

**EXISTING CONDITIONS**

**SITE MAP**

LOTS 9, 10, & 11  
 BLOCK 4 OF THE TICE NO. 2 ADDITION  
 LOCATED IN THE SW1/4 OF SECTION 32,  
 TOWNSHIP 11 NORTH, RANGE 12 WEST, P.M.M.,  
 GRANITE COUNTY, MONTANA



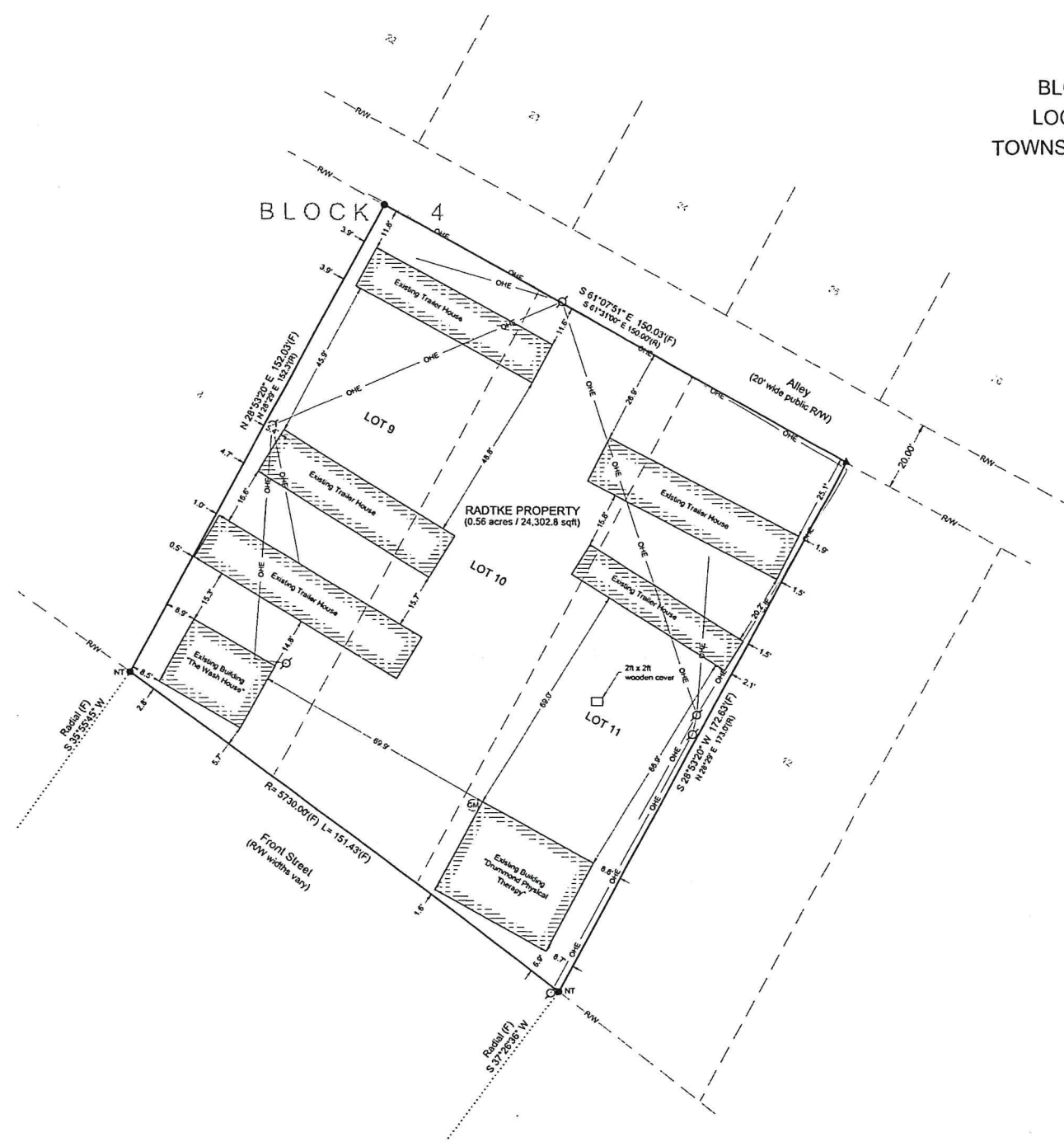
**BASIS OF BEARINGS**  
 GPS DERIVED  
 GEODETIC NORTH

scale 20 0 20 40  
 1" = 20' feet

**DATE OF SURVEY**  
 April, 2022

**OWNERS**  
 Bradley T. Radtke & Nancy Jo Radtke

**SURVEY COMMISSIONED BY**  
 Bradley T. Radtke & Nancy Jo Radtke



**PERIMETER LEGAL DESCRIPTION**  
 Lots 9, 10, & 11, Block 4 of The Tice No. 2 Addition, as subdivision of Granite County; located in and being a portion of the southwest one-quarter (SW1/4) of Section 32, Township 11 North, Range 12 West, Principal Meridian, Montana, Granite County, Montana;

CONTAINING 24,302.8 sq ft (0.56 acres) of land, more or less, being subject to all easements and rights-of-way as shown, apparent, existing or of record, and all according to the attached Survey.

**CERTIFICATE OF SURVEYOR:**  
 I hereby certify that the survey shown hereon represents a survey performed by me or under my direct supervision and completed on the date shown hereon.

**PRELIMINARY**

Jeremy A. F. Garland \_\_\_\_\_ Date  
 Registered Professional Land Surveyor  
 Montana Registration No. 16405 LS

**LEGEND**

- = Set 5/8" X 24" rebar topped with a 1-1/4" orange plastic cap (GLS 16405 LS)
- ▲ = Found 1" iron pipe
- (F) = Found this survey
- (R) = Record or additive record per plat of THE TICE No. 2 ADDITION
- RW = Right-of-way
- NT = Non-tangent
- ⊕ = Power pole
- ⊙ = Gas meter

**GARLAND**  
 LAND SURVEYING, INC.  
 28828 SOUTHSIDE RD  
 ALBERTON, MT 59820

2312 SKYLINE DR  
 MISSOULA, MT 59802

406-203-0394  
 www.garlandlandsurveying.com

GRANITE COUNTY CLERK & RECORDER

1/4	SEC.	TWP.	RGE.	COUNTY
32	11N	12W	GRANITE	

**SITE MAP**  
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 BLOCK 4 OF THE TICE NO. 2 ADDITION  
 SECTION 32, TOWNSHIP 11 NORTH, RANGE 12 WEST, P.M.M.,  
 GRANITE COUNTY, MONTANA

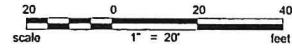
DRAWN BY: LU REVISION NO.: PROJECT NO.: MT-074-21  
 CHECKED BY: JAFG REVISION DATE: DATE: April 10, 2022

**PROPOSED  
SITE MAP**

LOTS 9, 10, & 11  
BLOCK 4 OF THE TICE NO. 2 ADDITION  
LOCATED IN THE SW1/4 OF SECTION 32,  
TOWNSHIP 11 NORTH, RANGE 12 WEST, P.M.M.,  
GRANITE COUNTY, MONTANA



BASIS OF BEARINGS  
GPS DERIVED  
GEODEIC NORTH

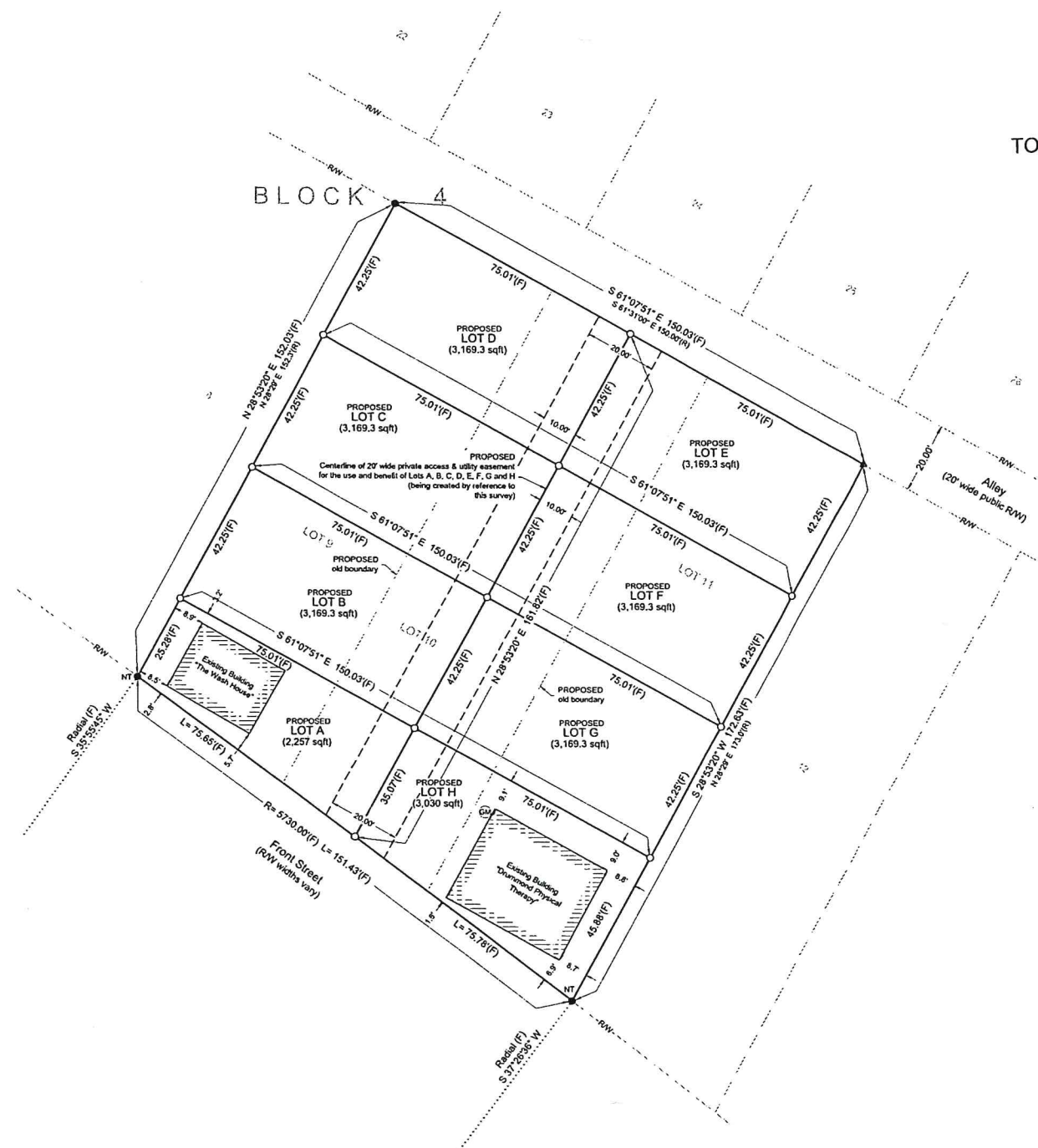


DATE OF SURVEY  
April, 2022

**OWNERS**

Bradley T. Radtke & Nancy Jo Radtke

**SURVEY COMMISSIONED BY**  
Bradley T. Radtke & Nancy Jo Radtke



**PERIMETER LEGAL DESCRIPTION**

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Jeremy A. F. Garland \_\_\_\_\_ Date  
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Montana Registration No. 16405 LS

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- ▲ = Found 1" iron pipe
- = Nothing found or set, denotes angle point
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- NT = Non-tangent
- ⊕ = Power pole
- ⊙ = Gas meter



**GARLAND**  
LAND SURVEYING, INC.  
2822 SOUTHSIDE RD  
ALBERTON, MT 59820  
2312 SKYLINE DR  
MISSOULA, MT 59802  
406-203-0334  
www.garlandandsurveying.com

GRANITE COUNTY CLERK & RECORDER

1/4	SEC.	TWP.	RGE.	COUNTY
32	11N	12W	GRANITE	

SITE MAP		
LOTS 9, 10, AND 11 BLOCK 4 OF THE TICE NO. 2 ADDITION SECTION 32, TOWNSHIP 11 NORTH, RANGE 12 WEST, P.M.M., GRANITE COUNTY, MONTANA		
DRAWN BY: LU	REVISION NO.: 1	PROJECT NO.: MT-074-21
CHECKED BY: JAFG	REVISION DATE: 04-12-2022	DATE: April 10, 2022

GRANITE COUNTY  
PLANNING DEPARTMENT  
SUBDIVISION PRE-APPLICATION SUBMITTAL FORM

Prior to scheduling a pre-application meeting with the Planning Board, the subdivider shall request a meeting with the subdivision administrator. The following items must be completed prior to the meeting with the subdivision administrator in order for it to be reviewed by the subdivision administrator. The applicant will not be placed on the Planning Board agenda until the meeting with staff has taken place and the following information has been complete and adequately satisfied.

First Minor: \_\_\_\_\_ Subsequent Minor: X Major: \_\_\_\_\_

1. Name of Subdivision Cornerstone Court
2. Date of pre-application meeting June 2, 2022
3. Name of Applicant Granite Land Holdings LLC  
Address; 1 Upper cow Creek Rd, Phone: (406) 239-1908  
City: Drummond State: MT Zip: 59832  
Name of Property Owner Bradley T + Nancy Jo Radtke  
Address; 1 Upper cow Creek Rd, Phone: (406) 239-1908  
City: Drummond State: MT Zip: 59832  
Name of Perparer/Agent N/A ↑  
Address; \_\_\_\_\_, Phone: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Name of Surveyor/Engineer Jay Garland, Garland Land Surveying, Inc  
Address; 28828 Southside Rd., Phone: (406) 203-0394  
City: Alberton State: MT Zip: 59820
4. Project size (acres): 0.548 Density (units/acre): 14.6
5. Total Number of Lots: 8
6. Type of Development: Single Family X, Multi-family \_\_\_\_\_, Commercial/Industrial X, Condominium \_\_\_\_\_, Other \_\_\_\_\_
7. Current Land Use: Commercial + Mobile Home Existing Zoning: Town of Drummond
8. Fire District: Drummond, School District: Drummond P.S.

Please address the following information and or provide documentation required on the current status of the site, including;

1.  A plat of the proposed subdivision exclusive of topographic lines at a scale of 1 inch to 400 feet or larger that is adequate to show the property and must include the following
2.  Location (physical and current legal description) 460-510 E. Front St.  
Drummond, MT 59832



Trice Addition #2, S32, T11N, R12W, Block 4, Lots 9-11

3.  Approximate tract and lot boundaries of existing tracts of record; (locate on plat)
4.  Description of general terrain; The l.c. of the land is a slight slope, draining to the NW., otherwise flat in elevation
5.  Natural features on the land, including water bodies, floodplains, geologic hazards, and soil types.  
no water bodies, no floodplain, no geologic hazards  
Soil types - loam, silt loam, clay loam + fine sandy loam.
6.  Existing structures and improvements; (locate on plat) \_\_\_\_\_
7.  Existing utility lines and facilities serving the area to be subdivided; (locate on plat in addition to describing) \_\_\_\_\_
8.  Existing easements and rights of way (indicate private/public, maintained/unmaintained); (locate on plat) \_\_\_\_\_
9.  Existing zoning or development regulation standards Town of Drummond / Granite County
10.  Existing conservation easements; (attach documentation) N/A
11.  Existing covenants or deed restrictions (attach documentation) N/A
12.  Documentation on current status of the site, including: ownership information, such as a deed, option to buy or buy-sell agreement, including permission to subdivide; \_\_\_\_\_
13.  Water rights, including location of Agricultural Water Facilities; \_\_\_\_\_
14.  Any special improvement districts; and rights of first refusal for the property. N/A
15.  Information on the proposed subdivision, including: \_\_\_\_\_
  - a. tract and proposed lot boundaries; \_\_\_\_\_
  - b. proposed public and private improvements; \_\_\_\_\_
  - c. location of utility lines and facilities; \_\_\_\_\_
  - d. easements and rights of way; and \_\_\_\_\_

e. parks and open space and proposed conservation easements. n/a

16.  Vicinity Map inclusive of Topographic information, legal description and physical location.

The subdivision administrator shall identify and address the following at the meeting with the applicant or representative present at the time:

State laws that apply \_\_\_\_\_ received \_\_\_\_\_

Local Regulations and Growth Policy provisions \_\_\_\_\_ received \_\_\_\_\_

Floodplain Regulations \_\_\_\_\_ received \_\_\_\_\_

Fire Codes \_\_\_\_\_ received \_\_\_\_\_

Did the applicant receive a copy of the Granite County Subdivision Regulations \_\_\_\_\_

Does the applicant have a copy of the application packet \_\_\_\_\_

Has the subdivision administrator provided the subdivider with a list of public utilities, local, state and federal agencies and any other entities that have an interest in the proposed subdivision that must be contacted for comment by the subdivider on the subdivision application \_\_\_\_\_

Has the subdivision administrator identified the timeframes that the public utilities, agencies, and other entities are given to respond \_\_\_\_\_

The subdivision administrator shall identify particular additional information the subdivision administrator anticipates will be required for review of the subdivision application. This does not limit the ability of the subdivision administrator to request additional information at a later time \_\_\_\_\_

The following is a list of materials that were provided to the subdivider by the subdivision administrator \_\_\_\_\_

\_\_\_\_\_

Other Notes: \_\_\_\_\_

\_\_\_\_\_

\*Once this application has been completed and the meeting has taken place with the Subdivision Administrator, the Subdivision Administrator shall place the proposed development on the next available Planning Board Meeting agenda where the pre-application meeting will take place.

Application Complete \_\_\_ Yes \_\_\_ No

Date \_\_\_\_\_  
*Nancy J. Castello* 4/22/22  
Signature of Subdivider Date

\_\_\_\_\_  
Signature of Subdivision Administrator Date

STATE OF MONTANA  
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION

1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601

## ACKNOWLEDGEMENT OF WATER RIGHT OWNERSHIP UPDATE

WE HAVE RECEIVED A WATER RIGHT OWNERSHIP UPDATE IN WHICH YOU WERE NAMED AS A PARTY. THE RECORDS MAINTAINED BY THE WATER RIGHTS BUREAU HAVE BEEN CHANGED TO REFLECT THE NEW OWNERSHIP ACCORDING TO THE WATER RIGHT OWNERSHIP UPDATE. THE ABSTRACT BELOW SHOWS THE CURRENT WATER RIGHT INFORMATION. BOTH BUYER AND SELLER HAVE BEEN SENT THIS ACKNOWLEDGEMENT. IF YOU HAVE FURTHER QUESTIONS, PLEASE CONTACT YOUR LOCAL WATER RESOURCES REGIONAL OFFICE.

MISSOULA REGIONAL OFFICE 406-721-4284

Water Right Number: 76G 68435 00 GROUND WATER CERTIFICATE

Version: 1 – ORIGINAL RIGHT

Version Status: ACTIVE

Owners: BRAD RADTKE  
240 COW CREEK RD  
DRUMMOND, MT 59832

JO RADTKE  
240 COW CREEK RD  
DRUMMOND, MT 59832

Priority Date: JULY 5, 1988 at 11:20 A.M.

Enforceable Priority Date: JULY 5, 1988 at 11:20 A.M.

Purpose (use): MULTIPLE DOMESTIC

Maximum Flow Rate: 20.00 GPM

Maximum Volume: 9.00 AC-FT

Source Name: GROUNDWATER

Source type: GROUNDWATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		NWSW	32	11N	12W	GRANITE

Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: WELL

Subdivision: TICE ADD NO 2 (DRUMMOND) TRACT/LOT: 9 BLOCK: 4

Purpose (Use): MULTIPLE DOMESTIC

Households: 9

Volume: 9.00 AC-FT

Period of Use: JANUARY 1 to DECEMBER 31

Prepared By

Name: Bradley T. & Nancy Jo Radtke  
Address: 1 Upper Cow Creek Rd.  
Drummond  
State: Montana Zip Code: 59832

After Recording Return To

Name: Granite County Clerk & Recorder  
Address: PO Box 925  
Philipsburg  
State: Montana Zip Code: 59858

74462 Roll - 77 Page - 1403

Recorded 12/21/2020 At 12:55 PM

Sarah Graham, GRANITE Clerk and Recorder

Fee: \$14.00, By *Dukey Mickey Deputy*

Space Above This Line for Recorder's Use

**MONTANA QUIT CLAIM DEED**

STATE OF MONTANA

COUNTY OF GRANITE

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One dollar (\$1.00) in hand paid to Bradley Thomas Radtke and Nancy Jo Radtke, a couple, residing at 1 Upper Cow Creek Rd., County of Granite, City of Drummond, State of Montana (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Granite Land Holdings LLC, a corporation, residing at 1 Upper Cow Creek Rd., County of Granite, City of Drummond, State of Montana (hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Granite, Montana to-wit:

Commonly known as 460 E. Front Street:

Tice Addition #2, S32, T11N, R12W, Block 4, lots 9-11.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

HOLI 77 1403

Bradley T. Radtke  
Grantor's Signature

Bradley T. Radtke  
Grantor's Name

1 Upper Cow Creek Rd.  
Address

Drummond, MT 59832  
City, State & Zip

Nancy Jo Radtke  
Grantor's Signature

Nancy Jo Radtke  
Grantor's Name

1 Upper Cow Creek Rd.  
Address

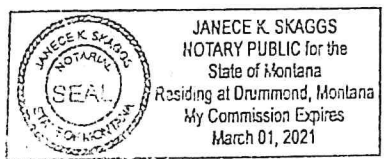
Drummond, MT 59832  
City, State & Zip

STATE OF MONTANA

COUNTY OF GRANITE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bradley Thomas Radtke and Nancy Jo Radtke whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 21<sup>st</sup> day of December, 2020.



Janece K. Skaggs  
Notary Public

My Commission Expires: 3/1/2021



053646 Roll - 59 Page - 543

Recorded 3/6/2007 At 9:35 AM

BLANCHE MCLURE, GRANITE Clerk and Recorder

Fee: \$ 14.00, By Kim Pawlak

**AND WHEN RECORDED MAIL TO:**

Bradley T. Radtke and Nancy Jo Radtke

416 COW CREEK RD.

DRUMMOND, MT 59832

Filed for Record at Request of:

Space Above This Line for Recorder's Use Only

First American Title Company

Order No.: 198054-R

Parcel No.: 4190032

**CORPORATION DEED**

(Joint Tenancy)

FOR VALUE RECEIVED,

Western Montana Properties, LLC

a corporation duly organized and existing under the laws of the State of Montana, grantor, does hereby Grant, Bargain, Sell and Convey unto

Bradley T. Radtke and Nancy Jo Radtke

whose address is: 510 East Front Street, Drummond, MT 59832

hereinafter called Grantees, as joint tenants (and not as tenants in common) and to the survivor of said named joint tenants, and the the heirs and assigns of such survivor, the following described premises, in Granite County, Montana to-wit:

Lots 9, 10, and 11 in Block 4 of the Tice No. 2 Addition, a platted subdivision in the town of Drummond, Granite County, Montana, according to the official recorded plat thereof.


SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD, the said premises, with its appurtenances unto the said Grantees, as joint tenants with the right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named tenants forever. And the said Grantor(s) do(es) hereby covenant to and with Grantees, he(she or they) is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances except for taxes and assessments for current and subsequent years and he (she or they) will warrant and defend same from all lawful claims whatsoever.

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed.

Dated: 02/28/2007

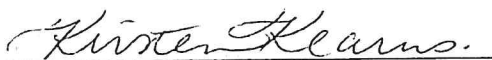
Western Montana Properties, LLC, a Montana Limited Liability Company

  
By: Lyle E. Goracke, Member

  
By: Marlin J. Foss, Member

STATE OF Montana )  
  ) ss.  
COUNTY OF Granite ~~RAVALLI~~ )

On February 28, 2007, before me a Notary Public, personally appeared Lyle E. Goracke and Marlin J. Foss,, known to me to be the Members of Western Montana Properties, LLC.



Signature of Notarial Officer  
Kirsten Kearns  
Notary Public for the State of Montana  
Residing in: Corvallis  
Commission Expires: 03-06-2010



KIRSTEN KEARNS  
NOTARY PUBLIC-MONTANA  
Residing at Corvallis, Montana  
My Comm. Expires Mar. 6, 2010