

RESOLUTION NO. 596

RESOLUTION TO CREATE A ZONING DISTRICT

WHEREAS, a petition was received from 65% of the owners of real property in the Eagle Watch area requesting that the BOARD OF COUNTY COMMISSIONERS of Ravalli County create a zoning district with certain regulations; and

WHEREAS, a public hearing was held on August 19, 1991 to take comment on the proposed district and regulations; and

WHEREAS, Resolution No. 591 (Resolution of Intent to Create a Zoning District" was published in the Ravalli Republic on September 6 and September 13, 1991, and The Missoulian September 6, 1991; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS, Ravalli County, Montana, waited 30 days after the first publication of the Resolution of Intent to Create a Zoning District; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS received letters from six freeholders in the proposed district in opposition to the proposed zoning district; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS of Ravalli County has determined that the creation of said district is in the best interest of the citizens within the proposed district and Ravalli County;

NOW THEREFORE BE IT RESOLVED that the BOARD OF COUNTY COMMISSIONERS of Ravalli County establish a zoning district and regulations for that district as described herein, in accordance with provisions of Section 76-2-205, M.C.A.

A. INTENT: RESIDENTIAL - TWO (2) OR MORE ACRES

This zoning district will provide for low density residential development of an open and rural character, in an area which is best suited for such purpose. The area is outside urbanized development, and is agricultural and partially agricultural in nature. The district will provide for environmental protection of those areas that are fragile and cannot support more intensive urbanized activities. This is due to physiographic, hydrologic, biologic and economic conditions. Single family housing unit development is encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

B. SPACE REQUIREMENTS

Maximum Residential Density: One (1) single family dwelling

per two (2) acres. The premises shall not be subdivided into parcels of land comprising less than two (2) acres and no more than one residence shall be erected on the premises or any subdivided parcel of the same.

Required Setbacks: No building shall be placed on the premises so that any portion thereof shall be closer than thirty (30) feet to the property line or to any street upon which said premises abut.

C. BULK REQUIREMENTS

There shall not be erected on the premises any residence which shall have a ground floor space of less than nine hundred-sixty (960) square feet, exclusive of any portion thereof used for a garage or for an outside porch.

D. PERMITTED USES

1. **Mobile homes:** Mobile home placement and occupancy is restricted to a double-wide home on a permanent foundation. Occupancy of a single width mobile home for residency purposes is prohibited, except for a period not to exceed two (2) years during which a permanent residence meeting required building standards is under construction. The two-year construction period must begin on the commencement of construction of the permanent residence, and may not extend past completion of the residence.

2. **Light Industry and Local Business:** Light industry and local business are permitted. However, they shall remain similar to cottage industry, except that the small number of employees involved shall not be restricted to family members. No noxious, polluting or offensive activity shall be carried on upon the premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or adjoining property owners. Strong chemical odors, extremely bright night lights, industrial pollutant disposal on the ground, loud sounds, and heavy vehicular traffic are examples of such nuisances.

3. **Animals/Livestock Density:** No hog shall be kept or maintained on the premises. No chicken yard shall be maintained on the premises for the purpose of commercial meat and egg production. Further, no more than three (3) dogs or cats over six months of age, are to be kept and/or maintained for board, propagation, training or treatment. Horses, cows, goats, sheep or similar animals may be kept or maintained; provided that their numbers are limited to one (1) per acre, and provided further, said animals are to be enclosed within a fences area.

4. **Junk Yard:** The operation of a junk yard shall not be permitted on any portion of the premises. The term "junk yard" means the use of more than one thousand (1000) square feet of area where junk, waste, discarded or salvaged materials are

bought, sold, exchanged, stored, baled, packed, disassembled or handled, including automobile wrecking and structural steel handled, including automobile wrecking and structural steel material and equipment. A junk yard does not include such uses when conducted entirely within an enclosed building.

5. Sanitation: No building site shall be used or maintained so as to accumulate rubbish, trash or garbage. Trash, garbage, other waste, and equipment shall be kept and maintained in sanitary containers or sanitary condition.

E. BUILDING REQUIREMENTS AND RESTRICTIONS

In addition to the requirements for permanent foundations for double-wide mobile homes and modular structures covered under "Permitted Uses" all residence structures will meet minimum Federal Housing Administration (FHA) or Veterans Administration (VA) building codes as of the date of construction.

F. UTILITIES

All telephone, power and T.V. cable lines installed upon the premises for a period in excess of three months shall be placed underground.

G. EXISTING CONDITIONS AND USES:

All variances of compliance with these standards, restrictions and uses at the time of this petition may be continued. This shall not apply, however, when such variances are in violation of County, State or Federal laws and regulations.

H. SEVERABILITY

If any provision herein or its application to any person or circumstances is held invalid, the remainder of the provisions herein or the application of the provision to other persons or circumstances is not affected and the same shall remain in force and effect.

I. ENFORCEMENT

Any use or feature in violation of these regulations, except as covered under Section G. above, shall first be dealt with through group persuasion. Only as a last resort shall such violation be hereby found and declared to be unlawful. It may then be enforced as set out in subparagraphs (1) and (2) below.

(1) The Ravalli County Commissioners hereby assume responsibility for the enforcement of Section B, SPACE REQUIREMENTS, Maximum Residential Density, and those portions of the other above stated zoning regulations that are covered under the County Community Decay Ordinance, and by other laws.

(2) Any interested person, persons or group of property owners may bring any appropriate legal action for the enforcement of any of the regulations which apply to this Planning and Zoning District, and to collect damages and attorneys fees as directed by the court. The cost of such enforcement shall be borne by the person/s bringing the legal proceeding. Neither Ravalli County nor the Planning and Zoning District shall be responsible for any of the costs associated with any such enforcement proceeding undertaken pursuant to this subparagraph (2).

(3) The County Commissioners will appoint, each year, four Eagle Watch Subdivision property owners to serve as the Eagle Watch District Planning and Zoning Board. This Board will serve in a voluntary advisory capacity and as the Eagle Watch Subdivision liaison to the County Commissioners. It will refer to the Commissioners violations of regulations cited under Paragraph I, Enforcement, subparagraph (1) above.

The Board will also make recommendations and provide consultation to the Commissioners on matters concerning the public safety, health and welfare within Eagle Watch. It will also serve as a screening and advisory board for any future request by an owner for approval of a variance for any zoning regulation. Any such request must have the written approval of sixty per-cent (60%) of the Eagle Watch property owners, and all of the expenses incurred in obtaining the approval must be borne by the property owner making the request.

(4) Failure to enforce any of the restrictions, rights, reservations and limitations contained in these regulations shall not in any event be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof.

The Eagle Watch Subdivision zoning district is described as follows:

Beginning at the one quarter corner between Section 19 and 20; thence N89 44'03" E 2630.6 ft. to the center of Section 20; thence S00 01'32"E 2622.4 ft. to the one quarter corner between Sections 20 and 29; thence S00 28'15"W 2651.1 ft. to the center of section 29; thence N89 54'58" W 2628.2 ft. to the one quarter between Sections 29 and 30; thence N88 57'53"W 1735.5 ft. along the centerline of Section 30; thence S57 13'02"W 1639.0 ft.; thence S15 00'W 423.2 ft. to the 1/16 line; thence N89 08'55"W 688.1 ft. along the 1/16 line to the SE corner of Vernon Ranchette; thence N00 33'29"E 1792.0 ft. along the east line of said subdivision; thence N89 26'31"W 839.5 ft. along the north line of said subdivision to the east right of way line of Highway 269; thence N23 00'45" E 578.7 ft. to a point 70.0 ft. right of centerline at highway station 410+00.0; thence N66 59'W 10.0 ft. at a right angle to said highway; thence

N23 00'45"E 992.1 ft. to the south line of a parcel recorded in Bk. 129 Pg. 998; thence S86 45'44"E 1526.7 ft. along said south line; thence N02 54'48" E 761.8 ft. along the east line of said parcel to the north line of Section 30; (said point bears S89 39'37"E 41.6 ft. from the quarter corner between sections 19 and 30); thence S89 39'37"E 1003.6 ft. along said section line to the east line (projected) of a parcel known as Zeiler Parcel; then N00 00'15"W along said east line and east line of Vernon Ranchetts #2 as retraced 1420.8 ft; thence N00 0052"W on the same east line 1161.4 ft. to the centerline of section 19; thence N90 00'00"E (projected) 1579.8 ft. to the quarter corner between Sections 19 and 20, the point of beginning except a parcel recorded in Book of Deeds #130 Pg. 304, known as Parcel #26; and except a parcel recorded in Book of Deeds #130 Pg. 308, known as Parcel #41; the area included in the subdivision being 669.6 acres.

PASSED and APPROVED this 15th day of October, 1991.

BOARD OF COUNTY COMMISSIONERS
Ravalli County, Montana

Jerry L. Allen
Jerry L. Allen, Chairman

Steven D. Powell
Steven D. Powell, Member

Allen C. Horsfall Jr.
Allen C. Horsfall, Member

ATTEST:

Betty T. Lund
Betty T. Lund, Clerk & Recorder



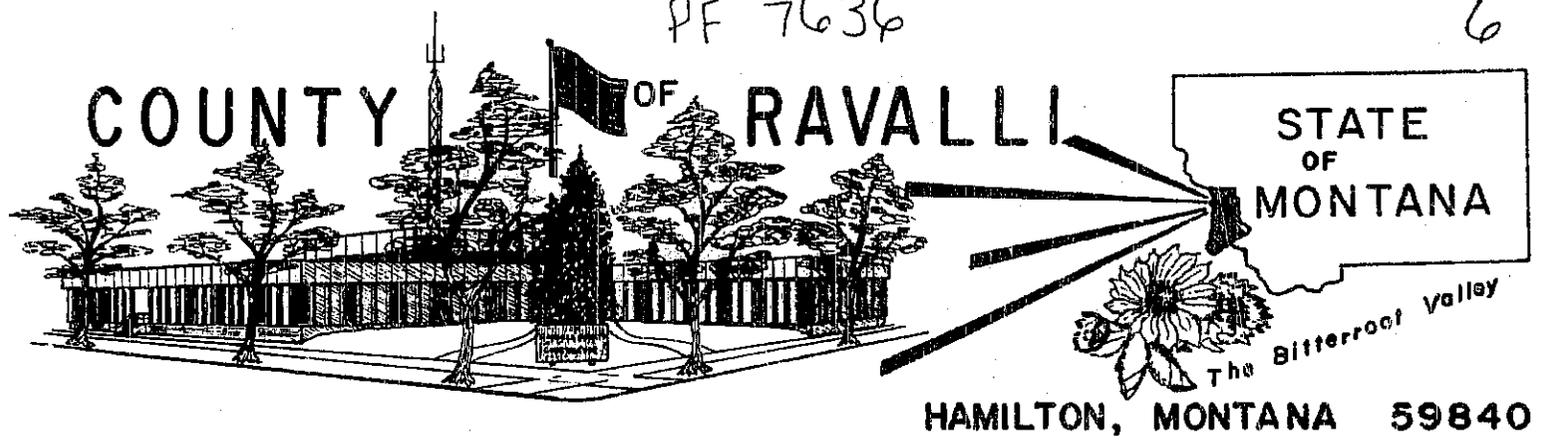
~~I CERTIFY THAT I RECEIVED AND FILED
THIS INSTRUMENT ON THIS
15th DAY OF Oct, 19 91
AT 4 23 O'CLOCK P M
Betty Lund
CLERK & RECORDER
Betty Lund DEPUTY~~

no fee

See Original PF 7624

PF 7636

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COUNTY OF RAVALLI

STATE OF MONTANA

HAMILTON, MONTANA 59840

July 25, 1991

TO: RAVALLI COUNTY COMMISSIONERS

FROM: RAVALLI COUNTY CLERK & RECORDER *JK*

RE: VOLUNTEER ZONING PETITION OF EAGLE WATCH RESIDENTS

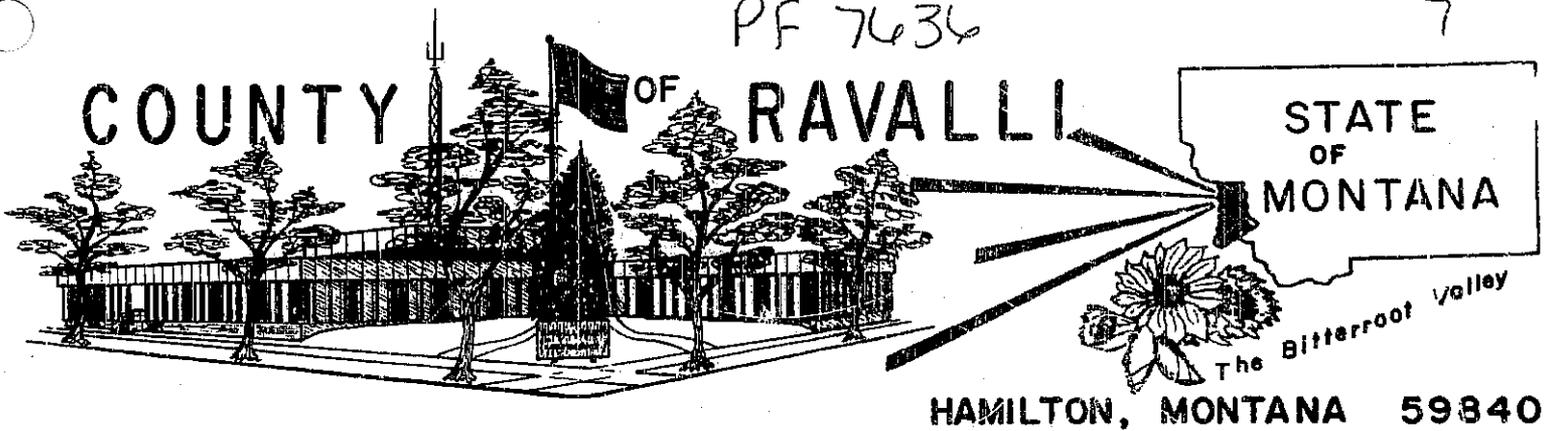
Attached please find the Eagle Watch Zoning Petition presented to me on July 12, 1991. After check the signatures of the freeholders on the petition, we find that there at 145 correct signatures out of a total possible of 225, which calculates to be 64%.

As per 76-2-101 you are authorized and empowered to order and create a planning and zoning district.

If you have any questions, please feel free to contact me.

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August 27, 1991

TO: Ravalli County Commissioners
 FROM: Ravalli County Clerk & Recorder *BL*
 RE: Volunteer Zoning Petition of Eagle Watch Residents

This letter is to give you a corrected number of freeholders and approved signatures for the Eagle Watch Zoning Petition which I presented to you on July 25, 1991. It has come to our attention that we have made 3 errors in the total number of freeholders, bring that number down to 222. We also failed to approve 2 names that were valid. Therefore, the total percentage of the Eagle Watch Zoning Petition is 67% not 64% as previously reported.

PF-7636

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**EAGLE WATCH SUBDIVISION
PETITION FOR SPECIAL ZONING DISTRICT**

TO. Board of Commissioners
Ravalli County
Ravalli County Courthouse
Hamilton, Montana 59840

Lot 76 Jones

Gentlemen:

We, the undersigned, being the owners and freeholders of more than sixty percent (60%) of the real property described and set forth in Exhibit A attached hereto, respectfully petition the Board of County Commissioners of Ravalli County, State of Montana, pursuant to the provisions of Title 16, Chapter 41 of the Revised Codes of Montana, 1941, to order and create a Planning and Zoning District for the area encompassed by and described in Exhibit A attached hereto, for the purpose of furthering the health, safety and general welfare of the people of Ravalli County.

Your Petitioners respectfully request that the Planning and Zoning Commission for said Planning and Zoning District make and adopt a development of said district which will make the following provisions for the use of property within the said district.

A. INTENT: RESIDENTIAL - TWO (2) OR MORE ACRES

This district provides for low density residential development of an open and rural character, in an area which is best suited for such purpose. The area is outside urbanized development, and is agricultural and partially agricultural in nature. The district provides for environmental protection of those areas that are fragile and cannot support more intensive urbanized activities. This is due to physiographic, hydrologic, biologic and economic conditions. Single family housing unit development is encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

B. SPACE REQUIREMENTS

Maximum Residential Density: One (1) single family dwelling per two (2) acres. The premises shall not be subdivided into parcels of land comprising less than two (2) acres and no more than one residence shall be erected on the premises or any subdivided parcel of the same.

Required Setbacks: No building shall be placed on the premises so that any portion thereof shall be closer than thirty

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(30) feet to the property line or to any street upon which said premises abut.

C. BULK REQUIREMENTS: There shall not be erected on the premises any residence which shall have a ground floor space of less than nine hundred-sixty (960) square feet, exclusive of any portion thereof used for a garage or for an outside porch.

Maximum Building Height: None.

D. PERMITTED USES

1. Mobile Homes: Mobile home placement and occupancy is restricted to a double-wide mobile home on a permanent foundation. Occupancy of a single width mobile home for residency purposes is prohibited, except for a period not to exceed two (2) years during which a permanent residence, meeting required building standards, is under construction. The two-year residence period must begin on the commencement of construction of the permanent residence, and may not extend past completion of the residence.

2. Light Industry and Local Business: Light industry and local business are permitted. However, they shall remain similar to cottage industry, except that the small number of employees involved shall not be restricted to family members. No noxious, polluting or offensive activity shall be carried on upon the premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or adjoining property owners. Strong chemical odors, extremely bright night lights, industrial pollutant disposal on the ground, loud sounds, and heavy vehicular traffic are examples of such nuisances.

3. Animals/Livestock Density: No hog shall be kept or maintained on the premises. No chicken yard shall be maintained on the premises for the purpose of commercial meat and egg production. Further, no more than three (3) dogs or cats over six months of age, are to be kept and/or maintained for board, propagation, training or treatment. Horses, cows, goats, sheep or similar animals may be kept or maintained; provided that their numbers are limited to one (1) per acre, and provided further, said animals are to be enclosed within a fenced area.

4. Junk Yard: The operation of a junk yard shall not be permitted on any portion of the premises. The term "junk yard" means the use of more than one thousand (1000) square feet of area where junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including automobile wrecking and structural steel material and equipment. A junk yard does not include such uses when conducted entirely within an enclosed building.

5. Sanitation: No building site shall be used or

maintained so as to accumulate rubbish, trash or garbage. Trash, garbage, other waste, and equipment shall be kept and maintained in sanitary containers or sanitary condition.

E. BUILDING REQUIREMENTS AND RESTRICTIONS

In addition to the requirements for permanent foundations for double-wide mobile homes and modular structures covered under "Permitted Uses", all residence structures will meet minimum Federal Housing Administration (FHA) or Veterans Administration (VA) building codes as of the date of construction.

F. UTILITIES

All telephone, power and T.V. cable lines installed upon the premises for a period in excess of three months shall be placed underground.

G. EXISTING CONDITIONS AND USES:

All variances of compliance with these standards, restrictions and uses at the time of this petition may be continued, as they are Grandfathered under present law. This shall not apply, however, when such variances are in violation of County, State or Federal laws and regulations.

H. SEVERABILITY

If any provision herein or its application to any person or circumstances is held invalid, the remainder of the provisions herein or the application of the provision to other persons or circumstances is not affected and the same shall remain in force and effect.

I. ENFORCEMENT

Any use or feature in violation of these regulations, except as covered under Section G. above, shall first be dealt with through group persuasion. Only as a last resort shall such violation be hereby found and declared to be unlawful. It may then be enforced as set out in subparagraphs (1) and (2) below.

(1) The Ravalii County Commissioners hereby assume responsibility for the enforcement of Section B, SPACE REQUIREMENTS, Maximum Residential Density, and those portions of the other above stated zoning regulations that are covered under the County's Community Decay Ordinance, and by other laws.

(2) Any interested person, persons or group of property owners may bring any appropriate legal action for the enforcement of any of the regulations which apply to this

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Planning and Zoning District, and to collect damages and attorneys fees as directed by the court. The cost of such enforcement shall be borne by the person/s bringing the legal proceeding. Neither Ravalli County nor the Planning and Zoning District shall be responsible for any of the costs associated with any such enforcement proceeding undertaken pursuant to this subparagraph (2).

(3) The County Commissioners will appoint, each year, four Eagle Watch Subdivision property owners to serve as the Eagle Watch District Planning and Zoning Board. This Board will serve in a voluntary advisory capacity and as the Eagle Watch Subdivision liaison to the County Commissioners. It will refer to the Commissioners violations of regulations cited under Paragraph 1, Enforcement, subparagraph (1), above.

The Board will also make recommendations and provide consultation to the Commissioners on matters concerning the public safety, health and welfare within Eagle Watch. It will also serve as a screening and advisory board for any future request by an owner for approval of a variance for any zoning regulation. Any such request must have the written approval of sixty per cent (60%) of the Eagle Watch property owners, and all of the expenses incurred in obtaining the approval must be borne by the property owner making the request.

(4) Failure to enforce any of the restrictions, rights, reservations and limitations contained in these regulations shall not in any event be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof.

Respectfully Submitted this _____ day of _____

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Lot Number(s): 76

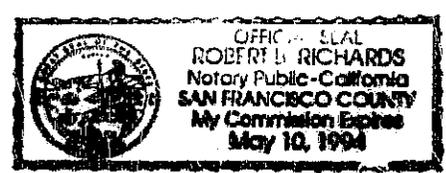
| OWNER NAME | SIGNATURE (NAME AS SHOWN) | MAILING ADDRESS |
|-------------|---------------------------|---|
| W. R. Jones | <u>W. R. Jones</u> | <u>879 - 38th Ave #4</u> <u>SE, CA</u> <u>94121</u> |

Notary Public Information:

On this 22nd day of MAY 1991 before me, a Notary Public for the State of CA, personally appeared W. R. Jones known to me to be the person ~~wh~~ whose name ~~is~~ is/~~are~~ subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

My Commission Expires: May 10, 1994
 Notary Public for the State of: CA
 Residing at: San Francisco, CA
 Signature (Notary Public): Robert B Richards

Seal



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Lot Number(s): 76, _____, _____

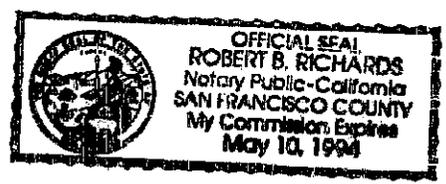
| OWNER NAME | SIGNATURE (NAME AS SHOWN) | MAILING ADDRESS |
|----------------|---------------------------|--|
| Betty D. Jones | <u>Betty D. Jones</u> | <u>879 - 38th Ave #4</u> <u>SF, CA 94121</u> |

Notary Public Information:

On this 22nd day of MAY 1991 before me, a Notary Public
 for the State of CA., personally appeared Betty D.
Jones known to me to be the person whose name
 is/are subscribed to the foregoing instrument, and acknowledged to me
 that she executed the same.

My Commission Expires: May 10, 1994
 Notary Public for the State of: CA.
 Residing at: San Francisco, Ca
 Signature (Notary Public): Robert B. Richards

Seal



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Lot Number(s): 77-79, _____, _____

| OWNER NAME(S) | SIGNATURE (NAME AS SHOWN) (only 1 signature required) | MAILING ADDRESS |
|-------------------|--|-------------------------|
| Kenneth W. Decker | _____ _____ _____ | _____ _____ _____ |

Notary Public Information:

On this _____ day of _____ 19____ before me, a Notary Public for the State of _____, personally appeared _____

_____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that _____ executed the same.

My Commission Expires: _____

Notary Public for the State of: _____

Residing at: _____

Signature (Notary Public): _____

Seal

PF 7636 Lot 78 Bryant

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**EAGLE WATCH SUBDIVISION
PETITION FOR SPECIAL ZONING DISTRICT**

TO: Board of Commissioners
Ravalli County
Ravalli County Courthouse
Hamilton, Montana 59840

Gentlemen:

We, the undersigned, being the owners and freeholders of more than sixty percent (60%) of the real property described and set forth in Exhibit A attached hereto, respectfully petition the Board of County Commissioners of Ravalli County, State of Montana, pursuant to the provisions of Title 16, Chapter 41 of the Revised Codes of Montana, 1947, to order and create a Planning and Zoning District for the area encompassed by and described in Exhibit A attached hereto, for the purpose of furthering the health, safety and general welfare of the people of Ravalli County.

Your Petitioners respectfully request that the Planning and Zoning Commission for said Planning and Zoning District make and adopt a development of said district which will make the following provisions for the use of property within the said district.

A. INTENT: RESIDENTIAL - TWO (2) OR MORE ACRES

This district provides for low density residential development of an open and rural character, in an area which is best suited for such purpose. The area is outside urbanized development, and is agricultural and partially agricultural in nature. The district provides for environmental protection of those areas that are fragile and cannot support more intensive urbanized activities. This is due to physiographic, hydrologic, biologic and economic conditions. Single family housing unit development is encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

B. SPACE REQUIREMENTS

Maximum Residential Density: One (1) single family dwelling per two (2) acres. The premises shall not be subdivided into parcels of land comprising less than two (2) acres and no more than one residence shall be erected on the premises or any subdivided parcel of the same.

Required Setbacks: No building shall be placed on the premises so that any portion thereof shall be closer than thirty

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(30) feet to the property line or to any street upon which said premises abut.

C. BULK REQUIREMENTS: There shall not be erected on the premises any residence which shall have a ground floor space of less than nine hundred-sixty (960) square feet, exclusive of any portion thereof used for a garage or for an outside porch.

Maximum Building Height: None.

D. PERMITTED USES

1. Mobile Homes: Mobile home placement and occupancy is restricted to a double-wide mobile home on a permanent foundation. Occupancy of a single width mobile home for residency purposes is prohibited, except for a period not to exceed two (2) years during which a permanent residence, meeting required building standards, is under construction. The two-year residence period must begin on the commencement of construction of the permanent residence, and may not extend past completion of the residence.

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5. Sanitation: No building site shall be used or

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maintained so as to accumulate rubbish, trash or garbage. Trash, garbage, other waste, and equipment shall be kept and maintained in sanitary containers or sanitary condition.

E. BUILDING REQUIREMENTS AND RESTRICTIONS

In addition to the requirements for permanent foundations for double-wide mobile homes and modular structures covered under "Permitted Uses", all residence structures will meet minimum Federal Housing Administration (FHA) or Veterans Administration (VA) building codes as of the date of construction.

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(1) The Ravalli County Commissioners hereby assume responsibility for the enforcement of Section B, SPACE REQUIREMENTS, Maximum Residential Density, and those portions of the other above stated zoning regulations that are covered under the County's Community Decay Ordinance, and by other laws.

(2) Any interested person, persons or group of property owners may bring any appropriate legal action for the enforcement of any of the regulations which apply to this

Planning and Zoning District, and to collect damages and attorneys fees as directed by the court. The cost of such enforcement shall be borne by the person/s bringing the legal proceeding. Neither Ravalli County nor the Planning and Zoning District shall be responsible for any of the costs associated with any such enforcement proceeding undertaken pursuant to this subparagraph (2).

(3) The County Commissioners will appoint, each year, four Eagle Watch Subdivision property owners to serve as the Eagle Watch District Planning and Zoning Board. This Board will serve in a voluntary advisory capacity and as the Eagle Watch Subdivision liaison to the County Commissioners. It will refer to the Commissioners violations of regulations cited under Paragraph I, Enforcement, subparagraph (1), above.

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(4) Failure to enforce any of the restrictions, rights, reservations and limitations contained in these regulations shall not in any event be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof.

Respectfully Submitted this _____ day of _____

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Lot Number(s): 78

OWNER NAME(S)

SIGNATURE (NAME AS SHOWN)
(only 1 signature required)

MAILING ADDRESS

✓ Lucille C. Bryant

Lucille C. Bryant

2252 Leon Ave
San Diego, Cal
92154

Notary Public Information:

On this 13th day of March 1991 before me, a Notary Public for the State of California, personally appeared Lucille C. Bryant known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

My Commission Expires: 8-24-92

Notary Public for the State of: California

Residing at: San Diego, County

Signature (Notary Public): Sandra A. McArtor



Seal

PF 7636 #82 Hamington

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**EAGLE WATCH SUBDIVISION
PETITION FOR SPECIAL ZONING DISTRICT**

**T0. Board of Commissioners
Ravalli County
Ravalli County Courthouse
Hamilton, Montana 59840**

Gentlemen:

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Your Petitioners respectfully request that the Planning and Zoning Commission for said Planning and Zoning District make and adopt a development of said district which will make the following provisions for the use of property within the said district.

A. INTENT: RESIDENTIAL - TWO (2) OR MORE ACRES

This district provides for low density residential development of an open and rural character, in an area which is best suited for such purpose. The area is outside urbanized development, and is agricultural and partially agricultural in nature. The district provides for environmental protection of those areas that are fragile and cannot support more intensive urbanized activities. This is due to physiographic, hydrologic, biologic and economic conditions. Single family housing unit development is encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

B. SPACE REQUIREMENTS

Maximum Residential Density: One (1) single family dwelling per two (2) acres. The premises shall not be subdivided into parcels of land comprising less than two (2) acres and no more than one residence shall be erected on the premises or any subdivided parcel of the same.

Required Setbacks: No building shall be placed on the premises so that any portion thereof shall be closer than thirty

(30) feet to the property line or to any street upon which said premises abut.

C. BULK REQUIREMENTS: There shall not be erected on the premises any residence which shall have a ground floor space of less than nine hundred-sixty (960) square feet, exclusive of any portion thereof used for a garage or for an outside porch.

Maximum Building Height: None.

D. PERMITTED USES

1. Mobile Homes: Mobile home placement and occupancy is restricted to a double-wide mobile home on a permanent foundation. Occupancy of a single width mobile home for residency purposes is prohibited, except for a period not to exceed two (2) years during which a permanent residence, meeting required building standards, is under construction. The two-year residence period must begin on the commencement of construction of the permanent residence, and may not extend past completion of the residence.

2. Light Industry and Local Business: Light industry and local business are permitted. However, they shall remain similar to cottage industry, except that the small number of employees involved shall not be restricted to family members. No noxious, polluting or offensive activity shall be carried on upon the premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or adjoining property owners. Strong chemical odors, extremely bright night lights, industrial pollutant disposal on the ground, loud sounds, and heavy vehicular traffic are examples of such nuisances.

3. Animals/Livestock Density: No hog shall be kept or maintained on the premises. No chicken yard shall be maintained on the premises for the purpose of commercial meat and egg production. Further, no more than three (3) dogs or cats over six months of age, are to be kept and/or maintained for board, propagation, training or treatment. Horses, cows, goats, sheep or similar animals may be kept or maintained; provided that their numbers are limited to one (1) per acre, and provided further, said animals are to be enclosed within a fenced area.

4. Junk Yard: The operation of a junk yard shall not be permitted on any portion of the premises. The term "junk yard" means the use of more than one thousand (1000) square feet of area where junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including automobile wrecking and structural steel material and equipment. A junk yard does not include such uses when conducted entirely within an enclosed building.

5. Sanitation: No building site shall be used or

maintained so as to accumulate rubbish, trash or garbage. Trash, garbage, other waste, and equipment shall be kept and maintained in sanitary containers or sanitary condition.

E. BUILDING REQUIREMENTS AND RESTRICTIONS

In addition to the requirements for permanent foundations for double-wide mobile homes and modular structures covered under "Permitted Uses", all residence structures will meet minimum Federal Housing Administration (FHA) or Veterans Administration (VA) building codes as of the date of construction.

F. UTILITIES

All telephone, power and T.V. cable lines installed upon the premises for a period in excess of three months shall be placed underground.

G. EXISTING CONDITIONS AND USES:

All variances of compliance with these standards, restrictions and uses at the time of this petition may be continued, as they are Grandfathered under present law. This shall not apply, however, when such variances are in violation of County, State or Federal laws and regulations.

H. SEVERABILITY

If any provision herein or its application to any person or circumstances is held invalid, the remainder of the provisions herein or the application of the provision to other persons or circumstances is not affected and the same shall remain in force and effect.

I. ENFORCEMENT

Any use or feature in violation of these regulations, except as covered under Section G. above, shall first be dealt with through group persuasion. Only as a last resort shall such violation be hereby found and declared to be unlawful. It may then be enforced as set out in subparagraphs (1) and (2) below.

(1) The Ravalli County Commissioners hereby assume responsibility for the enforcement of Section B, SPACE REQUIREMENTS, Maximum Residential Density, and those portions of the other above stated zoning regulations that are covered under the County's Community Decay Ordinance, and by other laws.

(2) Any interested person, persons or group of property owners may bring any appropriate legal action for the enforcement of any of the regulations which apply to this

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Planning and Zoning District, and to collect damages and attorneys fees as directed by the court. The cost of such enforcement shall be borne by the person/s bringing the legal proceeding. Neither Ravalli County nor the Planning and Zoning District shall be responsible for any of the costs associated with any such enforcement proceeding undertaken pursuant to this subparagraph (2).

(3) The County Commissioners will appoint, each year, four Eagle Watch Subdivision property owners to serve as the Eagle Watch District Planning and Zoning Board. This Board will serve in a voluntary advisory capacity and as the Eagle Watch Subdivision liaison to the County Commissioners. It will refer to the Commissioners violations of regulations cited under Paragraph I, Enforcement, subparagraph (1), above.

The Board will also make recommendations and provide consultation to the Commissioners on matters concerning the public safety, health and welfare within Eagle Watch. It will also serve as a screening and advisory board for any future request by an owner for approval of a variance for any zoning regulation. Any such request must have the written approval of sixty per cent (60%) of the Eagle Watch property owners, and all of the expenses incurred in obtaining the approval must be borne by the property owner making the request.

(4) Failure to enforce any of the restrictions, rights, reservations and limitations contained in these regulations shall not in any event be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof.

Respectfully Submitted this _____ day of _____

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Lot Number(s): 82

| OWNER NAME | SIGNATURE (NAME AS SHOWN) | MAILING ADDRESS |
|--|--------------------------------|---|
| John ^{D.} Harrington, Trustee | <u>John D. Harrington, Jr.</u> | <u>1633 SUNNYSLOPE BELMONT, CAL 94002</u> |

Notary Public Information:

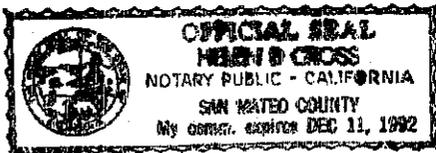
On this 15th day of June 1991 before me, a Notary Public for the State of California, personally appeared John D. Harrington, Jr. known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

My Commission Expires: Dec. 11, 1992

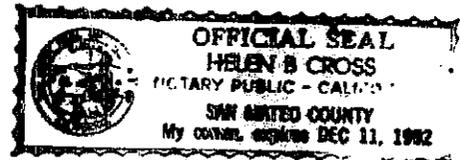
Notary Public for the State of: California

Residing at: 1633 Sunnyslope Ave, Belmont, Ca. 94002

Signature (Notary Public): Helen B. Cross



Seal



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-7-

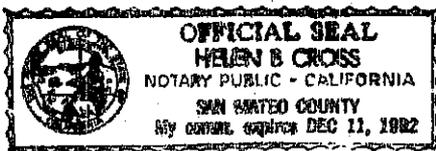
Lot Number(s): 82

| OWNER NAME | SIGNATURE (NAME AS SHOWN) | MAILING ADDRESS |
|---|---------------------------------|---|
| Joyce ^{M.} Harrington, Trustee | <i>Joyce M. Harrington, Jr.</i> | <u>1633 Sunnyslope Ave</u> <u>Belmont</u> <u>California 94002</u> |

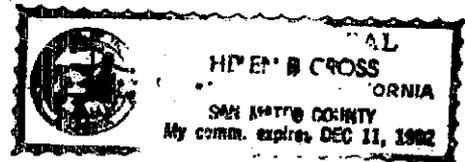
Notary Public Information:

On this 15th day of June 1991 before me, a Notary Public for the State of California, personally appeared Joyce M. Harrington, Jr. known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

My Commission Expires: Dec 11, 1992
Notary Public for the State of: California
Residing at: 1633 Sunnyslope Ave, Belmont, Ca. 94002
Signature (Notary Public): Helen B. Cross



Seal



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-7-

Lot Number(s): 6 _____, _____, _____

| OWNER NAME(S) | SIGNATURE (NAME AS SHOWN) (all owners must sign) | MAILING ADDRESS |
|-------------------|---|-------------------------|
| Bolles Arena Inc. | _____ | _____ _____ _____ |

Notary Public Information:

On this ____ day of _____ 19__ before me, a Notary Public
 for the State of _____, personally appeared _____
 _____ known to me to be the person(s) whose name(s)
 is/are subscribed to the foregoing instrument, and acknowledged to me
 that _____ executed the same.

My Commission Expires: _____

Notary Public for the State of: _____

Residing at: _____

Signature (Notary Public): _____

Seal

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Lot Number(s): 10 _____

| OWNER NAME(S) | SIGNATURE (NAME AS SHOWN) (only 1 signature required) | MAILING ADDRESS |
|-------------------|--|-------------------------|
| James R. Thompson | _____ _____ | _____ _____ _____ |

Notary Public Information:

On this _____ day of _____ 19____ before me, a Notary Public
 for the State of _____, personally appeared _____
 _____ known to me to be the person(s) whose name(s)
 is/are subscribed to the foregoing instrument, and acknowledged to me
 that _____ executed the same.

My Commission Expires: _____

Notary Public for the State of: _____

Residing at: _____

Signature (Notary Public): _____

Seal

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| Lot # | Owner Names | Owner Signature | Mailing Address |
|-------|--|--|--|
| 2 | John W. Susen, Trustee Mary W. Susen, Trustee | <i>John W. Susen, Jr.</i> <i>Mary W. Susen, Jr.</i> | 540 El Capitan Loop Stevensville, MT. 59870 |
| 3C, B | Lee Roy Strong Terrell A. Strong | <i>Lee Roy E. Strong</i> <i>Terrell A. Strong</i> | 527 El Capitan Loop Stevensville, MT. 59870 525 El Capitan Loop Stevensville, MT. 59870 |
| 4A1 | Mary W. Susen | <i>Mary W. Susen</i> | 540 El Capitan Loop Stevensville, MT. 59870 |
| 4A2 | Keith W. Forrest Evon A. Forrest | | |
| 4B1 | Dale L. Anderson Gladys Anderson | <i>Dale L. Anderson</i> <i>Gladys Anderson</i> | 524 El Capitan Loop Stevensville, MT. 59870 |
| 4B2 | Ronnie M. Drury Carol J. Drury | | |
| 5 | Chester A. Bolles | | |
| 7 | Audrey E. Bolles | | |
| 8A | Arthur D. Hammersley Faye I. Hammersley | | |
| 8B | Barbara E. Green Sally D. Stark | <i>Barbara E. Green</i> <i>Sally D. Stark</i> | 495 El Capitan Loop Stevensville, MT. 59870 |

17 free copies
5

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| Lot # | Owner Names | Owner Signature | Mailing Address |
|---------------------|--|---|--|
| 9A1 | Brad Schultz Lisa K. Schultz | <i>Brad Schultz</i> <i>Lisa K. Schultz</i> | 376 RANGER LN. STEVENSVILLE MONT 59870 |
| 9A2 9B | Thomas J. Langeslag | <i>Thomas J. Langeslag</i> | 375 RANGER STEVENSVILLE MT. 59870 |
| 11 | J. Stanley Bodkin Elsie A. Bodkin | | |
| 15 81 | William E. Campbell Katherine B. Campbell | | |
| 3A | Kevin C. Goffe Carol B. Goffe | | |
| 45 | Teresa G. Alleman | <i>Teresa G. Alleman</i> | 246 El Capitan Stevensville Mt. 59870 |
| Flaten Family Trust | | | |
| 21A + D | Clifton A. Flaten, Trustee | <i>Clifton A. Flaten trustee</i> | 19510 Maple Lane Flora, Mont. |
| | Jeanette F. Flaten, Trustee | <i>Jeanette F. Flaten Trustee</i> | 5407 Helena Ct. Flora, MT 59833 |
| 21C | Russel R. Giese Lynne H. Giese | <i>Russel R. Giese</i> <i>Lynne H. Giese</i> | P.O. Box 26 Flora, MT 59833 P.O. Box 26 Flora, MT 59833 |

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-8A-

STATE OF MONTANA

County of Ravalli

On this 9th day of July nineteen hundred and 91

before me Donna Hutton a Notary Public for the State of Montana, personally appeared John W. Susen, Trustee; Mary W. Susen, Trustee; Lee Roy E. Strong; Terrell A. Strong; Mary W. Susen; Gladys Anderson; Barbara E. Green; Sally D. Stark; Brad Schultz; Lisa K. Schultz; Thomas J. Langeclag; Teresa G. Alleman; Flaten Family Trust: Cliften A. Flaten, Trustee; Flaten Family Trust: Jeanette F. Flaten, Trustee; Russel R. Giese; and Lynne H. Giese (or proved

to me on oath of J. Richard Martineau to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed 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.



Donna Hutton

Notary Public for the State of Montana.

Residing at Glennville My Commission expires May 2 1992.

| Lot # | Owner Names | Owner Signature | Mailing Address |
|-------|--------------------------------|-------------------------------------|---|
| ✓ 46A | David E.S. Steiger | ok David S Steiger | 313 St. |
| 46B | Helen B. Steiger | Helen B Steiger | 313 St Mary Dr. Stevensville, Md 59870 |
| 60 | | | |
| 60-1 | Sandra Elaine Bond | | |
| | | | |
| *62 | Gregory L Pape Greg L. Pape | ok Gregory L Pape | 231 Egle Ave |
| | Martha L. Prange | ok Martha L Prange | 231 Egle Point |
| ✓63 | Theodore Morrosis | ok Theodore Morrosis | 312 ST. Mary DR. |
| | Edith L. Morrosis | ok Edith L. Morrosis | 312 St. Mary Dr. |
| 65 | Lawrence J. Conklin | | |
| | Janice A. Conklin | | |
| 68 | J. Richard Martineau | ok Richard Martineau | 353 St. Mary Drive |
| | Dorothy S. Martineau | ok Dorothy S. Martineau | |
| *71 | Charles R. Franks | Robert C.F. ok Charles R. Franks | 517 Heavenly Twin Stevensville, Md 59870 |
| | Ellen H. Franks | Hattie E.F. ok Ellen H. Franks | 517 Heavenly Twin Stevensville, Md 59870 |
| ✓74B | Robin S. Hawkinson | ok Robin S. Hawkinson | 483 Hawks Lane |
| | Suzanne R. Hawkinson | ok Suzanne R. Hawkinson | " " " |
| ✓75 | William L. Christean | ok William L. Christean | 424 St. MARY DR. |
| | Jeannie A. Christean | ok Jeannie A. Christean | |

17
6

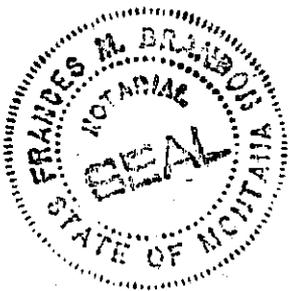
STATE OF MONTANA

County of Ravalli

On this 23 day of June.....nineteen hundred and 91....
 before me, Frances M. Brandon... a Notary Public for the
 State of Montana, personally appeared David S. Steiger; Helen B.
 Steiger; Gregory L. Pape; Martha L. Prange; Theodore Morrosis;
 Edith L. Morrosis; J. Richard Martineau; Dorothy S. Martineau;
 Charles Robert Franks; Ellen Hartt Franks; Robin S. Hawkinson;
 Suzanne Hawkinson; William L. Christean; Jeannie A. Christean;
 J. Greg Jones; Patricia S. Jones; Roderick W. Springer; Rosalind
 N. Springer; Joseph G. Schofield; and Marilyn G. Schofield (or
 proved

to me on oath of... J. Greg Jones... J. Greg Jones.....) to be
 the persons whose names are... subscribed to the within
 instrument, and acknowledged to me that they executed 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.



Frances M. Brandon.....

Notary Public for the State of Montana.

Residing at Stevensville My Commission expires Feb. 2nd, 1992....

| Lot # | Owner Names | Owner Signature | Mailing Address |
|-------------------------|--|---|--|
| 28B ✓ 90B | Richard E. Renfro Sharon M. Renfro | <i>Richard E. Renfro</i> <i>Sharon M. Renfro</i> | 5175 Koch Lane Florence, Mt. 59833 |
| ✓ 16 | Warren F. Williams Joan Williams | <i>Warren F. Williams</i> | 5085 MULLAN RD MISSOULA MT. 59802 |
| ✓ 24A ✓ 72A OK | Clarence Wines Marion Wines Michael C. Wines | <i>Clarence Wines</i> <i>Marion Wines</i> <i>Michael C. Wines</i> | 44 Oaklawn Dr Missoula, Mont. |
| ✓ 29 | David L. Fox, Jr. Reba G. Fox | <i>David L. Fox, Jr.</i> <i>Reba G. Fox</i> | 4536 EDWARDS MISSOULA MT 59801 |
| 34A OK | Paul E. Davis Millicent E. Davis | <i>Paul E. Davis</i> <i>Millicent E. Davis</i> | 686 Pine Hollow Road STEVENSVILLE, MT, 59870 |
| 35-1 | Lee Zeiler | | |
| ✓ 36 | Cody R. Lunceford Verna M. Lunceford | <i>Cody R. Lunceford</i> <i>Verna M. Lunceford</i> | 262 Juniper Way Stevensville, Mont. 59810 |
| ✓ 39B OK | Charles A. Fricke | <i>Charles A. Fricke</i> | 229 Wagner Ln Florence MT 59833 273-0218 |
| ✓ 40 | Philip A. Catalano Josephine A. Catalano | <i>Philip A. Catalano</i> <i>Josephine A. Catalano</i> | P.O. Box 741 51 E. 4th St. 66E MISSOULA 59802 |

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11 01

| Lot # | Owner Names | Owner Signature | Mailing Address |
|-----------------------|---|--|--|
| ✓ 44A | Robert E. Lee Margaret A. Lee | of Robert E. Lee Margaret A. Lee | 239 EL CAPITAN Loop STEVENSVILLE, MT 59870 239 El Capitan Loop Stevensville, MT 59870 |
| ✓ 47 | Merlin A. Stensrud Evelyn R. Stensrud | of Evelyn R. Stensrud Merlin A. Stensrud | 547 Montana Ave Missoula, MT 59802 |
| ✓ 49A | Richard L. Erickson Sylvia I. Erickson | of Richard L. Erickson Sylvia I. Erickson | 4108 Barbara Ln. Missoula, MT 59803 |
| ✓ 61 OK 72B 72C | Suzanne Pennypacker Morris | Suzanne Pennypacker Morris | Suzanne Pennypacker 6150 S. Meadowood Lane Missoula, MT 59803 |
| ✓ 70A | Marvin A. Martin Diane L. Martin | of Marvin A. Martin Diane L. Martin | 3521 Maple Lane Stevensville, MT 59870 |
| ✓ 73 OK | Donald L. Mogan Patricia Mogan Frank C. Mogan | of Donald L. Mogan Patricia Mogan Frank C. Mogan | 939 3 Mile Crk Rd. Stevensville, MT 59870 |
| ✓ 74A | Donald L. Hawkinson Kathleen M. Hawkinson | of Donald L. Hawkinson Kathleen M. Hawkinson | 6559 Whitetail Rd Blaine, MT 59855 |
| ✓ 74C | James Bickish Tamara L. Bickish | of James Bickish Tamara L. Bickish | 395 S. Marys STEVENSVILLE, MT 59870 |
| 77479 LT 1 | Walter A. Syroid Margrit Syroid | of Walter A. Syroid Margrit Syroid | 519 MAIN ST. APT. G STEVENSVILLE, MT 59870 1934 Dixon Ave Missoula MT 59801 |

18
10 DL

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| Lot # | Owner Names | Owner Signature | Mailing Address |
|-----------------|---|--|--|
| ✓ 80 OK | Michael J. Laughlin | <i>Michael Laughlin</i> | PO Box 8535, Missoula, MT 59807 |
| ✓ 83 | Howard E. Schlegel Arlene L. Schlegel | <i>Howard E. Schlegel</i> <i>Arlene L. Schlegel</i> | 1990 Oriole Drive Missoula, Mont 59807 |
| ✓ 86A Les Jr | Gary D. Locke, Trustee Jacqueline C. Locke, Trustee | <i>Gary D. Locke Trustee</i> <i>Jacqueline C. Locke Trustee</i> | 502 North Second Hamilton, MT 59840 |
| 87 | Will Zeiler Elizabeth M. Zeiler | | |
| ✓ 91 | Paul A. Laisy Shirley A. Laisy | <i>Paul A Laisy</i> <i>Shirley A Laisy</i> | 2302 Pleasant Ave Missoula, MT 59801 |
| 39A | Clayton E. DeVoe First Interstate Trust Ta. | | |
| 21B | Sammons Trucking Def. Comp. Prof. Sharing Plan & Trust Harold W. Fullerton, Trustee James D. Basolo, Trustee | | |

10 Fresh Water
4 OK

PF 7636

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STATE OF MONTANA

County of Ravalli

On this... 10 day of July ... nineteen hundred and 91 ...

before me, Leta Kesner a Notary Public for the State of Montana, personally appeared Richard E. Renfro; Sharon M. Renfro; Warren F. Williams; Clarence Wines; Marion Wines; Michael C. Wines; David L. Fox, Jr.; Reba G. Fox; Paul E. Davis; Millicent E. Davis; Cody R. Lunceford; Verna M. Lunceford; Charles A. Fricke; Philip A. Catalano; Josephine A. Catalano; Robert E. Lee; Margaret A. Lee; Evelyn R. Stensrud; Merlin A. Stensrud; Richard L. Erickson; Sylvia I. Erickson; Suzanne Pennypacker Morris; Marvin A. Martin; Diane L. Martin; Donald L. Mogan; Patricia Mogan; Frank C. Mogan; Donald L. Hawkinson; Kathleen M. Hawkinson; James Bickish; Tamara L. Bickish; Walter A. Syroid; Margrit Syroid; Michael J. Laughlin; Howard E. Schlegel; Arlene L. Schlegel; Gary D. Locke, Trustee; Jacqueline C. Locke, Trustee; Paul A. Laisy; and Shirley A. Laisy (or proved to me on oath

of... John W. Susen. [Signature]) to be the persons whose names..... subscribed to the within instrument, and acknowledged to me that they executed 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.



Leta Kesner

Notary Public for the State of Montana.

Residing at Missoula My Commission expires... 4-1, 1994

NOTARY PUBLIC for the State of Montana
Residing at Missoula, Montana
My commission expires April 1, 1994

| Lot # | Owner Names | Owner Signature | Mailing Address |
|--------------|--|---|--|
| ✓ 23A 23B | James Lee Sund Pamela Ann Sund | of James Lee Sund of Pamela Ann Sund | 105 El Capitan Loop |
| * 25 | James F. Hartson Sharoll F. Hartson | of James F. Hartson of Sharoll F. Hartson | 110 EL CAPITAN LP |
| ✓ 27 | Zane P. Raser Kelly K. Raser | Zane P. Raser Kelly K. Raser | 144 EL CAPITAN LP STEVENSVILLE 59870 |
| pt 28 28 | (2 lots 28) * Daniel B. Campbell Nancy J. Campbell | of Daniel B. Campbell of Nancy J. Campbell | 155 EL CAPITAN STEVENSVILLE 59870 |
| ✓ 30A | James D. Harmon Theresa A. Harmon | James D. Harmon | 187 EL CAPITAN Loop STEVENSVILLE, MT 59870 |
| ✓ 30B1 | Larry D. Legato Timothy K. Olson Terry A. Legato Lillian A. Olson | of Larry D. Legato of Terry A. Legato | 141 El Capitan loop Stevensville, MT 59870 |
| ✓ 30B2 | Allan W. Goffe Judith K. Goffe | | |
| ✓ 43 | James T. Wood | James T. Wood | 279 El Capitan Stevensville, Mont 59870 |
| ✓ 42 | James L. Griffin Karen M. Griffin | James L. Griffin Karen M. Griffin | 231 Sky Pilot Stevensville, MT 59870 |
| ✓ 88A | Terry D. Berkhouse Laura L. Berkhouse | Terry D. Berkhouse Laura L. Berkhouse | 230 Sky Pilot Stevensville, MT 59870 |

14 Price ...
9 9

| Lot # | Owner Names | Owner Signature | Mailing Address |
|-------------|--|---|---|
| ✓ 88B | M. Alan Abrahamson Bonnie S. Abrahamson | | |
| * 89 | Michael Cole & Michael C. Plattes Barbara Jean Plattes | of Michael Cole Plattes of Barbara J. Plattes of Barbara Jean Plattes | 359 St. P. lot 6 Stevensville |
| ✓ 90A | Douglas A. Brewer Bonita R. Brewer | of Myly A. Brewer of Bonita R. Brewer | 233 St. Pilot Lane Stevensville |
| ✓ 31A OK | David Lee Levison | of David Lee Levison | 208 St Joseph Ln Stevensville |
| ✓ 32 | John H. Montgomery Nancy E. Montgomery | | |
| ✓ 33B | Tracy Amt Robert S. Seal Terry Amt Mary Beth Seal | | |
| ✓ 34B | Earl C. Morris Mary C. Morris | | |
| ✓ 35-2 | Robert F. Bilyeu Suzanne Bilyeu | | |
| ✓ 35-3 | Douglas J. Pavlick Tina M. Pavlick | of Douglas J. Pavlick of Tina M. Pavlick | 5051 Falcon Lane Stevensville, MD 54870 |
| ✓ 35-4 | Donald Lloyd Philley Dora Denise Philley | | |

17 Freehold
3 St Stevensville

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STATE OF MONTANA

County of Ravalli

On this 11 day of July, nineteen hundred and 91... before me, Frances M. Brandon, a Notary Public for the State of Montana, personally appeared James Lee Sund; Pamela Ann Sund; James Hartson; Sharoll Hartson; Zane P. Raser; Kelly K. Raser; Daniel B. Campbell; Nancy J. Campbell; James D. Harmon; Larry D. Legato; Teri A. Legato; James T. Wood; James L. Griffin; Karen M. Griffin; Terry D. Berkhouse; Laura L. Berkhouse; Michael Cole Plattes; Barbara Jean Plattes; Douglas A. Brewer; Bonita R. Brewer; David Lee Levison; Douglas J. Pavlick; Tina M. Pavlick; Willard J. Dukart; Deborah M. Dukart; Jerry E. Davis; Nancy Wood Davis; Arnold R. Fallier; Ronald F. Halls; Theresa Halls; Kevin Cronquist; and Katherine Cronquist (or proved to me on oath of

... Jerry E. Davis, (Jerry E. Davis) to be the persons whose names subscribed to the within instrument, and acknowledged to me that they executed 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.



Frances M. Brandon

Notary Public for the State of Montana.

Residing at Stevensville, My Commission expires Feb. 2, 1992.

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| Lot # | Owner Names | Owner Signature | Mailing Address |
|-------|----------------------|---------------------|-------------------------|
| 48A | Jack D. Rice | | |
| 50A | Cheryl L. Rice | | |
| 48B | John R. Keeley | John R. Keeley | 297 EL CAPITAN Loop |
| | Joan A. Keeley | Joan A. Keeley | STEVENSVILLE, MT. 59870 |
| 50B | Richard G. Armstrong | | 337 EL CAPITAN LOOP |
| | Karen K. Armstrong | Karen K. Armstrong | STEVENSVILLE MT 59870 |
| 51 | Dana K. Bible | Dana K. Bible | 320 EL CAPITAN Loop |
| | Claudia J. Bible | Claudia J. Bible | STEVENSVILLE, MT |
| 52 | James L. Jensen | | |
| | Jean Jensen | | |
| 53A | John L. Anderson | John L. Anderson | 342 El Capitan Loop |
| 53B | Kristie A. Anderson | Kristie A. Anderson | STEVENSVILLE, MT |
| 54+69 | Wayne E. Tree | Wayne E. Tree | 359 El Capitan Loop |
| | Arla J. Tree | Arla J. Tree | Stevensville Montana |
| 55+57 | Larry G. Arbaugh | Larry G. Arbaugh | 358 EL CAPITAN LL |
| | Susan Arbaugh | Susan Arbaugh | STEVENSVILLE, MT. |
| 17B | John W. Woods | John W. Woods | 445 Sapphire Lane |
| 19-3 | Lorrie D. Woods | Lorrie D. Woods | |

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STATE OF MONTANA

County of Ravalli

On this...11...day of July...nineteen hundred and..91...
before me...Francis M. Brandon...a Notary Public for the
State of Montana, personally appeared John R. Keeley; Joan A.
Keeley; Karen K. Armstrong; Claudia J. Bible; John L. Anderson;
Kristie A. Anderson; Wayne E. Tree; Larry G. Arbaugh; Susan
Arbaugh; John W. Woods; Lorrie D. Woods; Arthur C. Timmerhoff;
and Edward M. Schmidt (or proved to me on oath

of...Ellen H. Franks...Ellen H. Franks... to be the
persons whose names.....subscribed to the within
instrument, and acknowledged to me that they executed 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.



Francis M. Brandon

Notary Public for the State of Montana.

Residing at Stearnsville My Commission expires Feb. 2d. 1992.

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45

-10B-

STATE OF MONTANA

County of Ravalli

On this...*11*...day of...*July*...nineteen hundred and...*91*...
 before me...*Francis M. Brandon*...a Notary Public for the
 State of Montana, personally appeared ~~Robert G. ...~~ Dane
 K. Bible; Arla J. Tree; James William Fears; Dale Elizabeth
 Fears; Jo Ann D. Timmerhoff; and Marilyn R. Schmidt (or proved
 to me on oath of...*J. Greg Jones*...*J. Greg Jones*...) to be
 the persons whose names...*ARE*...subscribed to the within
 instrument, and acknowledged to me that they executed 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.



Francis M. Brandon.....

Notary Public for the State of Montana.

Residing at *Stevensville*...My Commission expires *Feb. 2, 1992*.....

PF 7634

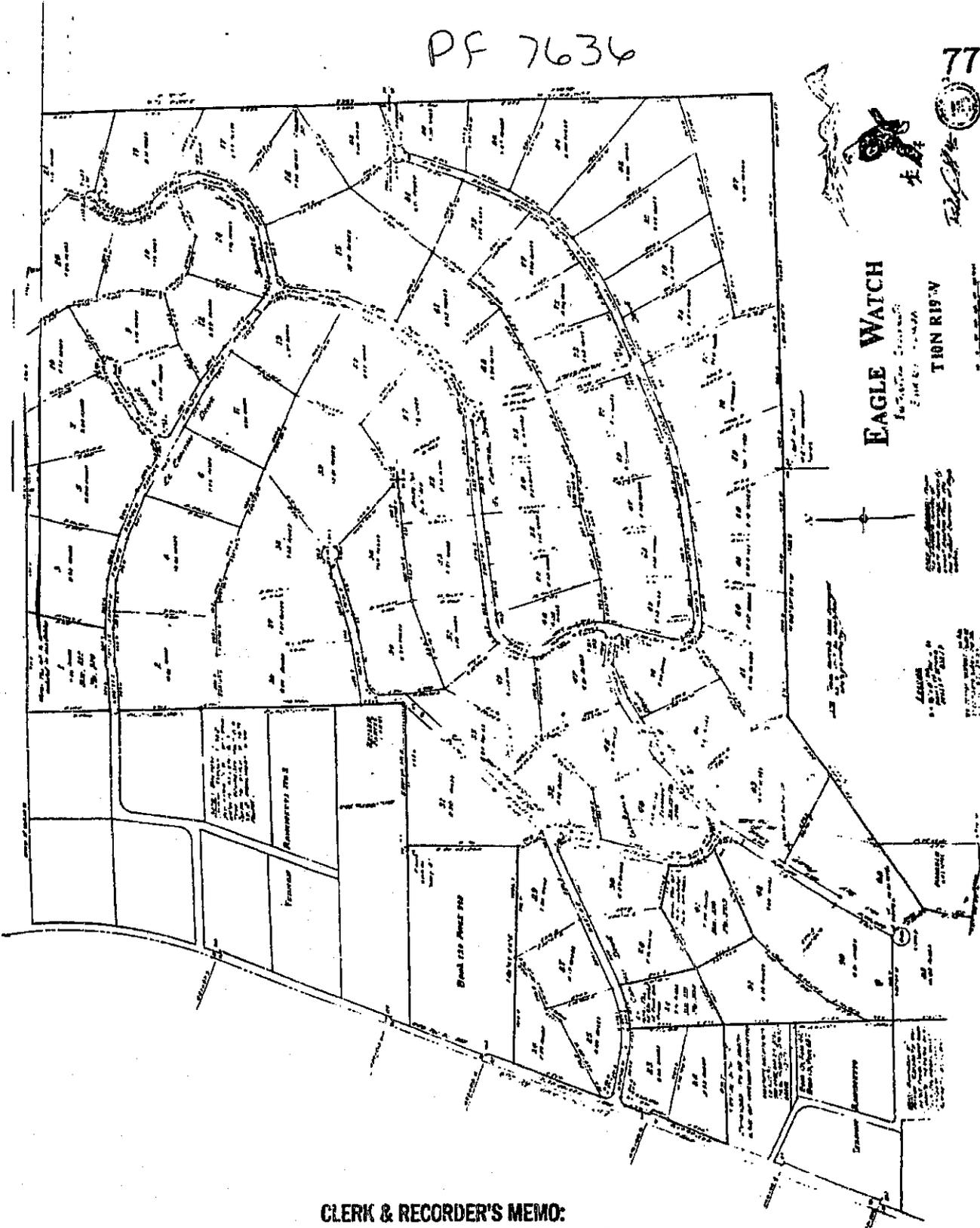
77

47



EAGLE WATCH

TION RISE



Eagle Watch

CLERK & RECORDER'S MEMO:
LEGIBILITY OF WRITING, TYPING OR
PRINTING FOR REPRODUCTIVE PURPOSES
WERE UNSATISFACTORY IN THIS DOCUMENT
WHEN RECEIVED.

PF 7636

48

-7-

Lot Number(s): 05

| OWNER NAME(S) | SIGNATURE (NAME AS SHOWN) (only 1 signature required) | MAILING ADDRESS |
|--------------------|--|--|
| ✓ John O. O'Rourke | _____ | _____ |
| Sandra D. O'Rourke | <i>Sandra D. O'Rourke</i> | <u>3617 NE 85th St</u> <u>Vancouver, WA 98665</u> |
| | _____ | _____ |
| | _____ | _____ |

Notary Public Information:

On this 26th day of March 1991 before me, a Notary Public for the State of Washington, personally appeared Sandra O'Rourke known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

My Commission Expires: 5/20/91

Notary Public for the State of: Washington

Residing at: Vancouver

Signature (Notary Public): Mevon L. Johnson



Seal

2 Freeholder
1 cc

PF 7636

49

-7-

Lot Number(s): 85, _____, _____

OWNER NAME

SIGNATURE (NAME AS SHOWN)

MAILING ADDRESS

John O. O'Rourke

John O. O'Rourke

3617 NE 85th St.
Vancouver WA.
98665

Notary Public Information:

On this 24 day of May 1991 before me, a Notary Public for the State of Washington, personally appeared John O. O'Rourke known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that He executed the same.

My Commission Expires: 2-22-93

Notary Public for the State of: Washington

Residing at: Clark County

Signature (Notary Public): Peggy Astleford



Seal

PF 7634

50

Lot Number(s): 90C

Owner Name(s) Signature (Name as shown) Mailing Address

John D. Keating

John D. Keating

10531 LAKEVIEW DR #B
CARDEN GROVE CA 92640

Notary Public Information:

On this 19th day of JUNE 1991 before me,
a Notary Public for the State of CALIFORNIA,
personally appeared JOHN D. KEATING known
to me to be the person(s) whose name(s) is/are subscribed to
the foregoing instrument, and acknowledged to me that
HE executed the same.

My Commission Expires : DECEMBER, 16, 1994

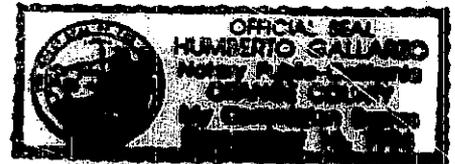
Notary Public for the State of: CALIFORNIA County of ORANGE

Residing at: FOUNTAIN VALLEY

Signature (Notary Public):

Humberto Gallardo

Seal



PF 7634

51

Eagle Watch Property Owners Association

C/O J. Richard Martineau

353 St. Mary Drive, Eagle Watch

Stevensville, MT 59870-6016

Eagle Watch Property Owners Association

// **YES** - I am in favor of putting Eagle Watch under voluntary zoning with ordinance regulations as submitted.

// NO - I do not favor the regulation of Eagle Watch through voluntary zoning.

// UNDECIDED

COMMENTS: _____

NAME (S)

JOHN D. KEATING

John D. Keating

ADDRESS & Lot#

10531 LAKESIDE DR.

#B

GARDEN GROVE CA.

92640

LOT # 90 C

EXHIBIT A

ROUGHNESS AND CUL-DE-SACS AS SHOWN ON THE ACCOMPANYING PLAT AND CERTIFICATE OF SURVEY
HERE TO ANNEXED, THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT: /

beginning at the one quarter corner between section 19 and 20; thence N89°44'03"E 2837.6 ft to the center of section 20; thence S70°01'02"E 2822.4 ft to the one quarter corner between sections 20 and 21; thence S00°28'15"W 2651.1 ft to the center of section 20; thence N81°57'58"W 1828.2 ft to the one quarter corner between sections 20 and 21; thence N88°57'53"W 1828.2 ft to the center of section 20; thence S70°01'02"E 2837.6 ft to the center of section 20; thence N89°44'03"E 2837.6 ft to the SE corner of Vernon Ranchette; thence N80°31'02"E 1902.0 ft along the east line of said subdivision; thence N89°28'37"W 829.5 ft along the north line of said subdivision to the center of the east line of Highway 249; thence N89°00'03"E 578.7 ft to a point 20.0 ft right of centerline of highway 249; thence S86°25'45"E 1526.7 ft along said south line; thence N89°44'03"E 2837.6 ft along said section line to the east line (projected) of a parcel known as parcel 26; thence S70°01'02"E 2837.6 ft along said section line to the centerline of section 19; thence N89°44'03"E 2837.6 ft along the center line of section 19 and 20, the point of beginning, containing said acres, except a parcel containing 1.120322 acres on the same east line 161.4 ft to the centerline of section 19; thence N89°44'03"E 2837.6 ft along the center line of section 19 and 20, known as parcel 26, and except a parcel recorded in Book of Deeds 1003, 218, known as parcel 27; the area included in the subdivision being 15.84 acres.

FURTHER THAT THE ABOVE PARCEL IS TO BE KNOWN AND DESIGNATED AS EAGLE WATCH AND THE LANDS INCLUDED
IN ALL STREETS, ROADS AND CUL DE SACS ARE DEDICATED, GRANTED AND DEWATED TO THE USE OF THE
PUBLIC FOREVER.

DATED THIS 26th DAY OF FEBRUARY, AD 1974.

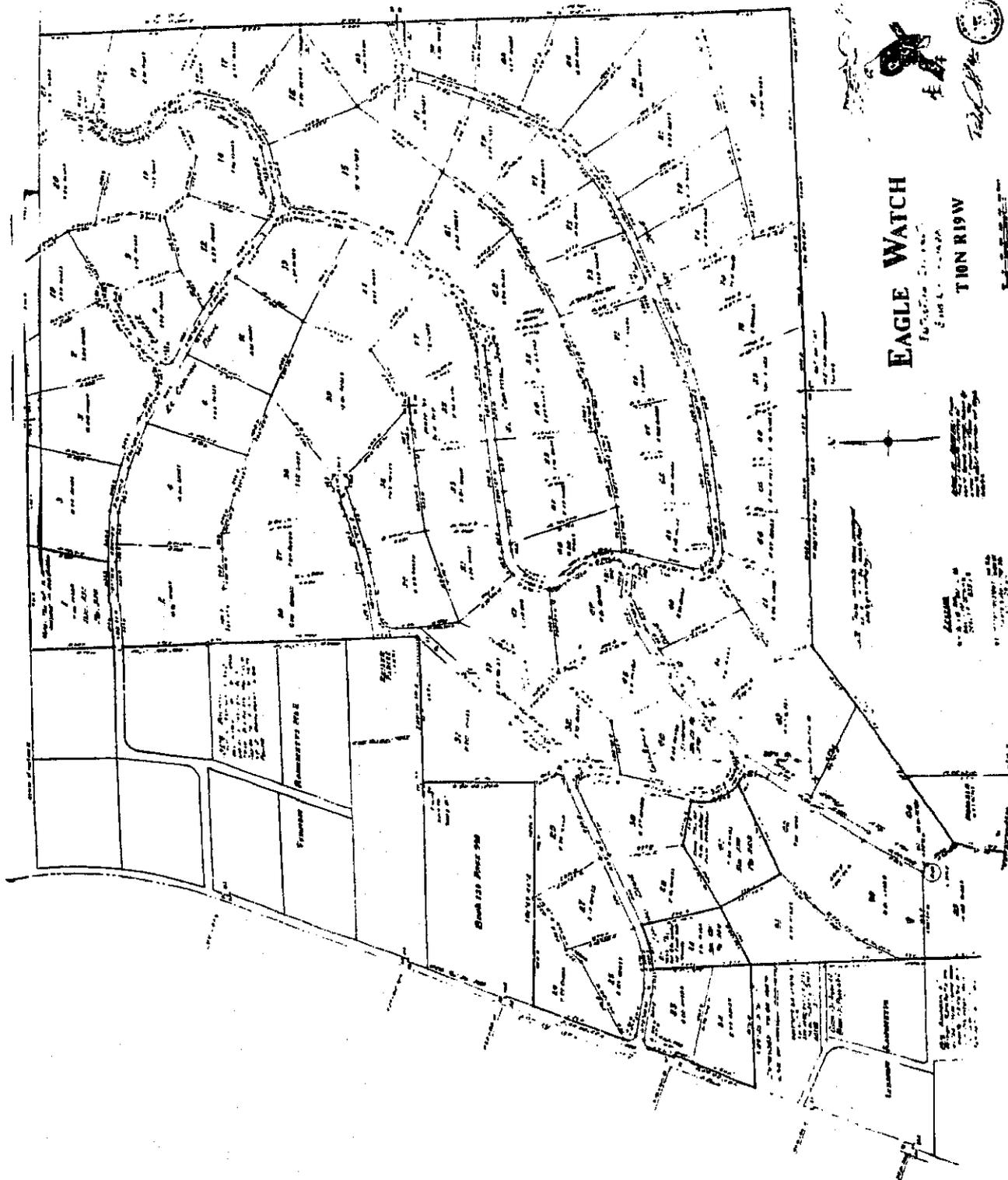
Peter H. Bouma
PETER H. BOUMA
Peter H. Bouma
PETER H. BOUMA ATTORNEY IN LAW
Anna G. Vernon
ANNA G. VERNON
James S. Vernon
JAMES S. VERNON

KNOWLEDGE MEY:
STATE OF MONTANA)
COUNTY OF BURLINGAME)

ON THIS 26th DAY OF FEBRUARY, 1974, BEFORE ME, SHARLEY A. ORRILL, A NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT Billings, M^{ONTANA}, PERSONALLY APPEARED PETER H. BOUMA AND JAMES S. VERNON
A MAN TO ME TO BE THE PERSONS WHOSE NAMES ARE
LOGGED TO ME THAT THEY EXECUTED THE SAME.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND
ABOVE WRITTEN.

SURVEYOR'S CERTIFICATE:
STATE OF MONTANA)
COUNTY OF BURLINGAME)





EAGLE WATCH

T10N R19W



Eagle Watch

Lot Number(s): 33A, _____, _____

| OWNER NAME(S) | SIGNATURE (NAME AS SHOWN) (only 1 signature required) | MAILING ADDRESS |
|------------------|--|--|
| Gene R. Eisenman | <i>Gene Eisenman</i> | <u>2140 Clearwater 20</u> _____ _____ _____ |

Notary Public Information:

On this 3rd day of April 1991 before me, a Notary Public for the State of Arizona, personally appeared Gene R. Eisenman known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

My Commission Expires: My Commission Expires May 31, 1994

Notary Public for the State of: Arizona

Residing at: 1465 Palma Way B.H. Az

Signature (Notary Public): Mildred E. Clark

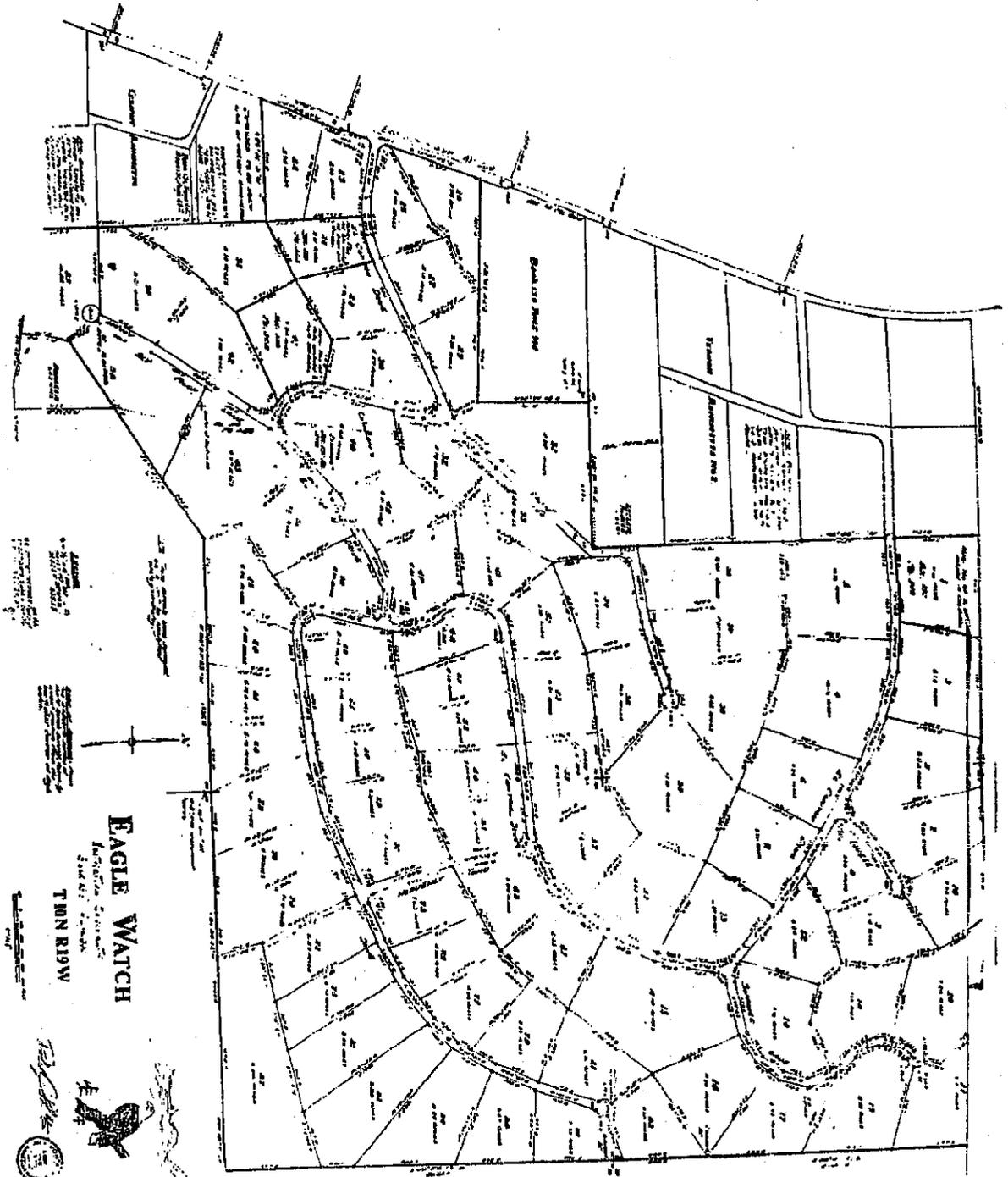


1 Free...
2 OK

PF 7636

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Eagle Watch



EAGLE WATCH

TOWN RISE



77

PF 7636

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-7-

Lot Number(s): 31B . 31C . _____

OWNER NAME(S)

SIGNATURE (NAME AS SHOWN)
(only 1 signature required)

MAILING ADDRESS

Gary S. Jenkins

Gary S. Jenkins

7215 N. LANCASTER
PORTLAND, OR. 97217

Monica R. Blacksher
Jenkins

Monica Blacksher

same

Jenkins

Notary Public Information:

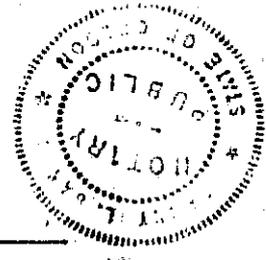
On this 13 day of February 1991 before me, a Notary Public for the State of Oregon, personally appeared Gary Jenkins; Monica Blacksher Jenkins known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

My Commission Expires: 5/31/97

Notary Public for the State of: Oregon

Residing at: Portland, County of Multnomah

Signature (Notary Public): Terry L. Baker

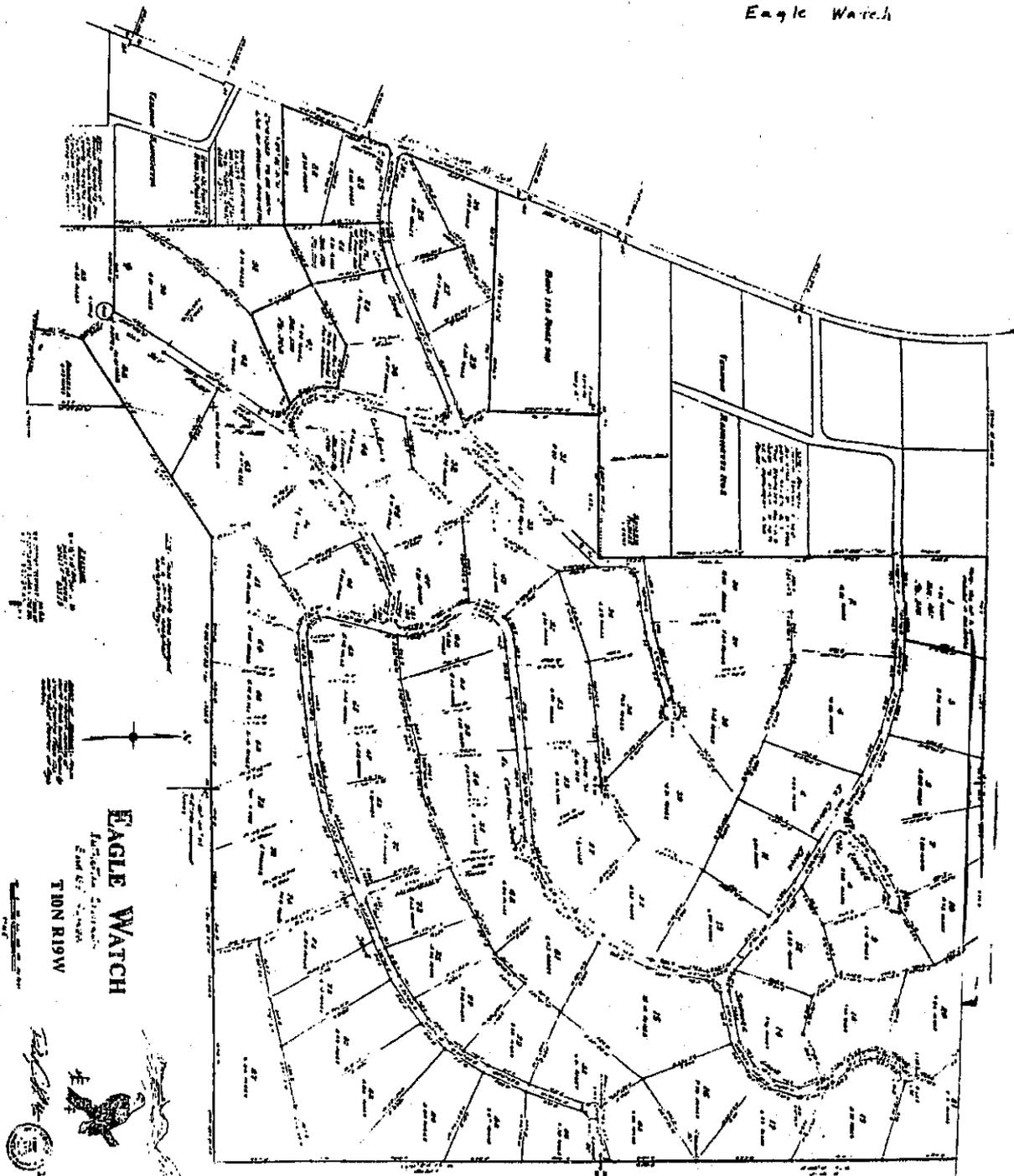


Seal

PF 76⁶34

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Eagle Watch



EAGLE WATCH
TOWN R19W



PF 7636

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-7-

~~1782 John D. Joyce to Harrington Te~~

Lot Number(s): ~~82~~, 84, 98 LT 84

| OWNER NAME(S) | SIGNATURE (NAME AS SHOWN) (only 1 signature required) | MAILING ADDRESS |
|---------------|--|---|
| June Holter | <i>OK June Holter</i> | 2300 E. 18 th Apt 221 CASPER, WY. 82609 |

Notary Public Information:

On this 19th day of February 1991 before me, a Notary Public for the State of Wyoming, personally appeared June Holter known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

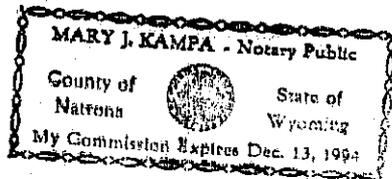
My Commission Expires: 12-13-1994

Notary Public for the State of: Wyoming

Residing at: 2312 Beck Ave, Casper WY 82601

Signature (Notary Public): Mary J. Kampa

Seal



PF 7636

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-7-

Lot Number(s): 84, _____, _____

| OWNER NAME | SIGNATURE (NAME AS SHOWN) | MAILING ADDRESS |
|------------|---------------------------|-----------------|
|------------|---------------------------|-----------------|

Marge Cowie

Marge Cowie
by Jane L. Holter,
Power of Attorney

11286 Ryndale Dr
Concord City, CA
94030

Notary Public Information:

On this 18th day of JUNE 1991 before me, a Notary Public for the State of WYOMING, personally appeared JANE L. HOLTER known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that SHE executed the same.

My Commission Expires: My Commission Expires July 24, 1993

Notary Public for the State of: WYOMING

Residing at: 1600 MANOR DR, CASPER, WY 82609

Signature (Notary Public): Cathy L. Meininger



Seal

PF 7636

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-7-

Lot Number(s): 24

| OWNER NAME | SIGNATURE (NAME AS SHOWN) | MAILING ADDRESS |
|------------|---------------------------|-----------------|
|------------|---------------------------|-----------------|

Ray Mattson

Ray Mattson
by Jane L. Holter
Power of attorney

4902 - 24th St. W.
BRADENTON, FL.
34207

Notary Public Information:

On this 18th day of JUNE 1991 before me, a Notary Public for the State of WYOMING, personally appeared JANE L. HOLTER known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that SHE executed the same.

My Commission Expires: My Commission Expires July 24, 1993

Notary Public for the State of: WYOMING

Residing at: 1600 MANOR DR, CASPER WY

Signature (Notary Public): Cathy L. Messinger



Seal

PF 7636

63

-7-

Lot Number(s): 84, _____, _____

| OWNER NAME | SIGNATURE (NAME AS SHOWN) | MAILING ADDRESS |
|------------|---------------------------|-----------------|
|------------|---------------------------|-----------------|

Ruth Bonn

Ruth Bonn
 by June L. Holter
 Power of Attorney

2334-164th ST.
TORRANCE, CA
90504

Notary Public Information:

On this 18TH day of JUNE 1991 before me, a Notary Public for the State of WYOMING, personally appeared JUNE L. HOLTER known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that SHE executed the same.

My Commission Expires: My Commission Expires July 26, 1993

Notary Public for the State of: WYOMING

Residing at: 1600 MANDER DR
CASPER, WY 82609

Signature (Notary Public): Cathy L Messinger



Seal

PF 7636

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-7-

Lot Number(s): B4, _____, _____

| OWNER NAME | SIGNATURE (NAME AS SHOWN) | MAILING ADDRESS |
|----------------|--|--|
| Robert Mattson | <u>Robert Mattson</u> by: <u>Jane L. Holter</u> <u>Power of attorney</u> | <u>19530 Fairweather</u> <u>Canyon Country</u> <u>CA 91351</u> |

Notary Public Information:

On this 18th day of JUNE 1991 before me, a Notary Public for the State of WYOMING, personally appeared Jane L. Holter known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that SHE executed the same.

My Commission Expires: My Commission Expires July 24, 1991

Notary Public for the State of: WYOMING

Residing at: 600 MANOR DR, CASPER, WY

Signature (Notary Public): Cathy L. Messinger

Seal



PF 7636

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Lot Number(s): 84 _____

OWNER NAME

SIGNATURE (NAME AS SHOWN)

MAILING ADDRESS

Richard Mattson

deceased

6-29-90

June 29, 1990

Notary Public Information:

On this _____ day of _____ 19____ before me, a Notary Public
for the State of _____, personally appeared _____
_____ known to me to be the person(s) whose name(s)
is/are subscribed to the foregoing instrument, and acknowledged to me
that _____ executed the same.

My Commission Expires: _____

Notary Public for the State of: _____

Residing at: _____

Signature (Notary Public): _____

Seal

PF 7636 Lot 13 Stansbury

66

**EAGLE WATCH SUBDIVISION
PETITION FOR SPECIAL ZONING DISTRICT**

TO. Board of Commissioners
Ravalli County
Ravalli County Courthouse
Hamilton, Montana 59840

Gentlemen:

We, the undersigned, being the owners and freeholders of more than sixty percent (60%) of the real property described and set forth in Exhibit A attached hereto, respectfully petition the Board of County Commissioners of Ravalli County, State of Montana, pursuant to the provisions of Title 16, Chapter 41 of the Revised Codes of Montana, 1947, to order and create a Planning and Zoning District for the area encompassed by and described in Exhibit A attached hereto, for the purpose of furthering the health, safety and general welfare of the people of Ravalli County.

Your Petitioners respectfully request that the Planning and Zoning Commission for said Planning and Zoning District make and adopt a development of said district which will make the following provisions for the use of property within the said district.

A. INTENT: RESIDENTIAL - TWO (2) OR MORE ACRES

This ^{zoning} district ^{will} provide for low density residential development of an open and rural character, in an area which is best suited for such purpose. The area is outside urbanized development, and is agricultural and partially agricultural in nature. The district ^{will} provide for environmental protection of those areas that are fragile and cannot support more intensive urbanized activities. This is due to physiographic, hydrologic, biologic and economic conditions. Single family housing unit development is encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

B. SPACE REQUIREMENTS

Maximum Residential Density: One (1) single family dwelling per two (2) acres. The premises shall not be subdivided into parcels of land comprising less than two (2) acres and no more than one residence shall be erected on the premises or any subdivided parcel of the same.

Required Setbacks: No building shall be placed on the premises so that any portion thereof shall be closer than thirty

(318)-325-8005

PF 7636

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(30) feet to the property line or to any street upon which said premises abut.

C. BULK REQUIREMENTS: There shall not be erected on the premises any residence which shall have a ground floor space of less than nine hundred-sixty (960) square feet, exclusive of any portion thereof used for a garage or for an outside porch.

~~Maximum Building Height: None.~~

D. PERMITTED USES

1. Mobile Homes: Mobile home placement and occupancy is restricted to a double-wide mobile home on a permanent foundation. Occupancy of a single width mobile home for residency purposes is prohibited, except for a period not to exceed two (2) years during which a permanent residence meeting required building standards is under construction. The two-year construction period must begin on the commencement of construction of the permanent residence, and may not extend past completion of the residence.

2. Light Industry and Local Business: Light industry and local business are permitted. However, they shall remain similar to cottage industry, except that the small number of employees involved shall not be restricted to family members. No noxious, polluting or offensive activity shall be carried on upon the premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or adjoining property owners. Strong chemical odors, extremely bright night lights, industrial pollutant disposal on the ground, loud sounds, and heavy vehicular traffic are examples of such nuisances.

3. Animals/Livestock Density: No hog shall be kept or maintained on the premises. No chicken yard shall be maintained on the premises for the purpose of commercial meat and egg production. Further, no more than three (3) dogs or cats over six months of age, are to be kept and/or maintained for board, propagation, training or treatment. Horses, cows, goats, sheep or similar animals may be kept or maintained; provided that their numbers are limited to one (1) per acre, and provided further, said animals are to be enclosed within a fenced area.

4. Junk Yard: The operation of a junk yard shall not be permitted on any portion of the premises. The term "junk yard" means the use of more than one thousand (1000) square feet of area where junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including automobile wrecking and structural steel material and equipment. A junk yard does not include such uses when conducted entirely within an enclosed building.

5. Sanitation: No building site shall be used or

PF 7634

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-3-

maintained so as to accumulate rubbish, trash or garbage. Trash, garbage, other waste, and equipment shall be kept and maintained in sanitary containers or sanitary condition.

E. BUILDING REQUIREMENTS AND RESTRICTIONS

In addition to the requirements for permanent foundations for double-wide mobile homes and modular structures covered under "Permitted Uses", all residence structures will meet minimum Federal Housing Administration (FHA) or Veterans Administration (VA) building codes as of the date of construction.

F. UTILITIES

All telephone, power and T.V. cable lines installed upon the premises for a period in excess of three months shall be placed underground.

G. EXISTING CONDITIONS AND USES:

All variances of compliance with these standards, restrictions and uses at the time of this petition may be continued, ~~as they are Grandfathered under present law.~~ This shall not apply, however, when such variances are in violation of County, State or Federal laws and regulations.

H. SEVERABILITY

If any provision herein or its application to any person or circumstances is held invalid, the remainder of the provisions herein or the application of the provision to other persons or circumstances is not affected and the same shall remain in force and effect.

I. ENFORCEMENT

Any use or feature in violation of these regulations, except as covered under Section G. above, shall first be dealt with through group persuasion. Only as a last resort shall such violation be hereby found and declared to be unlawful. It may then be enforced as set out in subparagraphs (1) and (2) below.

(1) The Ravalli County Commissioners hereby assume responsibility for the enforcement of Section B, SPACE REQUIREMENTS, Maximum Residential Density, and those portions of the other above stated zoning regulations that are covered under the County's Community Decay Ordinance, and by other laws.

(2) Any interested person, persons or group of property owners may bring any appropriate legal action for the enforcement of any of the regulations which apply to this

PF 7636

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Planning and Zoning District, and to collect damages and attorneys fees as directed by the court. The cost of such enforcement shall be borne by the person/s bringing the legal proceeding. Neither Ravalli County nor the Planning and Zoning District shall be responsible for any of the costs associated with any such enforcement proceeding undertaken pursuant to this subparagraph (2).

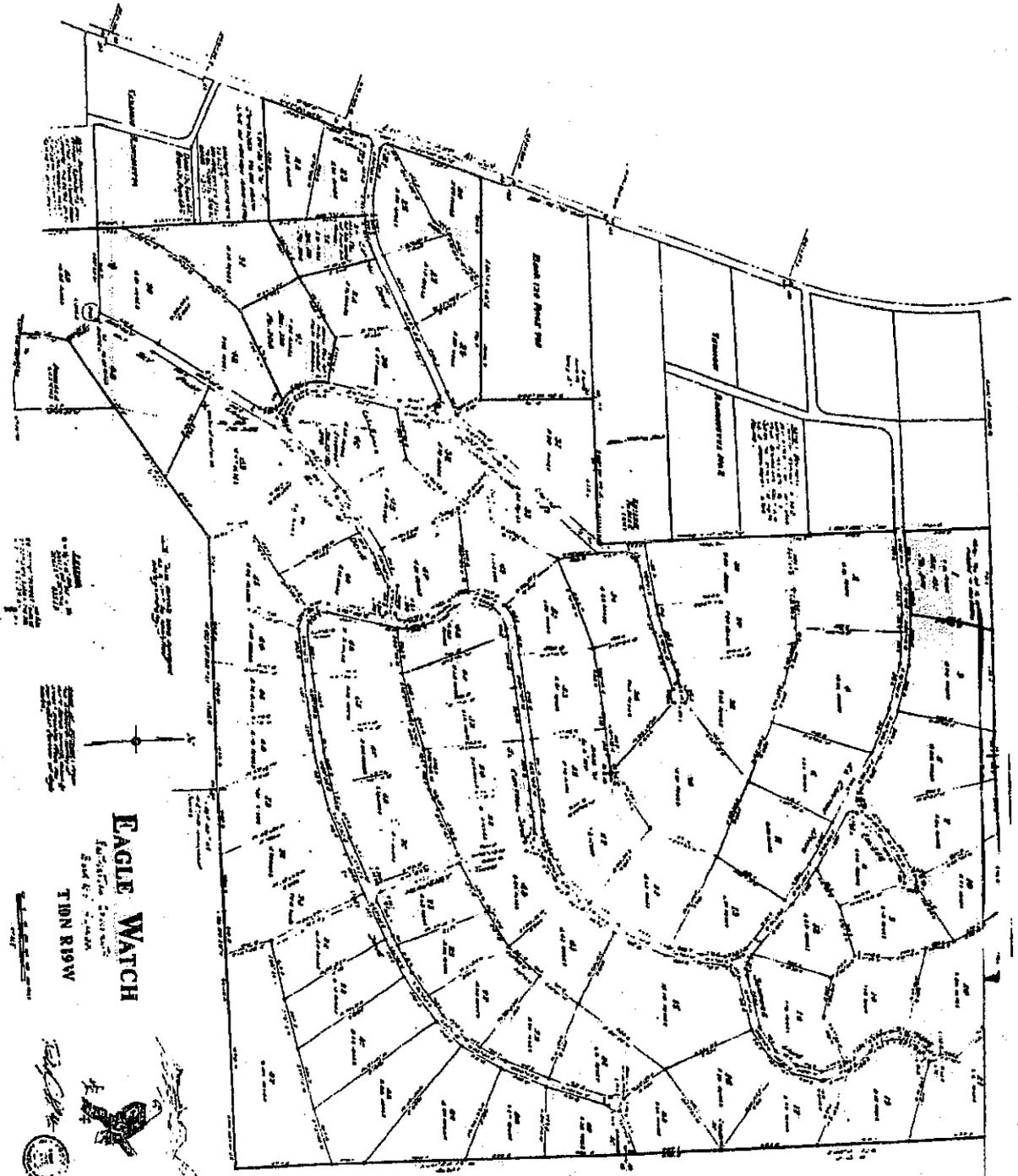
(3) The County Commissioners will appoint, each year, four Eagle Watch Subdivision property owners to serve as the Eagle Watch District Planning and Zoning Board. This Board will serve in a voluntary advisory capacity and as the Eagle Watch Subdivision liaison to the County Commissioners. It will refer to the Commissioners violations of regulations cited under Paragraph I, Enforcement, subparagraph (1), above.

The Board will also make recommendations and provide consultation to the Commissioners on matters concerning the public safety, health and welfare within Eagle Watch. It will also serve as a screening and advisory board for any future request by an owner for approval of a variance for any zoning regulation. Any such request must have the written approval of sixty per cent (60%) of the Eagle Watch property owners, and all of the expenses incurred in obtaining the approval must be borne by the property owner making the request.

(4) Failure to enforce any of the restrictions, rights, reservations and limitations contained in these regulations shall not in any event be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof.

Respectfully Submitted this _____ day of _____

Eagle Watch



EAGLE WATCH

SECTION 36
T10N R19W

SECTION 36
T10N R19W



77

Lot Number(s): 13

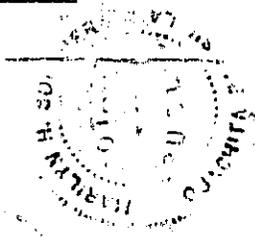
| OWNER NAME(S) | SIGNATURE (NAME AS SHOWN) (only 1 signature required) | MAILING ADDRESS |
|----------------------|--|--|
| Benny W. Stansbury | <u>Benny W. Stansbury</u> | <u>115 JASON DRIVE</u> |
| Carolyn B. Stansbury | <u>Carolyn B. Stansbury</u> | <u>W. MONROE, LA 71291</u> |
| | | <u>115 Jason Drive</u> <u>West Monroe, LA 71291</u> |

Notary Public Information:

On this 5th day of May 1991 before me, a Notary Public for the State of Louisiana, personally appeared Carolyn B. Stansbury Benny W. Stansbury known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that SHE executed the same.

My Commission Expires: at death
 Notary Public for the State of: Louisiana
 Residing at: 105 Jason Dr. West Monroe La
 Signature (Notary Public): Maude G. Leiguer

Seal



PF 7636 #1

73

copy
from
state

**EAGLE WATCH SUBDIVISION
PETITION FOR SPECIAL ZONING DISTRICT**

TO. Board of Commissioners
Ravalli County
Ravalli County Courthouse
Hamilton, Montana 59840

Lot 12 Olsen-Petersen

Gentlemen:

We, the undersigned, being the owners and freeholders of more than sixty percent (60%) of the real property described and set forth in Exhibit A attached hereto, respectfully petition the Board of County Commissioners of Ravalli County, State of Montana, pursuant to the provisions of Title 16, Chapter 41 of the Revised Codes of Montana, 1947, to order and create a Planning and Zoning District for the area encompassed by and described in Exhibit A attached hereto, for the purpose of furthering the health, safety and general welfare of the people of Ravalli County.

Your Petitioners respectfully request that the Planning and Zoning Commission for said Planning and Zoning District make and adopt a development of said district which will make the following provisions for the use of property within the said district.

A. INTENT: RESIDENTIAL - TWO (2) OR MORE ACRES

This district provides for low density residential development of an open and rural character, in an area which is best suited for such purpose. The area is outside urbanized development, and is agricultural and partially agricultural in nature. The district provides for environmental protection of those areas that are fragile and cannot support more intensive urbanized activities. This is due to physiographic, hydrologic, biologic and economic conditions. Single family housing unit development is encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

B. SPACE REQUIREMENTS

Maximum Residential Density: One (1) single family dwelling per two (2) acres. The premises shall not be subdivided into parcels of land comprising less than two (2) acres and no more than one residence shall be erected on the premises or any subdivided parcel of the same.

Required Setbacks: No building shall be placed on the premises so that any portion thereof shall be closer than thirty

(30) feet to the property line or to any street upon which said premises abut.

C. **BULK REQUIREMENTS:** There shall not be erected on the premises any residence which shall have a ground floor space of less than nine hundred-sixty (960) square feet, exclusive of any portion thereof used for a garage or for an outside porch.

Maximum Building Height: None.

D. **PERMITTED USES**

1. **Mobile Homes:** Mobile home placement and occupancy is restricted to a double-wide mobile home on a permanent foundation. Occupancy of a single width mobile home for residency purposes is prohibited, except for a period not to exceed two (2) years during which a permanent residence, meeting required building standards, is under construction. The two-year residence period must begin on the commencement of construction of the permanent residence, and may not extend past completion of the residence.

2. **Light Industry and Local Business:** Light industry and local business are permitted. However, they shall remain similar to cottage industry, except that the small number of employees involved shall not be restricted to family members. No noxious, polluting or offensive activity shall be carried on upon the premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or adjoining property owners. Strong chemical odors, extremely bright night lights, industrial pollutant disposal on the ground, loud sounds, and heavy vehicular traffic are examples of such nuisances.

3. **Animals/Livestock Density:** No hog shall be kept or maintained on the premises. No chicken yard shall be maintained on the premises for the purpose of commercial meat and egg production. Further, no more than three (3) dogs or cats over six months of age, are to be kept and/or maintained for board, propagation, training or treatment. Horses, cows, goats, sheep or similar animals may be kept or maintained; provided that their numbers are limited to one (1) per acre, and provided further, said animals are to be enclosed within a fenced area.

4. **Junk Yard:** The operation of a junk yard shall not be permitted on any portion of the premises. The term "junk yard" means the use of more than one thousand (1000) square feet of area where junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including automobile wrecking and structural steel material and equipment. A junk yard does not include such uses when conducted entirely within an enclosed building.

5. **Sanitation:** No building site shall be used or

maintained so as to accumulate rubbish, trash or garbage. Trash, garbage, other waste, and equipment shall be kept and maintained in sanitary containers or sanitary condition.

E. BUILDING REQUIREMENTS AND RESTRICTIONS

In addition to the requirements for permanent foundations for double-wide mobile homes and modular structures covered under "Permitted Uses", all residence structures will meet minimum Federal Housing Administration (FHA) or Veterans Administration (VA) building codes as of the date of construction.

F. UTILITIES

All telephone, power and T.V. cable lines installed upon the premises for a period in excess of three months shall be placed underground.

G. EXISTING CONDITIONS AND USES:

All variances of compliance with these standards, restrictions and uses at the time of this petition may be continued, as they are Grandfathered under present law. This shall not apply, however, when such variances are in violation of County, State or Federal laws and regulations.

H. SEVERABILITY

If any provision herein or its application to any person or circumstances is held invalid, the remainder of the provisions herein or the application of the provision to other persons or circumstances is not affected and the same shall remain in force and effect.

I. ENFORCEMENT

Any use or feature in violation of these regulations, except as covered under Section G. above, shall first be dealt with through group persuasion. Only as a last resort shall such violation be hereby found and declared to be unlawful. It may then be enforced as set out in subparagraphs (1) and (2) below.

(1) The Ravalli County Commissioners hereby assume responsibility for the enforcement of Section B, SPACE REQUIREMENTS, Maximum Residential Density, and those portions of the other above stated zoning regulations that are covered under the County's Community Decay Ordinance, and by other laws.

(2) Any interested person, persons or group of property owners may bring any appropriate legal action for the enforcement of any of the regulations which apply to this

Planning and Zoning District, and to collect damages and attorneys fees as directed by the court. The cost of such enforcement shall be borne by the person/s bringing the legal proceeding. Neither Ravalli County nor the Planning and Zoning District shall be responsible for any of the costs associated with any such enforcement proceeding undertaken pursuant to this subparagraph (2).

(3) The County Commissioners will appoint, each year, four Eagle Watch Subdivision property owners to serve as the Eagle Watch District Planning and Zoning Board. This Board will serve in a voluntary advisory capacity and as the Eagle Watch Subdivision liaison to the County Commissioners. It will refer to the Commissioners violations of regulations cited under Paragraph I, Enforcement, subparagraph (1), above.

The Board will also make recommendations and provide consultation to the Commissioners on matters concerning the public safety, health and welfare within Eagle Watch. It will also serve as a screening and advisory board for any future request by an owner for approval of a variance for any zoning regulation. Any such request must have the written approval of sixty per cent (60%) of the Eagle Watch property owners, and all of the expenses incurred in obtaining the approval must be borne by the property owner making the request.

(4) Failure to enforce any of the restrictions, rights, reservations and limitations contained in these regulations shall not in any event be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof.

Respectfully Submitted this _____ day of _____

Out of town

PF 7634
EXHIBIT A

Olson - Peterson 77

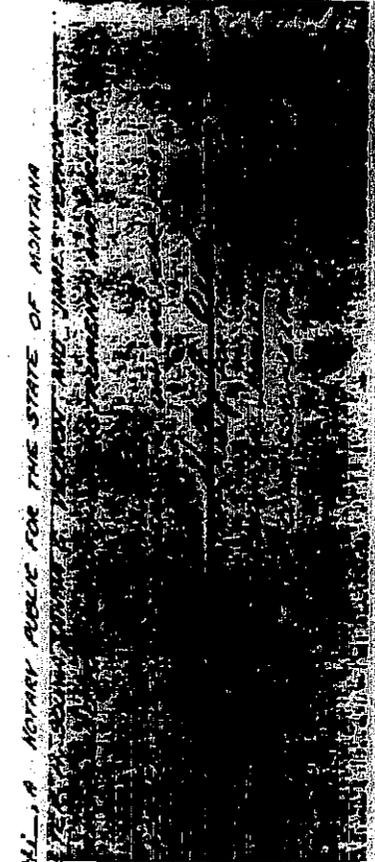
ROUGH DRAFTS AND CUL-DE-SACS AS SHOWN ON THE ACCOMPANYING PLAT AND CERTAINLY AS SHOWN
HERE TO ANNEXED, THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT: /

beginning at the one quarter corner between section 19 and 20; thence N89°44'09"E 2830.6 ft to the center of section 20; thence S00°01'42"E 2662.4 ft to the one quarter corner between sections 20 and 21; thence S00°28'51"W 2531.1 ft to the center of section 20; thence N89°56'58"W 2828.3 ft to the one quarter corner between sections 20 and 21; thence N89°57'59"W 2828.3 ft to the center line of section 20; thence S57°18'21"W 1630.0 ft; thence S75°01'21"W 222.2 ft to the 1/4 mile line along the east line of said subdivision; thence N89°28'31"W 2828.3 ft to the SE corner of Fernon Ranchette; thence N89°28'31"W 1798.0 ft to the east line of said subdivision; thence N89°28'31"W 2828.3 ft to a point 20.0 ft right of centerline of highway; thence S88°59'10"W 20.0 ft at a right angle to said highway; thence N89°00'00"E 100.0 ft; thence S88°59'10"W 20.0 ft along the east line of said parcel to the north line of section 20; thence N89°28'31"W 1798.0 ft along the east line of section 20; thence S88°59'10"W 20.0 ft along the east line of section 20; thence N89°28'31"W 1798.0 ft to the center line of section 19; thence N89°00'00"E (polygons) 200.0 ft to the SE corner between sections 19 and 20; the point of beginning; containing 2.8 acres, except a parcel recorded in Book of Deeds # 120 B. 208, known as parcel # 2; and except a parcel recorded in Book of Deeds # 120 B. 208, known as parcel # 1; the area included in the subdivisions being 28.8 acres.

FURTHER THAT THE ABOVE PARCEL IS TO BE KNOWN AND DESIGNATED AS EMBLE WATCH AND THE LANDS INCLUDED IN ALL STREETS, ROADS AND CUL DE SACS ARE DEDICATED, GRANTED AND DONATED TO THE USE OF THE PUBLIC FOREVER.

DATED THIS 26th DAY OF FEBRUARY, AD 1914.

Peter A. Bouma
Peter A. Bouma
PETER A. BOUMA ATTORNEY IN FACT
ANNA G. VERNON Per File 663
JAMES VERNON Per File 663



MY KNOWLEDGEMENT:
STATE OF MONTANA) SS
COUNTY OF RAVALLI)

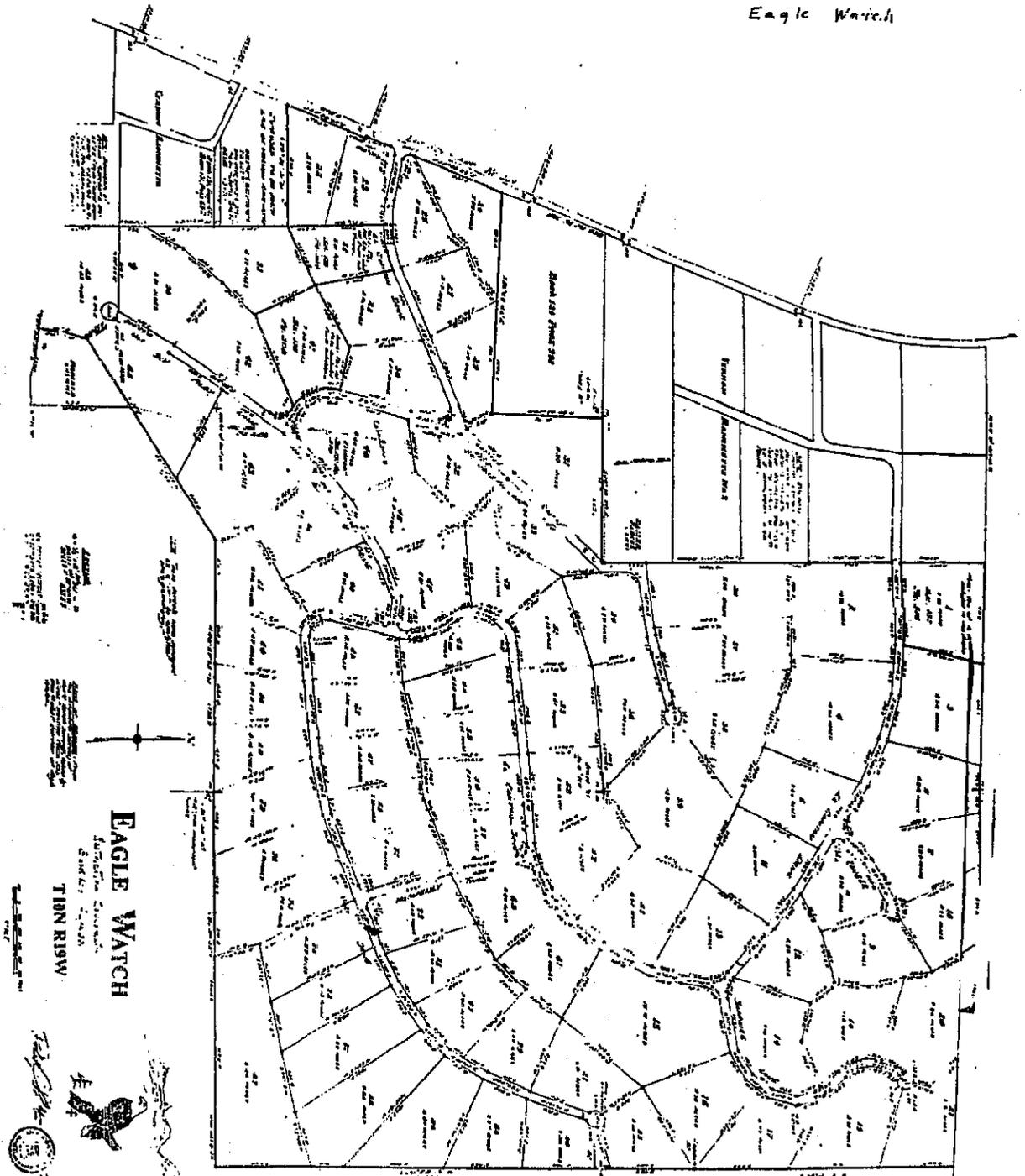
ON THIS 26th DAY OF FEBRUARY, 1914, BEFORE ME, SHERMAN A. DORRIS, A NOTARY PUBLIC FOR THE STATE OF MONTANA RESIDING AT MILLER, W, PERSONALLY APPEARED PETER A. BOUMA AND JAMES VERNON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE LEGED TO ME THAT THEY EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND ABOVE WRITTEN.

SURVEYOR'S CERTIFICATE:
STATE OF MONTANA)
COUNTY OF MONTANA) SS

-6- PF7636

78

Eagle Watch



EAGLE WATCH
MONTANA
TBN R19W



PF 7636

79

-7-

Lot Number(s): 12

| OWNER NAME(S) | SIGNATURE (NAME AS SHOWN) (all owners must sign) | MAILING ADDRESS |
|--|---|--|
| Norman W. Olson | <i>OK</i> <u>Norman W. Olson</u> | <u>15221 Stuartmont Ln</u> <u>Spanaway WA 98292</u> |
| Jean A. Olson | _____ | _____ |
| Claire J. ^{Petersen} Petersen | _____ | _____ |
| William V. Petersen | _____ | _____ |

Notary Public Information:

On this 15 day of March 1991 before me, a Notary Public for the State of Washington, personally appeared Norman W. Olson known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that _____ executed the same.

My Commission Expires: 6-11-94
 Notary Public for the State of: Washington
 Residing at: 17311 Smedley Court Buel Cleighton, Wa.
 Signature (Notary Public): [Signature]



4 Freeholder
1 OK

PF 7636

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-7-

Lot Number(s): 12, _____, _____

| OWNER NAME | SIGNATURE (NAME AS SHOWN) | MAILING ADDRESS |
|---------------|---------------------------|--|
| Jean A. Olson | <i>Jean A. Olson</i> | <u>15521 Sturtevant Dr.</u> <u>Stanwood, WA</u> <u>98292</u> |

Notary Public Information:

On this 16 day of May 1991 before me, a Notary Public for the State of Washington personally appeared JEAN A. Olson known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

My Commission Expires: 11-3-93

Notary Public for the State of: Washington

Residing at: Stanwood, WA

Signature (Notary Public): *Louise Gray*



Seal

PF 7636

81

-7-

Lot Number(s): 12

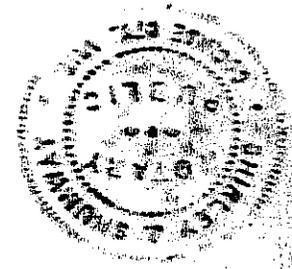
| OWNER NAME | SIGNATURE (NAME AS SHOWN) | MAILING ADDRESS |
|--------------------|---------------------------|--|
| Claire J. Petersen | <i>Claire J. Petersen</i> | <u>4433 CT. W. DE</u> <u>Summit Valley</u> <u>CO</u> |

Notary Public Information:

On this 28 day of May 1991 before me, a Notary Public for the State of Arizona, personally appeared Claire J. Petersen known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

My Commission Expires: July 31, 1994
 Notary Public for the State of: Arizona
 Residing at: 5035 Santa Lucia, Sierra Vista, Az 85635
 Signature (Notary Public): Shirley J. Drumway

Seal



PF 7636

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-7-

Lot Number(s): 12, _____, _____

OWNER NAME(S)

SIGNATURE (NAME AS SHOWN)

MAILING ADDRESS

William V. Petersen

SEE ATTACHED

Notary Public Information:

On this ____ day of _____ 19__ before me, a Notary Public
for the State of _____, personally appeared _____
_____ known to me to be the person(s) whose name(s)
is/are subscribed to the foregoing instrument, and acknowledged to me
that _____ executed the same.

My Commission Expires: _____

Notary Public for the State of: _____

Residing at: _____

Signature (Notary Public): _____

Seal

PF 7636

83

STATE OF ARIZONA Certified Copy of Vital Record

645746-9
11085

ORIGINAL
STATE COPY

STATE OF ARIZONA
DEPARTMENT OF HEALTH SERVICES - VITAL RECORDS SECTION
CERTIFICATE OF DEATH

DEATH NO. D 102

| | | | | |
|--|--|---|-------------|---|
| NAME OF DECEASED A. FIRST: WILLIAM B. MIDDLE: VIBY C. LAST: PETERSEN | | | SEX MALE | DATE OF DEATH 3 NOVEMBER 23, 1985 |
| RACE (e.g., white, black, American Indian, etc.) SPECIFY: WHITE | | WAS DECEASED OF SPANISH ORIGIN? (YES, NO) SPECIFY: NO | | IF YES, INDICATE MEXICAN, SPANISH, PUERTO RICAN, CUBAN, ETC. |
| PLACE OF DEATH A. COUNTY: COCHISE B. TOWN OR CITY: SIERRA VISTA | | C. HOSPITAL OR INSTITUTION: SIERRA VISTA CARE CENTER | | |
| DATE OF BIRTH 7. OCTOBER 10, 1908 | | AGE (YEARS) (LAST BIRTHDAY): 77 | | IF UNDER 1 YEAR: MO. DAYS |
| STATE OF BIRTH: UTAH | | CITIZEN OF WHAT COUNTRY: USA | | SOCIAL SECURITY NO.: 552-10-6198 |
| USUAL RESIDENCE: ARIZONA | | COUNTY: COCHISE | | TOWN OR CITY: SIERRA VISTA |
| STREET ADDRESS OR R.F.D. NO.: 4433 CITADEL | | INSIDE CITY LIMITS? (Specify yes or no): YES | | HOW LONG IN ARIZONA? YEARS: 15 |
| FATHER'S NAME: PETER PETERSEN | | MOTHER'S MARRIED NAME: MARGARETHE PETERSEN | | PREVIOUS STATE OF RESIDENCE: CALIFORNIA |
| INFORMANT'S SIGNATURE: <i>Claire Olsen</i> | | RELATIONSHIP TO DECEASED: WIFE | | ADDRESS: 4433 CITADEL, SIERRA VISTA, AZ., 85635 |
| MANNER OF DEATH: BURIAL | | DATE: 11/25/85 | | CEMETERY OR CREMATORY: COCHISE MEMORY GARDENS CEMETERY, SIERRA VISTA, ARIZONA |
| FUNERAL HOME: HATFIELD FUNERAL HOME, INC., SIERRA VISTA, ARIZONA | | EMBALMER'S SIGNATURE: <i>Not embalmed</i> | | CERT. NO.: 537 |
| SIGNATURE: <i>Robert H. Anderson</i> | | DATE SIGNED: NOVEMBER 25, 1985 | | HOUR OF DEATH: 2245 |
| NAME OF CERTIFYING PHYSICIAN: ROBERT H. ANDERSON, M.D., 202 EL CAMINO REAL, SIERRA VISTA, ARIZONA | | DATE SIGNED: 11/25/85 | | REG. DISTRICT: 0243 |
| IMMEDIATE CAUSE: Cerebrovascular accident | | DATE SIGNED: NOV 29 1985 | | REG. DISTRICT: 0243 |
| DUE TO OR AS A CONSEQUENCE OF: Atherosclerotic cardiovascular disease | | APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH: 10 yrs | | |
| OTHER SIGNIFICANT CONDITIONS AND/OR ENVIRONMENTAL FACTORS: Cerebral atrophy, carcinoma of the bladder | | AUTOPSY: NO | | WAS CASE REFERRED TO MEDICAL EXAMINER: NO |
| MANNER OF DEATH: <input type="checkbox"/> NATURAL <input type="checkbox"/> ACCIDENT <input type="checkbox"/> SUICIDE | | PLACE OF BILIRY: HOME | | WHERE LOCATED? STREET ADDRESS: CITY OR TOWN: STATE: |



LLOYD F. NOVICK, M.D., Director
Arizona Department of Health Services
State Registrar

DATE ISSUED DEC 04 1985

Alfonso Bravo
ALFONSO BRAVO
Assistant State Registrar

This is a true and exact reproduction of the document officially registered and placed on file in the VITAL RECORDS SECTION, DEPARTMENT OF HEALTH SERVICES, PHOENIX, ARIZONA Issued under the authority of A.R.S. 36-341, and by direction of:
Date: 5-22-91
Sherley J. Shumway
Commission Expires July 31, 1994

This copy not valid unless prepared on safety paper displaying state seal in color and imprinted with raised seal of issuing agency.

PF 7636

84

-7-

Lot Number(s): 1A, 1B, _____

| OWNER NAME(S) | SIGNATURE (NAME AS SHOWN) (only 1 signature required) | MAILING ADDRESS |
|----------------------|--|-----------------|
| Stephen J. Sepanski | _____ | _____ |
| Margaret E. Sepanski | _____ | _____ |
| | _____ | _____ |
| | _____ | _____ |

Notary Public Information:

On this ____ day of _____ 19__ before me, a Notary Public
 for the State of _____, personally appeared _____
 _____ known to me to be the person(s) whose name(s)
 is/are subscribed to the foregoing instrument, and acknowledged to me
 that _____ executed the same.

My Commission Expires: _____
 Notary Public for the State of: _____
 Residing at: _____
 Signature (Notary Public): _____

Seal

PF 7636 Lot 44B

Thunder

85

**EAGLE WATCH SUBDIVISION
PETITION FOR SPECIAL ZONING DISTRICT**

TO. Board of Commissioners
Ravalli County
Ravalli County Courthouse
Hamilton, Montana 59840

Gentlemen:

We, the undersigned, being the owners and freeholders of more than sixty percent (60%) of the real property described and set forth in Exhibit A attached hereto, respectfully petition the Board of County Commissioners of Ravalli County, State of Montana, pursuant to the provisions of Title 16, Chapter 41 of the Revised Codes of Montana, 1947, to order and create a Planning and Zoning District for the area encompassed by and described in Exhibit A attached hereto, for the purpose of furthering the health, safety and general welfare of the people of Ravalli County.

Your Petitioners respectfully request that the Planning and Zoning Commission for said Planning and Zoning District make and adopt a development of said district which will make the following provisions for the use of property within the said district.

A. INTENT: RESIDENTIAL - TWO (2) OR MORE ACRES

This district provides for low density residential development of an open and rural character, in an area which is best suited for such purpose. The area is outside urbanized development, and is agricultural and partially agricultural in nature. The district provides for environmental protection of those areas that are fragile and cannot support more intensive urbanized activities. This is due to physiographic, hydrologic, biologic and economic conditions. Single family housing unit development is encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

B. SPACE REQUIREMENTS

Maximum Residential Density: One (1) single family dwelling per two (2) acres. The premises shall not be subdivided into parcels of land comprising less than two (2) acres and no more than one residence shall be erected on the premises or any subdivided parcel of the same.

Required Setbacks: No building shall be placed on the premises so that any portion thereof shall be closer than thirty

PF 7636

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(30) feet to the property line or to any street upon which said premises abut.

C. BULK REQUIREMENTS: There shall not be erected on the premises any residence which shall have a ground floor space of less than nine hundred-sixty (960) square feet, exclusive of any portion thereof used for a garage or for an outside porch.

Maximum Building Height: None.

D. PERMITTED USES

1. Mobile Homes: Mobile home placement and occupancy is restricted to a double-wide mobile home on a permanent foundation. Occupancy of a single width mobile home for residency purposes is prohibited, except for a period not to exceed two (2) years during which a permanent residence, meeting required building standards, is under construction. The two-year residence period must begin on the commencement of construction of the permanent residence, and may not extend past completion of the residence.

2. Light Industry and Local Business: Light industry and local business are permitted. However, they shall remain similar to cottage industry, except that the small number of employees involved shall not be restricted to family members. No noxious, polluting or offensive activity shall be carried on upon the premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or adjoining property owners. Strong chemical odors, extremely bright night lights, industrial pollutant disposal on the ground, loud sounds, and heavy vehicular traffic are examples of such nuisances.

3. Animals/Livestock Density: No hog shall be kept or maintained on the premises. No chicken yard shall be maintained on the premises for the purpose of commercial meat and egg production. Further, no more than three (3) dogs or cats over six months of age, are to be kept and/or maintained for board, propagation, training or treatment. Horses, cows, goats, sheep or similar animals may be kept or maintained; provided that their numbers are limited to one (1) per acre, and provided further, said animals are to be enclosed within a fenced area.

4. Junk Yard: The operation of a junk yard shall not be permitted on any portion of the premises. The term "junk yard" means the use of more than one thousand (1000) square feet of area where junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including automobile wrecking and structural steel material and equipment. A junk yard does not include such uses when conducted entirely within an enclosed building.

5. Sanitation: No building site shall be used or

maintained so as to accumulate rubbish, trash or garbage. Trash, garbage, other waste, and equipment shall be kept and maintained in sanitary containers or sanitary condition.

E. BUILDING REQUIREMENTS AND RESTRICTIONS

In addition to the requirements for permanent foundations for double-wide mobile homes and modular structures covered under "Permitted Uses", all residence structures will meet minimum Federal Housing Administration (FHA) or Veterans Administration (VA) building codes as of the date of construction.

F. UTILITIES

All telephone, power and T.V. cable lines installed upon the premises for a period in excess of three months shall be placed underground.

G. EXISTING CONDITIONS AND USES:

All variances of compliance with these standards, restrictions and uses at the time of this petition may be continued, as they are Grandfathered under present law. This shall not apply, however, when such variances are in violation of County, State or Federal laws and regulations.

H. SEVERABILITY

If any provision herein or its application to any person or circumstances is held invalid, the remainder of the provisions herein or the application of the provision to other persons or circumstances is not affected and the same shall remain in force and effect.

I. ENFORCEMENT

Any use or feature in violation of these regulations, except as covered under Section G. above, shall first be dealt with through group persuasion. Only as a last resort shall such violation be hereby found and declared to be unlawful. It may then be enforced as set out in subparagraphs (1) and (2) below.

(1) The Ravalli County Commissioners hereby assume responsibility for the enforcement of Section B, SPACE REQUIREMENTS, Maximum Residential Density, and those portions of the other above stated zoning regulations that are covered under the County's Community Decay Ordinance, and by other laws.

(2) Any interested person, persons or group of property owners may bring any appropriate legal action for the enforcement of any of the regulations which apply to this

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Planning and Zoning District, and to collect damages and attorneys fees as directed by the court. The cost of such enforcement shall be borne by the person/s bringing the legal proceeding. Neither Ravalli County nor the Planning and Zoning District shall be responsible for any of the costs associated with any such enforcement proceeding undertaken pursuant to this subparagraph (2).

(3) The County Commissioners will appoint, each year, four Eagle Watch Subdivision property owners to serve as the Eagle Watch District Planning and Zoning Board. This Board will serve in a voluntary advisory capacity and as the Eagle Watch Subdivision liaison to the County Commissioners. It will refer to the Commissioners violations of regulations cited under Paragraph I, Enforcement, subparagraph (1), above.

The Board will also make recommendations and provide consultation to the Commissioners on matters concerning the public safety, health and welfare within Eagle Watch. It will also serve as a screening and advisory board for any future request by an owner for approval of a variance for any zoning regulation. Any such request must have the written approval of sixty per cent (60%) of the Eagle Watch property owners, and all of the expenses incurred in obtaining the approval must be borne by the property owner making the request.

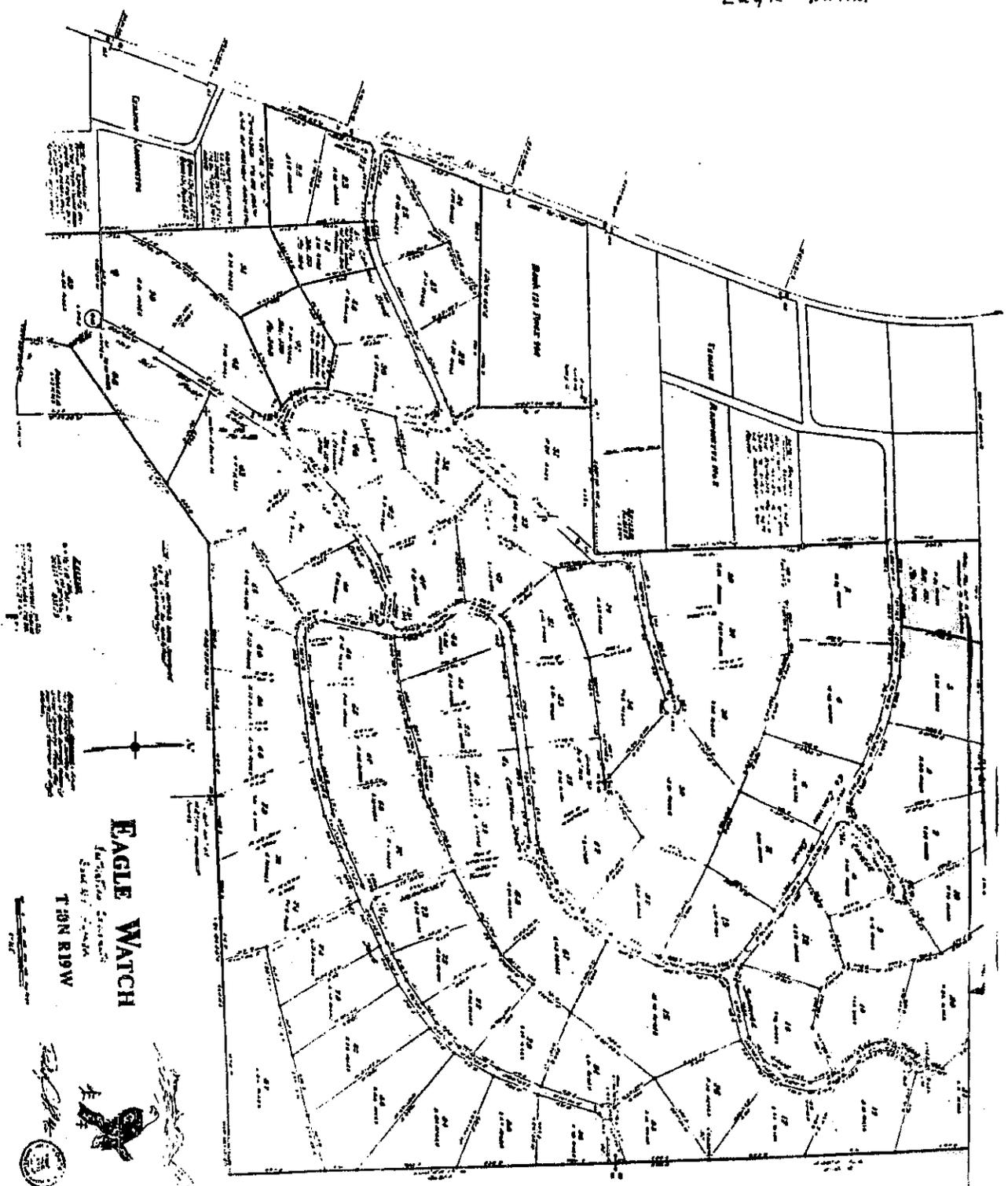
(4) Failure to enforce any of the restrictions, rights, reservations and limitations contained in these regulations shall not in any event be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof.

Respectfully Submitted this _____ day of _____

PF 7636
-6-

90

Eagle Watch



EAGLE WATCH

T 18N R19W



PF 7636

91

-7-

Lot Number(s): 44B, _____, _____

OWNER NAME(S)

Joseph F. Thunder

Mona K. Thunder

SIGNATURE (NAME AS SHOWN)
(only 1 signature required)

Joseph F. Thunder
Mona K. Thunder

MAILING ADDRESS

EL CAJON
CA
92021
1751 MANFREDI

Notary Public Information:

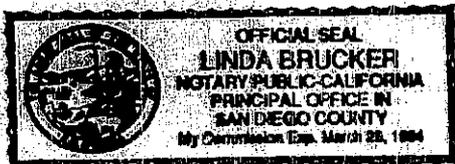
On this 13th day of March 1991 before me, a Notary Public for the State of California, personally appeared *****Joseph F & Mona K Thunder***** known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he & she executed the same.

My Commission Expires: March 25, 1994

Notary Public for the State of: California

Residing at: San Diego HomeFed Bank

Signature (Notary Public): Linda Brucker



Seal

2 Freeholder
2 OK

**EAGLE WATCH SUBDIVISION
PETITION FOR SPECIAL ZONING DISTRICT**

TO. Board of Commissioners
Ravalli County
Ravalli County Courthouse
Hamilton, Montana 59840

Gentlemen:

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Required Setbacks: No building shall be placed on the premises so that any portion thereof shall be closer than thirty

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-2-

(30) feet to the property line or to any street upon which said premises abut.

C. BULK REQUIREMENTS: There shall not be erected on the premises any residence which shall have a ground floor space of less than nine hundred-sixty (960) square feet, exclusive of any portion thereof used for a garage or for an outside porch.

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-3-

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E. BUILDING REQUIREMENTS AND RESTRICTIONS

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(3) The County Commissioners will appoint, each year, four Eagle Watch Subdivision property owners to serve as the Eagle Watch District Planning and Zoning Board. This Board will serve in a voluntary advisory capacity and as the Eagle Watch Subdivision liaison to the County Commissioners. It will refer to the Commissioners violations of regulations cited under Paragraph I, Enforcement, subparagraph (1), above.

The Board will also make recommendations and provide consultation to the Commissioners on matters concerning the public safety, health and welfare within Eagle Watch. It will also serve as a screening and advisory board for any future request by an owner for approval of a variance for any zoning regulation. Any such request must have the written approval of sixty per cent (60%) of the Eagle Watch property owners, and all of the expenses incurred in obtaining the approval must be borne by the property owner making the request.

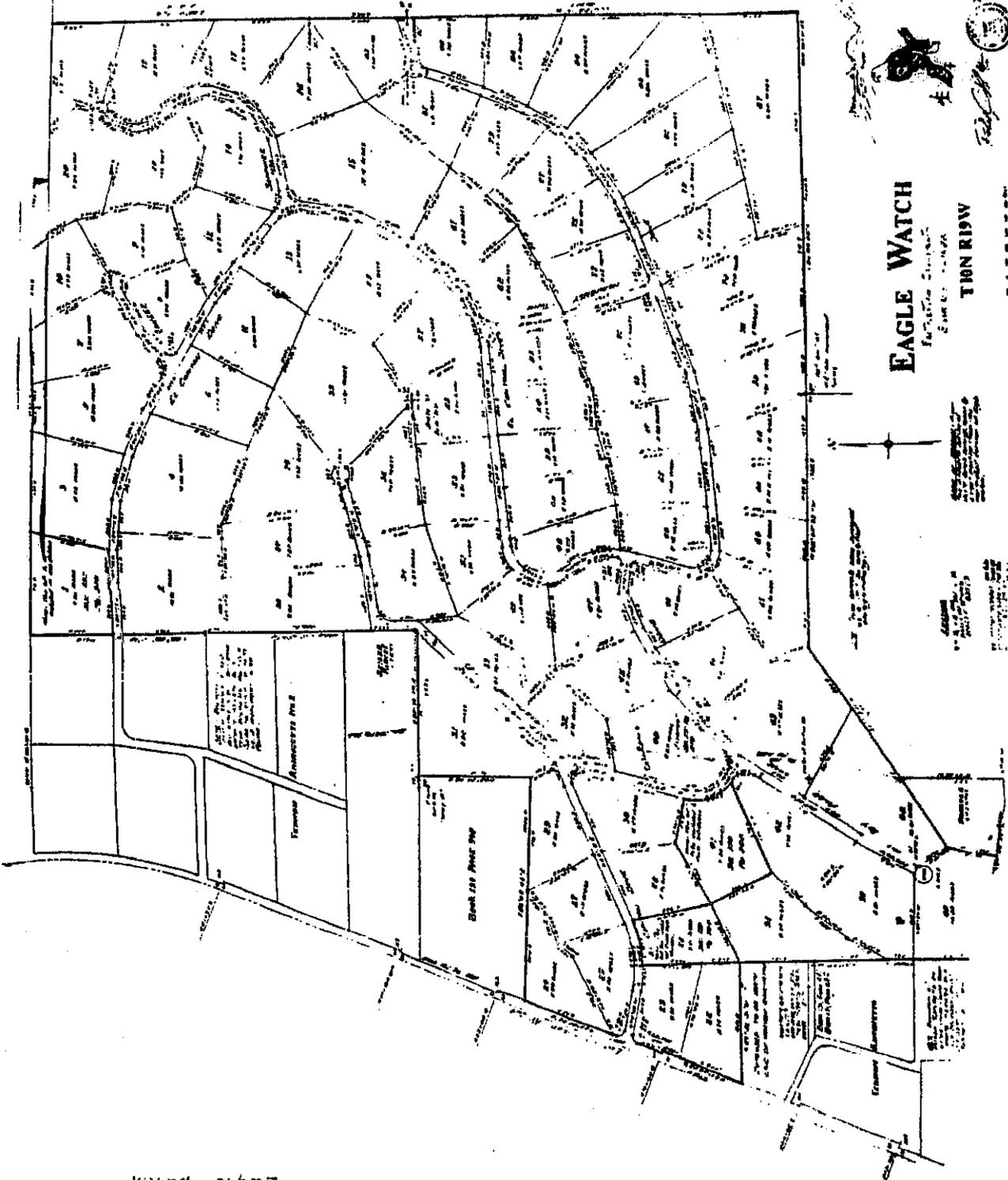
(4) Failure to enforce any of the restrictions, rights, reservations and limitations contained in these regulations shall not in any event be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof.

Respectfully Submitted this 3rd day of JUNE 1991

PF 7634

97

77



EAGLE WATCH

TIN RISE

Eagle Watch

PF 7636

98

-7-

Lot Number(s): 17A, _____, _____

OWNER NAME(S)

SIGNATURE (NAME AS SHOWN)
(only 1 signature required)

MAILING ADDRESS

Russell J. Kneeland

[Handwritten Signature]

To JENNIFER K. PRIOR
6601 DANNY BAYARD AVE
WEST HILLS, CA, 91307

Notary Public Information:

On this 31st day of May 1991 before me, a Notary Public for the State of Utah, personally appeared Russell Kneeland known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

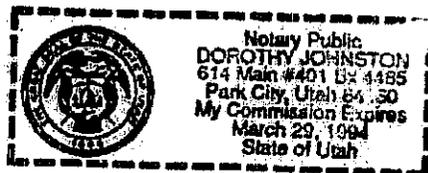
My Commission Expires: March 29, 1994

Notary Public for the State of: Utah

Residing at: Salt Lake City, Utah

Signature (Notary Public): Dorothy Johnston

Seal



PF 7636

Lot 14A + 14B

Seckhardt

99

**EAGLE WATCH SUBDIVISION
PETITION FOR SPECIAL ZONING DISTRICT**

TO. Board of Commissioners
Ravalli County
Ravalli County Courthouse
Hamilton, Montana 59840

Gentlemen:

We, the undersigned, being the owners and freeholders of more than sixty percent (60%) of the real property described and set forth in Exhibit A attached hereto, respectfully petition the Board of County Commissioners of Ravalli County, State of Montana, pursuant to the provisions of Title 16, Chapter 41 of the Revised Codes of Montana, 1947, to order and create a Planning and Zoning District for the area encompassed by and described in Exhibit A attached hereto, for the purpose of furthering the health, safety and general welfare of the people of Ravalli County.

Your Petitioners respectfully request that the Planning and Zoning Commission for said Planning and Zoning District make and adopt a development of said district which will make the following provisions for the use of property within the said district.

A. INTENT: RESIDENTIAL - TWO (2) OR MORE ACRES

This district provides for low density residential development of an open and rural character, in an area which is best suited for such purpose. The area is outside urbanized development, and is agricultural and partially agricultural in nature. The district provides for environmental protection of those areas that are fragile and cannot support more intensive urbanized activities. This is due to physiographic, hydrologic, biologic and economic conditions. Single family housing unit development is encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

B. SPACE REQUIREMENTS

Maximum Residential Density: One (1) single family dwelling per two (2) acres. The premises shall not be subdivided into parcels of land comprising less than two (2) acres and no more than one residence shall be erected on the premises or any subdivided parcel of the same.

Required Setbacks: No building shall be placed on the premises so that any portion thereof shall be closer than thirty

(30) feet to the property line or to any street upon which said premises abut.

C. **BULK REQUIREMENTS:** There shall not be erected on the premises any residence which shall have a ground floor space of less than nine hundred-sixty (960) square feet, exclusive of any portion thereof used for a garage or for an outside porch.

Maximum Building Height: None.

D. **PERMITTED USES**

1. **Mobile Homes:** Mobile home placement and occupancy is restricted to a double-wide mobile home on a permanent foundation. Occupancy of a single width mobile home for residency purposes is prohibited, except for a period not to exceed two (2) years during which a permanent residence, meeting required building standards, is under construction. The two-year residence period must begin on the commencement of construction of the permanent residence, and may not extend past completion of the residence.

2. **Light Industry and Local Business:** Light industry and local business are permitted. However, they shall remain similar to cottage industry, except that the small number of employees involved shall not be restricted to family members. No noxious, polluting or offensive activity shall be carried on upon the premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or adjoining property owners. Strong chemical odors, extremely bright night lights, industrial pollutant disposal on the ground, loud sounds, and heavy vehicular traffic are examples of such nuisances.

3. **Animals/Livestock Density:** No hog shall be kept or maintained on the premises. No chicken yard shall be maintained on the premises for the purpose of commercial meat and egg production. Further, no more than three (3) dogs or cats over six months of age, are to be kept and/or maintained for board, propagation, training or treatment. Horses, cows, goats, sheep or similar animals may be kept or maintained; provided that their numbers are limited to one (1) per acre, and provided further, said animals are to be enclosed within a fenced area.

4. **Junk Yard:** The operation of a junk yard shall not be permitted on any portion of the premises. The term "junk yard" means the use of more than one thousand (1000) square feet of area where junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including automobile wrecking and structural steel material and equipment. A junk yard does not include such uses when conducted entirely within an enclosed building.

5. **Sanitation:** No building site shall be used or

PF 7636

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-3-

maintained so as to accumulate rubbish, trash or garbage. Trash, garbage, other waste, and equipment shall be kept and maintained in sanitary containers or sanitary condition.

E. BUILDING REQUIREMENTS AND RESTRICTIONS

In addition to the requirements for permanent foundations for double-wide mobile homes and modular structures covered under "Permitted Uses", all residence structures will meet minimum Federal Housing Administration (FHA) or Veterans Administration (VA) building codes as of the date of construction.

F. UTILITIES

All telephone, power and T.V. cable lines installed upon the premises for a period in excess of three months shall be placed underground.

G. EXISTING CONDITIONS AND USES:

All variances of compliance with these standards, restrictions and uses at the time of this petition may be continued, as they are Grandfathered under present law. This shall not apply, however, when such variances are in violation of County, State or Federal laws and regulations.

H. SEVERABILITY

If any provision herein or its application to any person or circumstances is held invalid, the remainder of the provisions herein or the application of the provision to other persons or circumstances is not affected and the same shall remain in force and effect.

I. ENFORCEMENT

Any use or feature in violation of these regulations, except as covered under Section G. above, shall first be dealt with through group persuasion. Only as a last resort shall such violation be hereby found and declared to be unlawful. It may then be enforced as set out in subparagraphs (1) and (2) below.

(1) The Ravalli County Commissioners hereby assume responsibility for the enforcement of Section B, SPACE REQUIREMENTS, Maximum Residential Density, and those portions of the other above stated zoning regulations that are covered under the County's Community Decay Ordinance, and by other laws.

(2) Any interested person, persons or group of property owners may bring any appropriate legal action for the enforcement of any of the regulations which apply to this

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Planning and Zoning District, and to collect damages and attorneys fees as directed by the court. The cost of such enforcement shall be borne by the person/s bringing the legal proceeding. Neither Ravalli County nor the Planning and Zoning District shall be responsible for any of the costs associated with any such enforcement proceeding undertaken pursuant to this subparagraph (2).

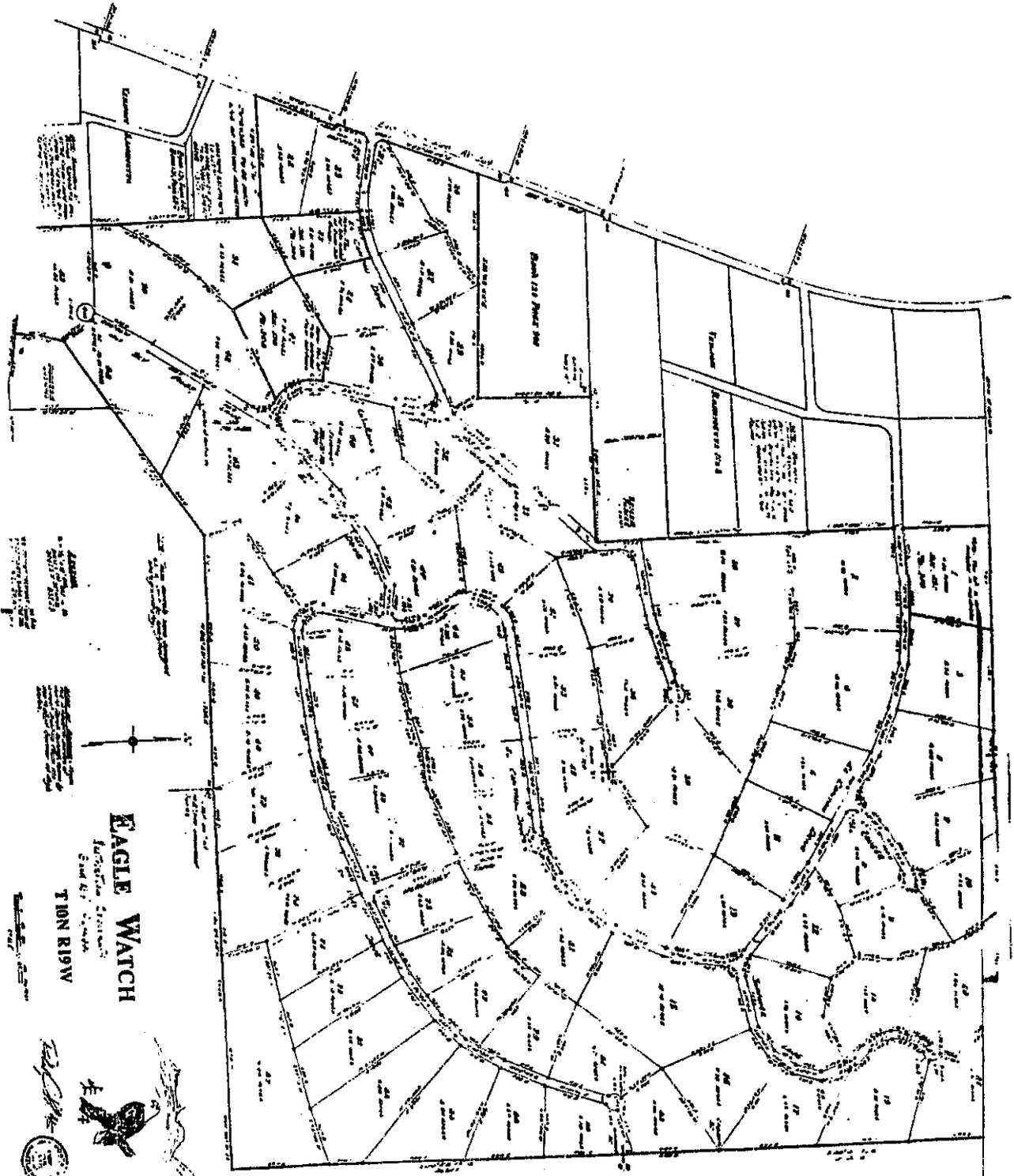
(3) The County Commissioners will appoint, each year, four Eagle Watch Subdivision property owners to serve as the Eagle Watch District Planning and Zoning Board. This Board will serve in a voluntary advisory capacity and as the Eagle Watch Subdivision liaison to the County Commissioners. It will refer to the Commissioners violations of regulations cited under Paragraph I, Enforcement, subparagraph (1), above.

The Board will also make recommendations and provide consultation to the Commissioners on matters concerning the public safety, health and welfare within Eagle Watch. It will also serve as a screening and advisory board for any future request by an owner for approval of a variance for any zoning regulation. Any such request must have the written approval of sixty per cent (60%) of the Eagle Watch property owners, and all of the expenses incurred in obtaining the approval must be borne by the property owner making the request.

(4) Failure to enforce any of the restrictions, rights, reservations and limitations contained in these regulations shall not in any event be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof.

Respectfully Submitted this _____ day of _____

Eagle Watch



A compass rose is positioned above the text. Below it, the words "EAGLE WATCH" are printed in a large, bold, serif font. Underneath, in a smaller font, is "Tion River". At the bottom of this block is a small illustration of an eagle with its wings spread, perched on a branch. To the right of the eagle is a circular seal or stamp, and below it is the number "77".

Lot Number(s): 14A , 14B , _____

| OWNER NAME(S) | SIGNATURE (NAME AS SHOWN) (only 1 signature required) | MAILING ADDRESS |
|----------------------|--|--|
| ✓ Robert J. Eckhardt | <i>Robert J. Eckhardt</i> | <u>450 CANYON VIEW DR</u> <u>POULSON MT 59860</u> |

Notary Public Information:

On this 29th day of January 1991 before me, a Notary Public for the State of Montana, personally appeared Robert J. Eckhardt known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

My Commission Expires: 6-29-93
 Notary Public for the State of: Montana
 Residing at: Poulsou
 Signature (Notary Public): Debbie Denton

Seal



1 Freerholds
1 or

PF 7636 Lot 20-2

Bonma

106

**EAGLE WATCH SUBDIVISION
PETITION FOR SPECIAL ZONING DISTRICT**

TO. Board of Commissioners
Ravalli County
Ravalli County Courthouse
Hamilton, Montana 59840

Gentlemen:

We, the undersigned, being the owners and freeholders of more than sixty percent (60%) of the real property described and set forth in Exhibit A attached hereto, respectfully petition the Board of County Commissioners of Ravalli County, State of Montana, pursuant to the provisions of Title 16, Chapter 41 of the Revised Codes of Montana, 1947, to order and create a Planning and Zoning District for the area encompassed by and described in Exhibit A attached hereto, for the purpose of furthering the health, safety and general welfare of the people of Ravalli County.

Your Petitioners respectfully request that the Planning and Zoning Commission for said Planning and Zoning District make and adopt a development of said district which will make the following provisions for the use of property within the said district.

A. INTENT: RESIDENTIAL - TWO (2) OR MORE ACRES

This district provides for low density residential development of an open and rural character, in an area which is best suited for such purpose. The area is outside urbanized development, and is agricultural and partially agricultural in nature. The district provides for environmental protection of those areas that are fragile and cannot support more intensive urbanized activities. This is due to physiographic, hydrologic, biologic and economic conditions. Single family housing unit development is encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

B. SPACE REQUIREMENTS

Maximum Residential Density: One (1) single family dwelling per two (2) acres. The premises shall not be subdivided into parcels of land comprising less than two (2) acres and no more than one residence shall be erected on the premises or any subdivided parcel of the same.

Required Setbacks: No building shall be placed on the premises so that any portion thereof shall be closer than thirty

(30) feet to the property line or to any street upon which said premises abut.

C. **BULK REQUIREMENTS:** There shall not be erected on the premises any residence which shall have a ground floor space of less than nine hundred-sixty (960) square feet, exclusive of any portion thereof used for a garage or for an outside porch.

Maximum Building Height: None.

D. **PERMITTED USES**

1. **Mobile Homes:** Mobile home placement and occupancy is restricted to a double-wide mobile home on a permanent foundation. Occupancy of a single width mobile home for residency purposes is prohibited, except for a period not to exceed two (2) years during which a permanent residence, meeting required building standards, is under construction. The two-year residence period must begin on the commencement of construction of the permanent residence, and may not extend past completion of the residence.

2. **Light Industry and Local Business:** Light industry and local business are permitted. However, they shall remain similar to cottage industry, except that the small number of employees involved shall not be restricted to family members. No noxious, polluting or offensive activity shall be carried on upon the premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or adjoining property owners. Strong chemical odors, extremely bright night lights, industrial pollutant disposal on the ground, loud sounds, and heavy vehicular traffic are examples of such nuisances.

3. **Animals/Livestock Density:** No hog shall be kept or maintained on the premises. No chicken yard shall be maintained on the premises for the purpose of commercial meat and egg production. Further, no more than three (3) dogs or cats over six months of age, are to be kept and/or maintained for board, propagation, training or treatment. Horses, cows, goats, sheep or similar animals may be kept or maintained; provided that their numbers are limited to one (1) per acre, and provided further, said animals are to be enclosed within a fenced area.

4. **Junk Yard:** The operation of a junk yard shall not be permitted on any portion of the premises. The term "junk yard" means the use of more than one thousand (1000) square feet of area where junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including automobile wrecking and structural steel material and equipment. A junk yard does not include such uses when conducted entirely within an enclosed building.

5. **Sanitation:** No building site shall be used or

maintained so as to accumulate rubbish, trash or garbage. Trash, garbage, other waste, and equipment shall be kept and maintained in sanitary containers or sanitary condition.

E. BUILDING REQUIREMENTS AND RESTRICTIONS

In addition to the requirements for permanent foundations for double-wide mobile homes and modular structures covered under "Permitted Uses", all residence structures will meet minimum Federal Housing Administration (FHA) or Veterans Administration (VA) building codes as of the date of construction.

F. UTILITIES

All telephone, power and T.V. cable lines installed upon the premises for a period in excess of three months shall be placed underground.

G. EXISTING CONDITIONS AND USES:

All variances of compliance with these standards, restrictions and uses at the time of this petition may be continued, as they are Grandfathered under present law. This shall not apply, however, when such variances are in violation of County, State or Federal laws and regulations.

H. SEVERABILITY

If any provision herein or its application to any person or circumstances is held invalid, the remainder of the provisions herein or the application of the provision to other persons or circumstances is not affected and the same shall remain in force and effect.

I. ENFORCEMENT

Any use or feature in violation of these regulations, except as covered under Section G. above, shall first be dealt with through group persuasion. Only as a last resort shall such violation be hereby found and declared to be unlawful. It may then be enforced as set out in subparagraphs (1) and (2) below.

(1) The Ravalli County Commissioners hereby assume responsibility for the enforcement of Section B, SPACE REQUIREMENTS, Maximum Residential Density, and those portions of the other above stated zoning regulations that are covered under the County's Community Decay Ordinance, and by other laws.

(2) Any interested person, persons or group of property owners may bring any appropriate legal action for the enforcement of any of the regulations which apply to this

Planning and Zoning District, and to collect damages and attorneys fees as directed by the court. The cost of such enforcement shall be borne by the person/s bringing the legal proceeding. Neither Ravalli County nor the Planning and Zoning District shall be responsible for any of the costs associated with any such enforcement proceeding undertaken pursuant to this subparagraph (2).

(3) The County Commissioners will appoint, each year, four Eagle Watch Subdivision property owners to serve as the Eagle Watch District Planning and Zoning Board. This Board will serve in a voluntary advisory capacity and as the Eagle Watch Subdivision liaison to the County Commissioners. It will refer to the Commissioners violations of regulations cited under Paragraph I, Enforcement, subparagraph (1), above.

The Board will also make recommendations and provide consultation to the Commissioners on matters concerning the public safety, health and welfare within Eagle Watch. It will also serve as a screening and advisory board for any future request by an owner for approval of a variance for any zoning regulation. Any such request must have the written approval of sixty per cent (60%) of the Eagle Watch property owners, and all of the expenses incurred in obtaining the approval must be borne by the property owner making the request.

(4) Failure to enforce any of the restrictions, rights, reservations and limitations contained in these regulations shall not in any event be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof.

Respectfully Submitted this _____ day of _____

PF 7636
-7-

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Lot Number(s): 20-2, _____

OWNER NAME(S)

SIGNATURE (NAME AS SHOWN)
(only 1 signature required)

MAILING ADDRESS

✓ Edward W. Bouma

ok Edward W. Bouma

Box 67 RR#1
CHOTEAU
Mont
59422

Notary Public Information:

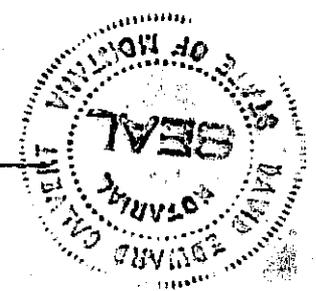
On this 29th day of MARCH 1991 before me, a Notary Public for the State of MONTANA, personally appeared EDUARDO Bouma known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that He executed the same.

My Commission Expires: 12/24/92

Notary Public for the State of: MONTANA

Residing at: CHOTEAU, MT.

Signature (Notary Public): [Signature]



Seal

1 Freeholder
1 OK

PF 7636 # 2

111
Needs
Patricia F. To
Dniscoll
Commissioner

**EAGLE WATCH SUBDIVISION
PETITION FOR SPECIAL ZONING DISTRICT**

TO. Board of Commissioners
Ravalli County
Ravalli County Courthouse
Hamilton, Montana 59840

Lot 20-4 Dniscoll

Gentlemen:

We, the undersigned, being the owners and freeholders of more than sixty percent (60%) of the real property described and set forth in Exhibit A attached hereto, respectfully petition the Board of County Commissioners of Ravalli County, State of Montana, pursuant to the provisions of Title 16, Chapter 41 of the Revised Codes of Montana, 1947, to order and create a Planning and Zoning District for the area encompassed by and described in Exhibit A attached hereto, for the purpose of furthering the health, safety and general welfare of the people of Ravalli County.

Your Petitioners respectfully request that the Planning and Zoning Commission for said Planning and Zoning District make and adopt a development of said district which will make the following provisions for the use of property within the said district.

A. INTENT: RESIDENTIAL - TWO (2) OR MORE ACRES

This district provides for low density residential development of an open and rural character, in an area which is best suited for such purpose. The area is outside urbanized development, and is agricultural and partially agricultural in nature. The district provides for environmental protection of those areas that are fragile and cannot support more intensive urbanized activities. This is due to physiographic, hydrologic, biologic and economic conditions. Single family housing unit development is encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

B. SPACE REQUIREMENTS

Maximum Residential Density: One (1) single family dwelling per two (2) acres. The premises shall not be subdivided into parcels of land comprising less than two (2) acres and no more than one residence shall be erected on the premises or any subdivided parcel of the same.

Required Setbacks: No building shall be placed on the premises so that any portion thereof shall be closer than thirty

(30) feet to the property line or to any street upon which said premises abut.

C. **BULK REQUIREMENTS:** There shall not be erected on the premises any residence which shall have a ground floor space of less than nine hundred-sixty (960) square feet, exclusive of any portion thereof used for a garage or for an outside porch.

Maximum Building Height: None.

D. **PERMITTED USES**

1. **Mobile Homes:** Mobile home placement and occupancy is restricted to a double-wide mobile home on a permanent foundation. Occupancy of a single width mobile home for residency purposes is prohibited, except for a period not to exceed two (2) years during which a permanent residence, meeting required building standards, is under construction. The two-year residence period must begin on the commencement of construction of the permanent residence, and may not extend past completion of the residence.

2. **Light Industry and Local Business:** Light industry and local business are permitted. However, they shall remain similar to cottage industry, except that the small number of employees involved shall not be restricted to family members. No noxious, polluting or offensive activity shall be carried on upon the premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or adjoining property owners. Strong chemical odors, extremely bright night lights, industrial pollutant disposal on the ground, loud sounds, and heavy vehicular traffic are examples of such nuisances.

3. **Animals/Livestock Density:** No hog shall be kept or maintained on the premises. No chicken yard shall be maintained on the premises for the purpose of commercial meat and egg production. Further, no more than three (3) dogs or cats over six months of age, are to be kept and/or maintained for board, propagation, training or treatment. Horses, cows, goats, sheep or similar animals may be kept or maintained; provided that their numbers are limited to one (1) per acre, and provided further, said animals are to be enclosed within a fenced area.

4. **Junk Yard:** The operation of a junk yard shall not be permitted on any portion of the premises. The term "junk yard" means the use of more than one thousand (1000) square feet of area where junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including automobile wrecking and structural steel material and equipment. A junk yard does not include such uses when conducted entirely within an enclosed building.

5. **Sanitation:** No building site shall be used or

maintained so as to accumulate rubbish, trash or garbage. Trash, garbage, other waste, and equipment shall be kept and maintained in sanitary containers or sanitary condition.

E. BUILDING REQUIREMENTS AND RESTRICTIONS

In addition to the requirements for permanent foundations for double-wide mobile homes and modular structures covered under "Permitted Uses", all residence structures will meet minimum Federal Housing Administration (FHA) or Veterans Administration (VA) building codes as of the date of construction.

F. UTILITIES

All telephone, power and T.V. cable lines installed upon the premises for a period in excess of three months shall be placed underground.

G. EXISTING CONDITIONS AND USES:

All variances of compliance with these standards, restrictions and uses at the time of this petition may be continued, as they are Grandfathered under present law. This shall not apply, however, when such variances are in violation of County, State or Federal laws and regulations.

H. SEVERABILITY

If any provision herein or its application to any person or circumstances is held invalid, the remainder of the provisions herein or the application of the provision to other persons or circumstances is not affected and the same shall remain in force and effect.

I. ENFORCEMENT

Any use or feature in violation of these regulations, except as covered under Section G. above, shall first be dealt with through group persuasion. Only as a last resort shall such violation be hereby found and declared to be unlawful. It may then be enforced as set out in subparagraphs (1) and (2) below.

(1) The Ravalli County Commissioners hereby assume responsibility for the enforcement of Section B, SPACE REQUIREMENTS, Maximum Residential Density, and those portions of the other above stated zoning regulations that are covered under the County's Community Decay Ordinance, and by other laws.

(2) Any interested person, persons or group of property owners may bring any appropriate legal action for the enforcement of any of the regulations which apply to this

Planning and Zoning District, and to collect damages and attorneys fees as directed by the court. The cost of such enforcement shall be borne by the person/s bringing the legal proceeding. Neither Ravalli County nor the Planning and Zoning District shall be responsible for any of the costs associated with any such enforcement proceeding undertaken pursuant to this subparagraph (2).

(3) The County Commissioners will appoint, each year, four Eagle Watch Subdivision property owners to serve as the Eagle Watch District Planning and Zoning Board. This Board will serve in a voluntary advisory capacity and as the Eagle Watch Subdivision liaison to the County Commissioners. It will refer to the Commissioners violations of regulations cited under Paragraph I, Enforcement, subparagraph (1), above.

The Board will also make recommendations and provide consultation to the Commissioners on matters concerning the public safety, health and welfare within Eagle Watch. It will also serve as a screening and advisory board for any future request by an owner for approval of a variance for any zoning regulation. Any such request must have the written approval of sixty per cent (60%) of the Eagle Watch property owners, and all of the expenses incurred in obtaining the approval must be borne by the property owner making the request.

(4) Failure to enforce any of the restrictions, rights, reservations and limitations contained in these regulations shall not in any event be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof.

Respectfully Submitted this _____ day of _____

PF 7636

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-7-

Lot Number(s): 20-4, _____, _____

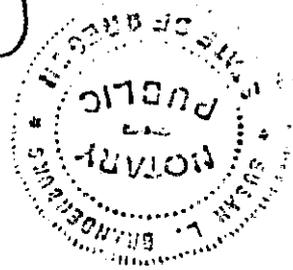
| OWNER NAME | SIGNATURE (NAME AS SHOWN) | MAILING ADDRESS |
|--------------------------|-------------------------------|--|
| Patricia E. Driscoll, Tr | <i>Patricia E Driscoll Tr</i> | <u>3665 Penell</u> <u>Eugene, Or.</u> <u>97904</u> |

Notary Public Information:

On this 23rd day of May 1991 before me, a Notary Public for the State of Oregon, personally appeared Patricia E Driscoll Tr. known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

My Commission Expires: 6-5-92
 Notary Public for the State of: Oregon
 Residing at: Eugene, Or
 Signature (Notary Public): Susan A Brandenburg

Seal



PF 7696

117

-7-

Lot Number(s): 39A, _____, _____

| OWNER NAME(S) | SIGNATURE (NAME AS SHOWN) (only 1 signature required) | MAILING ADDRESS |
|---------------------------------|--|---|
| 1st Interstate Trust Trustee | _____ _____ _____ _____ | _____ _____ _____ _____ _____ |

Notary Public Information:

On this ____ day of _____ 19__ before me, a Notary Public for the State of _____, personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that _____ executed the same.

My Commission Expires: _____

Notary Public for the State of: _____

Residing at: _____

Signature (Notary Public): _____

Seal

PF 7696

118

-7-

Lot Number(s): 49B, _____, _____

| OWNER NAME(S) | SIGNATURE (NAME AS SHOWN) (only 1 signature required) | MAILING ADDRESS |
|----------------------|--|-----------------|
| Gerald Martin Bender | _____ | _____ |
| | _____ | _____ |
| | | _____ |

Notary Public Information:

On this ____ day of _____ 19__ before me, a Notary Public for the State of _____, personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that _____ executed the same.

My Commission Expires: _____

Notary Public for the State of: _____

Residing at: _____

Signature (Notary Public): _____

Seal

PF 7636 Lot 56 Hooper

119

**EAGLE WATCH SUBDIVISION
PETITION FOR SPECIAL ZONING DISTRICT**

TO. Board of Commissioners
Ravalli County
Ravalli County Courthouse
Hamilton, Montana 59840

Gentlemen:

We, the undersigned, being the owners and freeholders of more than sixty percent (60%) of the real property described and set forth in Exhibit A attached hereto, respectfully petition the Board of County Commissioners of Ravalli County, State of Montana, pursuant to the provisions of Title 16, Chapter 41 of the Revised Codes of Montana, 1947, to order and create a Planning and Zoning District for the area encompassed by and described in Exhibit A attached hereto, for the purpose of furthering the health, safety and general welfare of the people of Ravalli County.

Your Petitioners respectfully request that the Planning and Zoning Commission for said Planning and Zoning District make and adopt a development of said district which will make the following provisions for the use of property within the said district.

A. INTENT: RESIDENTIAL - TWO (2) OR MORE ACRES

This district provides for low density residential development of an open and rural character, in an area which is best suited for such purpose. The area is outside urbanized development, and is agricultural and partially agricultural in nature. The district provides for environmental protection of those areas that are fragile and cannot support more intensive urbanized activities. This is due to physiographic, hydrologic, biologic and economic conditions. Single family housing unit development is encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

B. SPACE REQUIREMENTS

Maximum Residential Density: One (1) single family dwelling per two (2) acres. The premises shall not be subdivided into parcels of land comprising less than two (2) acres and no more than one residence shall be erected on the premises or any subdivided parcel of the same.

Required Setbacks: No building shall be placed on the premises so that any portion thereof shall be closer than thirty

PF 7636

120

-2-

(30) feet to the property line or to any street upon which said premises abut.

C. **BULK REQUIREMENTS:** There shall not be erected on the premises any residence which shall have a ground floor space of less than nine hundred-sixty (960) square feet, exclusive of any portion thereof used for a garage or for an outside porch.

Maximum Building Height: None.

D. **PERMITTED USES**

1. **Mobile Homes:** Mobile home placement and occupancy is restricted to a double-wide mobile home on a permanent foundation. Occupancy of a single width mobile home for residency purposes is prohibited, except for a period not to exceed two (2) years during which a permanent residence, meeting required building standards, is under construction. The two-year residence period must begin on the commencement of construction of the permanent residence, and may not extend past completion of the residence.

2. **Light Industry and Local Business:** Light industry and local business are permitted. However, they shall remain similar to cottage industry, except that the small number of employees involved shall not be restricted to family members. No noxious, polluting or offensive activity shall be carried on upon the premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or adjoining property owners. Strong chemical odors, extremely bright night lights, industrial pollutant disposal on the ground, loud sounds, and heavy vehicular traffic are examples of such nuisances.

3. **Animals/Livestock Density:** No hog shall be kept or maintained on the premises. No chicken yard shall be maintained on the premises for the purpose of commercial meat and egg production. Further, no more than three (3) dogs or cats over six months of age, are to be kept and/or maintained for board, propagation, training or treatment. Horses, cows, goats, sheep or similar animals may be kept or maintained; provided that their numbers are limited to one (1) per acre, and provided further, said animals are to be enclosed within a fenced area.

4. **Junk Yard:** The operation of a junk yard shall not be permitted on any portion of the premises. The term "junk yard" means the use of more than one thousand (1000) square feet of area where junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including automobile wrecking and structural steel material and equipment. A junk yard does not include such uses when conducted entirely within an enclosed building.

5. **Sanitation:** No building site shall be used or

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maintained so as to accumulate rubbish, trash or garbage. Trash, garbage, other waste, and equipment shall be kept and maintained in sanitary containers or sanitary condition.

E. BUILDING REQUIREMENTS AND RESTRICTIONS

In addition to the requirements for permanent foundations for double-wide mobile homes and modular structures covered under "Permitted Uses", all residence structures will meet minimum Federal Housing Administration (FHA) or Veterans Administration (VA) building codes as of the date of construction.

F. UTILITIES

All telephone, power and T.V. cable lines installed upon the premises for a period in excess of three months shall be placed underground.

G. EXISTING CONDITIONS AND USES:

All variances of compliance with these standards, restrictions and uses at the time of this petition may be continued, as they are Grandfathered under present law. This shall not apply, however, when such variances are in violation of County, State or Federal laws and regulations.

H. SEVERABILITY

If any provision herein or its application to any person or circumstances is held invalid, the remainder of the provisions herein or the application of the provision to other persons or circumstances is not affected and the same shall remain in force and effect.

I. ENFORCEMENT

Any use or feature in violation of these regulations, except as covered under Section G. above, shall first be dealt with through group persuasion. Only as a last resort shall such violation be hereby found and declared to be unlawful. It may then be enforced as set out in subparagraphs (1) and (2) below.

(1) The Ravalli County Commissioners hereby assume responsibility for the enforcement of Section B, SPACE REQUIREMENTS, Maximum Residential Density, and those portions of the other above stated zoning regulations that are covered under the County's Community Decay Ordinance, and by other laws.

(2) Any interested person, persons or group of property owners may bring any appropriate legal action for the enforcement of any of the regulations which apply to this

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Planning and Zoning District, and to collect damages and attorneys fees as directed by the court. The cost of such enforcement shall be borne by the person/s bringing the legal proceeding. Neither Ravalli County nor the Planning and Zoning District shall be responsible for any of the costs associated with any such enforcement proceeding undertaken pursuant to this subparagraph (2).

(3) The County Commissioners will appoint, each year, four Eagle Watch Subdivision property owners to serve as the Eagle Watch District Planning and Zoning Board. This Board will serve in a voluntary advisory capacity and as the Eagle Watch Subdivision liaison to the County Commissioners. It will refer to the Commissioners violations of regulations cited under Paragraph I, Enforcement, subparagraph (1), above.

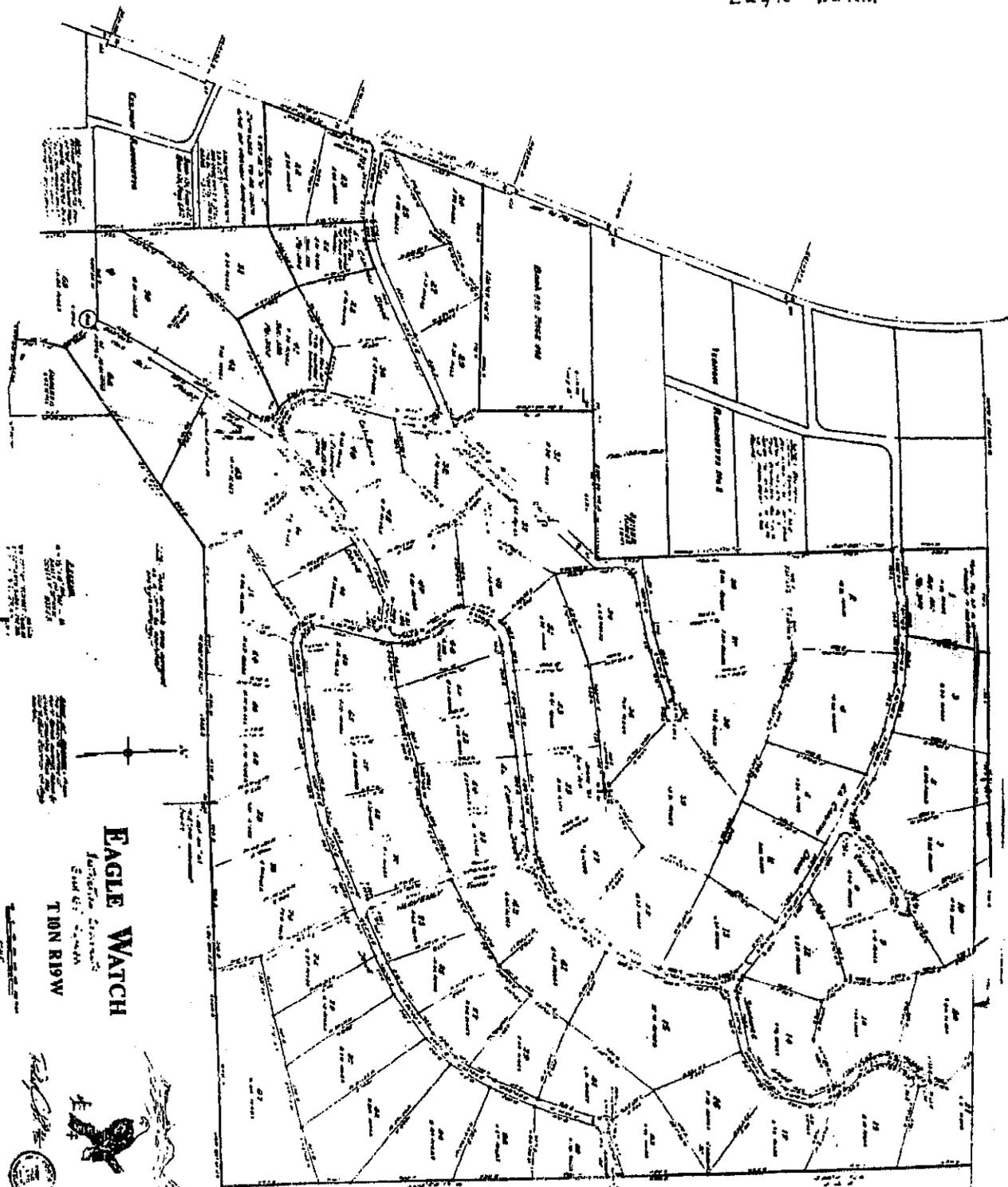
The Board will also make recommendations and provide consultation to the Commissioners on matters concerning the public safety, health and welfare within Eagle Watch. It will also serve as a screening and advisory board for any future request by an owner for approval of a variance for any zoning regulation. Any such request must have the written approval of sixty per cent (60%) of the Eagle Watch property owners, and all of the expenses incurred in obtaining the approval must be borne by the property owner making the request.

(4) Failure to enforce any of the restrictions, rights, reservations and limitations contained in these regulations shall not in any event be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof.

Respectfully Submitted this 8th day of February 1991

Jonathan W. Hooper

Eagle Watch



EAGLE WATCH

TION R19W



77

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-7-

Lot Number(s): 56, _____, _____

OWNER NAME(S)

SIGNATURE (NAME AS SHOWN)
(only 1 signature required)

MAILING ADDRESS

Jonathan W. Hooper

OK Jonathan W Hooper

5714 WEST MERCER WAY
MERCER IS. WA.
98040

Notary Public Information:

On this 8th day of February 1991 before me, a Notary Public
for the State of Washington, personally appeared Jonathan W. Hooper
_____ known to me to be the person(s) whose name(s)
is/are subscribed to the foregoing instrument, and acknowledged to me
that he executed the same.

My Commission Expires: July 1, 1991

Notary Public for the State of: Washington

Residing at: Mercer Island, King County, Washington

Signature (Notary Public): Wayne Stewart

Seal



1 Freeholder
1 DIC

Lot 59 a, b, c, d Bover
PF 7636

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**EAGLE WATCH SUBDIVISION
PETITION FOR SPECIAL ZONING DISTRICT**

TO. Board of Commissioners
Ravalli County
Ravalli County Courthouse
Hamilton, Montana 59840

Gentlemen:

We, the undersigned, being the owners and freeholders of more than sixty percent (60%) of the real property described and set forth in Exhibit A attached hereto, respectfully petition the Board of County Commissioners of Ravalli County, State of Montana, pursuant to the provisions of Title 16, Chapter 41 of the Revised Codes of Montana, 1947, to order and create a Planning and Zoning District for the area encompassed by and described in Exhibit A attached hereto, for the purpose of furthering the health, safety and general welfare of the people of Ravalli County.

Your Petitioners respectfully request that the Planning and Zoning Commission for said Planning and Zoning District make and adopt a development of said district which will make the following provisions for the use of property within the said district.

A. INTENT: RESIDENTIAL - TWO (2) OR MORE ACRES

This district provides for low density residential development of an open and rural character, in an area which is best suited for such purpose. The area is outside urbanized development, and is agricultural and partially agricultural in nature. The district provides for environmental protection of those areas that are fragile and cannot support more intensive urbanized activities. This is due to physiographic, hydrologic, biologic and economic conditions. Single family housing unit development is encouraged to preserve agricultural land and to enhance environmental amenities found in rural areas.

B. SPACE REQUIREMENTS

Maximum Residential Density: One (1) single family dwelling per two (2) acres. The premises shall not be subdivided into parcels of land comprising less than two (2) acres and no more than one residence shall be erected on the premises or any subdivided parcel of the same.

Required Setbacks: No building shall be placed on the premises so that any portion thereof shall be closer than thirty

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(30) feet to the property line or to any street upon which said premises abut.

C. BULK REQUIREMENTS: There shall not be erected on the premises any residence which shall have a ground floor space of less than nine hundred-sixty (960) square feet, exclusive of any portion thereof used for a garage or for an outside porch.

Maximum Building Height: None.

D. PERMITTED USES

1. Mobile Homes: Mobile home placement and occupancy is restricted to a double-wide mobile home on a permanent foundation. Occupancy of a single width mobile home for residency purposes is prohibited, except for a period not to exceed two (2) years during which a permanent residence, meeting required building standards, is under construction. The two-year residence period must begin on the commencement of construction of the permanent residence, and may not extend past completion of the residence.

2. Light Industry and Local Business: Light industry and local business are permitted. However, they shall remain similar to cottage industry, except that the small number of employees involved shall not be restricted to family members. No noxious, polluting or offensive activity shall be carried on upon the premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or adjoining property owners. Strong chemical odors, extremely bright night lights, industrial pollutant disposal on the ground, loud sounds, and heavy vehicular traffic are examples of such nuisances.

3. Animals/Livestock Density: No hog shall be kept or maintained on the premises. No chicken yard shall be maintained on the premises for the purpose of commercial meat and egg production. Further, no more than three (3) dogs or cats over six months of age, are to be kept and/or maintained for board, propagation, training or treatment. Horses, cows, goats, sheep or similar animals may be kept or maintained; provided that their numbers are limited to one (1) per acre, and provided further, said animals are to be enclosed within a fenced area.

4. Junk Yard: The operation of a junk yard shall not be permitted on any portion of the premises. The term "junk yard" means the use of more than one thousand (1000) square feet of area where junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including automobile wrecking and structural steel material and equipment. A junk yard does not include such uses when conducted entirely within an enclosed building.

5. Sanitation: No building site shall be used or

maintained so as to accumulate rubbish, trash or garbage. Trash, garbage, other waste, and equipment shall be kept and maintained in sanitary containers or sanitary condition.

E. BUILDING REQUIREMENTS AND RESTRICTIONS

In addition to the requirements for permanent foundations for double-wide mobile homes and modular structures covered under "Permitted Uses", all residence structures will meet minimum Federal Housing Administration (FHA) or Veterans Administration (VA) building codes as of the date of construction.

F. UTILITIES

All telephone, power and T.V. cable lines installed upon the premises for a period in excess of three months shall be placed underground.

G. EXISTING CONDITIONS AND USES:

All variances of compliance with these standards, restrictions and uses at the time of this petition may be continued, as they are Grandfathered under present law. This shall not apply, however, when such variances are in violation of County, State or Federal laws and regulations.

H. SEVERABILITY

If any provision herein or its application to any person or circumstances is held invalid, the remainder of the provisions herein or the application of the provision to other persons or circumstances is not affected and the same shall remain in force and effect.

I. ENFORCEMENT

Any use or feature in violation of these regulations, except as covered under Section G. above, shall first be dealt with through group persuasion. Only as a last resort shall such violation be hereby found and declared to be unlawful. It may then be enforced as set out in subparagraphs (1) and (2) below.

(1) The Ravalli County Commissioners hereby assume responsibility for the enforcement of Section B, SPACE REQUIREMENTS, Maximum Residential Density, and those portions of the other above stated zoning regulations that are covered under the County's Community Decay Ordinance, and by other laws.

(2) Any interested person, persons or group of property owners may bring any appropriate legal action for the enforcement of any of the regulations which apply to this

Planning and Zoning District, and to collect damages and attorneys fees as directed by the court. The cost of such enforcement shall be borne by the person/s bringing the legal proceeding. Neither Ravalli County nor the Planning and Zoning District shall be responsible for any of the costs associated with any such enforcement proceeding undertaken pursuant to this subparagraph (2).

(3) The County Commissioners will appoint, each year, four Eagle Watch Subdivision property owners to serve as the Eagle Watch District Planning and Zoning Board. This Board will serve in a voluntary advisory capacity and as the Eagle Watch Subdivision liaison to the County Commissioners. It will refer to the Commissioners violations of regulations cited under Paragraph I, Enforcement, subparagraph (1), above.

The Board will also make recommendations and provide consultation to the Commissioners on matters concerning the public safety, health and welfare within Eagle Watch. It will also serve as a screening and advisory board for any future request by an owner for approval of a variance for any zoning regulation. Any such request must have the written approval of sixty per cent (60%) of the Eagle Watch property owners, and all of the expenses incurred in obtaining the approval must be borne by the property owner making the request.

(4) Failure to enforce any of the restrictions, rights, reservations and limitations contained in these regulations shall not in any event be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof.

Respectfully Submitted this _____ day of _____

THROUGHFACES AND CUL-DE-SACS AS SHOWN ON THE ACCOMPANYING PLAT AND CERTIFYING A SURVEY HERE TO ANNEXED, THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT: /

beginning at the one quarter corner between section 19 and 20; thence N89°44'05"E 2830.6 ft to the center of section 20; thence S00°01'32"E 3622.1 ft to the one quarter corner between sections 20 and 29; thence N00°29'15"W 2651.1 ft to the center of section 29; thence N89°51'58"W 2628.2 ft to the one quarter between sections 20 and 29; thence N88°57'33"W 1705.5 ft to the centerline of section 20; thence S57°15'05"W 1631.0 ft; thence S75°01'11"W 2651.1 ft to the 1/4 mile line; thence N89°08'55"W 2628.1 ft along the 1/4 mile line to the SE corner of Town Range 10; thence N00°29'29"E 1702.0 ft along the east line of said subdivision; thence N89°28'18"W 2651.1 ft along the north line of said subdivision to the east line of said subdivision; thence N89°28'18"W 2651.1 ft to a point 20.0 ft west of centerline of highway; thence S75°01'11"W 1631.0 ft to a right angle to said highway; thence N89°08'55"E 1702.0 ft to the south line of a parcel recorded in Bl. 129 B. 278; thence S96°25'45"E 1265.7 ft along said south line; thence N00°29'29"E 1702.0 ft along the east line of said parcel to the north line of section 20; said point bears S89°28'18"W 2651.1 ft from the quarter corner between sections 19 and 20; thence S89°28'18"W 2651.1 ft along said section line to the east line (projected) of a parcel known as Eagle Watch; thence N00°29'29"E 1702.0 ft along said east line and east line of Town Range 10 to the centerline of section 20; thence N89°08'55"E 1702.0 ft to the quarter corner between sections 19 and 20, the point of beginning, containing certain areas, except a parcel recorded in Book of Deeds #130 B. 308, known as parcel #1; the area included in the subdivision being some acres.

FURTHER THAT THE ABOVE PARCEL IS TO BE KNOWN AND DESIGNATED AS EAGLE WATCH AND THE LANDS INCLUDED IN ALL STREETS, ROADS AND CUL DE SACS ARE DEDICATED, GRANTED AND DONATED TO THE USE OF THE PUBLIC FOREVER.

DATED THIS 26th DAY OF FEBRUARY, AD 1914.

John H. Vernon
JAMES H. BROWN
John H. Vernon
JAMES H. BROWN Attorney in fact
ANNA G. VERNON
JAMES VERNON Per. File 638

ACKNOWLEDGEMENT:
STATE OF MONTANA) SS
COUNTY OF BAWALLI)

ON THIS 26th DAY OF FEBRUARY, 1914, BEFORE ME EMILY A. CERRI, A NOTARY PUBLIC FOR THE STATE OF MONTANA RESIDING AT Missoula, Montana, PERSONALLY APPEARED John H. Vernon and James H. Brown, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE LEGED TO ME THAT THEY EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND ABOVE WRITTEN.

SURVEYOR'S CERTIFICATE:
STATE OF MONTANA)
COUNTY OF MISSOULA) SS

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✓ Lot Number(s): 59a . 59b . 59c . 59d . _____

| OWNER NAME(S) | SIGNATURE (NAME AS SHOWN) (only 1 signature required) | MAILING ADDRESS |
|----------------|--|---|
| Helen M. Bever | <i>OK Helen M Bever</i> | <u>1699 W. Barstow</u> <u>Fresno, CA 93711</u> |

Notary Public Information:

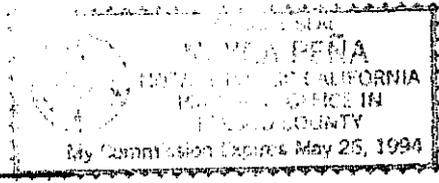
On this 14 day of March 1991 before me, a Notary Public for the State of California, personally appeared Helen M. Bever ^{Prove} known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

My Commission Expires: May 26, 1994

Notary Public for the State of: California

Residing at: Fresno, CA

Signature (Notary Public): Meyra Penó



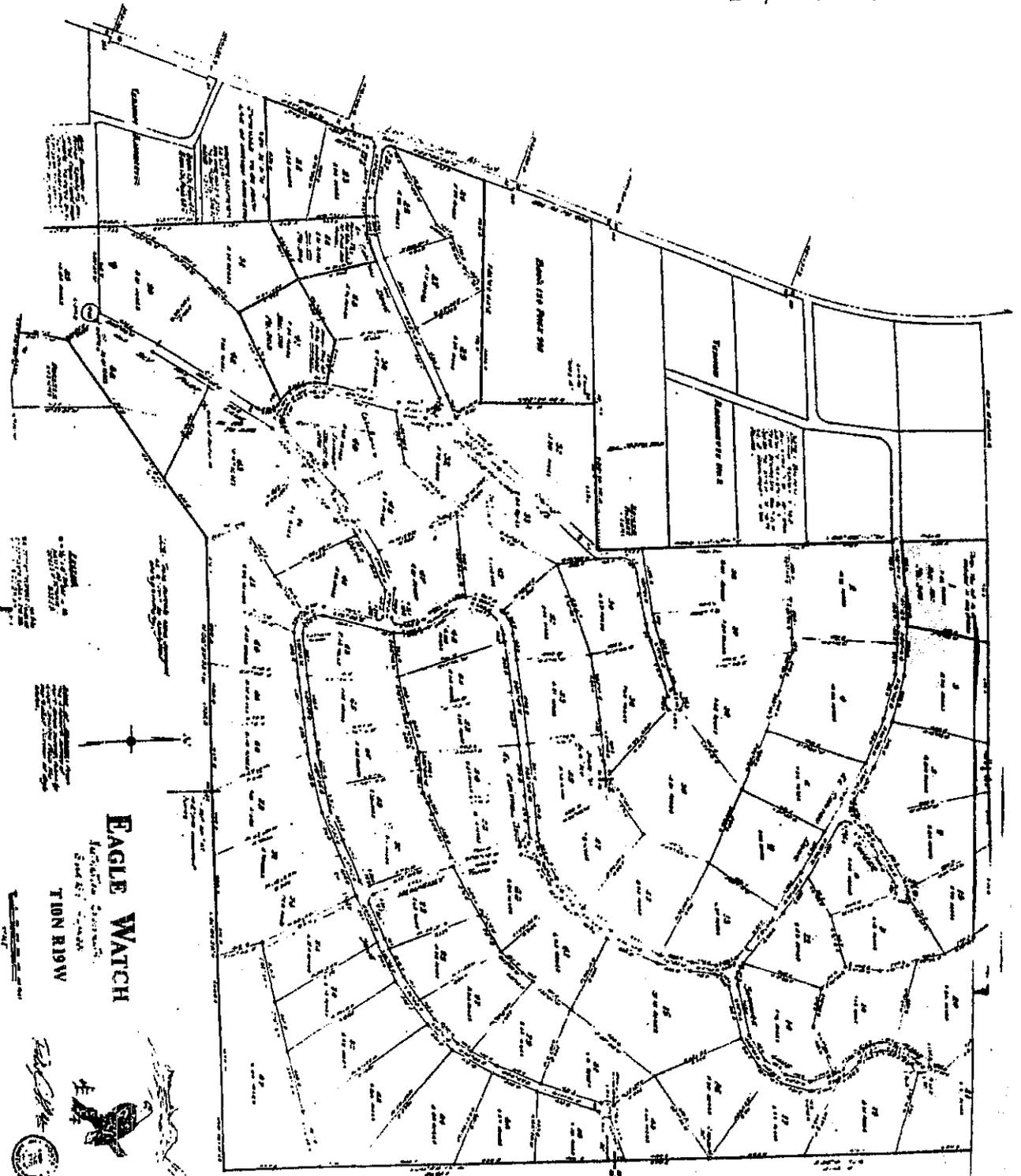
Seal

1 Freeholder
1 OK

6
PF 7636

134

Eagle Watch



EAGLE WATCH

T 10N R 19W



77

PF 7636

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Lot Number(s): 70B

| | | |
|---------------|--|-----------------|
| OWNER NAME(S) | SIGNATURE (NAME AS SHOWN) (only 1 signature required) | MAILING ADDRESS |
|---------------|--|-----------------|

A.
Ramon Meulink

✓ Karen L. Meulink

Karen L. Meulink

PO BOX 241
Nine Mile Falls, WA
99824

Notary Public Information:

On this 7 day of February 1991 before me, a Notary Public for the State of WASHINGTON, personally appeared KAREN L MEULINK known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that _____ executed the same.

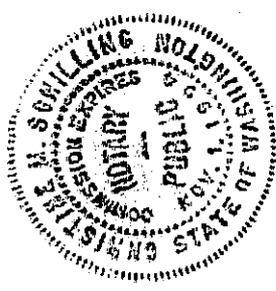
My Commission Expires: 11/1/94

Notary Public for the State of: WASHINGTON

Residing at: SPokane

Signature (Notary Public): [Signature]

Seal



2 Freebies
1 ok

PF 7636

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EAGLE WATCH PROPERTY OWNERS ASSOCIATION
363 St. Mary Drive, Eagle Watch, Stevensville, MT. 59870-6016

April 29, 1991

RECEIVED

MAY 02 1991

Ravalli County Board of County Commissioners, and
Ravalli County Clerk and Recorder
Ravalli County Courthouse
Hamilton, Montana, 59840

Ravalli County Commissioners

[Handwritten signature]

Gentlemen and Madam:

We thank the County Commissioners for the letter of clarification on the definition of property owners and freeholders, which informs us in effect that we must obtain both joint owners' -- husbands' and wives' -- signatures on our Voluntary Zoning Petition. This is contrary to the information we originally received last year from the Sanitarian and Director of Planning and Zoning. He in turn, consulted the then County Attorney in our representatives' presence.

This necessitates our duplication of expenditure of much of the very considerable effort, time and Association members' money which we have thus far committed to our zoning project. We remain committed to the project, in the firm belief that it is in the best interests of our current Eagle Watch property owners, future owners, and Ravalli County as a whole. However, the new information raises new questions, and leaves much detailed procedural and accounting information unresolved. For an undertaking as large as this, we believe in the saying, "God is in the details."

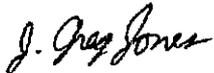
To facilitate our project, the Eagle Watch Property Owners Association requires a negotiated agreement with the Ravalli County Clerk and Recorder. The purpose is to record the method to be used by the Clerk and Recorder in certifying to the Association all available names and addresses of the Eagle Watch Subdivision property owners/freeholders. The Association will solicit these property owners for signatures of approval on its Voluntary Zoning Petition.

The Association intends to achieve a proper accounting of its solicitation effort, in order to ascertain that at least sixty percent of valid approval signatures have been obtained, as required by the County. Toward this end, the Association has prepared the following question and answer document which it desires to be completed by the Clerk and Recorder, with the assistance (if required) of other Ravalli County officials. We believe that the resultant information will be of value, not only to the Association, but to the County Government. The

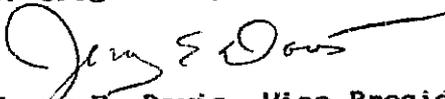
information will be available for inclusion in any procedural guidelines prepared for use by citizen groups in Ravalli County.

The Eagle Watch Property Owners Association sincerely appreciates the patience and time of the Clerk and Recorder in this matter. To ease the process, Association representatives will work with her in recording the answers, if desired. Thank you.

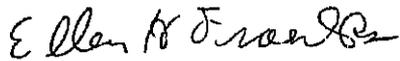
Sincerely Yours,



J. Greg Jones, President



Jerry E. Davis, Vice President



Ellen H. Franks, Recording Secretary



Dorothy S. Martineau, Treasurer/Business Secretary



John W. Susen, Committee Member



J. Richard Martineau, Committee Member

Attachment

Eagle Watch Voluntary Zoning Petition
Questions to Clarify Definitions, Property Owner Name
Certification and Approval Signature Accounting

1. Q. In determining how many possible owner/freeholders there are in any subdivision, and in certifying their names and addresses to a citizen group for the purpose petitioning for voluntary zoning regulations, are recent changes in ownership status taken into account? For example, if the owner/freeholder of record has recently deceased, and his estate has neither been probated nor an estate executor appointed, will his name be stricken from the list of owners forming the base for the required sixty percent approval? (We believe this should be done.)

A.....

2. Q. If an owner cannot be located by the citizen group or the Clerk and Recorder, after extensive and thorough efforts, including inquiry to other County offices, will his/her name be stricken from the list of owners, so as not to be counted in the tally? (We believe it should be, since the owner does not "exist" for the purpose of the petition.)

A.....

3. Q. Where an owner's property has entered into receivership, due to bankruptcy, or is in the control of trustees for any reason, and the names of the trustees have recently changed from those certified to a citizen group by the Clerk and Recorder, will the new trustees' names be accepted on the petition? (We believe they should be.)

A.....

4. Q. Where one property lot is owned by multiple co-owners, is each co-owner an "owner/freeholder" whose name certification and approval signature has the same weight as any individual owner/freeholder's? (That is, under the definition of "freeholder" recently obtained by the County Commissioners.)

A.....

5. Q. If the answer to 4. above is "No", how is the co-owner's name certification and approval signature (or lack of approval signature) to be counted?

-- on a pro-rata basis -- 1/3, or 1/2, or 1/8 owner? A....

-- not at all? A.....

-- as part of a "collective" signature, with all co-owners' signatures required for the collective "vote" to be counted?

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A.....
6. Q. Where multiple co-owners' names appear on a property deed and name certification, and a majority of the co-owners sign a petition (such as four out of five) will those present be counted?
A.....

7. Q. Where joint ownership names (husband and wife names are both on the deed) are certified for a single property lot, and both sign a voluntary zoning petition, (as required under the latest Commissioners' finding) how will they be counted?

-- as two signatures? A.....

-- as one signature -- sort of a "lot vote"? A.....

8. Q. In the case cited in 7. above, if only one spouse signs the petition, how is the signature counted?

-- as one? A.....

-- not at all? A.....

9. Q. On the certified list of possible owner/freholder signatures, how are joint, husband - and - wife names counted, as two or one?
A.....

10. Q. If the answer to 9. above is "two", and both sign and count as two signatures, does this mean that the principle involved is "one signature -- one vote", and all co-owners signatures also have equal weight?
A.....

11. Q. Where multiple lots (having different lot numbers) are owned by the same owner, joint owners, or co-owners, must the owner, joint owners or co-owners sign a zoning petition for each lot?
A.....

12. Q. If, under 11. above, the names are the same for each property lot, and the answer is "They just sign once for all lots.", how are the names counted on the certification, and how are the signatures counted on a petition?

-- just once, regardless of the number of lots? A.....

-- as many times as there are lots? A.....

13. Q. If the answer to 11. above is "Yes, all owners must sign for each lot.", how are they counted on a zoning petition?

-- once? A.....
-- as many times as there are lots and signatures? A.....

14. Q. If the joint owners or co-owner names on deeds vary for separate lots, (Eagle Watch has both cases) must the owner/freeholders sign repeatedly for each lot, even though this is a duplication of some owners' names in certain instances? For example: The same four names are present on two lots, but on a third lot, three of those names are present, but the fourth name is different or missing; or, husband and wife are on one lot, but only one spouse is on another.

A.....

15. Q. If the answer to 14. above is "Yes, the owner's, joint owner's or co-owner's name certification and approval signature must be repeated because these are different ownership conditions.", how are the names and signatures to be counted?

-- once for each time a name and signature is present?

A.....

-- once, regardless of the number of times the name and signature are repeated?

A.....

16. Q. Where one or more names on a deed are trustees or executors, how will they be certified, with the title, "Trustee" or "Executor" after the name?

A..... And, if the number of officers or their names have changed since the last information was furnished to the Clerk and Recorder, how will the signatures be counted on a zoning petition?

-- The way they are legally shown by court order or power of attorney?

A.....

-- other? A.....

17. Q. Basically, how were names certified and signatures counted for previous petitions, disregarding any new ruling?

A.....

18. Q. How are the administrative charges normally computed? -- \$3.00 for each name certified, including names which must be repeated? A.....

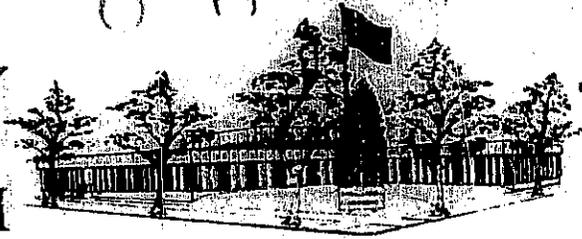
-- \$ 3.00 for each name certified, plus \$3.00 for each name checked on the petition after it is submitted?

A.....

-- other? A.....

COUNTY
OF
RAVALLI

PF 7636



Hamilton, Montana 59840

NOTICE OF HEARING

file

Public comment on the proposed special zoning district of Eagle Watch Subdivision will be taken in the Commissioner's Office of the Ravalli County Courthouse at 3:00 p.m. August 19.

A copy of the proposed regulations is available for inspection in the office of the Clerk and Recorder.

Jerry L. Allen

Jerry L. Allen, Chairman

7/29/91

R...
G...
L...
N...
here

- 1A Stephen J & Margaret E Sepanski 1, 2
- 1B " " " " " "
- ✓2 Mary W & John W Susen TR 3, 4
- ✓3A Kevin C & Carol B Goffe W 5, 6
- ✓3B LeRoy E & Terrell A Strong 7, 8
- ✓3C " " " " 9
- ✓4A1 Mary W Susen ✓
- ✓4A2 Keith Wayne & Eyon Alma Forrest 10, 11
- ✓4B1 Dale L & Gladys Anderson 12, 13
- ✓4B2 Ronnie M & Carol J Drury 14, 15
- ✓5 Chester A & Audrey E Bolles 16, 17
- 6 Bolles Arena Inc 18
- 7 Chester A & Audrey E Bolles
- ✓8pt Arthur D & Faye I Hammersley 19, 20
- 8pt Barbara E. Green & Sally D Stark 21, 22
- ✓9A1 Brad & Lisa K Schultz 23, 24
- 9A2 Thomas J Langeslag ✓ 25
- 9B Thomas J Langeslag ✓
- 10 James R Thompson
- ✓11 J. Stanley ^{NS 26} & Elsie A Bodkin 27 ²⁸ NOT COUNTED
- ✓12 Norman W & Jean A Olson & William V & Claire J Petersen 29, 30, 31, 32
- 13 Benny W & Carolyn B Stansbury 33, 34
- 14A Robert J Eckhardt 35
- 14B Robert J Eckhardt ✓
- ✓15pt William E ^{NS} & Katherine B Campbell 36, 37
- ✓15pt " " " " " "
- ✓16 Warren F & Joan ^{NS} Williams 38, 39
- 17A Russell J Kneeland 40
- ✓17B John W & Lorrrie D Woods 41, 42
- 18 Gregory Wells 43
- 19 Aeries Estates
 - ✓1 James William & Dale Elizabeth Feare 44, 45
 - ✓2 Arthur C & JoAnn D Timmerhoff 46, 47
 - ✓3 John W & Lorrrie D Woods (Dup)
- 20
 - ✓1 Edward M & Marilyn R Schmidt 48, 49
 - 2 Edward W Bouma ✓ 50
 - ✓3 Jack D ^{NS} & Anna Paddock ^{NS} 51, 52
 - ✓4 Cornelius G & Patricia E Driscoll Tr 53, 54
- ✓21A Flaten Family Trust 55 ^{signed Trustees - Ref on record and}
- ✓21B Sammons Trucking Deferred Comp Profit Sharing Plan & Trust 56, 57
- 21C Russel R & Lynne H Giese 57, 58
- ✓21D Flaten Famil Trust (Dup)
- 22 Clare L & Lucille C Kilbourn 59, 60
- ✓23A James Lee & Pamela Ann Sund 61, 62
- ✓23B " " " "
- ✓23C Clare Lee & Lucille C Kilbourn 63, 64
- 24A Clarence & Marion Wines (1/2) Michael C Wines (1/2) ✓ 64, 65, 66
- 24B Roy D & Alice L. Baker 67, 68
- ✓25 James & Sharroll Hartson 69, 70
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- ✓27 Zane P & Kelly K Raser 71, 72
- ✓28pt Nancy J & Daniel B Campbell 73, 74
- 28pt James L & Elizabeth W Schaffer 75, 76 Campbell
- ✓29 David L. JR & Reba G Fox 77, 78
- ✓30A James D & Theresa ^{NS} A Harmon 79, 80
- ✓30B1 Larry D & Teri A Legato 81, 82
- ✓30B2 Allan W & Judith K Goffe 83, 84
- ✓31A David Lee Levison 85
- ✓31B Gary S. Jenkins & Monica R Blacksher 86, 87 signed Monica Blacksher Jenkins
- ✓31C " " " "
- ✓32 John H ^{NS} & Nancy E Montgomery ^{NS} 88, 89
- ✓33A Gene R Eisenman No R 90
- 33B Tracy ^{NS} & Terry Am ^{NS} 91, 92
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 - ✓1t4 Donald Lloyd ^{NS} & Dora Denise Philyay ^{NS} 102, 103
- ✓36 Cody R & Velma M Lunceford 104, 105

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- ✓37A Willard J & Deborah M Dukart
- ✓37B " " "
- 38 Buffalo Valley Addn
- A Jerry E & Nancy Wood Davis ✓ 3,4
- ✓B Arnold R Faller 5
- ✓C Ronald F & Theresa Halls 6,7
- ✓D Kevin & Katherine Cronquist 8,9
- ✓39A First Interstate Trust Tr NS 10
- 39B Charles A Fricke ✓ 11
- ✓40pt Philip A & Josephine A Catalano 12 13
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- 41 Excluded From Subd
- ✓42pt James L & Karen M Griffin ✓ 14 15
- 42pt James L & Karen M Griffin ✓ 0,4
- 43 James T Wood ✓ 16
- ✓44A Robert E & Margaret A Lee 17 18
- 44B Joseph F & Mona K Thunder ✓ 19 20
- 45 Teresa G Alleman ✓ 21
- ✓46A David S & Helen B Steiger 22 23
- ✓46B " " "
- ✓47 Merlin A & Evelyn R Stensrud 24 25
- ✓48A Jack D & Cheryl L Rice NS 26 27 ✓48B John R & Joan A Keeley 28 29
- ✓49A Richard L & Sylvia I. Erickson 30 31
- 49B Gerald Martin Bender NS 2
- ✓50A Jack D & Cheryl L Rice (Dup)
- ✓50B Richard G & Karen K Armstrong 32 24
- ✓51pt Dana K & Claudia J Bible 25 36
- ✓51pt Dana K & Claudia J Bible (Dup)
- ✓52 James L & Jean Jensen 37 38
- ✓53 John L & Kristie A Anderson 39 40
- ✓54 Wayne E & Arla J Tree 41 42
- ✓55 Larry G & Susan Arbaugh 43 44
- 56 Jonathan W Hooper ✓45
- ✓57 Larry G & Susan Arbaugh (Dup)
- 58 Excluded from Subd
- 59 Bear Valley Addn
- A Helen M Bever ✓ 46
- B " "
- C " "
- D " "
- 60 Sandra Elaine Bond NS 47
- ✓60-1 Sandra Elaine Bond (Dup)
- 61 Suzanne Pennypacker Morris ✓ 48
- ✓62A Gregory L Pape & Martha L. Prange 49 50
- ✓62B " " "
- ✓63 Theodore & Edith L Morrosis 51 52
- 64 Lyman J & Lynda L Laisy ✓ 53 54
- ✓65pt Lawrence J & Janice A Conklin 55 56
- ✓65 pt Lawrence J & Lanice A Conklin (Dup)
- 66 Lyman J & Lynda L Laisy ✓
- 67pt Otto F & Elsie S Kesselbach 57 58
- 67pt Otto F & Elsie S Kesselbach (Dup)
- ✓68 J Richard & Dorothy S Martineau 59 60
- ✓69 Wayne E & Arla J Tree Dup
- ✓70A Marvin A & Diane L Martin 61 62
- ✓70B Raaron A & Karen L Meulink 63 64
- ✓71pt Charles Robert & Ellen Harpt Franks 65 66
- ✓71pt " " "
- 72A Clarence & Marion Wines ✓ (Dup)
- 72B Suzanne Pennypacker Morris ✓ (Dup)
- 72C " " "
- 73 Donald L, Patricia & Frank C Mogan ✓ 67 68 69
- 74 Eagle Watch Est #4
- ✓ A Donald L & Kathleen M Hawkinson 70 71
- ✓ B Robin S & Suzanne Hawkinson 72 73
- ✓ C James & Tamara L Bickish 74 75
- ✓75 William L & Jeannie A Christean 76 77
- ✓76pt W R & Betty Dean Jones 78 79
- ✓76pt W R & Betty Dean Jones (Dup) Betty D.
- 77 Eagle Watch Est #77 & 79
- ✓1 Walter A & Margrit Syroid 80 81
- ✓2 Joseph G & Marilyn G Schofield 82 83
- ✓3 Roderick W & Rosalind N Springer 84 85
- 4 Kenneth W Decker NS 86 87
- ✓5 J Greg & Patricia S Jones 87 88
- 78 Lucille C Bryant 89
- 9 See Lt 77 Eagle Watch Est #77 & 79
- ✓80 Michael J Laughlin 90

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- ✓81 William E & Catherine B Campbell (dup)
- ✓82 John D & Joyce M Harrington 1 2
- ✓83 Howard E & Arlene L Schlegel 34
- ✓84 Robert, Richard, Ray Mattson June Holter. Ruth Bonn & Marge Cowie 5 6 7 8 9 10
- ✓85 John O & Sandra D O'Rourke " 12
- ✓86 pt Gary D & Jacqueline C Locke 13 14
- 86 pt Thomas & Cheryl D Snellman 15 16 - Teds ...
- ✓87 Will Elizabeth M Zeiler 17 18
- 38A Terry D & Laura L Berkhouse 19 20
- ✓88B M Alan & Bonnie S Abrahamson 21 22
- ✓89 Michael Cole & Barbara Jean Plattes 23 24
- ✓90A Douglas A & Bonita R Brewer 25 26 90C John D Keating 27
- ✓90B Richard E & Sharon M Renfro 28 29
- ✓91 Paul A & Shirley A Laisy 30 31

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