



Yellowstone County, Montana

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Detail Property Tax Information

Disclaimer: The tax information was updated on 9/14/2020. Please notify the Treasurer's Office of any inaccuracies. Online Tax Billing History is available from Tax Year 2000 forward. If you wish information for prior tax years contact the Treasurer's Office. [Pay Taxes Online](#)

Tax ID: D13017 Tax Year: 2019

ELDERGROVE

Code	District	1st Half	2nd Half	Total
	ELDERGROVE (Levy District)	888.15 P	888.14 P	1,776.29
CRED	CRED COUNTY REFUSE DISTRICT	10.00 P	10.00 P	20.00
LUFS	LUFS LRL URBAN FIRE SERV AREA	62.50 P	62.50 P	125.00
SOIL	SOIL SOIL CONSERVATION	0.55 P	0.55 P	1.10
Totals		961.20	961.19	1,922.39

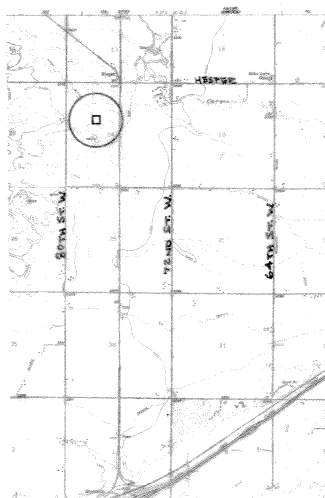
Date Paid 11/07/2019 04/09/2020

Close Window

Hesper Rd.

Section 13
Section 24West 1/16 Corner =
Find bent 2" PK nail, 2" below
asp. rd. Re-set corner position
with 60d spike flush w/ surface

VICINITY MAP



(Tract 2 COS 894)

Point of Beginning

N86°25'07"E. 426.97'

399.97'

TRACT 2-B
3.0055 ACRES
(family transfer)

30' Access & Utility Easmt.

N00°14'21"W. 284.98'

1/16 Line First N00°14'21"W. 2632.90' (Rec. 2632.2' per COS 894)

High Ditch

FND. S00°14'21"E.

Center-West 1/16 Corner:
Found 1" pipe, 30"N & 4"W
of Fence Cor. Post (E-W-W-N)GPS Control Point
Observation of Astronomic
North = Basis of Bearings

0' 25' 50' 100'

SCALE: 1 inch = 50 feet

SURVEYED: December 2004

O SET 24" REBAR WITH YELLOW
PLASTIC CAP MARKED "MCGEE 5157S"

N

(Tract 2 COS 894)

Affidavits - 3350790
3350791

Heath 3350793

Easements 3350794

3350795

CERTIFICATE OF SURVEY NO. 894, TRACT 2, SECOND AMENDMENT

A PORTION OF TRACT 2 OF COS 894, LOCATED
IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 24,
T.1S., R.24E., PMM, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: CLEMENS M. & ALBERTA S. SMITH

PURPOSE OF SURVEY: FAMILY TRANSFER

LEGAL DESCRIPTION:

A tract of land being a portion of Tract 2 of Certificate of Survey (COS) No. 894, located in a portion of the East 1/2 of the NW 1/4 of Section 24, T.1S., R.24E., PMM, Yellowstone County, Montana, being more particularly described as follows:

Considering the Basis of Bearings to be Astronomic North as determined by Global Positioning System at the point marked "GPS Control Point", and with all other bearings contained herein relative thereto;

Commencing at the West 1/16 corner common to Sections 13 & 24, T.1S., R.24E., said corner being a found "PK" nail in Hesper Road; thence, S.00°14'21"E., along the West line of the said East 1/2 NW 1/4 of Section 24, a distance of 1625.77 feet to the herein Point of Beginning, said point falls in the High Ditch Canal. Thence, N86°25'07"E., a distance of 426.97 feet to the NE corner of the herein described tract; thence, S.00°14'21"E., a distance of 329.31 feet to the SE corner of the herein described tract; thence, N87°37'41"W., a distance of 426.69 feet to the SW corner of the herein described tract; said point being on the aforesaid 1/16 line, from which the Center-West 1/16 corner of said Section 24 bears S.00°14'21"E., a distance of 722.15 feet; thence, N00°14'21"W., along the said 1/16 line, a distance of 284.98 feet to the said Point of Beginning. The herein described tract contains 3.0055 acres, more or less, and all according to the attached certificate of survey. Subject to all easements and/or rights of way of record, apparent on the ground, or reserved per this survey.

OWNER'S CERTIFICATE:

We hereby certify that the purpose of this survey is to transfer Tract 2-B as shown on the attached COS to Alberta S. Smith, wife of Clemens M. Smith. We further certify that this is the only gift or sale we have made to the aforementioned immediate family member in Yellowstone County for the purpose of this exemption. Furthermore, we certify that we are entitled to the use of this exemption and are in compliance with all conditions imposed by law and regulation on the use of this exemption. Therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(b), MCA.

Clemens M. Smith
Clemens M. Smith, Owner

Alberta S. Smith
Alberta S. Smith, Owner

STATE OF MONTANA
County of Yellowstone

On this 14th day of June, 2005, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Clemens M. Smith and Alberta S. Smith, known to me 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 affix my official seal the day and year in this certificate first above written.

Daniel W. McGee
Notary Public for the State of Montana
residing at Yellowstone Co., MT
My Commission expires March 9, 2007

SURVEYOR'S CERTIFICATION

I, Daniel W. McGee, Professional Land Survey, Montana registration no. 5157S, do hereby certify that the survey shown on the attached COS was performed by me in December 2004 - June 2005 in accordance with Chapter 76-3, Section 76-3, MCA, and the regulations adopted pursuant thereto.

Daniel W. McGee
Daniel W. McGee, P.L.S., Montana Registration No. 5157S

STATE OF MONTANA
County of Yellowstone

Subscribed and sworn to before me, a Notary Public for the State of Montana, this 14th day of June, 2005.

Candy Henry
Notary Public for the State of Montana
residing at Laurel
My Commission expires 11-02-2008

T. Kibben, R.E.B./R.S.
Yellowstone City-County Health Department Approval

COUNTY ATTORNEY APPROVAL

This document has been reviewed by the county attorney's office and is acceptable as to form.

Mark A. Gough
Reviewed by: Deputy County Attorney Date September 30, 2005

COUNTY TREASURER'S CERTIFICATION

I hereby certify that no real property taxes assessed and levied on the above described lands are delinquent.

Linda M. Oburg
Yellowstone County Treasurer Date July 14, 2005

CLERK AND RECORDER FILING INFORMATION

3350792
Page: 1 of 1
09/30/2005 09:40 PM

1/4 SEC.	SECTION	TOWNSHIP	RANGE	COUNTY	STATE
E 1/2	24	1S	24E	YELLOWSTONE	MT.
				PLAT NO.	DOC. NO.
				C/S NO. 894	SHEET 1 OF 1

MC GEE & COMPANY
LAUREL, MONTANA 59044

DRAWN: dm
CHECKED:
DATE: 3/20/05
REVISION: 6/14/05

SCALE: 1" = 50'
CLIENT: Greg Smith
PROJECT NO. 04-2045
FILE: \cadd\6\2045cos



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Page: 1 of 4
09/30/2005 03:40P

Yellowstone County

HEALTH

0.00

STATE OF MONTANA
DEPARTMENT OF ENVIRONMENTAL QUALITY
CERTIFICATE OF SUBDIVISION APPROVAL
(Section 76-4-101 et. seq., MCA)

TO: County Clerk and Recorder
Yellowstone County
Billings, Montana

E.Q. # 05-2910
Y.C. #2424

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as **TRACT 2-B of TRACT 2, 2ND AMENDED, CERTIFICATE OF SURVEY 894 (SMITH GIFT TO FAMILY)**, being a portion of Tract 2, situated in E1/2 NW1/4 of SECTION 24, T.1S., R.24E., P.M.M., YELLOWSTONE COUNTY, MONTANA, consisting of 1 parcel have been reviewed by personnel of the Permitting and Compliance Division, and,

(SEE EXHIBIT "A" FOR METES AND BOUNDS DESCRIPTIONS)

THAT the documents and data required by ARM Chapter 17 Section 36 have been submitted and found to be in compliance therewith, and,

THAT approval of the CERTIFICATE OF SURVEY (COS) of subdivision is made with the understanding that the following conditions shall be met:

THAT Parcel sizes as indicated on the COS to be filed with the county clerk and recorder will not be further altered without approval, and,

THAT TRACT 2-B shall be used for ONE SINGLE-FAMILY DWELLING, and,

THAT the individual water system will consist of a WELL drilled to a minimum depth of 25 feet and/or a CISTERN constructed in accordance with the criteria established in Title 17, Chapter 36, Sub-Chapters 1, 3, and 6, ARM and the most current standards of the Department of Environmental Quality, and,

THAT data provided indicates an acceptable water source at a depth of 35-50 feet, and,



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Page: 2 of 4
09/30/2005 03:40P

PAGE 2 of 3
COS 894 TR. 2-B
CLEMENS SMITH
YELLOWSTONE CO.

THAT the individual sewage treatment system will consist of a septic tank with effluent filter and subsurface drainfield of such size and description as will comply with Title 17, Chapter 36, Sub-Chapters 1, 3, and 6 ARM, and,

THAT each subsurface drainfield shall have an absorption area of sufficient size to provide 750 square feet of trench for a three (3) bedroom dwelling, and,

THAT the bottom of the drainfield shall be at least four feet above the water table, and,

THAT no sewage treatment system shall be constructed within 100 feet of the maximum highwater level of a 100 year flood of any stream, lake, watercourse, or irrigation ditch, nor within 100 feet of any domestic water supply source, and,

THAT water supply and sewage treatment systems will be located as shown on the approved plans, and,

THAT all sanitary facilities must be located as shown on the attached lot layout, and,

THAT the developer shall provide the purchaser of property with a copy of the Plat, approved location of water supply and sewage treatment system as shown on the attached lot layout and a copy of this document, and,

THAT instruments of transfer for this property shall contain reference to these conditions, and,

THAT plans and specifications for any proposed sewage treatment systems will be reviewed and approved by the Yellowstone City-County Health Department and will comply with Yellowstone City-County Board of Health Rule #3 and Title 17, Chapter 36, Sub-Chapters 3 and 9, ARM, before construction is started.

PAGE 3 of 3
COS 894 TR. 2-B
CLEMENS SMITH
YELLOWSTONE CO.



3350793
Page: 3 of 4
09/30/2005 03:40P

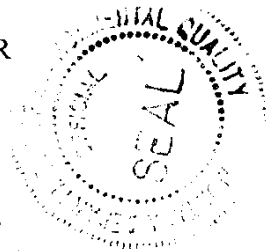
THAT departure from any criteria set forth in the approved plans and specifications and Title 17, Chapter 36, Sub-Chapter 1, 3, and 6 ARM when erecting a structure and appurtenant facilities in said subdivision without Department approval, is grounds for injunction by the Department of Environmental Quality.

Pursuant to Section 76-4-122 (2) (a), MCA, a person must obtain the approval of both the State under Title 76, Chapter 4, MCA, and local board of health under section 50-2-116(1)(i), before filing a subdivision plat with the county clerk and recorder.

YOU ARE REQUESTED to record this certificate by attaching it to the Certificate of Survey of said subdivision filed in your office as required by law.

DATED this 1st day of June, 2005.

RICHARD OPPER
DIRECTOR



REVIEWED AND APPROVED:

T. Kylander
TED KYLANDER, R.S.
ENVIRONMENTAL HEALTH PROGRAM
YCCHD

Mary Schreder
RAY LAZUK, SUPERVISOR
SUBDIVISION SECTION
PERMITTING & COMPLIANCE DIVISION
DEPARTMENT OF ENVIRONMENTAL
QUALITY

OWNERS NAME:
CLEMENS SMITH



Legend

- Proposed Well

Accepted under contract
MAS 06-06-05
DEA Representative Date

Environmental Health & Land Development Consulting	RS Consulting, LLC PO Box 194 Columbus, MT 59019 (406) 322-1116	
	TITLE Clemens Smith Family Transfer Tract 2-B Lot Layout	
	SIZE B	CAGE CODE DWG NO REV TW
SCALE	Drawn By: TW	SHEET