

# **8265 Fowler Lane, Bozeman, MT 59718**

## ***Feature Sheet***

<b>Legal Description:</b>	SEC 3 T03s R05E, Tract B1 of COS 2335
<b>Square Footage:</b>	2000 square feet
<b>Bedrooms:</b>	2
<b>Bathrooms:</b>	One full bath, 3/4 bath, and a 1/2 bath
<b>Year Built:</b>	2002
<b>Architect/Builder:</b>	Murray Brothers
<b>Acreage:</b>	10.4 acres

### **2 Levels with Open Floor Plan:**

- **Main Level:** 700 square feet

Great Room: Oak flooring, glacial field stone framed gas fireplace, lots of windows and skylights to the south. Living room adjoins dining area, with doors out to the back patio area.

Kitchen: Great traffic flow through the kitchen area with a center island with barstool seating. Hickory cabinets, tile backsplash and all black appliances: Frigidaire electric stove/oven, Frigidaire microwave, Frigidaire dishwasher and Magic Chef refrigerator.

Patios: On the south side of the home is a 500 square foot colored cement patio with a covered porch. On the north side of the home is another colored cement patio area, approximately 300 square foot, with steps down to a built in fire pit area.

\* Utility room with washer/dryer and a half bathroom are just off the entry area of the home.

- **Upper level:** 1300 square feet

Master Suite: Wall to wall carpet, library/reading room connected to the master bedroom, views out over the riding arenas to the Bridger Mountains.

Master Bath: Beautiful master bath with custom tilework, a deep Jacuzzi soaking tub with mountain views and a separate walk-in shower.

Loft: The loft area can serve as an office, family room or second bedroom. Wall to wall carpet, attached bathroom with stall shower.

**Garage:** Attached two car garage with plenty of windows and two entry doors from the outside and a third door to enter the home. Radiant heat in the floors and access to plumbing would allow this space to be converted to a second master suite fairly easily.

### **Horse Facilities**

**Barn:** Built in 1997 by Murray Brothers Construction, the barn includes a 66' x 120' indoor arena, storage area, tack room, two stalls with insulated walls and an alley between the stalls and arena for tacking up. The barn is constructed with steel trusses on concrete footings and is built to withstand 90+ mph winds, 50 pounds/sf snowload and seismic activity. The arena area of the barn features rolled insulation in the roof, a large overhead door at each end, lights for evening riding, good sand footing and a mirror on the side wall.

**Outdoor Arena:** The large outdoor arena is of adequate size for reining and roping, 92' x 310' with good sand footing and solid fence border.

**Round Pen:** Solid 6' tall wood walls enclose this 140' round pen, built for working cattle and training young horses. The round pen can be accessed from the large outdoor arena or through either of two other gates, one near the corral pens and one on the opposite side that opens to the pasture.

**Pens/Pastures:** Five dry lots for horses with access to an automatic waterer are located just to the north of the barn. A well laid out alley system connects the pens to the five separate grass pasture areas and provides access back to the automatic waterer. The property has stock water rights with a small ditch that runs through the property from May through October. Diligent weed management over the years has produced lush grass pastures to adequately feed your herd of horses and/or cattle through the summer months.

**Water Source:** Private Well, 63' 45gpm DNRC water right #C30009841

**House water treatment system, Potassium Chloride, drinking water has infrared treatment and reverse osmosis, drinking water separately piped to each sink.**

**Sewer:** Septic

**Heating System:** Radiant heat, natural gas

**Roof:** Asphalt shingles

**Floors:** Mixed: oak, tile, carpet

**Exterior:** Hardi-plank siding (no maintenance) and cement patios

**Taxes:** \$1727.75 (2008)

**Lot Size:** 10.4 acres - allowed to be divided once

**Zoning:** Residential

**Energy:** Electric- \$1100.96 (2008)  
Natural gas- \$1589.74 (2008)

**Highlights:**

- \* Custom home and landscaped yard designed with minimal upkeep in mind.
- \* Amazing horse facility designed for year round enjoyment for the non-pro or professional horseperson.
- \* Property location is just ten minutes from downtown Bozeman with all the amenities of a University town.
- \* Hyalite recreation area is just a few miles south of the property, with endless trail riding, hiking, mountain biking, boating and fishing opportunities.

***OFFERED AT \$795,000.00***

**ALL FIELDS DETAIL**


<b>(6) Mls #</b>	162401	<b>(19) Bedrooms</b>	2
<b>(17) Status</b>	Active	<b>(20) Baths</b>	3
<b>(9) Type</b>	Single Family Over 1 Acre	<b>(21) Lot Size</b>	6-10.999 Acres
<b>(12) Address</b>	8265 Fowler Lane	<b>(22) Aprx. Sq</b>	1751-2000
<b>(14) City</b>	Bozeman	<b>(23) Garage</b>	2 Attached
<b>(15) State</b>	MT	<b>(24) Horse</b>	Allowed
<b>(16) Zip</b>	59718	<b>(25) Water Amenity</b>	None
<b>(10) Area</b>	Boz S ofCityW of19th 2SW	<b>(26) Public Land Adjacent</b>	No
<b>(7) Class</b>	Residential	<b>(27) Levels</b>	2 Floors No Basement
<b>(11) Asking Price</b>	\$649,000	<b>(28) Log</b>	No
<b>(18) Sale/Rent</b>	For Sale		
<b>(108) IDX Include</b>	Yes		

**GENERAL**

<b>(1) Input Date</b>	6/29/2009 3:21:00 PM	<b>(29) Guest Quarters</b>	No
<b>(30) Number Of Acres</b>	10.4000	<b>(32) Agent</b>	Chanelle L Zimmer - Cell: (406) 581-3855
<b>(33) Listing Office 1</b>	Glacier Sotheby's International Realty OFFICE: (406) 586-4408	<b>(38) Exclusive Right to Sell</b>	Yes
<b>(39) ExclusiveAgency</b>	No	<b>(40) Subagency Offered</b>	No
<b>(41) Selling Office Fee</b>	2.75	<b>(42) For Sale Sign Placed</b>	Yes
<b>(43) Flood Plain</b>	No	<b>(44) Dual or Variable Commissn</b>	Yes
<b>(45) Legal</b>	Tract B1 of COS 2335	<b>(46) Year Built</b>	2002
<b>(47) # Full Baths</b>	1	<b>(48) # 3/4 Baths</b>	1
<b>(49) # 1/2 Baths</b>	1	<b>(50) Listing Date</b>	6/19/2009
<b>(51) Expiration Date</b>	11/19/2011	<b>(52) Subdiv.</b>	OTHER
<b>(53) Directions</b>	South on 19th. R on Patterson, L on Fowler, 1.5 mi to lane on rt. 3rd driveway on right up lane.	<b>(56) Zoning</b>	Y
<b>(57) Modular Construction</b>	No	<b>(58) Approx SqFt</b>	2000
<b>(59) Builder/Architect</b>	Murray Brothers	<b>(60) Price per SqFt</b>	324.50
<b>(61) Est SqFt Finished</b>	2000	<b>(64) Est SqFt Total</b>	2000
<b>(65) Apx SqFt Main</b>	700	<b>(66) Apx SqFt Upper</b>	1300
<b>(67) Apx SqFt Lower</b>	0	<b>(71) Parcel Tax ID #</b>	00RHG22479
<b>(77) Owner Name</b>	Morris	<b>(79) Occupant Name</b>	Owner
<b>(86) Exceptions</b>	Carousel horse on front patio	<b>(87) Apx Lot Sz - SqFt</b>	10.4 acres
<b>(89) Associated Document Count</b>	0	<b>(90) Showing Instructions</b>	Call listing agent for appt. 24 hours notice much appreciated.
<b>(91) Realtor.com</b>	Transmit	<b>(92) Original Price</b>	\$795,000
<b>(93) Cumulative DOM</b>	368	<b>(94) Cumulative DOMLS</b>	358
<b>(95) Agent Hit Count</b>	180	<b>(96) Client Hit Count</b>	42
<b>(98) HOA</b>	No	<b>(102) VOW Include</b>	Yes
<b>(103) VOW Address</b>	Yes	<b>(104) VOW Comment</b>	Yes
<b>(105) VOW AVM</b>	Yes	<b>(106) Update Date</b>	6/4/2010
<b>(501) Days On Market</b>	368		

**FEATURES**

<b>Square Footage Source</b>	<b>Patio/Deck</b>	<b>Showing Instructions</b>	<b>Exterior</b>
Owner Measurement	Patio	Appointment w/ LA	Prefinished Hardboard
<b>Appliances</b>	<b>Yard</b>	24 Hour Notice Required	<b>Main Level</b>
Range	Landscape	<b>View</b>	Kitchen
Refrigerator	<b>Fencing</b>	Mountains	Dining Room
Dishwasher	Smooth Wire	Valley	Living Room
Washer	Pipe	Southern Exposure	Fireplace/Stove
Dryer	<b>Water - Domestic</b>	Meadow	1 Half Bath
<b>Heating/Cooling</b>	Private Well	<b>Style</b>	Laundry Area
Gas	<b>Sewer</b>	Custom	<b>Upper Level</b>
Radiant	Septic	<b>Interior</b>	1 Bedroom
Baseboard	<b>Water Amenities</b>	Ceiling Fans	Master Bedroom
<b>Roof</b>	Ditch	Hardwood Floors	1 Full Bath
Asphalt	Seasonal	Jet Tub	1 - 3/4 Bath
<b>Driveway</b>		Vaulted Ceilings	
Gravel		Gas Fireplace	

**FINANCIAL**

<b>(114) Apx Tax \$</b>	1727.75	<b>(115) Tax Year</b>	2008
<b>(116) Assoc.Fe</b>	0	<b>(125) Lockbox</b>	No

**FINANCIAL**

(126) Lockbox Auth

No

(127) Terms Offered

Cash or new financing

**AGENT INFORMATION**

The home's layout could easily be re-modeled to add another master suite on the main level. Newly reduced price --- a good value for an incredible Bozeman equestrian property.

**PUBLIC INFORMATION**

The perfect 'ranchette' on Bozeman's south side - with a custom home and well-planned horse facility just minutes from town. The two bedroom home is spacious and bright with wonderful outdoor living areas and low/no maintenance exterior and yard. The horse facility includes a 66X120' indoor arena, 92X310' outdoor arena and 140' round pen for working cattle or just training horses. Five separate pastures, 3 pens, 2 indoor stalls, tack room, stock water rights and more.

**ADDITIONAL PICTURES**



**DISCLAIMER**

Information provided by Gallatin Association of REALTORS/Southwest Montana MLS is compiled from miscellaneous sources. Neither the Association, listing brokers, agents or subagents are responsible for its accuracy. MLS users should be advised and should advise prospective purchasers to verify all information in regard to the property by their own independent investigation prior to submitting an offer to purchase the property. Copyright 2008 Southwest Montana MLS.

**FINANCIAL**

(110) Assoc.Fe	0	(119) Lockbox	No
(120) Lockbox Auth	No	(121) Terms Offered	Cash or new financing

**AGENT INFORMATION**

The home's layout could easily be re-modeled to add another master suite on the main level.

**PUBLIC INFORMATION**

The perfect 'ranchette' on Bozeman's south side - with a custom home and well-planned horse facility just minutes from town. The two bedroom home is spacious and bright with wonderful outdoor living areas and low/no maintenance exterior and yard. The horse facility includes a 66X120' indoor arena, 92X310' outdoor arena and 140' round pen for working cattle or just training horses. Five separate pastures, 3 pens, 2 indoor stalls, tack room, stock water rights and more.

**ADDITIONAL PICTURES****DISCLAIMER**

Information provided by Gallatin Association of REALTORS/Southwest Montana MLS is compiled from miscellaneous sources. Neither the Association, listing brokers, agents or subagents are responsible for its accuracy. MLS users should be advised and should advise prospective purchasers to verify all information in regard to the property by their own independent investigation prior to submitting an offer to purchase the property. Copyright 2008 Southwest Montana MLS.

<b>INFORMATION UPDATED June 2, 2009</b>	
<b>General Parcel Information <a href="#">definitions</a></b>	
GEOCODE	06069803401100000
OWNCODE	10000
OWNER CLASSIFICATION	Private
COUNTY ASSESSOR CODE	00RHG22479
SECTION	03
TOWNSHIP	T03SR05E
LEGAL DESCRIPTION	S03, T03 S, R05 E, 949A, PARCEL N/A, TRACT B1 SE4 SEC 3 3S 5E 10.409AC COS 2335
PROPERTY ADDRESS	8265 INDIAN PAINTBRUSH D 59715
ADDITION-SUBDIVISION	
LEVY DISTRICT	
COUNTY LEVY DISTRICT	
LEVY DISTRICT NAME	
TOTAL FINAL LAND VALUE	\$0.00 <a href="#">Explanation</a>
TOTAL FINAL BUILDING VALUE	\$0.00 <a href="#">Explanation</a>
2003 FULL REAPPRAISAL VALUE	\$0.00 <a href="#">Explanation</a>
2007 TAXABLE MARKET VALUE	\$0.00 <a href="#">Explanation</a>
DEED 1: BOOK, PAGE, DATE (mmddy)	2006, 0509D, 2/7/00
DEED 2: BOOK, PAGE, DATE (mmddy)	0179, 1636D, 12/1/97
OWNER NAME 1	MORRIS JOHN & CHANDRA
TAXPAYER MAILING ADDRESS	8265 FOWLER LN BOZEMAN, MT 59718-8321

<b>SITE INFORMATION <a href="#">definitions</a></b>	
<b>Characteristic</b>	<b>CAMA Code, (Description)</b>
GEOCODE	06069803401100000
NEIGHBORHOOD	003
NEIGHBORHOOD TREND	2, (stable)

RESIDENTIAL INDICATOR	other
ACCESS	3, (dirt road) 0, (landlocked/none)
FRONTING	6, (cul-de-sac)
LOCATION	0, (rural land)
TOPOGRAPHY	1, (level)
UTILITIES	0, (none) 0, (none) 0, (none)

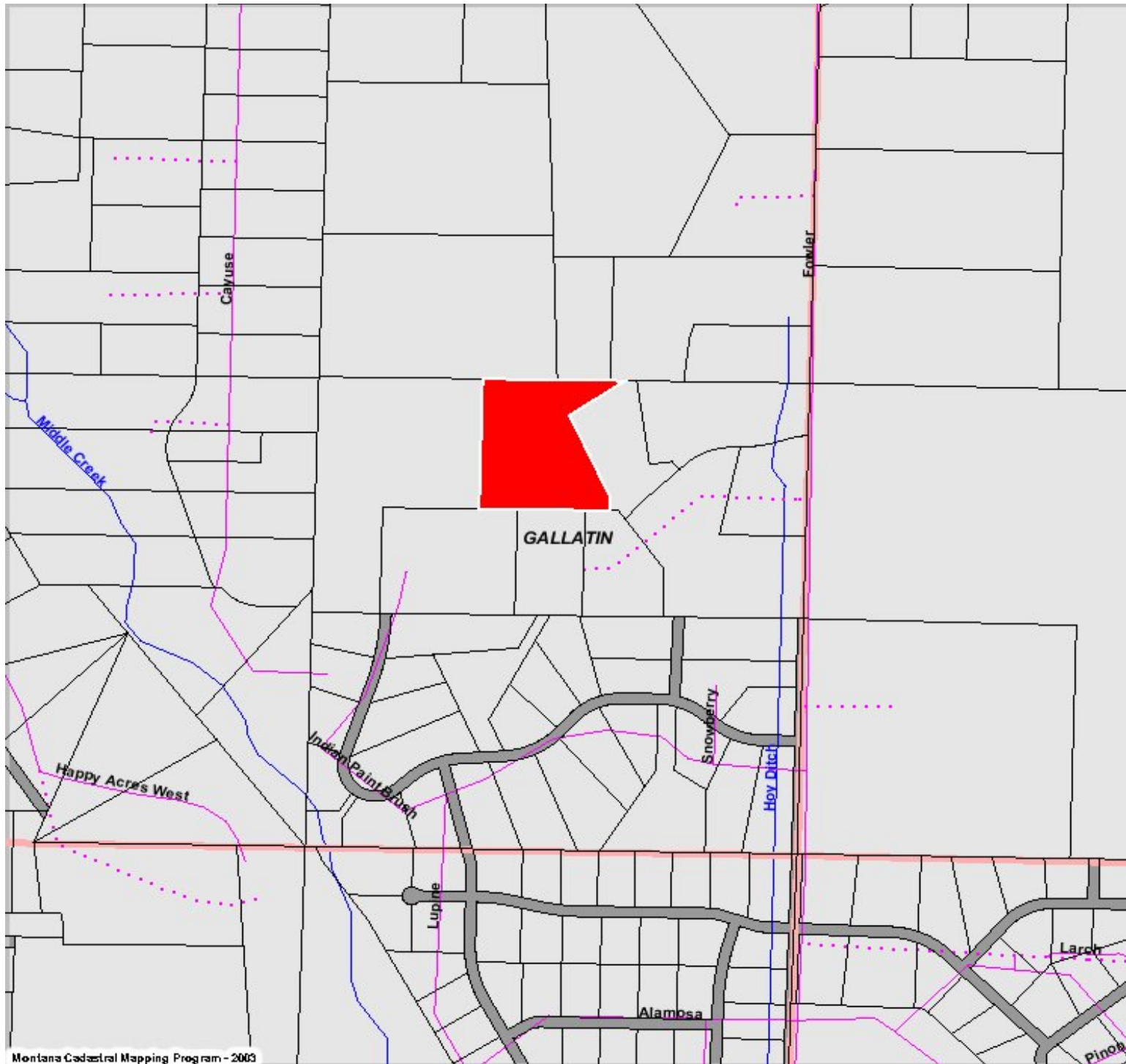
ACREAGE TYPE CLASSIFICATION & VALUATION <a href="#">definitions</a>								Assessed Value
Property Type	Agricultural Type	Land Classification	Acres	Grade & Description	IRRIGATION INFORMATION		Type	
					Rotation	Water Class (Cost/Acre)		
residential rural	primary site	tract land	10.409		-	-	other	\$0.00
TOTALS			10.409					\$0.00

**IMPROVEMENTS TO THE LAND**  
[definitions](#)

Other Building/Yard Improvement 1	
TYPE	AP5, pole frame bldg, 4 sides open, metal
QUANTITY	1
YEAR OF CONSTRUCTION	1998
MEASUREMENT	0 672 sq ft
GRADE	average
CONDITION	average
Other Building/Yard Improvement 2	
TYPE	AX1, prefab bldg, vertical walls
QUANTITY	1

YEAR OF CONSTRUCTION	1998
MEASUREMENT	0 8064 sq ft
GRADE	low cost
CONDITION	average

# Montana Cadastral Mapping Project

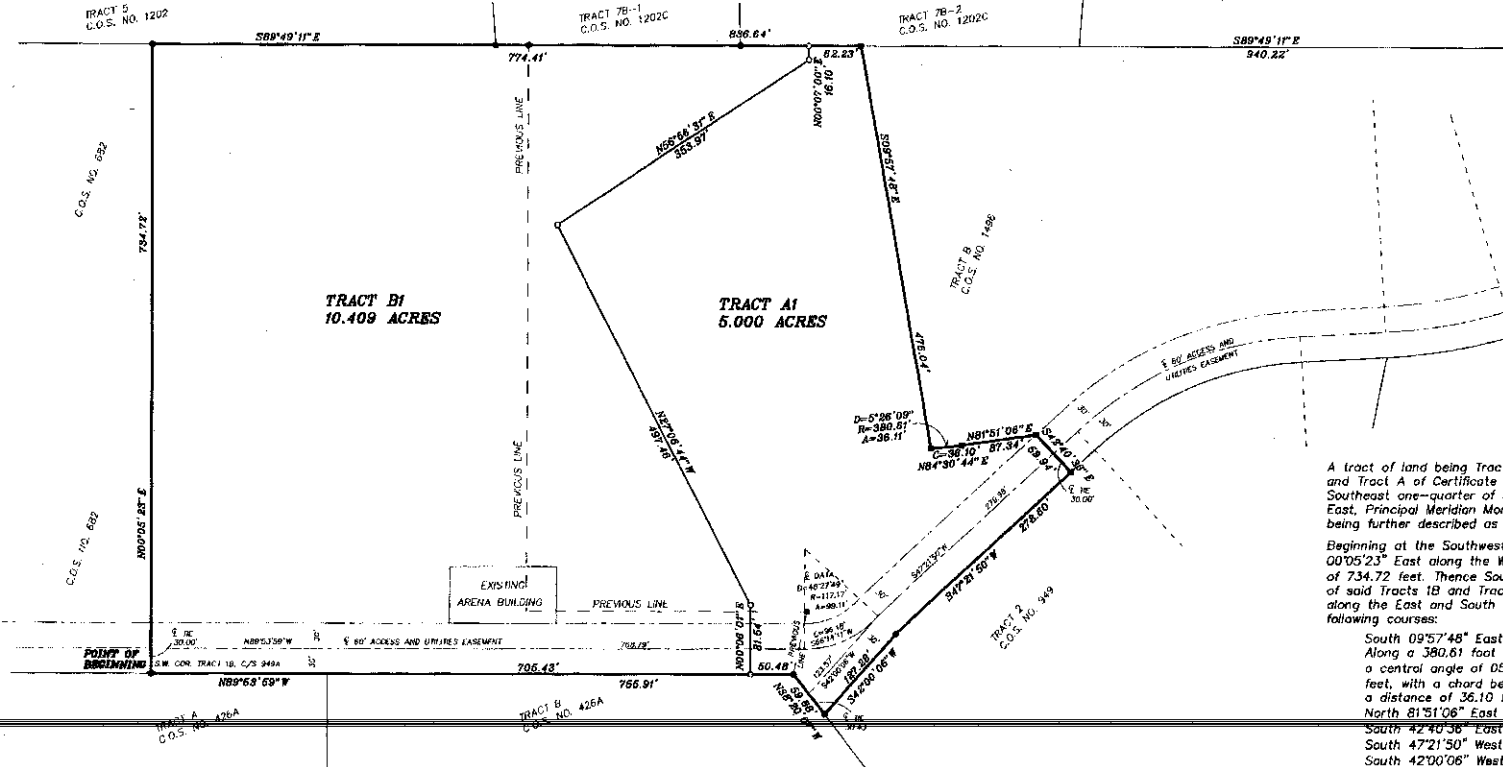


- Map Legend**
- Selection Layer
  - Parcels
  - Roads**
  - Interstate
  - Primary
  - Secondary
  - Tertiary
  - Trail - 4WD
  - Trail/Service Road
  - Township
  - Section
  - 100K Township
  - Streams
  - Conservation Easements
  - County
  - Ownership
  - Private
  - Local Government
  - State Government
  - Tribal
  - US Government
  - US Department of Agriculture
  - USDA Forest Service
  - US Department of Defense
  - US Department of Interior
  - USDI Bureau of Indian Affairs
  - USDI Bureau of Land Management
  - USDI Bureau of Reclamation

# CERTIFICATE OF SURVEY NO. 2335

A TRACT OF LAND BEING TRACT 1B OF CERTIFICATE OF SURVEY NO. 949A,  
AND TRACT A OF CERTIFICATE OF SURVEY NO. 1496, LOCATED IN THE  
SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE  
5 EAST, PRINCIPAL MERIDIAN MONTANA, GALLATIN COUNTY MONTANA

RECORD OWNERS:  
ORIG. TRACT 1B: DOC. #2006509, JOHN MORRIS AND CHANDRA MORRIS  
ORIG. TRACT A: FILM 177, PAGE 4067, CHANDRA W. MORRIS AND JOHN R. MORRIS  
FOR: JOHN R. MORRIS AND CHANDRA W. MORRIS TO REALIGN A COMMON BOUNDARY



TOTAL AREA  
15.409 ACRES

SCALE  
1"=100'

- FND. 5/8" REBAR W/PC, UNLESS NOTED
- FND. 5/8" REBAR W/ ALUM. CAP
- SET 5/8" REBAR W/ 2" ALUM. CAP
- D=DELTA OF CURVE
- R=RADIUS OF CURVE
- A=LENGTH OF CURVE
- C=CHORD DISTANCE AND BEARING
- E=CENTERLINE
- YPC=YELLOW PLASTIC CAP

BASIS OF BEARING IS NORTH LINE OF  
C.O.S. NO. 949A AND 1496 (S89°49'11"E)

DESCRIPTION  
A tract of land being Tract 1B of Certificate of Survey No. 949A and Tract A of Certificate of Survey No. 1496, located in the Southeast one-quarter of Section 3, Township 3 South, Range 5 East, Principal Meridian Montana, Gallatin County, Montana and being further described as follows:

Beginning at the Southwest corner of said Tract 1B. Thence North 00°05'23" East along the West line of said Tract 1B, a distance of 734.72 feet. Thence South 89°49'11" East along the North line of said Tracts 1B and Tract A, a distance of 836.64 feet. Thence along the East and South line of said Tract A through the following courses:

- South 09°57'48" East a distance of 476.04 feet.
- Along a 380.81 foot radius curve to the left, through a central angle of 05°26'09" for an arc length of 36.11 feet, with a chord bearing of North 84°30'44" East a distance of 36.10 feet.
- North 81°51'06" East a distance of 87.34 feet.
- South 42°40'36" East a distance of 59.94 feet.
- South 47°21'50" West a distance of 278.60 feet.
- South 42°00'06" West a distance of 127.28 feet.
- North 38°20'07" West a distance of 59.88 feet.

Thence North 89°53'59" West along the South line of said Tract 1B, a distance of 755.91 feet to the point of beginning. Said tract of land being 15.409 acres along with and subject to any existing easements.

### CERTIFICATE OF EXEMPTION (RELOCATION COMMON BOUNDARY)

We certify that the purpose of this survey is to relocate common boundaries between adjoining properties and this divisions made to correct errors in construction where a building, shrubs or other permanent vegetation may encroach upon the neighboring property. Therefore this survey is exempt from review as a subdivision and review by the Department of Environmental Quality pursuant to Section 76-3-207 (1) (a), M.C.A. and 17.36.605 (2)(b) A.R.M.

John R. Morris  
John R. Morris A/K/A  
John Morris  
Chandra W. Morris A/K/A  
Chandra Morris

State of Montana  
County of Gallatin  
On this 12 day of JULY in the year 2002, before me the undersigned, a Notary Public in and for said state, personally appeared John R. Morris A/K/A John Morris and Chandra W. Morris A/K/A Chandra Morris, known to me to be the persons whose names are subscribed to the within instrument and acknowledge to me that they executed the same.

Notary Public for the State of Montana  
Residing at  
My Commission Expires

CERTIFICATE OF COUNTY COMMISSIONERS  
I, Chairman of the Board of County Commissioners, do hereby certify that the use of the exemption claimed on the accompanying Certificate of Survey has been duly reviewed, and has been found to conform to the requirements of the Subdivision and Platting Act, Section 76-3-101 et seq, M.C.A., and the Gallatin County Subdivision Regulations.

Dated this 12 day of JULY, A.D. 2002  
Chairman, Board of County Commissioners

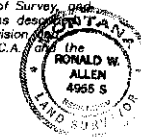
CLERK AND RECORDER  
I, Shelley Vance, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office this 30 day of JULY, A.D. 2002, at 11:20 P.M., and recorded as Certificate of Survey Number 2335, records of the County Clerk and Recorder, Gallatin County, Montana. Document Number 2076409



CERTIFICATE OF SURVEYOR  
I, the undersigned, Ronald W. Allen, Professional Land Surveyor, do hereby certify that between [names] and [names] I surveyed this Certificate of Survey, and plotted same as shown on the accompanying plot and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, M.C.A. and the Gallatin County Subdivision Regulations.  
Dated this 12 day of JULY, A.D. 2002  
Ronald W. Allen  
Montana Registration #49555

CERTIFICATE OF COUNTY TREASURER  
I, Anna Rosenberry, Treasurer of Gallatin County, Montana, do hereby certify that the accompanying survey has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided are paid.  
Dated this 12 day of JULY, 2002

By: Anna Rosenberry  
Deputy Treasurer of Gallatin County



ALLEN & ASSOCIATES

JOB NO.	SECTION	DATE	R
227B	53	6/02	R14
OWNER	RANGE	DWG	
T35	R5E	MOR227B	

COS 2335

QUIT CLAIM DEED

FOR ADEQUATE CONSIDERATION, CHANDRA W. MORRIS, A/K/A CHANDRA MORRIS as transferor, does hereby convey, remise, release and forever quitclaim unto CHANDRA W. MORRIS and JOHN R. MORRIS of 8051 Fowler Lane, Bozeman, Montana 59715 as joint tenants (and not as tenants in common), the following described real property to-wit:

Tract A of Certificate of Survey No. 1496, located in the SE $\frac{1}{4}$  of Section 3, Township 3 South, Range 5 East, P.M.M., Gallatin County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and possession, claim and demand whatsoever as well in law as in equity of the Transferor.

TO HAVE AND TO HOLD, unto the said transferees, their heirs and assigns forever.

Dated this 7<sup>th</sup> day of October, 1997.

Chandra W. Morris  
Chandra W. Morris, a/k/a  
Chandra Morris

STATE OF MONTANA )  
                          : ss.  
County of Gallatin )

On this 7<sup>th</sup> day of October, 1997, before me, a Notary Public in and for said State, personally appeared CHANDRA W. MORRIS, A/K/A CHANDRA MORRIS, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.



Melinda A. McDonnell  
Notary Public for the State of Montana.  
Residing at Bozeman, Montana.  
My commission expires: 1/24/2000

352376



State of Mont., County of Gallatin, as Filed for record OCTOBER 14, 19 97  
at 3:38 P. M., and recorded in Book 177 of DEEDS pgs 4067  
Shelley Vance Recorder. By [Signature] Deputy

FEE: \$6.00  
RT: AMERICAN LAND TITLE COMPANY

ALTC 1-55952-56

QUITCLAIM DEED

THIS INDENTURE, Made the 31<sup>st</sup> day of January, in the year of our Lord two thousand, between JOHN MORRIS of 8051 Fowler Lane, Bozeman, MT 59718, the grantor, and JOHN MORRIS and CHANDRA MORRIS, husband and wife, as joint tenants with right of survivorship and not as tenants in common, of 8051 Fowler Lane, Bozeman, MT 59718, the grantees.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar and Other Valuable Consideration (\$1.00 & OVC), receipt of which is hereby acknowledged; does hereby grant, convey, remise, release and forever quitclaim unto the grantees, and to their heirs, and assigns, all his right, title and interest, including any after-acquired interest, to the following described real estate, situated in the County of Gallatin, State of Montana, to-wit:

Tract 1-B of Certificate of Survey No. 949-A, being a portion of Tract 1 of Certificate of Survey No. 949, located in the SE¼ of Section 3, Township 3 South, Range 5 East, P.M.M., Gallatin County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana. (Deed Reference: Film 179, pg. 1636)

together with all the tenements, hereditaments, and appurtenances thereto belonging, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title interest, dower, right of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the grantor.

TO HAVE AND TO HOLD, all and singular the said premises, with the appurtenances unto the grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal the day and year first above written.

*John Morris*  
\_\_\_\_\_  
JOHN MORRIS

STATE OF MONTANA )  
  ) ss.  
County of Gallatin        )

On this 31<sup>st</sup> day of January, 2000, before me a Notary Public for the State of Montana, personally appeared JOHN MORRIS, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



*Carole A. Wild*  
\_\_\_\_\_  
Notary Public for the State of Montana.  
Residing at Belgrade.  
My Commission expires 10-7-03.



New Search

History

Payoff

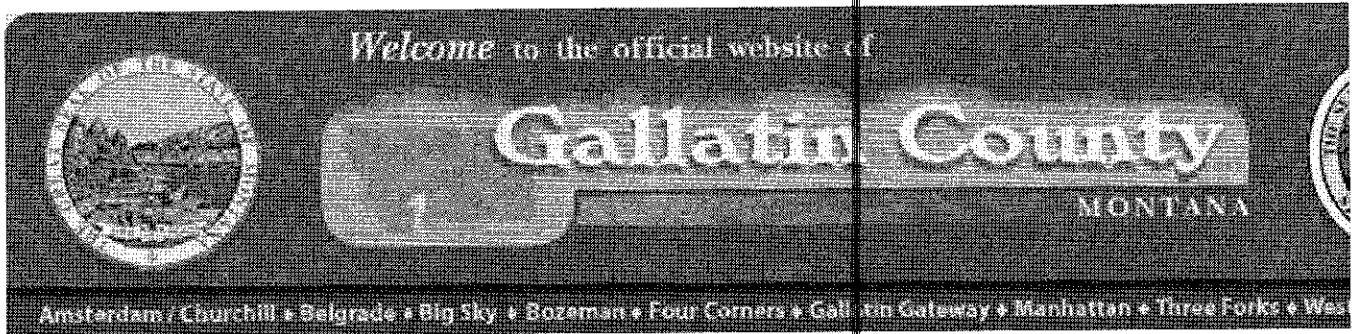
**Tax ID:** RHG22479**Status:** Current**Receipt:** 22479**Owner(s):**  
MORRIS JOHN & CHANDRA**Mailing Address:**8265 FOWLER LN  
BOZEMAN, MT 597188321**Levy District:**

0366-09, 41 Anderson-SourF-GP

**2008 Value:****Market:** \$105,957.00  
**Taxable:** \$3,190.00**2008 Taxes:****First Half:** \$866.88  
**Second Half:** \$860.87  
**Total:** \$1,727.75  
**City Taxes:** \$0.00**2008 Payments:****First Half:** \$866.8  
**Second Half:** \$860.8  
**Total:** \$1,727.7**Legal Records:****Geo Code:** 06-0698-03-4-01-10-0000 **Deed Book:** 2006 **Page:** 509D **Date:** 02/07/2000**TRS:** T03 S, R05 E, Sec. 03**Legal:** S03, T03 S, R05 E, 949A, PARCEL N/A,  
TRACT B1 SE4 SEC 3 3S 5E 10.409AC COS  
2335**Note:** Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria will result in an in search.**ATTENTION:** For Owner Name Searches, you must search LastName FirstName.

Property Tax data was last updated 06/22/2009

**Payments can be sent to:**Gallatin County Treasurer  
311 West Main, Room 210  
Bozeman, MT 59715**Please direct any questions to:**(406)582-3030 or [treasurer@gallatin.mt.gov](mailto:treasurer@gallatin.mt.gov)



New Search Detail Payoff

**Tax ID:** RHG22479  
**Status:** Current  
**Type:** RE  
**Owner:** MORRIS JOHN & CHANDRA

**History:**

Year	Statement #	Bill Date	Bill Amount	Date Paid	Paid Amount
2008	22479	10/31/2008	\$1,727.75	12/01/2008	\$866.88
				06/01/2009	\$860.87
2007	22479	10/18/2007	\$1,694.13	11/08/2007	\$850.07
				11/08/2007	\$844.06
2006	22479	10/18/2006	\$1,648.89	11/30/2006	\$827.45
				11/30/2006	\$821.44
2005	22479	10/24/2005	\$1,620.89	11/29/2005	\$813.45
				11/29/2005	\$807.44
2004	22479	10/18/2004	\$1,592.13	11/30/2004	\$799.07
				11/30/2004	\$793.06
2003	22479	10/20/2003	\$1,601.13	11/26/2003	\$803.57
				11/26/2003	\$797.56
2002	22479	10/12/2002	\$1,486.15	11/01/2002	\$746.09
				11/01/2002	\$740.06

**Note:** Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria will result in an in search.

**ATTENTION:** For Owner Name Searches, you must search LastName FirstName.

Property Tax data was last updated 06/22/2009

**Payments can be sent to:**  
 Gallatin County Treasurer  
 311 West Main, Room 210  
 Bozeman, MT 59715

**Please direct any questions to:**

**REAL ESTATE TAX BILL 2008**  
**GALLATIN COUNTY TREASURER**



311 West Main, Room 210  
 Bozeman, MT 59715  
 (406) 592-3030  
 www.gallatin.mt.gov/treasurer

TAX BILLING DATE: 10/31/2008

PARCEL #: **RHG22479**

0366 09 41 Anderson-SourF-GP  
 Mill Levy: 534.060  
 Taxable Market Value: \$ 105,957  
 Total Taxable Value: \$ 3,190  
 Value of County Wide Mill: \$ 209,639

RHG22479  
 MORRIS JOHN & CHANDRA  
 8265 FOWLER LN  
 BOZEMAN MT 59718-8321

**TOTAL DELINQUENT TAXES DUE**  
**\$ 0.00**

LEGAL DESCRIPTION (MAY BE PARTIAL DESCRIPTION)  
 06-0699-03-4-01-10-0000 SCT.03 TWN-03 S. RNG.06 E  
 S03, T03 S, R05 E, 949A, PARCEL N/A, TRACT B1 SE4 SEC 3 3S SE 10.409AC COS  
 2335

SUMMARY OF TAXES, LEVIES AND FEES				
<b>GENERAL TAXES</b>				
STATE TAXES:	\$ 146.74	FIRE DISTRICT		\$ 122.72
COUNTY TAXES:	\$ 125.24	PLANNING DISTRICT		\$ 8.26
PUBLIC SAFETY TAXES:	\$ 129.22			
ROAD TAXES:	\$ 60.90			
CITY/RURAL TAXES:	\$ 20.36			
SCHOOL TAXES:	\$ 1,090.22			
		<b>TOTAL GENERAL TAXES:</b>		<b>\$ 1,703.66</b>
<b>OTHER TAXES &amp; SPECIAL ASSESSMENTS</b>				
Description	Rate/Mill	1st Half	2nd Half	Total Tax
GALLATIN CONSRV DIST	1.0400	1.66	1.66	3.32
GLTN CO WTR QUALITY	6.0000	6.00	0.00	6.00
OPEN SPACE BONDS	4.6300	7.39	7.38	14.77
		<b>TOTAL OTHER TAXES &amp; SPECIAL ASSESSMENTS:</b>		<b>\$ 24.09</b>
		<b>TOTAL CURRENT TAXES:</b>		<b>\$ 1,727.75</b>

Please review the back of the tax bill

First Installment Due	12/05/2008	\$	866.88
Second Installment Due	05/31/2009	\$	860.87

**2008 2ND HALF PAYMENT STUB**

Payment Due: 05/31/2009

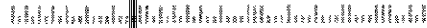
RHG22479  
 MORRIS JOHN & CHANDRA  
 8265 FOWLER LN  
 BOZEMAN MT 59718-8321

Second Half Amount Due: **\$ 860.87**

Check this box if change of address. Indicate change on back of form.

RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT TO:

GALLATIN COUNTY TREASURER  
 311 W MAIN ST RM 210  
 BOZEMAN MT 59715-9707



2008 00RHG22479 00022479 0000086087 0000000000 3

**2008 1ST HALF PAYMENT STUB**

Payment Due: 12/05/2008

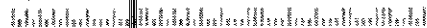
RHG22479  
 MORRIS JOHN & CHANDRA  
 8265 FOWLER LN  
 BOZEMAN MT 59718-8321

Total Tax Due:	\$ 1,727.75
First Half Amount Due:	\$ 866.88

Check this box if change of address. Indicate change on back of form.

RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT TO:

GALLATIN COUNTY TREASURER  
 311 W MAIN ST RM 210  
 BOZEMAN MT 59715-9707



2008 00RHG22479 00022479 0000086688 0000172775 1



STATE OF MONTANA  
 DEPARTMENT OF HEALTH AND ENVIRONMENTAL SERVICES  
 CERTIFICATE OF SUBDIVISION PLAN APPROVAL  
 (Section 76-4-101 through 76-4-104, M.C.A., 1979)

TO: County Clerk and Recorder  
 Gallatin County  
 Bozeman, Montana

16-83-S29-604

THIS IS TO CERTIFY THAT the plans and supplemental information relative to the subdivision shown are:

SBA--OCCASIONAL SALE-TRACT 1A

TRACT 1A

A TRACT OF LAND BEING A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 949, GALLATIN COUNTY RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA, GALLATIN COUNTY MONTANA AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST ONE-QUARTER (EAST ONE-QUARTER CORNER) SECTION 3, THENCE SOUTH 00-04-26 WEST ALONG THE EAST LINE OF THE SAID SOUTHEAST ONE-QUARTER OF SECTION 3 A DISTANCE OF 295.14 FEET, THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF CERTIFICATE OF SURVEY NO. 269-A GALLATIN COUNTY RECORDS AND THE NORTH LINE OF TRACT 2 OF CERTIFICATE OF SURVEY NO. 949, GALLATIN COUNTY RECORDS, THROUGH THE FOLLOWING COURSES:  
 SOUTH 85-19-57 WEST A DISTANCE OF 22.55 FEET,  
 ALONG A 200.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11-33-07 FOR AN ARC LENGTH OF 54.47 FEET,  
 SOUTH 73-46-00 WEST A DISTANCE OF 100.00 FEET,  
 ALONG A 665.09 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13-12-18 FOR AN ARC LENGTH OF 153.28 FEET,  
 SOUTH 36-59-08 WEST A DISTANCE OF 100.33 FEET,  
 ALONG A 388.29 FOOT RADIUS CURVE TO THE LEFT WITH A TANGENT BEARING OF SOUTH 86-59-37 WEST THROUGH A CENTRAL ANGLE OF 29-40-12 FOR AN ARC LENGTH OF 268.05 FEET,  
 SOUTH 42-20-24 WEST A DISTANCE OF 317.27 FEET,  
 SOUTH 42-00-04 WEST A DISTANCE OF 127.84 FEET,  
 THENCE NORTH 08-02-40 WEST ALONG THE EASTERLY LINE OF TRACT D OF CERTIFICATE OF SURVEY NO. 426A, GALLATIN COUNTY RECORDS, A DISTANCE OF 29.97 FEET, THENCE NORTH 12-16-02 EAST A DISTANCE OF 75.78 FEET, THENCE NORTH 00-15-16 EAST ALONG THE EAST LINE OF CERTIFICATE OF SURVEY NO. 269, GALLATIN COUNTY RECORDS, A DISTANCE OF 660.00 FEET, THENCE SOUTH 89-49-11 EAST ALONG THE NORTH LINE OF THE SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 1002.86 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING 10.421 ACRES ALONG WITH AND SUBJECT TO ANY EXISTING EASEMENTS.

TRACT 1B

A TRACT OF LAND BEING A PORTION OF TRACT 1 OF CERTIFICATE OF SURVEY NO. 949, GALLATIN COUNTY RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA, GALLATIN COUNTY MONTANA AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NORTH ONE-SIXTEENTH OF THE SOUTHEAST ONE-QUARTER) OF SAID SECTION 3, THENCE SOUTH 00-15-16 WEST ALONG THE WEST LINE OF CERTIFICATE OF SURVEY NO. 269, GALLATIN COUNTY RECORDS, A DISTANCE OF 660.00 FEET, THENCE SOUTH 89-49-11 EAST A DISTANCE OF 375.00 FEET, THENCE SOUTH 12-16-02 WEST A DISTANCE OF 75.78 FEET, THENCE NORTH 89-54-01 WEST ALONG THE NORTH LINE OF TRACT D AND TRACT A OF CERTIFICATE OF SURVEY NO. 426A GALLATIN COUNTY RECORDS A DISTANCE OF 756.05 FEET.

THENCE NORTH 89°06'12" EAST ALONG THE EAST LINE OF CERTIFICATE OF SURVEY NO. 882, GALLATIN COUNTY RECORDS, A DISTANCE OF 734.77 FEET, THENCE SOUTH 89°49'11" EAST ALONG THE NORTH LINE OF THE SAID SOUTHEAST ONE QUARTER A DISTANCE OF 442.67 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING 8.011 ACRES ALONG WITH AND SUBJECT TO ANY EXISTING EASEMENTS.

Consisting of 2 parcels have been reviewed by personnel of the Water Quality Bureau, and,

THAT the documents and data required by Section 76-4-101 through 76-4-131, M.C.A. 1979 and the rules of the Department of Health and Environmental Sciences made and promulgated pursuant thereto have been submitted and found to be in compliance therewith, and,

THAT approval of the Certificate of Survey (COS) is made with the understanding that the following conditions shall be met:

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

THAT each parcel 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 constructed in accordance with the criteria established in Title 16, Chapter 16, Sub-Chapters 1, 3 & 6 ARM and the most current standards of the Department of Health and Environmental Sciences, and,

THAT data provided indicates an acceptable water source at a depth of 48 feet, and,

THAT the individual sewage treatment system will consist of a septic tank and subsurface drainfield of such size and description as will comply with Gallatin County Septic System Regulations and Title 16, Chapter 16, Sub-Chapters 1, 3 & 6 ARM, and,

THAT each subsurface drainfield shall have an absorption area of sufficient size to provide 165 square feet per bedroom, 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 plans for the proposed water and individual sewage treatment systems will be reviewed and approved by the Gallatin County Health Department before construction is started, and,

THAT the developer shall provide each purchaser of property with a copy of the COS, approved location of water supply and sewage treatment system and a copy of this document, and,

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

THAT departure from any criteria set forth in the approved plans and specifications and Title 16, Chapter 16, Sub-Chapters 1, 3 & 6 ARM when erecting a structure and appurtenant facilities in said subdivision without Department approval is grounds for injunction by the Department of Health and Environmental Sciences.

YOU ARE REQUESTED to record this certificate by attaching it to the COS.  
Filed in your office as required by law.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 1982.

JOHN J. DRYNAN, M.D.  
DIRECTOR

REVIEWED AND APPROVED:

*Edward L. King M.D.*  
Edward L. King, M.D.  
Gallatin County Health Officer

By: *Steve Pilcher*  
for Steven Pilcher, Chief  
Water Quality Bureau

Owners: Small Business Administration

INDEXED  
FILED

105518

State of Mont., County of Gallatin, ss Filed for record \_\_\_\_\_ January 7, 1983  
at 9:00 A.M., and recorded in Book 74 of MISCELLANEOUS page 101  
GARY W. PRINGLE Recorder. By *Carol M. Taylor* Deputy  
File



Johnson Rd

Cayuse Spur Trail

Fowler Ln

Cayuse Trail



© 2009 Tele Atlas  
Image © 2009 DigitalGlobe

Google

45°36'23.96" N 111°05'15.32" W

elev 1600 m

Jul 22, 2005

Eye alt

3.24 km





© 2009 Tele Atlas  
Image © 2009 DigitalGlobe

©2009 Google

45°36'15.72" N 111°05'20.40" W

elev 1604 m

Jul 22, 2005

Eye alt 1.91 km

Indian Paintbrush Dr