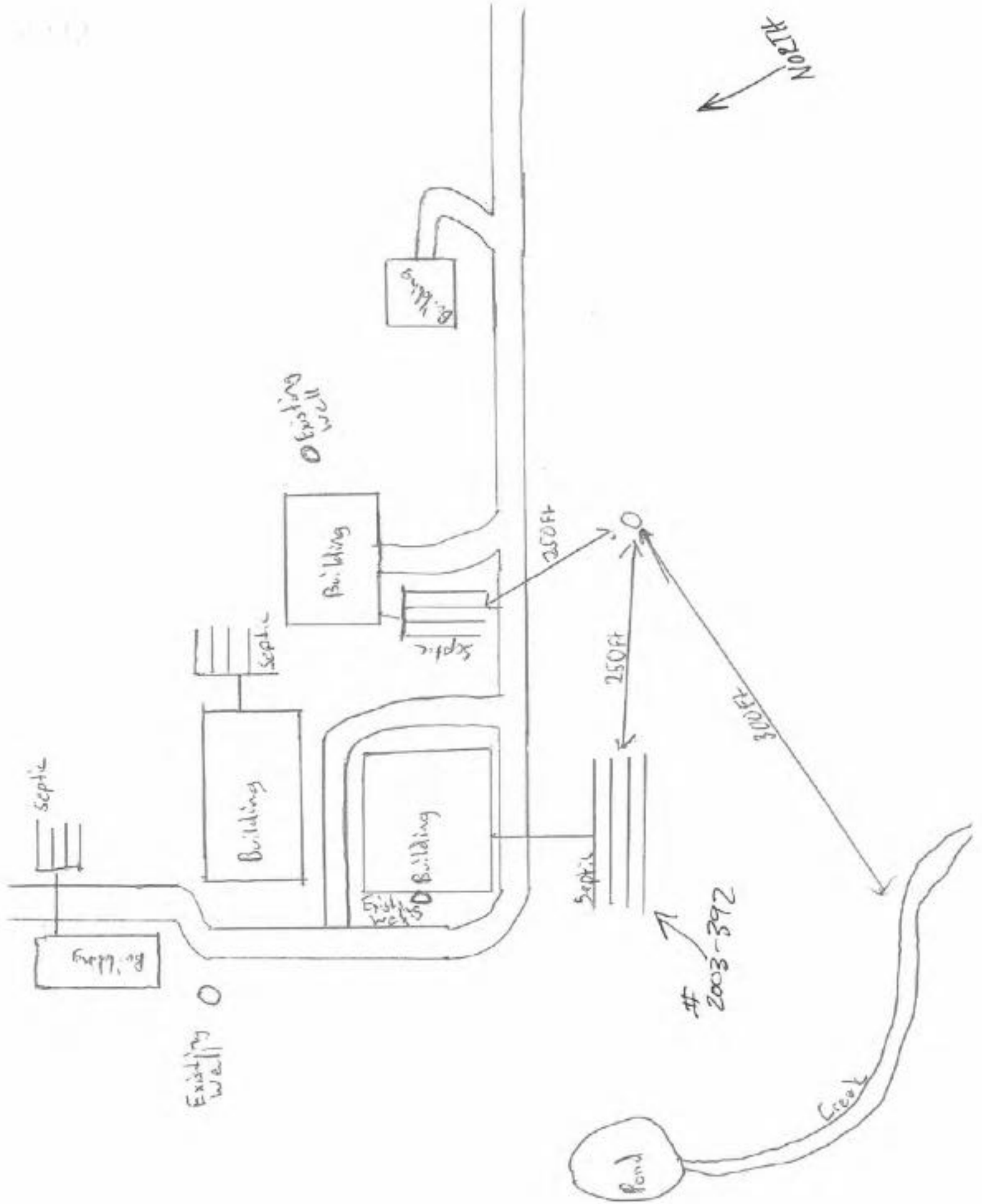
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**Site Plan:** Attach a site plan (no larger than 11" by 17") showing the locations (existing and proposed) of all features (existing and proposed) listed below. Site plans can, but don't have to be prepared to scale by a professional engineer or architect. If the site plan is not drawn to scale, include enough measurements to accurately depict where everything is on the property.

- |                     |                                 |                                                                 |
|---------------------|---------------------------------|-----------------------------------------------------------------|
| * Property Lines    | * Wastewater Systems            | * Water Supplies (wells)                                        |
| * Buildings         | * Surface Water                 | * Easements and No Build Zones                                  |
| * Roads & Driveways | * Floodplain & Floodprone Areas | * Wells and Wastewater Systems within 100 feet of your property |

**Certification:** I certify that the information I have provided on this application is accurate and true and that the submitted site plan is an accurate representation of all required elements.

Applicant's Signature:     Date: 11/19/16



# ASSOCIATED DOCS



**Julie Gardner, JD, MPA**  
ERA Lambros Real Estate  
3011 American Way  
Missoula, MT 59808  
jgardner@ERALambros.com  
(406)532-9233 direct  
(406)532-9533 fax



**Subject:** RE: USFS to Harvey-Burgess Association Easement

**From:** "Fitzpatrick, Alane - FS, MT" <Alane.Fitzpatrick@usda.gov>

**Date:** 9/11/24, 1:35 PM

**To:** Deke Tidwell <dtidwell@hallandhall.com>

**CC:** julie gardner <juliegardnerproperties@gmail.com>, "tr.harding@fste.com" <tr.harding@fste.com>, "Paulsen, Bruce - FS, MT" <bruce.paulsen@usda.gov>, "Carver, Quinn - FS, MT" <Charles.Carver@usda.gov>

Hi Deke,

As requested, and with permission from Grey Wolf Enterprises, LLC, I'm attaching a copy of the current private road easement, SEE359. The second attachment contains Appendix A, the map.

Outlined below is some information pertaining to transferring easements. This info speaks to next steps once the property is sold if the new owner wants to retain the easement.

#### Transfers: Easements

When improvements changing ownership are authorized via an easement, a transfer can take place upon notification to the authorized officer.

The easement terms state that the owner must notify the authorized officer of any change of ownership and that the easement can be transferred.

Once the notice from the owner is received, the Forest Service will verify land use rental fees are up to date and the use is consistent with the terms and conditions of the authorization.

It is unlikely any new NEPA analysis will be required, but it will need to be considered.

The owner should send a copy of the deed of sale to show the sale to the new owner.

The transfer of the authorization does not require the issuance of a new authorizing document. The Forest Service will send acceptance via a written letter signed by the authorized officer.

The transfer of the easement does not change the expiration date, term, authorized use, purpose, billing, or anything else.

The new owner must update the county records.

Please reach out if you have further questions or if you want to schedule a meeting.

Thank you, Alane

· **Alane Fitzpatrick (*she/her*)**

**Realty Specialist**

**Forest Service**

**Lolo National Forest**

**p: 406-677-3925**

**c: 208-702-2528**

**f: 406-677-3902**

[alane.fitzpatrick@usda.gov](mailto:alane.fitzpatrick@usda.gov)

3583 MT Hwy 83 N

Seeley Lake, MT 59868

[www.fs.usda.gov](http://www.fs.usda.gov)



**Caring for the land and serving people**

---

**From:** Deke Tidwell <dtidwell@hallandhall.com>

**Sent:** Thursday, September 5, 2024 3:27 PM

**To:** Fitzpatrick, Alane - FS, MT <Alane.Fitzpatrick@usda.gov>

**Cc:** julie gardner <juliegardnerproperties@gmail.com>; tr.harding@fste.com

After Recording please return document to:  
Loilo National Forest  
Attn: Lands - Special Uses  
3583 Highway 83  
Seeley Lake, MT 59868

Auth ID: SEE359  
Contact ID: Harvey Burgess Assoc.  
Use Code: 752

FS-2700-9j (10/09)  
OMB No. 0596-0082

**U.S. DEPARTMENT OF AGRICULTURE  
FOREST SERVICE**

**PRIVATE ROAD EASEMENT ISSUED UNDER THE FEDERAL LAND POLICY AND MANAGEMENT ACT  
Act of October 21, 1976, (P.L. 94-579);  
36 CFR 251.50, et seq**

THIS EASEMENT, dated this 7th day of December 2022 from the United States of America, acting by and through the Forest Service, Department of Agriculture, hereinafter called Grantor, to HARVEY/BURGESS ASSOC. OF SEELEY LAKE, MONTANA, hereinafter called Grantee.

WITNESSETH:

WHEREAS, Grantee has applied for a grant of an easement under the Act of October 21, 1976 (90 Stat. 2743; 43 U.S.C. 1761), for a road over certain lands or assignable easements owned by the United States in the County of Missoula, State of Montana, and administered by the Forest Service, Department of Agriculture.

NOW THEREFORE, Grantor, for and in consideration of the payment of an annual use fee paid by Grantee does hereby grant to Grantee, subject to existing easements and valid rights, a nonexclusive easement for use of a road, along and across a strip of land, over and across the following described lands in the County of Missoula, State of Montana:

**Harvey Burgess Access Road # 17614 approximately 0.2573 miles, 30 feet in width and 1358 feet in length located in T. 16 N., R. 16 W., section 13 51/2 SW1/4 PRINCIPAL MERIDIAN, MONTANA,.**

The location of said easement is shown (approximately) on Appendix A attached hereto.

Said easement shall be 30 feet on each side of the centerline with such additional width as required for accommodation and protection of cuts and fills. If the road is located substantially as

described herein, the centerline of said road as constructed is hereby deemed accepted by Grantor and Grantee as the true centerline of the easement granted.

This grant is made subject to the following terms, provisions, and conditions applicable to Grantee, its permittees, contractors, assignees, and successors in interest.

A. Grantee shall comply with applicable Federal or State law and shall comply with State standards for public health and safety, environmental protection, and siting, construction, operation, and maintenance of or for rights-of-way for similar purposes, if those standards are more stringent than applicable Federal standards.

B. The rights herein conveyed do not include the right to use the road for access to developments for short- or long-term residential purposes, unless and until the Grantor and the Grantee agree upon traffic control regulations, rules, and other provisions to accommodate such use of the road.

C. Upon change in ownership of the land or facility served by this road, the rights granted under this easement may be transferred to the new owner upon written notification to the Regional Forester.

D. This easement shall continue for as long as needed for access to the Grantee's private property located in S1/2SW1/4 of Section 13, T. 16 N. R. 16 W.; Provided, That the Grantor shall review the terms and conditions of this easement at the end of each 30-year period from the date of issuance, and may incorporate in the easement such new terms, conditions, and stipulations as existing or prospective conditions may warrant. These shall have the same force and effect in the future as if incorporated in this grant.

E. All construction or reconstruction of the road shall be in accordance with plans, specifications, and written stipulations approved by the Grantor prior to beginning such construction or reconstruction.

F. Grantee shall have the right to cut timber upon the easement area to the extent necessary for maintaining the road. Timber so cut shall, unless otherwise agreed to, be cut into standard log lengths or other products as specified by the authorized officer and decked along the road for disposal by the owner of such timber.

G. The Grantee shall maintain the right-of-way clearing by means of chemicals only after the Grantor has given specific written approval. Application for such approval must be in writing and must specify the time, method, chemicals, and the exact portion of the right-of-way to be chemically treated.

H. The Grantee shall provide maintenance so that there is no damage on adjacent National Forest land. The Grantee shall construct and maintain lead-off drainage and water barriers as necessary to prevent erosion.

I. Grantee shall pay annually in advance a sum determined by the Forest Service to be the fair market value of the use authorized by this easement. The initial payment is set at **87.00** for the remainder of the calendar year. Payments for each subsequent calendar year shall be the amount of **87.00 adjusted using the Implicit Price Deflator-Gross National Product index (IPD-GNP)**, or

other factor selected by the Forest Service, to reflect more nearly the current fair-market value of the use. At intervals to be determined by certain changes in the indexes used to establish the linear rights-of-way fee schedule, the fee shall be reviewed and adjusted as necessary to assure that it is commensurate with the value of the rights and privileges authorized. Failure of the holder to pay the annual payment, late charges, or other fees or charges shall cause the authorization to terminate.

J. Pursuant to 31 U.S.C. 3717, et seq., interest shall be charged on any fee amount not paid within 30 days from the date the fee or fee calculation financial statement specified in this authorization becomes due. The rate of interest assessed shall be the higher of the rate of the current value of funds to the U.S. Treasury (i.e., Treasury tax and loan account rate), as prescribed and published by the Secretary of the Treasury in the Federal Register and the Treasury Fiscal Requirements Manual Bulletins annually or quarterly or at the Prompt Payment Act rate. Interest on the principal shall accrue from the date the fee or fee calculation financial statement is due.

In the event the account becomes delinquent, administrative costs to cover processing and handling of the delinquency will be assessed.

A penalty of 6 percent per annum shall be assessed on the total amount delinquent in excess of 90 days and shall accrue from the same date on which interest charges begin to accrue.

Payments will be credited on the date received by the designated collection officer or deposit location. If the due date for the fee or fee calculation statement falls on a non-workday, the charges shall not apply until the close of business on the next workday.

Disputed fees are due and payable by the due date. No appeal of fees will be considered by the Forest Service without full payment of the disputed amount. Adjustments, if necessary, will be made in accordance with settlement terms or the appeal decision.

If the fees become delinquent, the Forest Service will:

Liquidate any security or collateral provided by the authorization.

If no security or collateral is provided, the authorization will terminate, and the holder will be responsible for delinquent fees as well as any other costs of restoring the site to its original condition including hazardous waste cleanup.

Upon termination or revocation of the authorization, delinquent fees and other charges associated with the authorization will be subject to all rights and remedies afforded the United States pursuant to 31 U.S.C. 3711 et seq. Delinquencies may be subject to any or all of the following conditions:

Administrative offset of payments due the holder from the Forest Service.

Delinquencies in excess of 60 days shall be referred to United States Department of Treasury for appropriate collection action as provided by 31 U.S.C. 3711 (g), (1).

The Secretary of the Treasury may offset an amount due the debtor for any delinquency as provided by 31 U.S.C. 3720, et seq.)

K. This easement shall terminate in the event an easement is granted subsequently by the United States to a public road agency for operation of this road as a public highway.

L. Grantee shall pay the United States for all injury, loss, or damage, including fire suppression costs, in accordance with existing Federal and State laws.

M. Grantee shall indemnify the United States for any and all injury, loss, or damage, including fire suppression costs the United States may suffer as a result of claims, demands, losses, or judgments caused by the Grantee's use or occupancy under this easement.

N. Upon termination of this easement, the Grantee shall remove within a reasonable time the structures and improvements and shall restore the site to a condition satisfactory to the Grantor, unless otherwise waived in writing. If the Grantee fails to remove the structures or improvements within a reasonable period, as determined by the Grantor, the Grantor may remove and dispose of any improvements and restore the area and all costs shall be paid by the Grantee.

If the Grantor waives the removal of the improvements and restoration of the site, all improvements shall become the property of the United States.

The foregoing notwithstanding, this easement is granted subject to the following reservations by Grantor, for itself, its holders, contractors, and assignees:

1. The right to cross and recross the road at any place by any reasonable means and for any purpose in such manner as will not interfere unreasonably with Grantee's use of the road.
2. The right to all timber now or hereafter growing on the right-of-way, subject to Grantee's right to cut such timber as herein provided.
3. The right alone to extend rights and privileges for use of the road constructed on the premises to other users, provided that nonfederal users shall bear a fair share of the current replacement cost less depreciation of the road and shall reconstruct the road as necessary to accommodate their use.
4. The Grantor reserves the right to use or authorize the use of the road by other Federal agencies, without cost other than the performance or payment, as it may elect, for its proportionate share of maintenance costs.
5. The Grantor retains the right to occupy and use the right-of-way, and to issue or grant rights-of-way for other land uses, for other than road purposes, upon, over, under, and through the easement area provided that the occupancy and use do not interfere unreasonably with the rights granted herein.
6. The right to terminate this easement if the Grantor assumes jurisdiction and control of the road as a National Forest System Road and issues a replacement easement providing only for use of the road. The replacement easement shall be in the current standard format, which provides the



Grantee the right to use the road for the purposes and for the period authorized by this easement, subject to such traffic control regulations and rules as Grantor may impose reasonably upon or require of other users of the road without unreasonably reducing the rights herein granted.

The Grantor may take action to suspend, revoke, or terminate this easement under the Rules of Practice Governing Formal Adjudicatory Administrative Proceedings Instituted by the Secretary Under Various Statutes in 7 CFR 1.130-1.151. An administrative proceeding is not required when the easement terminates on the occurrence of a fixed or agreed-upon condition, event, or time.

**O. GRIZZLY BEAR PROTECTION (R1-X10).** This special-use authorization includes land which is part of the habitat of the grizzly bear. Therefore, in compliance with Forest Service responsibilities under the Endangered Species Act of 1973, 16 U.S.C. 1531, the following conditions apply to this special-use authorization:

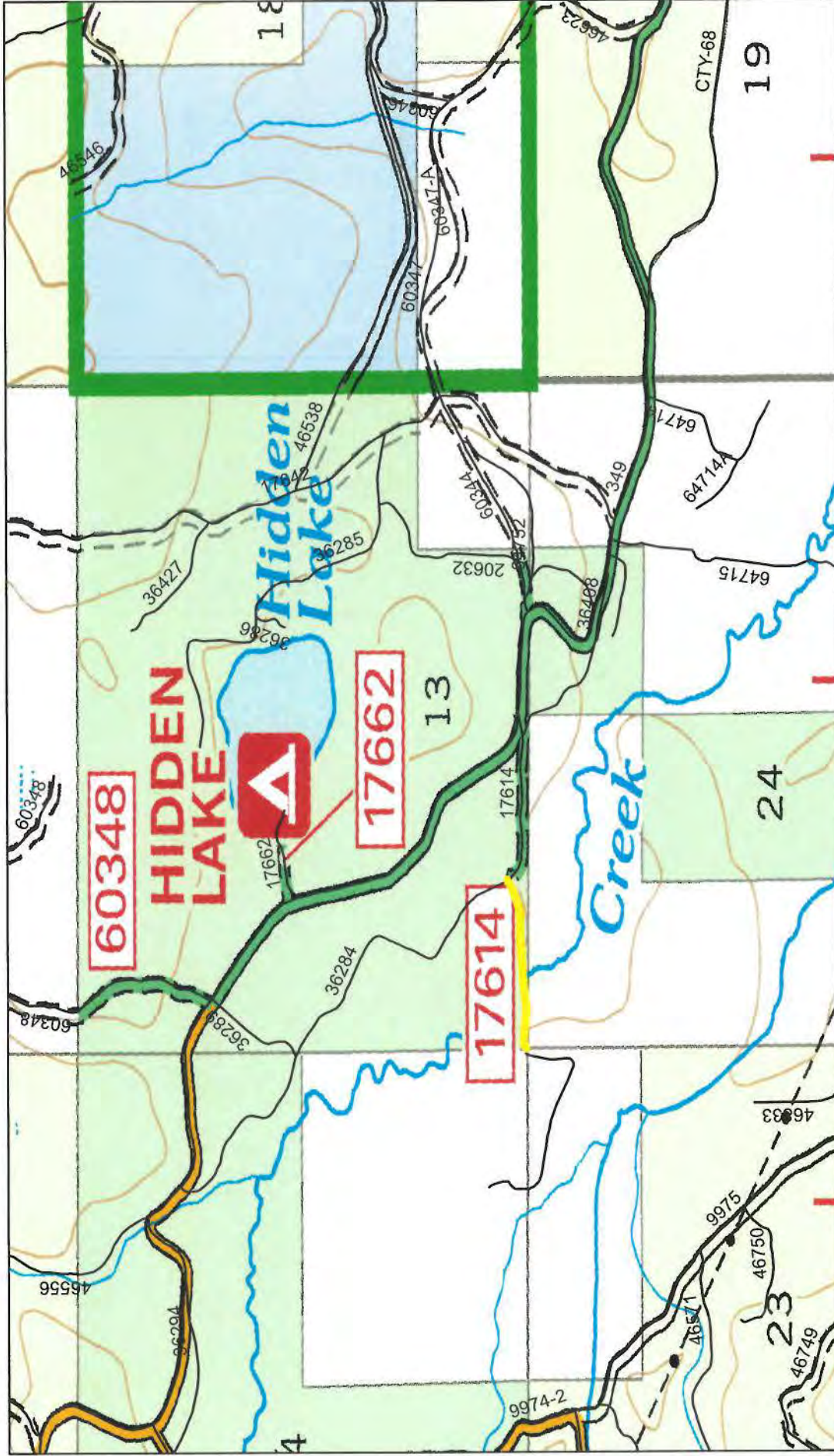
1. The authorized officer may order an immediate temporary suspension of all human activities permitted by this authorization and, if needed, suspend or revoke the special-use authorization when, in his/her judgment, such action is necessary in order to prevent confrontation or conflict between humans and grizzly bears. The holder shall immediately comply with such order. The United States shall not be liable for any consequences from such a suspension or revocation. Such suspension or revocation may be appealed to the next higher level as provided in 36 CFR 214.
2. The holder, his/her agents, employees, contractors and subcontractors will comply with the requirements of the attached Lolo Food Storage Order F11-005 in the conduct of any and all activities authorized. The authorized officer may review and revise the plan as needed.
3. The holder assumes full responsibility and shall hold the United States harmless from any and all claims by him/her or by third parties for any damages to life or property arising from the activities authorized by this special-use authorization and encounters with grizzly bears, or from suspension, revocation, or termination of activities authorized by this special-use authorization.
4. Intentional or negligent acts by the holder, his/her agents, employees, contractors and subcontractors that result in injury or death of a grizzly bear will be cause for suspension or revocation of this authorization in whole or in part.
5. Failure to comply with provisions 1, 2 or 3 may result in suspension or revocation of this authorization in whole or in part, and may cause criminal action to be taken against the holder under provisions of the Endangered Species Act of 1973, as amended, or other applicable authority

IN WITNESS WHEREOF, the Grantor, by its , Forest Service, has executed this easement pursuant to the delegation of authority by the Secretary of Agriculture to the Assistant Secretary for Natural Resources and Conservation, the delegation of authority by the Assistant Secretary for Natural Resources and Conservation, to the Chief, Forest Service, 7 CFR 2.60, and the delegation of authority by the Chief, Forest Service, dated August 16, 1982, (47 FR 36465), on the day and year first above written.



# Special Use Authorization - Appendix A

## Seeley Lake Ranger District, Lolo National Forest



### Authorization Information

Name: Harvey Burgess Assoc.  
 Authorization ID: SEE359  
 Primary Use Code: 752  
 Use Code Name: FLPMA Easement  
 Expiration Date: NA  
 Vicinity Descr: Hidden Lake  
 Legal Description: T16N, R16W, Section 13

### Disclaimer

The USDA Forest Service makes no warranty, expressed or implied regarding the data displayed on this map, and reserves the right to correct, update, modify, or replace this information without notification.

### Legend



**MONTANA**  
Missoula Cnty



Road 17614 under easement (approximate)

FEDERAL LAND POLICY AND MANAGEMENT ACT  
PRIVATE ROAD EASEMENT

THIS EASEMENT, dated this 7<sup>th</sup> day of January, 1992, from the **United States of America**, acting by and through the Forest Service, Department of Agriculture, hereinafter called Grantor, to **The Harvey/Burgess Association of Seeley Lake, Montana**, hereinafter called Grantee.

WITNESSETH:

WHEREAS, Grantee has applied for a grant of an easement under the Act of October 21, 1976 (90 Stat. 2743; 43 U.S.C. 1761), for a road over certain lands or assignable easements owned by the United States in the County of **Missoula**, State of Montana, and administered by the Forest Service, Department of Agriculture.

NOW THEREFORE, Grantor, for and in consideration of the payment of an annual use fee paid by Grantee does hereby grant to Grantee, subject to existing easements and valid rights, a nonexclusive easement for use of a road, along and across a strip of land, over and across the following described lands in the County of **Missoula**, State of Montana:

**Harvey & Burgess Access Road**

**T. 16 N., R. 16 W., P.M.M.**

**Section 13: S<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub>**

The location of said easement is shown on exhibit **A** attached hereto.

Said easement shall be **30 feet** in width as shown on exhibit A with such additional width as required for accommodation and protection of cuts and fills. If the road is located substantially as described herein, the centerline of said road as constructed is hereby deemed accepted by Grantor and Grantee as the true centerline of the easement granted.

This grant is made subject to the following terms, provisions, and conditions applicable to Grantee, its permittees, contractors, assignees, and successors in interest.

A. Grantee shall comply with applicable Federal or State law and shall comply with State standards for public health and safety, environmental protection, and siting, construction, operation, and maintenance of or for rights-of-way for similar purposes, if those standards are more stringent than applicable Federal standards.

B. The rights herein conveyed do not include the right to use the road for access to developments for short- or long-term residential purposes, unless and until the Grantor and

Consider to consideration, description  
Randy E. ... 1-7-92

308

the Grantee agree upon traffic control regulations, rules, and other provisions to accommodate such use of the road.

C. Upon change in ownership of the land or facility served by this road, the rights granted under this easement may be transferred to the new owner upon application to and approval by the Forest Supervisor, Lolo National Forest.

D. This easement shall expire on **December 31, 2020**. At that time, if the Grantee still needs the road for residential access and harvesting of the natural resources, the easement will be reissued for a period of 20 years. At the time of reissuance, the terms and conditions of the easement may be modified and new conditions or stipulations added at the discretion of the Forest Service.

E. All construction or reconstruction of the road shall be in accordance with plans, specifications, and written stipulations approved by the Grantor prior to beginning such construction or reconstruction.

F. Grantee shall have the right to cut timber upon the easement area to the extent necessary for maintaining the road. Timber so cut shall, unless otherwise agreed to, be cut into standard log lengths or other products as specified by the authorized officer and decked along the road for disposal by the owner of such timber.

G. The Grantee shall maintain the right-of-way clearing by means of chemicals only after the Grantor has given specific written approval. Application for such approval must be in writing and must specify the time, method, chemicals, and the exact portion of the right-of-way to be chemically treated.

H. The Grantee shall provide maintenance so that there is no damage on adjacent National Forest land. The Grantee shall construct and maintain lead-off drainage and water barriers as necessary to prevent erosion.

I. Grantee shall pay annually in advance a sum determined by the Forest Service to be the fair market value of the use authorized by this easement. The initial payment is set at **\$45.00** for the remainder of the calendar year. Payments for each subsequent calendar year shall be in the amount of **\$45.00** adjusted using the Implicit Price Deflator-Gross National Product index (IPD-GNP), or other factor selected by the Forest Service, to reflect more nearly the current fair-market value of the use. At intervals to be determined by certain changes in the indexes used to establish the linear rights-of-way fee schedule, the fee shall be reviewed and adjusted as necessary to assure that it is commensurate with the value of the rights and privileges authorized. Failure of the Grantee to pay the annual payment, late charges, or other fees or charges shall cause the easement to terminate.

Grantee shall pay an interest charge on any fee amount not paid by the payment due date.

Interest shall be assessed using the most current rate prescribed by the United States Department of Treasury Fiscal Requirements Manual (TFRM-6-8020.20). Interest shall accrue from the date the fee payment was due. In addition, certain processing and handling administrative costs may be assessed in the event the account becomes delinquent and added to the amounts due.

A penalty of 6 percent per year shall be assessed on any fee amount overdue in excess of 90 days from the due date of the first billing.

Payments will be credited on the date received by the designated collection officer or deposit location. If the due date(s) for any of the above payments or fee calculation statements fall on a nonworkday, the charges shall not apply until the close of business of the next workday.

J. This easement shall terminate in the event an easement is granted subsequently by the United States to a public road agency for operation of this road as a public highway.

K. Grantee shall pay the United States for all injury, loss, or damage, including fire suppression costs, in accordance with existing Federal and State laws.

L. Grantee shall indemnify the United States for any and all injury, loss, or damage, including fire suppression costs the United States may suffer as a result of claims, demands, losses, or judgments caused by the Grantee's use or occupancy under this easement.

M. Upon termination of this easement, the Grantee shall remove within a reasonable time the structures and improvements and shall restore the site to a condition satisfactory to the Grantor, unless otherwise waived in writing. If the Grantee fails to remove the structures or improvements within a reasonable period, as determined by the Grantor, the Grantor may remove and dispose of any improvements and restore the area and all costs shall be paid by the Grantee.

If the Grantor waives the removal of the improvements and restoration of the site, all improvements shall become the property of the United States.

The foregoing notwithstanding, this easement is granted subject to the following reservations by Grantor, for itself, its permittees, contractors, and assignees:

1. The right to cross and recross the road at any place by any reasonable means and for any purpose in such manner as will not interfere unreasonably with Grantee's use of the road.

2. The right to all timber now or hereafter growing on the right-of-way, subject to Grantee's right to cut such timber as herein provided.

3. The right alone to extend rights and privileges for use of the road constructed on the premises to other users, provided that nonfederal users shall bear a fair share of the current replacement cost less depreciation of the road and shall reconstruct the road as necessary to accommodate their use.

4. The Grantor reserves the right to use or authorize the use of the road by other Federal agencies, without cost other than the performance or payment, as it may elect, for its proportionate share of maintenance costs.

5. The Grantor retains the right to occupy and use the right-of-way, and to issue or grant rights-of-way for other land uses, for other than road purposes, upon, over, under, and through the easement area provided that the occupancy and use do not interfere unreasonably with the rights granted herein.

6. The right to terminate this easement if the Grantor assumes jurisdiction and control of the road as a Forest Development Road and issues a replacement easement providing only for use of the road. The replacement easement shall be in the current standard format, which provides the Grantee the right to use the road for the purposes and for the period authorized by this easement, subject to such traffic control regulations and rules as Grantor may impose reasonably upon or require of other users of the road without unreasonably reducing the rights herein granted.

The Grantor may take action to suspend, revoke, or terminate this easement under the Rules of Practice Governing Formal Adjudicatory Administrative Proceedings Instituted by the Secretary Under Various Statutes in 7 CFR 1.130-1.151. An administrative proceeding is not required when the easement terminates on the occurrence of a fixed or agreed-upon condition, event, or time.

IN WITNESS WHEREOF, the Grantor, by its Forest Supervisor, Lolo National Forest, Forest Service, has executed this easement pursuant to the delegation of authority by the Secretary of Agriculture to the Assistant Secretary for Natural Resources and Conservation, the delegation of authority by the Assistant Secretary for Natural Resources and Conservation, to the Chief, Forest Service, 7 CFR 2.60, and the delegation of authority by the Chief, Forest Service, dated August 16, 1982, (47 FR 36465), on the day and year first above written.

UNITED STATES OF AMERICA



ORVILLE L. DANIELS  
Forest Supervisor  
Lolo National Forest  
Forest Service  
Department of Agriculture

ACKNOWLEDGMENT

State of Montana )  
 ) ss.  
County of Missoula )

On the 7<sup>th</sup> day of January, 1992, before me, a Notary Public within and for said State, personally appeared Robert R. Kaufman, for Forest Supervisor, Lolo National Forest, Forest Service, Department of Agriculture, and the same person who executed the within and foregoing instrument, who, being by me duly sworn according to law, did say that he is the Supervisor, Lolo National Forest, and that said instrument was signed in behalf of the United States of America by its authority duly given and by him delivered as and for its act and deed. And he did further acknowledge that he executed said instrument as the free act and deed of the United States of America, for the purposes and consideration herein mentioned and set forth, and I do hereby so certify.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.



Margaret G. Peterson  
Notary Public for the State of Montana  
Residing at Missoula, MT  
My Commission expires 2-14-1992

U.S.D.A.—FOREST SERVICE—REGION ONE  
 LOLO NATIONAL FOREST  
 SEELEY LAKE RANGER DISTRICT  
 RIGHT-OF-WAY PLAT

**HARVEY & BURGESS ACCESS ROAD**

THROUGH SECTION 13, T16N, R16W, P.M.,M.  
 MISSOULA COUNTY, MONTANA.

SURVEY: CONVENTIONAL GROUND METHODS, 4/30/91  
 BASIS OF BEARING: GLO, 1903

ACCESS ROAD, U.S.F.S. ADMINISTERED: TOTAL LENGTH=1358.4 FEET.  
 AREA=0.94 ACRES

PLAT COMPLETED MAY 6, 1991  
 REVISED PLAT COMPLETED JUNE 6, 1991

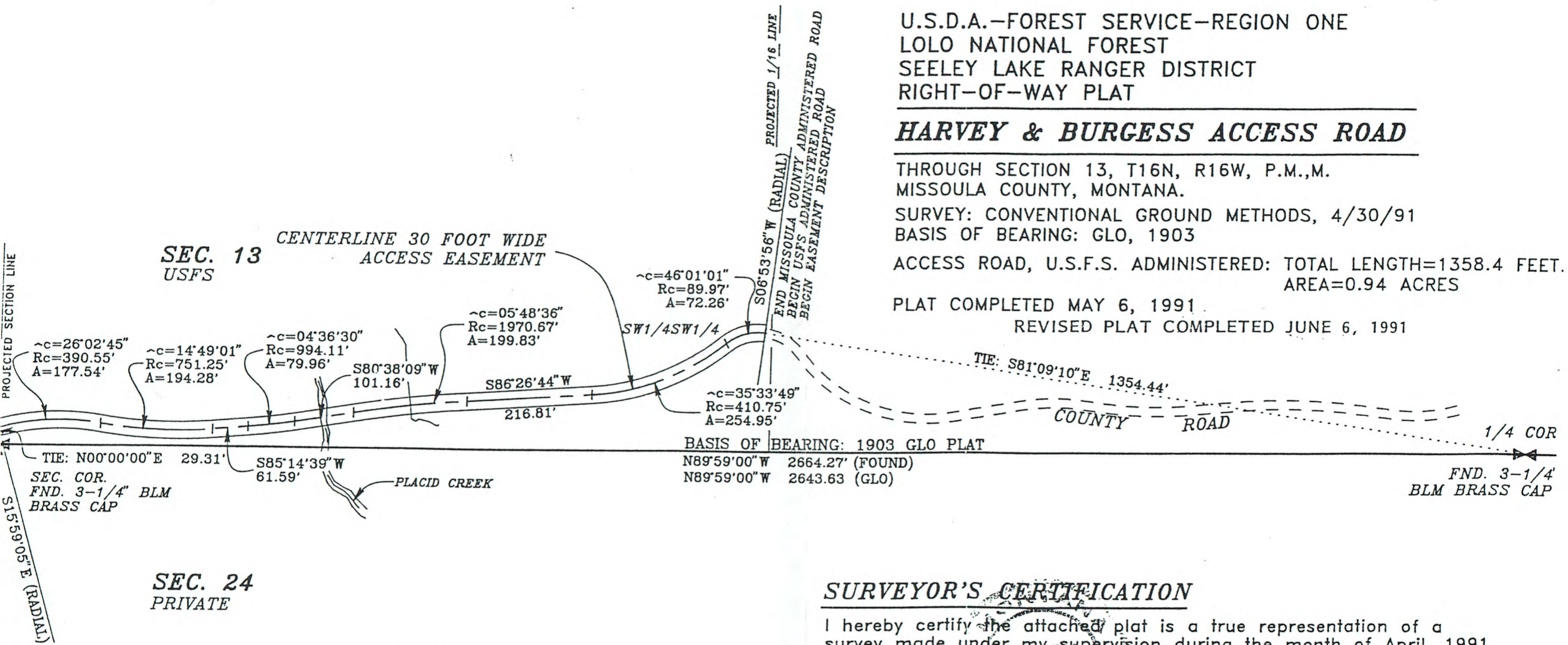


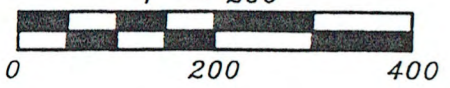
EXHIBIT "A"

**SURVEYOR'S CERTIFICATION**

I hereby certify the attached plat is a true representation of a survey made under my supervision during the month of April, 1991.

Richard A. Ainsworth, Professional Land Surveyor  
 Montana Registration No. 2923S  
 Date 6/6/91

Approved (P.O.T.S.)  
 Date 6/7/91





# SCHOOLS



**Julie Gardner, JD, MPA**  
ERA Lambros Real Estate  
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**SEELEY LAKE**  
ELEMENTARY SCHOOL

HOME

HAPPENINGS

STUDENTS

SPORTS

STAFF RESOURCES

STAFF

CONTACT



SCHOOL BOARD

education-experience-action  
providing an education that transcends the  
four walls of the traditional classroom

HOME

ABOUT US

ACADEMICS

STAFF

ACTIVITIES

ATHLETICS

LIBRARY

RESOURCES



**Seeley-Swan High School**  
Achieving Excellence

Sign in | Register

ITEMS 0

Just hanging out

Search...



CALENDAR



WEB  
CONNECT



MCPS  
STAFF DIRECTORY

# FLOODPLAIN



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# Missoula-Granite Floodplain Mapping Update

A Story Map



## 1 Draft Floodplain Mapping

To see the current FEMA mapping, go to section 2.

- 100-year Floodplain (1% Annual Chance)
- Floodway within 100-year Floodplain
- 500-year Floodplain (0.2% Annual Chance)
- Current Effective FEMA Mapping

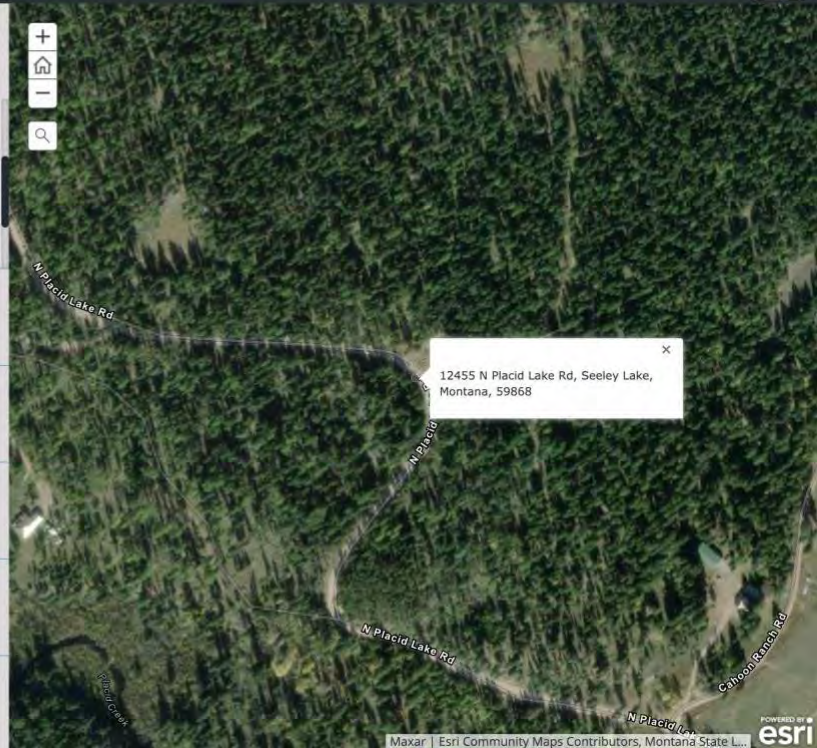
## 2 Current FEMA Floodplain Mapping

## 3 Compare Draft 100-year Floodplain Map to Current FEMA Floodplain Map

## 4 Compare Draft Floodway Map to Current FEMA Floodway Map

## 5 Estimated Ground Elevation for Buildings

## 6 Estimated Water Depth (in Feet) During 100-year Flood



# Missoula-Granite Floodplain Mapping Update

A Story Map



## 1 Draft Floodplain Mapping

## 2 Current FEMA Floodplain Mapping

The official FEMA maps and other flood hazard products are available from the FEMA Map Service Center online at: <http://www.msc.fema.gov>

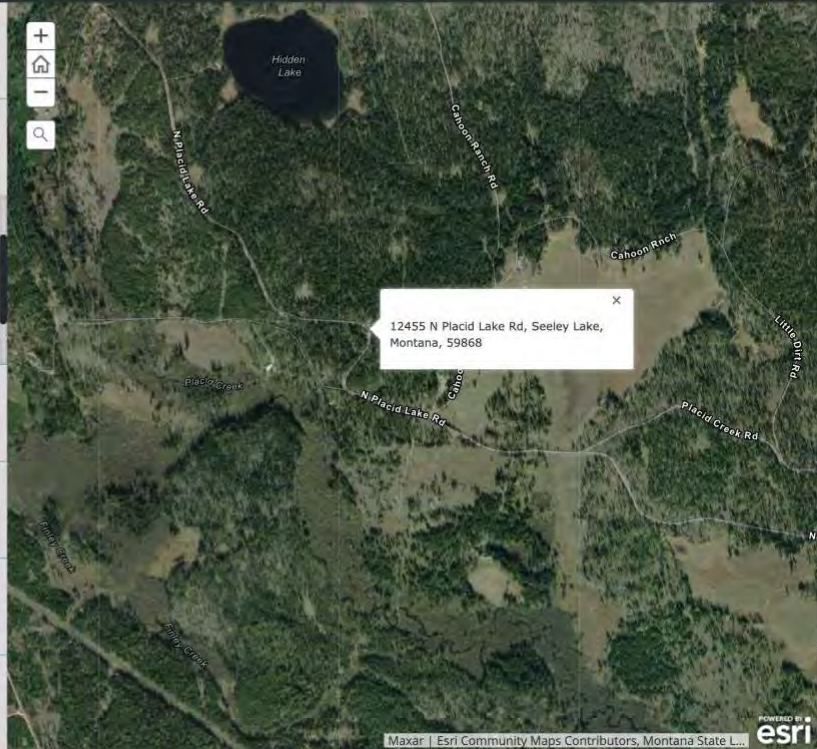
- 100-year Floodplain (1% Annual Chance)
- Floodway within 100-year Floodplain
- 500-year Floodplain (0.2% Annual Chance)

## 3 Compare Draft 100-year Floodplain Map to Current FEMA Floodplain Map

## 4 Compare Draft Floodway Map to Current FEMA Floodway Map

## 5 Estimated Ground Elevation for Buildings

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[RETURN TO TABLE OF CONTENTS](#)

# ZONING



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**Subject:** RE: Zoning – Grey Wolf Ranch, Seeley Lake, MT 59868  
**From:** zoner <zoner@missoulacounty.us>  
**Date:** 4/22/22, 12:41 PM  
**To:** Julie Gardner <juliegardnerproperties@gmail.com>

Hi Rainey,

All of those address are Unzoned, so there are no applicable zoning regulations.

Thanks,  
Bailey

*Bailey Minnich, Matt Heimel, Nick Zanetos*

Missoula County Planning and Zoning Information  
[Property Information System](#)

[Community and Planning Services](#)

Missoula County

Phone: (406) 258-4642

Office: 127 E. Main Street, Suite 2, Missoula, MT 59802

Mail: 200 West Broadway, Missoula, MT 59802

---

**From:** Julie Gardner <juliegardnerproperties@gmail.com>  
**Sent:** Friday, April 22, 2022 12:11 PM  
**To:** zoner <zoner@missoulacounty.us>  
**Subject:** Zoning - Grey Wolf Ranch, Seeley Lake, MT 59868

Hi Zoner,

I was hoping to get the zoning for Grey Wolf Ranch in Seeley Lake, MT 59868. Here's the thing...there are a number of addresses associated with the property. Would you be so kind as to provide me with the zoning for each address if it differs from the others? Here are the address numbers and they are all on Grey Wolf Ranch Road. 504, 870, 902, 1000, 1020, 1035, and 1078 Grey Wolf Ranch Road, Seeley Lake, MT 59868.

Thank you so much for taking the time with this beast of a property.

- Rainey

--

**Laraine Moy**

Realtor/Licensed Assistant to

*Julie Gardner*

ERA Lambros Real Estate

3011 American Way

Missoula, MT 59808

Office: (406) 532-9233

Fax: (406) 532-9330

[www.juliegardnerproperties.com](http://www.juliegardnerproperties.com)

[RETURN TO TABLE OF CONTENTS](#)