

Pre-application for Flint Valley Vista

General Comment:

This is a 126 acre parcel of ground that was created through a boundary relocation that is of record on COS _____. The Flint Valley Vista subdivision will be a First Minor Subdivision.

Pre-application Information:

A. Information on the current status of the site, including:

1. The site is located one mile east of Hall Montana in the S1/2 and SW1/4 Section36, T10N, R13W.
2. The approximate tract and lot boundaries are shown on the preliminary plat.
3. The terrain is barren with a fair stand of prairie grasses.
4. There are no natural features to the land such as water bodies, floodplains or geological hazards. There is one natural spring on proposed Lot 8. The soils are sandy loams.
5. There are no existing structures or improvements on the site
6. Existing power is near both the north and south boundaries.
7. There are no known easements within the property. A 60 foot access easement exists on Tract 1, COS 786, which will be used for access from Partridge Lane.
8. There are no special zoning or development regulations that exist other than the Granite County Subdivision Regulations.
9. There are no existing conservation easements.
10. There are no existing covenants or deed restrictions.
11. A vicinity map is included with this information, along with an aerial photo.

B. Documentation on the current status of the site, including:

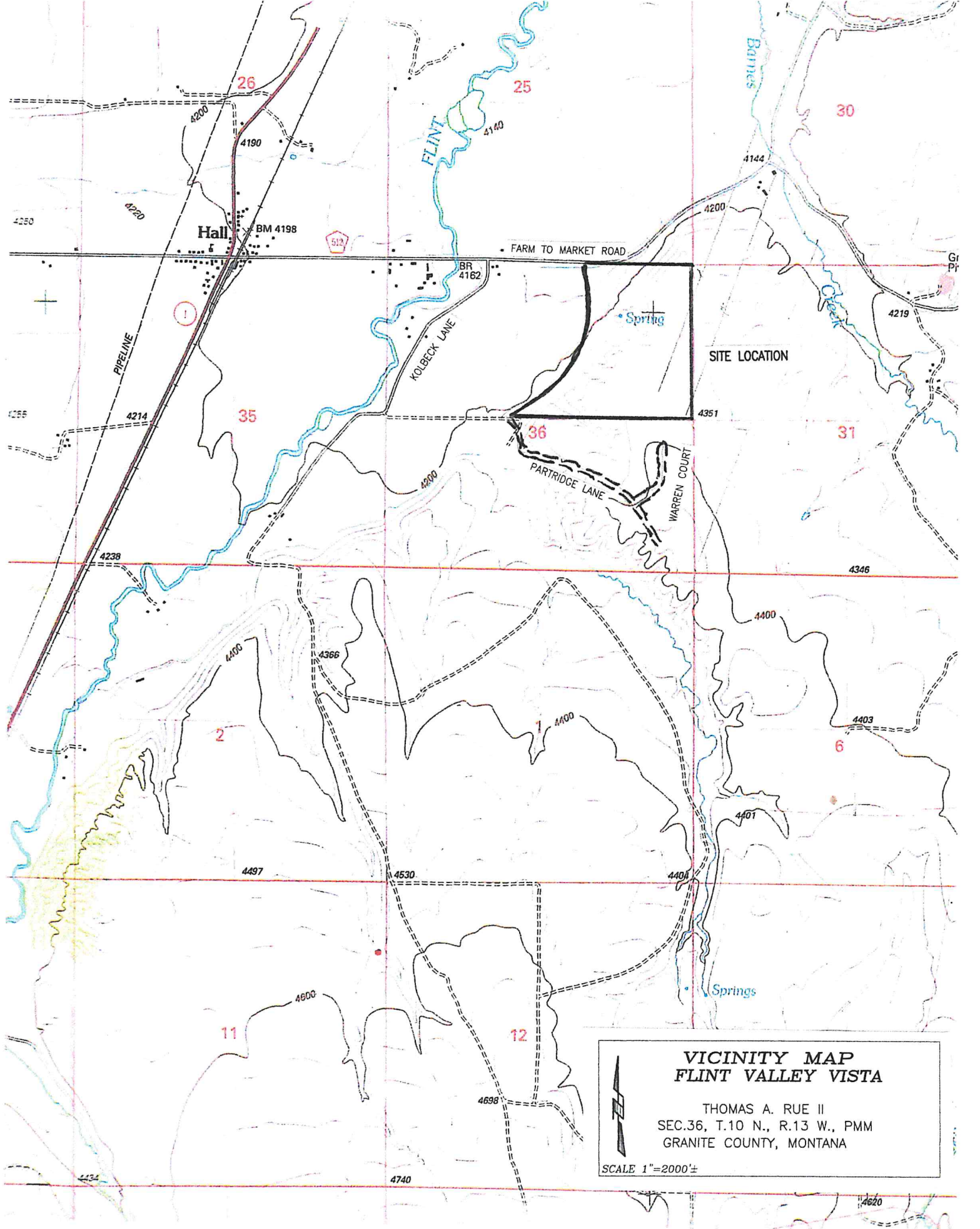
1. The property is owned by Thomas A. Rue II
2. There are no water rights or agricultural water user facilities concerns with this property.
3. There are no special improvements districts encumbering this property.
4. There are no first refusal rights encumbering this property.

ii Information on the proposed subdivision, including:

- A. The boundaries of the tract and proposed lots are shown on the preliminary plat.
- B. There will be no new public improvements required. Private improvement will be new road construction within the subdivision and the extension of buried electric power. These will be paid for by the developer. Individual wells and sewage disposal systems will be installed by the home builder.
- C. Power is nearby adjacent from either the south or north boundaries
- D. There are no easements or R/Ws that exist other than the access easement on Tract 1, COS 786.
- E. This being a first minor subdivision there is no requirement for parkland dedication.
- F. A vicinity map is included along with an aerial photo. The 40 foot contours from the USGS map are shown on the preliminary plat. The 4360 contour rims the top of the ridge where the seven smaller lots will be developed. The top of the ridge has a general slope bearing northerly at a -2.5 percent slope.

Prepared by Gordon Sorenson, PEPLS

January 13, 2022



**VICINITY MAP
FLINT VALLEY VISTA**

THOMAS A. RUE II
SEC.36, T.10 N., R.13 W., PMM
GRANITE COUNTY, MONTANA

SCALE 1"=2000'±

Flint Valley Vista

Hall United Methodist Church

Hall

Eagle Stud Mill

NEW CHICAGO ROAD

SEE PRELIMINARY PLAT FOR
PROPOSED LOT LAYOUT

NEW ACCESS ROAD

EASEMENT TRACT 1

COS 786

PARTRIDGE LANE

PAPSON RIDGE LANE

PAPSON COURT

PARTRIDGE LANE

KOLBECK LANE

WARREN COURT



3000 ft

Gordon Sorenson Engineering
2610 Gunsight Court
Missoula MT 59804
406-544-1931
gspels@gmail.com

January 17, 2022

Linda Bouck, Planner
Granite County
PO Box 925
Philipsburg MT 59858

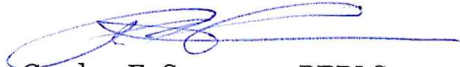
Tom Rue
PO Box 32
Hall MT 59837

Dear Linda and Tommy:

Enclosed is the data for the pre-app meeting for the Flint Valley Vista subdivision.

If additional data is needed for the February 3rd meeting, please let me know.

Sincerely,

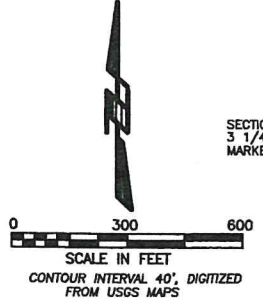


Gordon E. Sorenson, PEPLS

Encl: Pre-application narrative data
Preliminary Plat, 11X17
Vicinity Map
Aerial photo

PRELIMINARY PLAT FLINT VALLEY VISTA

A SUBDIVISION OF GRANITE COUNTY, MONTANA
LOCATED IN THE SE 1/4 NW 1/4 AND NE 1/4 OF SECTION 36
T.10 N., R.13 W., PRINCIPAL MERIDIAN, GRANITE COUNTY, MONTANA



SECTION CORNER
3 1/4" ALUMINUM CAP
MARKED 4740S

NUM	DELTA	ARC	RADIUS	CHORD	BEARING	DISTANCE
C1	51°45'07"	1867.63'	2067.70'	N30°50'15"E	1804.79'	
C2	107°21'43"	318.55'	170.00'	N28°19'09"W	273.95'	
C3	115°30'12"	463.66'	230.00'	N32°23'23"W	389.04'	

TOTAL AREA- 188.84 ACRES

OWNER OF RECORD

THOMAS A. RUE II

LEGEND

- 5/8"x24" REBAR W/1 1/4" YELLOW PLASTIC CAP, (MARKED MT 2345ES, ID 1850)
- 5/8" REBAR W/2" ALUMINUM CAP (MARKED G.SORENSEN MT 2345ES ID 1850)
- 4"x4" CONCRETE RW MONUMENT
- C.O.S. CERTIFICATE OF SURVEY
- Ⓢ CONTROL NUMBER STAMPED ON CAP
- ⊕ CENTERLINE

TANGENT TABLE

NUM	BEARING	DISTANCE
L1	N89°19'37"E	112.90'
L2		
L3		
L4		
L5		

NOTE:

ALL PERIMETER COURSES ARE RECORDED AND FOUND PER CERTIFICATE OF SURVEY NO. ##

SURVEYOR'S CERTIFICATION

I, GORDON E. SORENSON, A PROFESSIONAL LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF MONTANA, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME AND UNDER MY SUPERVISION DURING THE MONTHS OF DECEMBER 2021 THROUGH 2022 IN ACCORDANCE WITH THE PROVISIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT, AND THAT THIS PLAT IS A TRUE REPRESENTATION OF THE SURVEY AS IT EXISTS ON THE GROUND.

GORDON E. SORENSON
REG. PROFESSIONAL ENGINEER AND LAND SURVEYOR
MONTANA REGISTRATION NO. 2345ES



CERTIFICATE OF DEDICATION

I, THOMAS A. RUE II, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AND STREETS AS SHOWN ON THE ACCOMPANYING PLAT HERETO ANNEXXED, THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A TRACT OF LAND LOCATED IN PORTIONS OF THE NW 1/4 AND NE 1/4 OF SECTION 36, T.10 N., R.13 W., PRINCIPAL MERIDIAN, GRANITE COUNTY, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 36, T.10 N., R.13 W., PRINCIPAL MERIDIAN, GRANITE COUNTY, MONTANA; THENCE S 07°26'04"E, 2656.08 FEET ALONG THE EAST LINE OF SECTION 36 TO THE SOUTHWEST CORNER OF THE NE 1/4 OF SECTION 36; THENCE S 89°51'31"W, 2639.67 FEET ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 36 TO THE CENTER 1/4 CORNER OF SECTION 36; THENCE S 07°21'15"E, 800.09 FEET LONG THE NORTH-SOUTH MIDSECTION LINE OF SECTION 36 TO A POINT ON THE BOUNDARY OF THE ROAD TRACT ON CERTIFICATE OF SURVEY NO. 933; THENCE ALONG THE BOUNDARY OF SAID ROAD TRACT THROUGH THE FOLLOWING THREE (3) COURSES: 1.) N 82°00'00"W, 208.87 FEET; 2.) ALONG A 170.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 318.55 FEET TO A POINT ON A REVERSE CURVE WITH CENTER BEING IN 64°38'17"W, 230.00 FEET RADIAL DISTANCE; 3.) COUNTERCLOCKWISE ALONG SAID REVERSE CURVE AND ITS PROJECTION, AN ARC DISTANCE OF 463.66 FEET; THENCE N 56°42'48"E, 529.90 FEET; THENCE ALONG A 2067.70 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 1867.70 FEET; THENCE N 44°21'33"E, 832.14 FEET; THENCE N 06°41'33"W, 229.00 FEET TO A POINT ON THE LINE COMMON TO SECTIONS 25 AND 36; THENCE N 89°57'13"E, 1237.79 FEET ALONG THE LINE COMMON TO SECTIONS 25 AND 36 TO THE POINT OF BEGINNING, CONTAINING 128.84 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY; SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND OR APPARENT.

FURTHER THAT THE ABOVE DESCRIBED TRACT IS TO BE KNOWN AND DESIGNATED AS FLINT VALLEY VISTA AND THAT THE LANDS INCLUDED IN ALL STREETS ARE DEDICATED AND GRANTED AS A NON-EXCLUSIVE EASEMENT TO THE FLINT VALLEY HOMEOWNER'S ASSOCIATION FOR PURPOSES OF INGRESS AND EGRESS TO ALL LOTS SHOWN ON THIS PLAT AND THE PLATS OF FLINT VALLEY, FLINT VALLEY-PHASE II, FLINT VALLEY HEIGHTS AND FLINT VALLEY HEIGHTS-PHASE II.

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REMOVAL OF THEIR FACILITIES, IN OVER, UNDER AND ACROSS EACH AREA DESIGNATED WITHIN THE BOUNDARY OF THIS PLAT AS "PUBLIC UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

AND FURTHERMORE LOTS 8 AND 9 ARE IN EXCESS OF 20 ACRES IN SIZE, AND ARE THEREFORE EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO 73-4-103 M.C.A.

PREPARED FOR:
THOMAS A. RUE II

PREPARED BY:
GORDON SORENSON ENGINEERING
2610 GUNSLIGHT COURT
MISSOULA, MT 59804
TEL 408-544-1931
2011JOBS\11007\11007PP1.DWG

THOMAS A. RUE

ACKNOWLEDGEMENTS *****
STATE OF MONTANA
COUNTY OF GRANITE
SIGNED AND ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____ BY
THOMAS A. RUE II

NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT _____ MONTANA
MY COMMISSION EXPIRES: _____

EXAMINED AND APPROVED

EXAMINED & APPROVED *****
CERTIFICATE OF EXAMINING LAND SURVEYOR *****

GRANITE COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF FLINT VALLEY VISTA AND FIND THAT THIS PLAT CONFORMS TO SURVEYING REQUIREMENTS OF SECTION 76-3-611(2)(c) M.C.A. AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS _____ DAY OF _____, 20____ EXAMINING LAND SURVEYOR

CERTIFICATE OF COUNTY SANITARIAN

DATED THIS _____ DAY OF _____, 20____ TRI-COUNTY SANITARIAN

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT NO REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LANDS DESCRIBED WITHIN THIS PLAT ARE DELINQUENT. THIS CERTIFICATE IS MADE AS A REQUIRED BY SECTION 76-3-207 AND 76-3-303 M.C.A. PURSUANT THERETO.

DATED THIS _____ DAY OF _____, 20____ GRANITE COUNTY TREASURER

CERTIFICATE OF GRANITE COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____ BEING IT HAVING BEEN MADE TO APPEAR THAT THIS PLAT OF "FLINT VALLEY VISTA" BEING THE PLATTED AREA HEREIN CONTAINED, AND THAT SO APPEARING TO THE BOARD OF COUNTY COMMISSIONERS OF GRANITE COUNTY, MONTANA, THAT IT IS IN THE PUBLIC INTEREST THAT NO PARKLAND DEDICATION IS REQUIRED PURSUANT TO 76-3-606(1), M.C.A. THEREFORE, IT IS HEREBY ORDERED THAT THE ORDER BE INCORPORATED INTO THE PROCEEDINGS OF THIS BOARD AND A COPY THEREOF BE ENDORSED AND CERTIFIED ON SAID ADDITION ON THIS DATE.

COUNTY COMMISSIONERS IN AND FOR GRANITE COUNTY, MONTANA
DATED THIS _____ DAY OF _____, 20____

CHAIRMAN _____
COMMISSIONER _____
COMMISSIONER _____

1/4	SEC.	T.	R.
36	10N.	13W.	

DRAWING DATE: JANUARY 14, 2022

CERTIFICATE OF CLERK AND RECORDER

FILED ON THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK, _____ M.

GRANITE COUNTY CLERK AND RECORDER
INSTRUMENT NO. _____

SHEET 1 OF 1
PRINCIPAL MERIDIAN, MONTANA
GRANITE COUNTY, MONTANA