

**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 FTK Minor Subdivision

2. Date of pre-application meeting 2/3/2022

3. Name of Applicant Caleb Johnson
Address; 25136 Courser Dr, Phone: 406-595-7047
City: Huson State: MT Zip: 59846

Name of Property Owner FTK Holdings LLC
Address; 25136 Courser Dr, Phone: 406-595-7047
City: Huson State: MT Zip: 59846

Name of Perparer/Agent Marias Hale: Eli & Associates Inc.
Address; 5475 Alloy South, Phone: 406-549-5022
City: Missoula State: MT Zip: 59808

Name of Surveyor/Engineer Joshua Phillips, PLS
Address; 5475 Alloy South, Phone: 406-549-5022
City: Missoula State: MT Zip: 59808

4. Project size (acres: 13.74 Ac. Density (units/acre): 1 / 6.87 Ac.

5. Total Number of Lots: 2

6. Type of Development: Single Family X, Multi-family _____, Commercial/Industrial _____, Condominium _____, Other _____.

7. Current Land Use: Vacant, Existing Zoning: Zoning District Georgetown Lake

8. Fire District: Granite County, School District: District 1

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) 769 Georgetown Lake Road, Anaconda, MT 59711

Legal Description: Lot 2 of Lookout Addition

3. Approximate tract and lot boundaries of existing tracts of record; (locate on plat)
4. Description of general terrain; Westerly facing, partially wooded hillside
consisting of 15-25% slopes.
5. Natural features on the land, including water bodies, floodplains, geologic hazards, and soil types.
See included Site Evaluation Report for soil description.
No known hazards on or near property.
6. Existing structures and improvements; (locate on plat) Partial driveway construction
7. Existing utility lines and facilities serving the area to be subdivided; (locate on plat in addition to describing) None known
8. Existing easements and rights of way (indicate private/public, maintained/unmaintained); (locate on plat) Unlocatable reservation for easement to Lord Ranch per Warranty Deed recorded at Roll 42, Page 828
9. Existing zoning or development regulation standards Georgetown Lake Zoning District
10. Existing conservation easements; (attach documentation) None known
11. Existing covenants or deed restrictions (attach documentation) See attached "Covenants for Lookout Subdivision"
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; Warranty Deed (Roll 77, Page 700) included.
13. Water rights, including location of Agricultural Water Facilities; None
14. Any special improvement districts; and rights of first refusal for the property. None
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. _____

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 _____

Signature of Subdivider

Date

Signature of Subdivision Administrator

Date



P.O. Box 16462 | 5475 Alloy South
 Missoula, Montana 59808
 Tel: 406.549.5022

www.elisurvey.com

SITE EVALUATION REPORT

OWNER: FTK
 ADDRESS: Georgetown Lake Rd
 LEGAL DESCRIPTION: Lot 2 of Lookout Addition
 LOCATION: S15, T5N, R14W

PROJECT NO: 20-8038
 REPORT DATE: 10-21-20
 SOIL TECHNICIAN: Joshua Phillips

SOILS PROFILE HOLE #1

DEPTH	TEXTURE	STRUCTURE	COLOR	OTHER FEATURES
0-24"	Dark Loam	Granular	Dark Brown	Organics
24-96"	Very Gravelly Sandy Clay Loam	Granular	Tan	
No signs of Bedrock or Groundwater see figure 1				

SOILS PROFILE HOLE #2

DEPTH	TEXTURE	STRUCTURE	COLOR	OTHER FEATURES
0-42"	Dark Loam	Granular	Dark Brown	Organics
42-96"	Very Gravelly Sandy Clay Loam	Granular	Tan	
No signs of Bedrock or Groundwater see figure 2				



figure 1

Soil Description 18"-36":
 Slope at site:



figure 2

Sandy Clay Loam
 1-3%



Eli & Associates, Inc.

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SITE EVALUATION REPORT

OWNER: FTK

ADDRESS: Georgetown Lake Rd

LEGAL DESCRIPTION: Lot 2 of Lookout Addition

LOCATION: S15, T5N, R14W

PROJECT NO: 20-8038

REPORT DATE: 10-21-20

SOIL TECHNICIAN: Joshua Phillips

SOILS PROFILE HOLE #3

DEPTH	TEXTURE	STRUCTURE	COLOR	OTHER FEATURES
0-31"	Dark Loam	Granular	Dark Brown	Organics
31-96"	Very Gravelly Sandy Clay Loam	Granular	Tan	
No signs of Bedrock or Groundwater see figure 1				



figure 1

Soil Description 18"-36":
Slope at site:

Sandy Clay Loam
2%

Sarah E Graham

WHEN RECORDED RETURN TO:

Name: FTK Holdings, LLC, a Montana limited liability company

Address: *25136 Courser Dr.*

File No.: *Hudson MT 59846*
STSW-9509

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is acknowledged the undersigned, Shannon J. Corrigan and Shelley M. Corrigan, whose address is 1607 Blue Carnas Ct, Idaho Falls, ID 83402, GRANTOR(S) do/does hereby grant, bargain, sell and convey unto:

FTK Holdings, LLC, a Montana limited liability company

25136 Courser Dr.

Hudson MT 59846

GRANTEE(S), his/her/their heirs and assigns, the following described premises in Granite County and State of Montana:

A tract of land located in the East 1/2 of Section 15, Township 5 North, Range 14 West, P.M.M., Granite County, Montana and being more particularly described as Lot 2 of Lookout Addition, Minor Subdivision Plat No. 25-M.

TO HAVE AND TO HOLD the said premises, with its appurtenances and easements apparent or of record, unto the said GRANTEE(S), his/her/their heirs and assigns, forever. And the said GRANTOR(S) do/does hereby covenant to and with the said GRANTEE(S), that the GRANTOR(S) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances except for current years taxes, levies, and assessments and except U.S. Patent reservations, restriction, easements of record, and easements visible upon the premises, and the GRANTOR(S) will warrant and defend the same from all lawful claims whatsoever.

SUBJECT TO:

- A. All reservations, exceptions, covenants, conditions and restrictions of record and in patents from the United States or the State of Montana;
- B. All existing easements, rights of way and restrictions apparent or of record;
- C. Taxes and assessments for the current year and subsequent years;
- D. All prior conveyances, leases or transfers of any interest in minerals, including oil, gas and other hydrocarbons; and
- E. Building, use, zoning, sanitary, and environmental restrictions.

GRANTOR(S) covenant with GRANTEE(S) that GRANTOR(S) are now seized in fee simple absolute of said premises; that GRANTOR(S) have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that GRANTEE(S) shall enjoy the same without any lawful disturbance; that GRANTOR(S) will, on demand, execute and deliver to GRANTEE(S), at the expense of GRANTORS, any further assurance of the same that may be reasonably required; and, with the exceptions set forth above, that GRANTOR(S) warrant to GRANTEE(S) and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same.

DATED this 28 day of July, 2020.

Shannon J. Corrigan
Shannon J. Corrigan

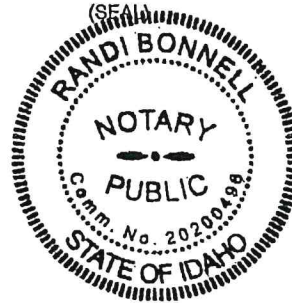
Shelley M. Corrigan
Shelley M. Corrigan

State of Idaho
County of Bonneville

On this 28 day of July, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Shannon J. Corrigan and Shelley M. Corrigan, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Randi Bonnell (SIGNATURE)
Printed Name: Randi Bonnell
Notary Public in and for the State of Idaho
Residing at Valley Falls
My commission expires: 7.13.2026



COVENANTS FOR LOOKOUT SUBDIVISION

INDEXED

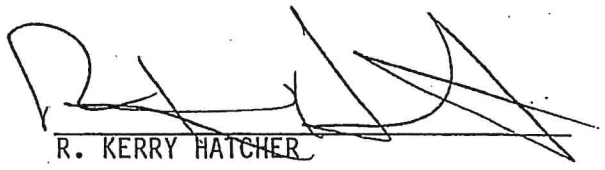
1. SINGLE FAMILY DWELLING ONLY: NO COMMERCIAL STRUCTURES.
2. A MAXIMUM OF 3 VEHICLE GARAGE.
3. NO CAMPERS. RECREATIONAL VEHICLES OR TRAILERS SHALL BE USED FOR LIVING PURPOSES EXCEPT WHILE THE RESIDENTIAL STRUCTURE IS BEING CONSTRUCTED.
4. THE EXTERIOR OF ANY STRUCTURE SHALL BE COMPLETED WITHIN THREE YEARS OF START OF CONSTRUCTION.
5. NO SUBDIVIDING IN FLINT CR. SUBD. IN LOOKOUT SUBD. TRACTS MAY BE SUBDIVIDED ONLY ONE TIME ON THE FOLLOWING CONDITIONS: LOTS 3&4 THE DIVISION LINE MUST RUN IN A NORTH TO SOUTH MANNER WITH BOTH PORTIONS BEING 5 ACRES. LOT 1 CAN ONLY BE DIVIDED IN A EAST TO WEST MANNER, REMAINING PORTIONS AGAIN MUST BE 5 ACRES EACH. LOT 2 CAN BE SUBDIVIDED IN ANY DIRECTION; HOWEVER, EACH PORTION MUST BE 5 ACRES OR MORE. ANY NEWLY CREATED TRACTS AS A RESULT OF A LEGAL SUBDIVISION ARE RESPONSIBLE FOR THERE OWN WATER OR UNLESS APPROVED BY A MAJORITY OF THE HOMEOWNERS RESIDING IN THEIR RESPECTIVE SUBDIVISIONS. (THERE ARE NO GUARANTEES IMPLIED OR WRITTEN PERTAINING TO THE SUBDIVISION OF ONES PROPERTY).
6. NO ON-SITE SEPTIC SYSTEM SHALL BE PLACED, CONSTRUCTED OR ALTERED IN SUCH A MANNER AS TO CONSTITUTE A HEALTH HAZARD TO ANY ADJOINING LOT.
7. OWNERS OF BUILDING SITES SHALL BE RESPONSIBLE FOR THE ORDERLY REMOVAL OF JUNK, GARBAGE, LITTERS AND TRASH SO AS TO NOT UNDULY IMPACT THE VALUES OF ADJOINING LOTS.
8. NO LOT MAY BE USED FOR THE STORAGE OF PICK-UP CAMPER UNITS, CAMP TRAILERS, UTILITY TRAILERS, BOAT TRAILERS, OR SNOWMOBILE TRAILERS WHICH ARE NOT FENCED OR SCREENED FROM VIEW OF ADJOINING LOTS.
9. EASEMENT FOR ELECTRICITY, TELEPHONE, WATER, CABLE TELEVISION AND ALL OTHER UTILITIES SHALL BE ALLOWED BY ADJOINING PROPERTY OWNERS.
10. ALL UTILITIES, PIPE AND SERVICE LINES SHALL BE BURIED.
11. ALL SATELLITE DISHES SHALL BE PLACED SO AS TO NOT IMPAIR THE VIEW OF SURROUNDING HOME OWNERS.
12. PROHIBITION ON SIGNS, BILLBOARDS, OR ANY OTHER STRUCTURES RELATING THERETO.
13. NO MINING, QUARRY OR OIL DRILLING ACTIVITY IS ALLOWED.
14. NO TRAILER/MOBILE HOMES ALLOWED.
15. INDIVIDUAL LAND OWNERS SHALL TAKE THE NECESSARY STEPS TO CONTROL THE SPREADING OF NOXIOUS WEEDS ON THEIR OWN PROPERTY.

IE. SUCH METHODS MAY INCLUDE ANNUALLY SPRAYING

- 16. IT IS RECOMMENDED THAT HOMEOWNERS COMPLY WITH STATE GUIDELINES FOR RURAL LIVING.
- 17. ROAD MAINTENANCE/SNOW REMOVAL SHALL BE THE SHARED RESPONSIBILITY OF ALL FLINT CREEK AND LOOKOUT HOMEOWNERS USING THE ROAD.
- 18. BUILDING SITES AND DRAINFIELDS SHALL BE PLACED ONLY ON APPROVED LOCATIONS.
- 19. HOMEOWNERS SHALL BE REQUIRED TO ORGANIZE AND PARTICIPATE IN A HOMEOWNERS ASSOCIATION.
- 20. THE MAIN FLOOR OF EACH DWELLING SHALL BE AT LEAST 800 SQ FEET (WHEN CALCULATING SQUARE FOOTAGE DECKS & PORCHES SHOULD NOT BE INCLUDED IN THIS CALCULATION.)
- 21. THE EXTERIOR SURFACE OF ANY BUILDING OR STRUCTURE SHALL BE FINISHED (PAINTED OR SIDED WITH EARTH TONE COLORS AND OR MATERIALS.)

NOTE: REGARDING SNOW REMOVAL. THIS AREA IS A LOW PRIORITY AREA. OWNERS/PROSPECTIVE BUYERS SHOULD BE AWARE THAT THERE MAY ARISE OCCASIONS IN WHICH PASSAGE TO AND FROM SAID PROPERTY DOES NOT EXIST.

IE.DRIFTING


R. KERRY HATCHER

COUNTY OF CUSTER)
STATE OF MONTANA)

On this 1st day of October, 1996, before me, the undersigned, a Notary Public for the State of Montana, personally appeared R. KERRY HATCHER, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal on the date herein-above written.



FILED FOR RECORD
Cynthia E. Reid
Notary Public for the State of Montana
Residing in Miles City, MT
My Commission Expires: 11/12/97
April 11, 1997

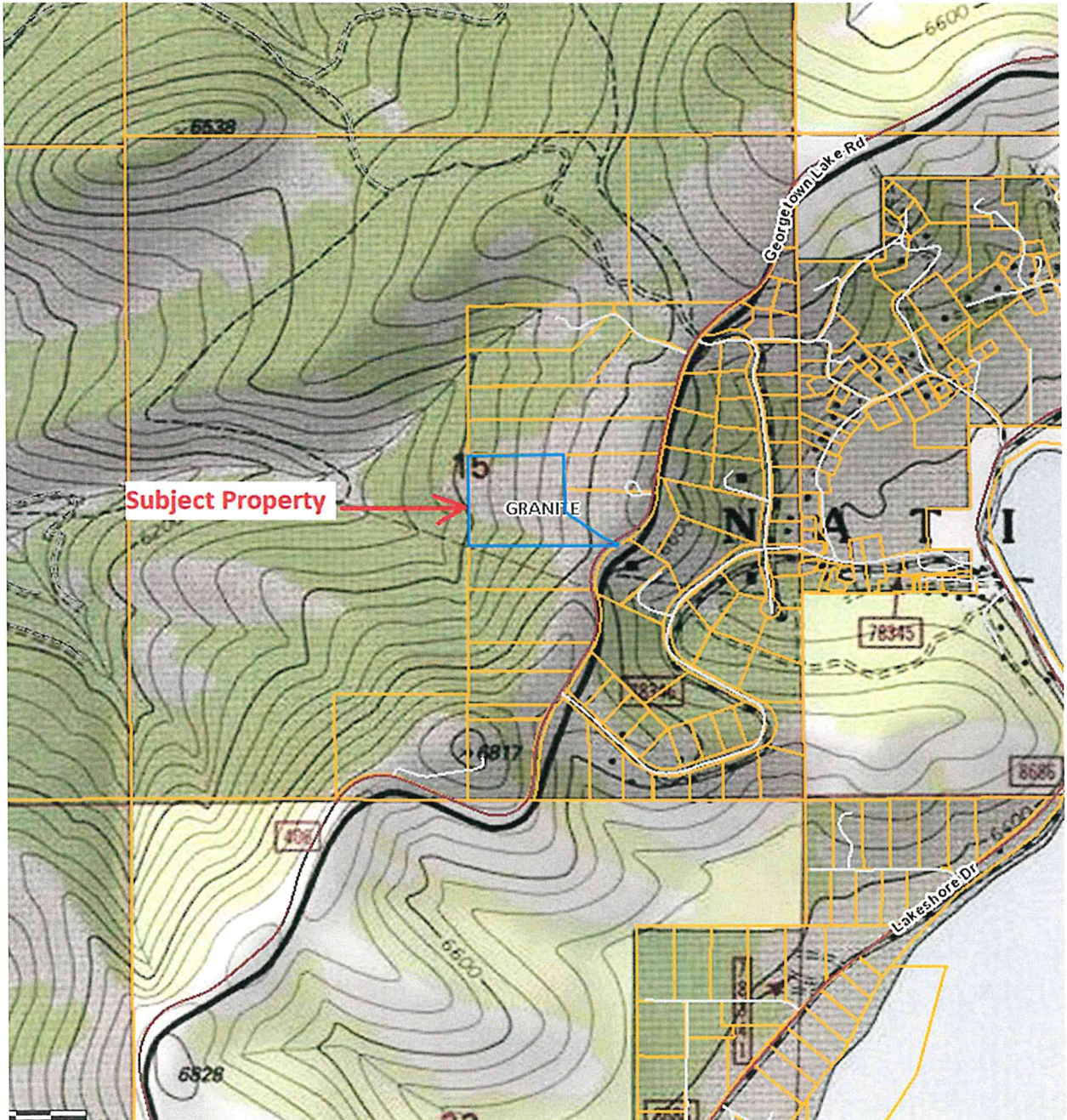
20 minutes past 1 o'clock
P.M.

County Recorder
by Blanche Pederson
Deputy

35018

FTK Minor Subdivision

Vicinity Map



Lookout Addition, Lot 2, S15, T05 N, R14 W, 13.74 Acres, COS 25-M IN E2

FTK MINOR SUBDIVISION

PROPOSED SUBDIVISION OF LOT 2 OF LOOKOUT ADDITION
 LOCATED IN THE EAST HALF (E1/2) OF SECTION 15,
 TOWNSHIP 5 NORTH, RANGE 14 WEST,
 PRINCIPAL MERIDIAN MONTANA;
 GRANITE COUNTY, MONTANA

PRELIMINARY

- LEGEND**
- FOUND SURVEY MONUMENT
 - - - EXISTING MINOR CONTOUR, 2' INTERVAL
 - - - EXISTING MAJOR CONTOUR, 10' INTERVAL
 - ▨ EXISTING ASPHALT PAVEMENT
 - ▨ GRAVEL DRIVEWAY
 - ▨ PROPOSED BUILDING SITE
 - u/e — PROPOSED UNDERGROUND ELECTRIC LINE
 - w/s — PROPOSED WATER SERVICE LINE
 - ⊙ PROPOSED WELL
 - ⊙ PROPOSED CISTERN

NOTE: UTILITIES ARE SHOWN PER MONTANA ONE CALL LOCATE TICKET NO. 21153920, VISIBLE EVIDENCE, AND AS-BUILT DRAWINGS.

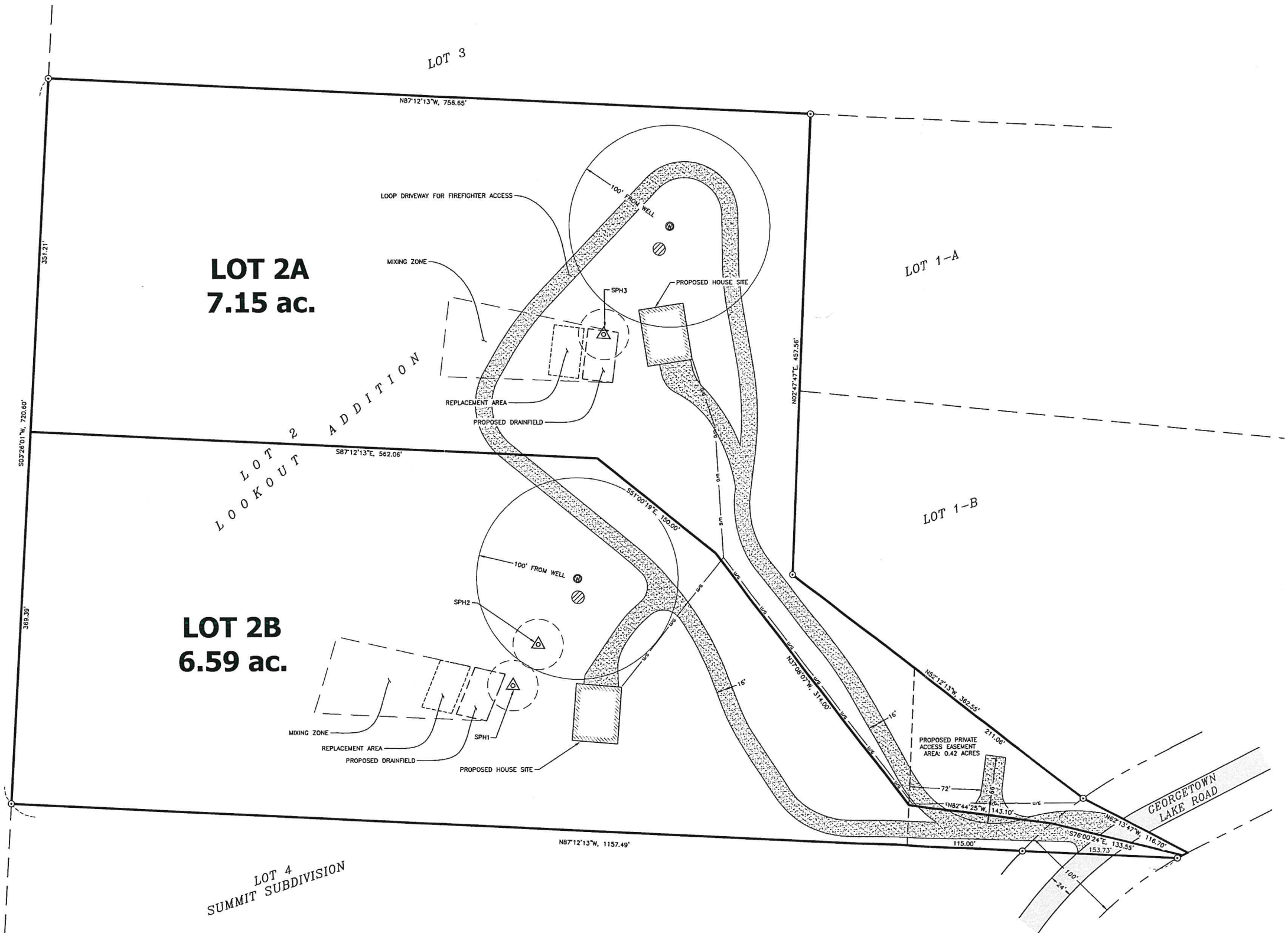


BASIS OF BEARINGS
 GRID NORTH OF MONTANA STATE
 PLANE COORDINATE SYSTEM
 (FIPS 2500)
 NAD83 (2011) (EPOCH 2010.00)
 (GROUND DISTANCES SHOWN)

VERTICAL DATUM
 NAVD 1988
 BY OPUS SOLUTION AT POINT #50

SURVEY PERFORMED FOR
 FTK HOLDINGS, LLC

ELI PROJECT NO. 21-8038
INITIAL SURVEY DATE: DECEMBER 3, 2021
PLAT DRAWN: JANUARY 11, 2022
PLOT DATE: JANUARY 11, 2022



LOT 4
 SUMMIT SUBDIVISION

Eli & Associates, Inc.
 www.elisurvey.com
 P.O. Box 16462 Missoula, Montana 59808 (406) 549-5022

1/4	SEC	T	R
15	5N	14W	
PRINCIPAL MERIDIAN MONTANA			
GRANITE COUNTY, MONTANA			
SHEET 1 OF 2			

FTK MINOR SUBDIVISION

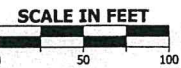
PROPOSED SUBDIVISION OF LOT 2 OF LOOKOUT ADDITION
 LOCATED IN THE EAST HALF (E1/2) OF SECTION 15,
 TOWNSHIP 5 NORTH, RANGE 14 WEST,
 PRINCIPAL MERIDIAN MONTANA;
 GRANITE COUNTY, MONTANA

PRELIMINARY

LEGEND

- FOUND SURVEY MONUMENT
- - - EXISTING MINOR CONTOUR, 2' INTERVAL
- - - EXISTING MAJOR CONTOUR, 10' INTERVAL
- ▨ EXISTING ASPHALT PAVEMENT
- ▨ GRAVEL DRIVEWAY
- ▭ PROPOSED BUILDING SITE
- - - PROPOSED UNDERGROUND ELECTRIC LINE
- - - PROPOSED WATER SERVICE LINE
- ⊙ PROPOSED WELL
- ⊙ PROPOSED CISTERN

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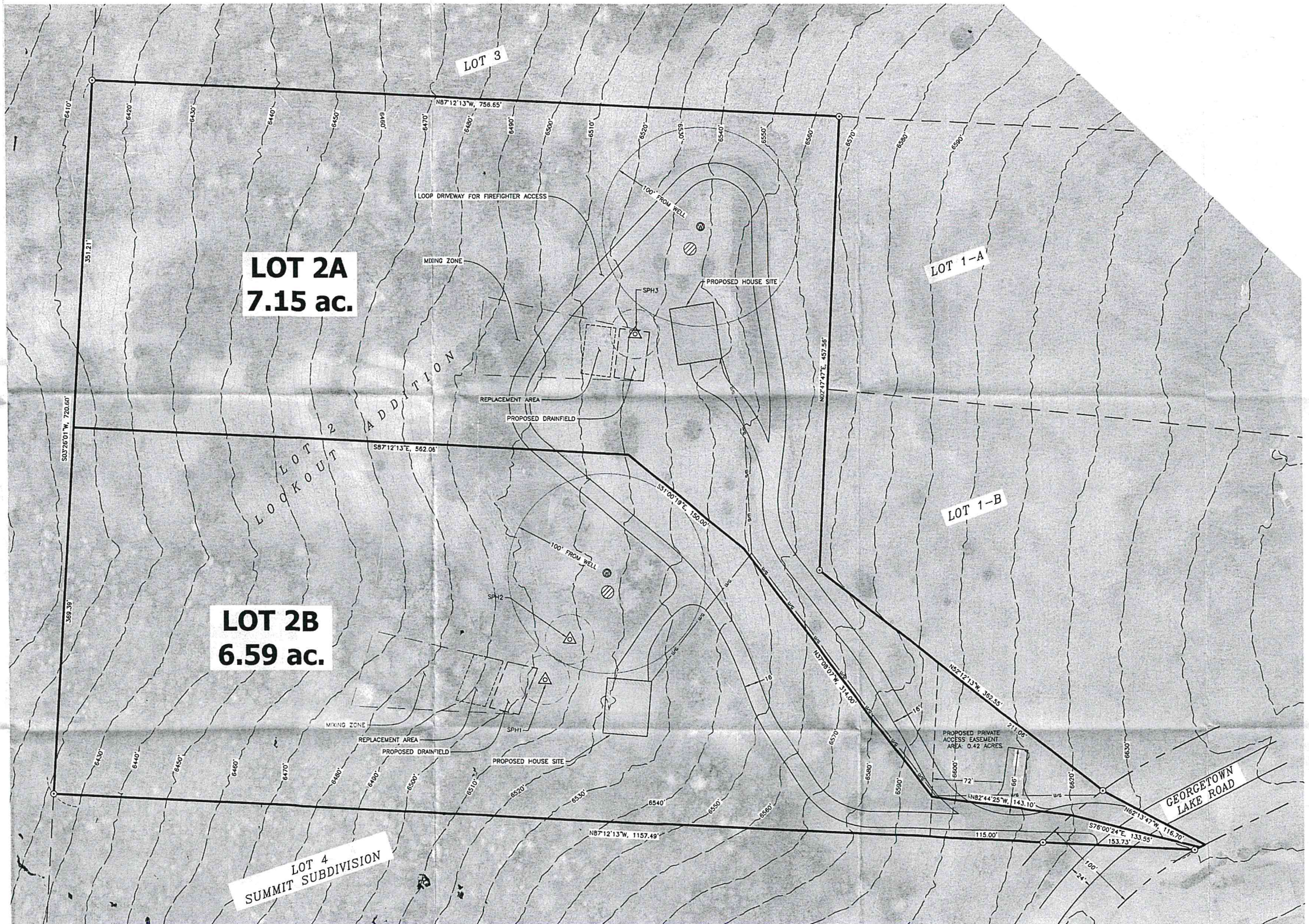


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1/4	SEC	T	R
15	5N	14W	
PRINCIPAL MERIDIAN MONTANA			
GRANITE COUNTY, MONTANA			
SHEET 2 OF 2			