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Sanderson Stewart
1300 North Transtech Way
Billings, MT 59102

DECLARATION OF AGRICULTURAL COVENANT

THIS DECLARATION, made and entered into on this _____ day of _____, 20__ , by and between **DOVER RANCH**, the owner of that certain tract of land situated in the NE¼ of Section 17, T. 1 N., R. 26 E., P.M.M., described as TRACT A1-1 in CERTIFICATE OF SURVEY No.3573, hereinafter called “Declarant” and the **CITY OF BILLINGS**, Montana, hereinafter called “City”,

WITNESSETH

WHEREAS, the “Declarant” wishes to create the above described property by the process of a Certificate of Survey; and

WHEREAS, pursuant to Section 76-3-207 (1)(c), M.C.A., a covenant must be entered into between the landowner and the governing body stating that the divided land will be used exclusively for agricultural purposes;

NOW, THEREFORE, the “Declarant” does hereby certify that the subject lands, which contain less than one hundred sixty acres, shall be held, sold and conveyed in any manner subject to the following covenant, which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, executors, successors, administrators and assignees, and shall bind each owner thereof. This covenant may be revoked by the mutual consent of the owners of the properties in question and the City. The governing body is deemed to be a party to and may enforce this covenant, TO WIT:

Tract A1-1, as shown on Certificate of Survey No. 3573, on file in the office of the Clerk and Recorder of Yellowstone County under Document No. _____, which contains less than one hundred sixty acres, shall be used exclusively for agricultural purposes and no building or structure requiring water or sewage facilities will be erected or utilized thereon. Any change in use of the land for anything other than agricultural purposes subjects the effected parcel to the provisions of the Montana Subdivision and Platting Act for the review and approval of subdivisions.

DECLARANT

DOVER RANCH


By: Kim Sindelar-Thompson

Its: President

STATE OF MONTANA)
 : ss.
County of Yellowstone)

On this 7th day of October, 2019, before me, a Notary Public in and for the State of Montana, personally appeared Kim Sindelar-Thompson, known to me to be the person who signed the foregoing instrument as the President of DOVER RANCH, and who acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year hereinabove written.


Notary Public in and for the State of Montana
Printed name: Jennifer L Brockman
Residing at: Billings MT 59105
My commission expires: 10/27/22

