

PORTION OF MAIDEN RD

ROAD PETITION #793

Recorded in Film 200 Page 471
Resolution # 1999-39

Commissioners Journal

Book _____ Page _____

Abandon portion of Maiden Rd.

Granted June 29, 1999

PETITION TO ABANDON COUNTY ROAD
(APPENDIX A)

TO: THE BOARD OF COUNTY COMMISSIONERS, GALLATIN COUNTY, MONTANA

COME NOW the undersigned freeholders of the road district of Gallatin County, Montana, and petition this board pursuant to Section 7-14-2601, MCA, to abandon a county road located in Gallatin County, Montana and represent as follows:

1. The road to be abandoned is particularly described as follows:

please see exhibits "A" and "B"

(Attach additional page if required).

2. The road is commonly known as: Maiden Road

3. The general route of the road is described as follows:
Commencing at the northern end of a curve that goes in
a southerly direction and ends in a westerly direction
and then dead-ends.

4. The lands and owners immediately adjacent to the road are:

LANDOWNER(S)

MAILING ADDRESS

1.	<u>Valley Meadows, LLC</u>	<u>4135 Valley Commons Dr. Ste A</u>
		<u>Bozeman, MT 59718</u>

Lot 20 Block 1 Royal Village Subdivision

Phase I

PROPERTY DESCRIPTION

2.	<u>valley Meadows LLC</u>	<u>Same</u>
----	---------------------------	-------------

Lot 23 Block 7 Royal Village Subdivision

Phase I

PROPERTY DESCRIPTION

3.	<u>Valley Meadows LLC</u>	<u>Same</u>
----	---------------------------	-------------

Lot 22 Block 7 Royal Village Subdivision Phase I

PROPERTY DESCRIPTION

LANDOWNER(S)

MAILING ADDRESS

4. Valley Meadows LLC

Same

Unplatted tract that Maiden Dead-ends on.

PROPERTY DESCRIPTION

5.

PROPERTY DESCRIPTION

6.

PROPERTY DESCRIPTION

7.

PROPERTY DESCRIPTION

8.

PROPERTY DESCRIPTION

9.

PROPERTY DESCRIPTION

10.

PROPERTY DESCRIPTION

LANDOWNER(S)

MAILING ADDRESS

11. _____

PROPERTY DESCRIPTION

12. _____

PROPERTY DESCRIPTION

13. _____

PROPERTY DESCRIPTION

14. _____

PROPERTY DESCRIPTION

15. _____

PROPERTY DESCRIPTION

16. _____

PROPERTY DESCRIPTION

(Use additional pages if required)

5. Except for the following landowners the landowners identified in Section 3 consent to the abandonment: (If any of the adjacent landowners do not consent identify them in this paragraph)

the landowner consents

6. If a landowner stated in Paragraph 3 cannot be found to determine the landowner's consent, identify the landowner and state the efforts made to locate the landowner:

7. To the best of our knowledge the following are landowners, who do not own land immediately adjacent to the road, but who could be affected by the abandonment of the road:

LANDOWNER(S)

MAILING ADDRESS

Robert Thayer
Lot 22 Block 5

2210 Loren Circle
Anchorage AK 99516

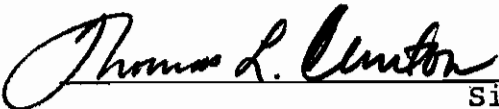
(Use additional pages if required)

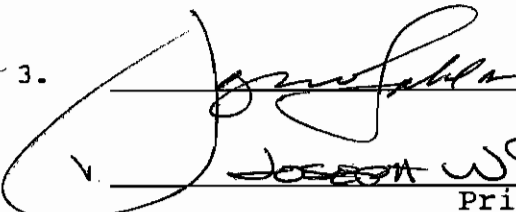
8. The necessity for and advantage of the abandonment of the road are as follows:

Please see cover letter and attachments

The undersigned state that they are owners of real property in the Gallatin County road district which is taxable for the county general road tax. If more than 10 freeholders sign, use additional pages.

OK 1.  Signature 504 Park Pl. Address
✓ Michael E. Potter Bozeman MT 59915
Mailing Member, Valley Meadows LLC City, State & Zip
3/31/99 Date
Lot 12, Bk 20 Royal Village Sub.
Description of Property

OK 2.  Signature 6745 Cottonwood Road Address
THOMAS L. CLINTON Bozeman MT 59718
Printed Name City, State & Zip
3-31-99 Date
Tract 5 COS 1261 1247
Description of Property

OK 3.  Signature 8440 BRIDGER RD Address
✓ JOSEPH W. SABAL BOZEMAN MT 59715
Printed Name City, State & Zip
4-1-95 Date
ROAD WAY
TRACT 10 TRACT 2 COS 1746
Description of Property

OK
✓
4. Sharilyn F. Beall Signature 44 Sundance Trail Address
Sharilyn F. Beall Printed Name Bozeman MT 59718 City, State & Zip
4/1/99 Date

OK
✓
5. Middle Creek Subdivision Description of Property
Ronald W. Pike Signature 435 Conant Ln Address
RONALD W. PIKE Printed Name Bozeman, MT 59715 City, State & Zip
4/13/99 Date

OK
✓
6. Blue Grass meadows Sub Description of Property
Hallie A. Sewell Signature 2043 STAGECOACH TRAIL RD. Address
HALLIE A. SEWELL Printed Name MANHATTAN MT 59741 City, State & Zip
4/13/99 Date

No
✓
7. Charlene McKenzie Signature 811 N 17th Address
Charlene McKenzie Printed Name Bozeman, MT 59718 City, State & Zip
4/13/99 Date

MAPLE TERRACE Description of Property

8. *David Gluck* Signature *1545 Mangrove* Address
DAVID GLUCK Printed Name *Bozeman MT. 59718* City, State & Zip
4/28/99 Date

9. *Janet Kravitz* Signature *10233 Cottonwood Rd* Address
Janet Kravitz Printed Name *Bozeman MT 59718* City, State & Zip
4-29-99 Date

MINOR 118 Lot 3

10. *Janna L. Kuntz* Signature *3 Annette Pk Rd* Address
JANNA L. KUNTZ Printed Name *BOZEMAN, MT 59715* City, State & Zip
4-29-99 Date

GARDNER PARK Lot 2 BL 3

Description of Property

OK

~~Handwritten signature~~

D. S. White

5/5/99

5005 Foothills Dr

Bosman MT 59718

Randolph Stockton White

EXHIBIT A

DESCRIPTION OF ROAD RIGHT-OF-WAY TO BE ABANDONED

A parcel of land being a portion of Maiden Road as shown on the Subdivision Plat of Royal Village, Montana, (First Phase), said plat being recorded in Book J of plats on page 54, Gallatin County Records, said parcel being located in the Southwest Quarter of Section 3, Township 1 South, Range 4 East, Principal Meridian Montana, Gallatin County, Montana and being further described as follows:

Beginning at the northwest corner of Lot 23, Block 7, of said Royal Village, said point being the beginning of a non-tangent curve to the right having: a radius of 180.00 feet, a central angle of $83^{\circ}34'55''$, a chord bearing of South $48^{\circ}16'48''$ West and a chord distance of 239.91 feet; thence along the arc of said curve, an arc length of 262.58 feet to the end of said curve; thence on a non-tangent course, North $00^{\circ}04'20''$ East, along a westerly line of said Royal Village, a distance of 60.00 feet to a point on a non-tangent curve to the left having: a radius of 120.00 feet, a central angle of $52^{\circ}42'19''$, a chord bearing of North $63^{\circ}43'10''$ East and a chord distance of 106.53 feet; thence along the arc of said curve, an arc length of 110.39 feet to a point of compound curvature of a non-tangent curve to the left having: a radius of 180.00 feet, a central angle of $24^{\circ}13'15''$, a chord bearing of North $45^{\circ}55'57''$ East and a chord distance of 75.53 feet; thence along the arc of said curve, an arc length of 76.09 feet to the end of said curve; thence on a non-tangent course South $89^{\circ}55'40''$ East, a distance of 29.20 feet to the point of beginning.

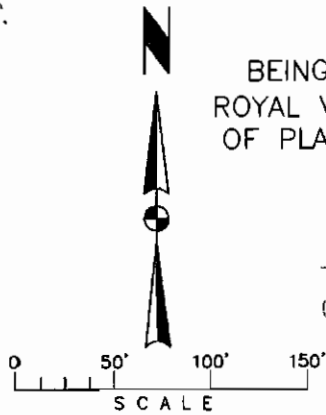
Said parcel contains 0.276 acres more or less and is along with and subject to any existing easements. Said parcel is as shown on Exhibit B.

EXHIBIT B

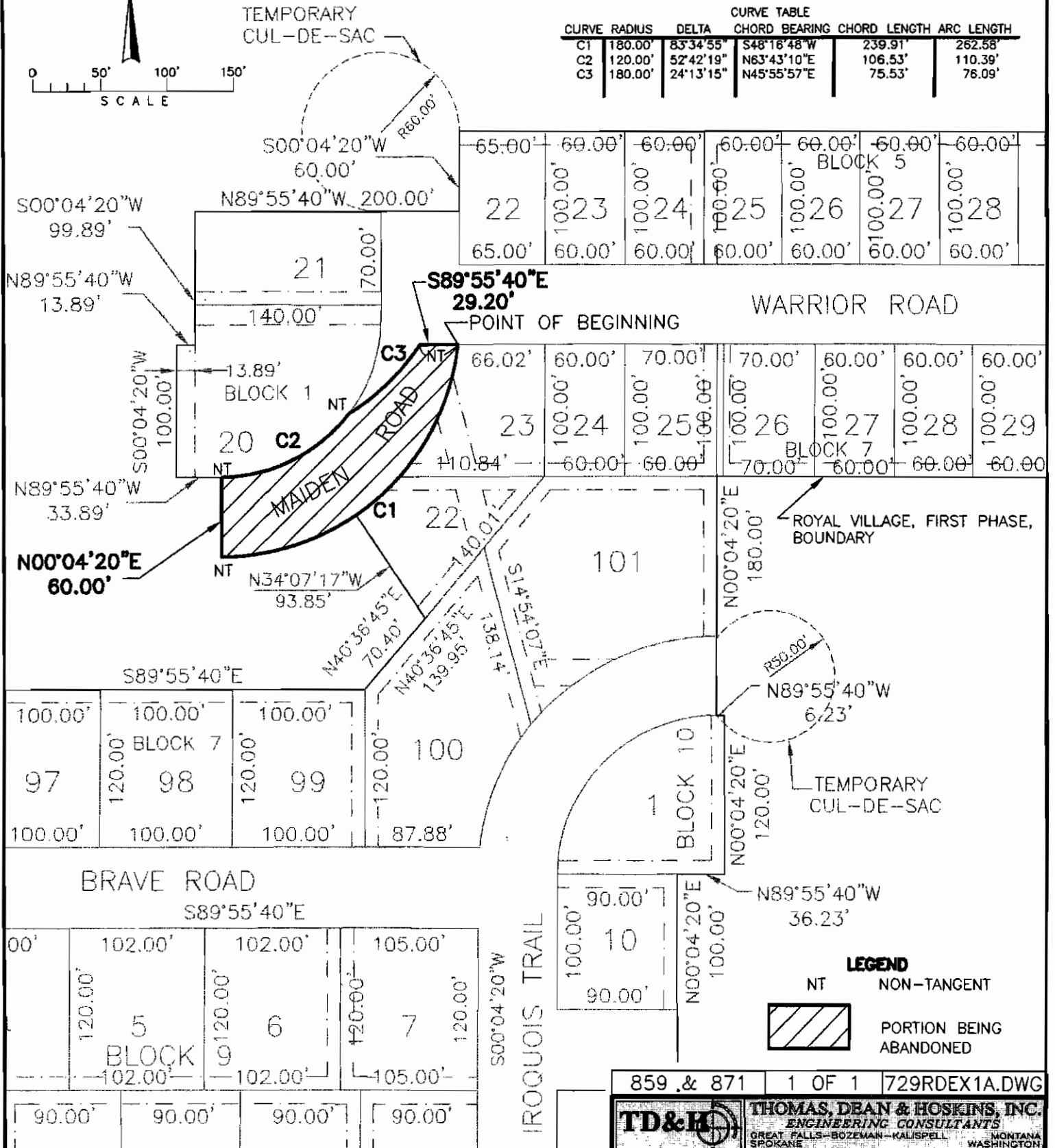
ROAD RIGHT-OF-WAY TO BE ABANDONED.

BEING A PORTION OF MAIDEN ROAD AS SHOWN ON THE SUBDIVISION PLAT OF ROYAL VILLAGE, MONTANA, (FIRST PHASE), SAID PLAT BEING RECORDED IN BOOK J OF PLATS ON PAGE 54, GALLATIN COUNTY RECORDS AND BEING LOCATED IN THE SW1/4, SEC. 3, T1S, R4E, P.M.M., GALLATIN COUNTY, MONTANA.

AREA OF ABANDONED RIGHT OF WAY: 0.276 ACRES



CURVE	RADIUS	DELTA	CURVE TABLE		
			CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	180.00'	83°34'55"	S48°16'48"W	239.91'	262.58'
C2	120.00'	52°42'19"	N63°43'10"E	106.53'	110.39'
C3	180.00'	24°13'15"	N45°55'57"E	75.53'	76.09'



ZONING PLU

WARRIOR ROAD

MAIDEN ROAD

BLOCK 36

ZONING STG

BLOCK 10

BRAVE ROAD

BLOCK 9

ZONING R-2

CURVE TABLE

VALLEY MEADOW
FILM 180, PAGE
ZONING APT

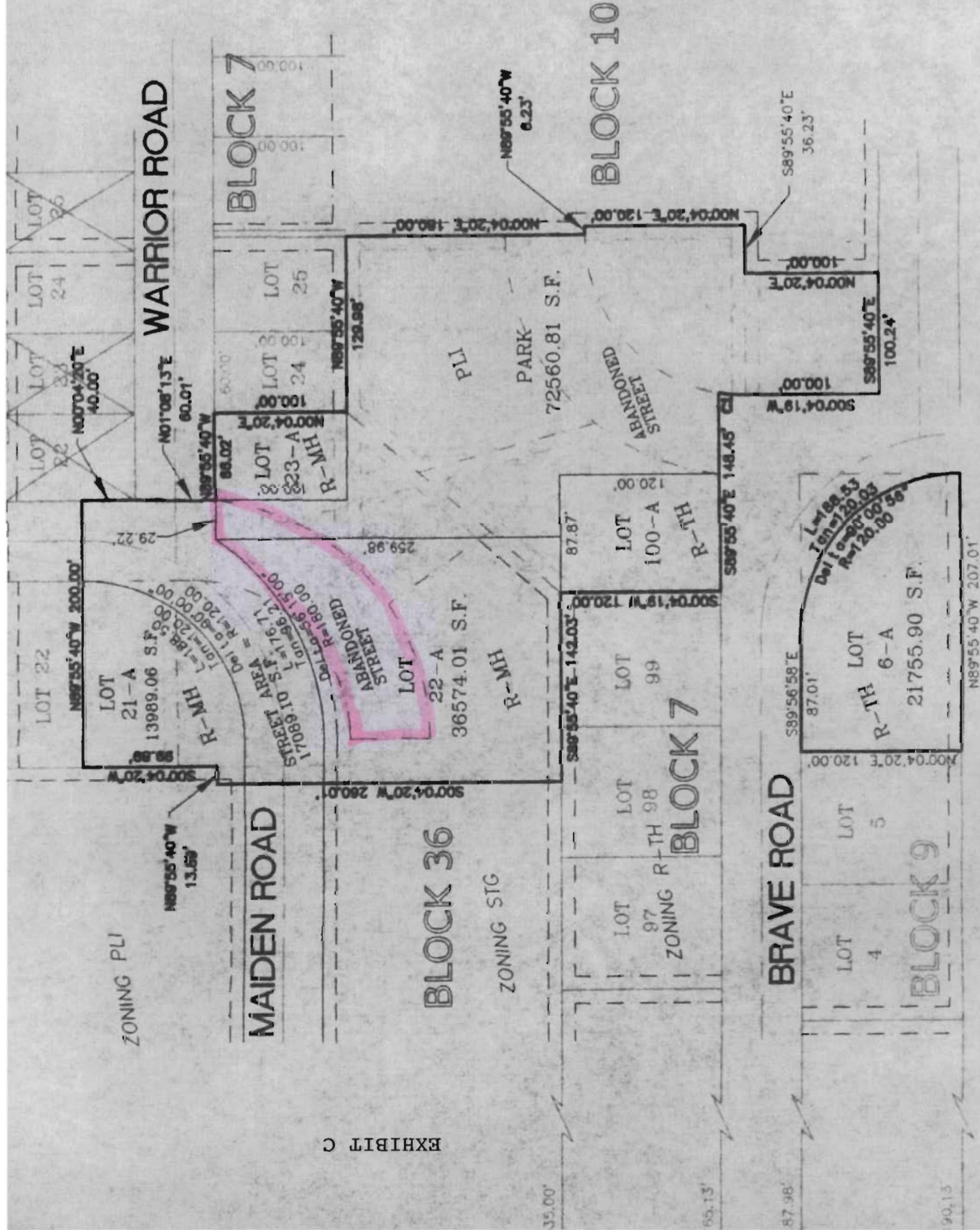
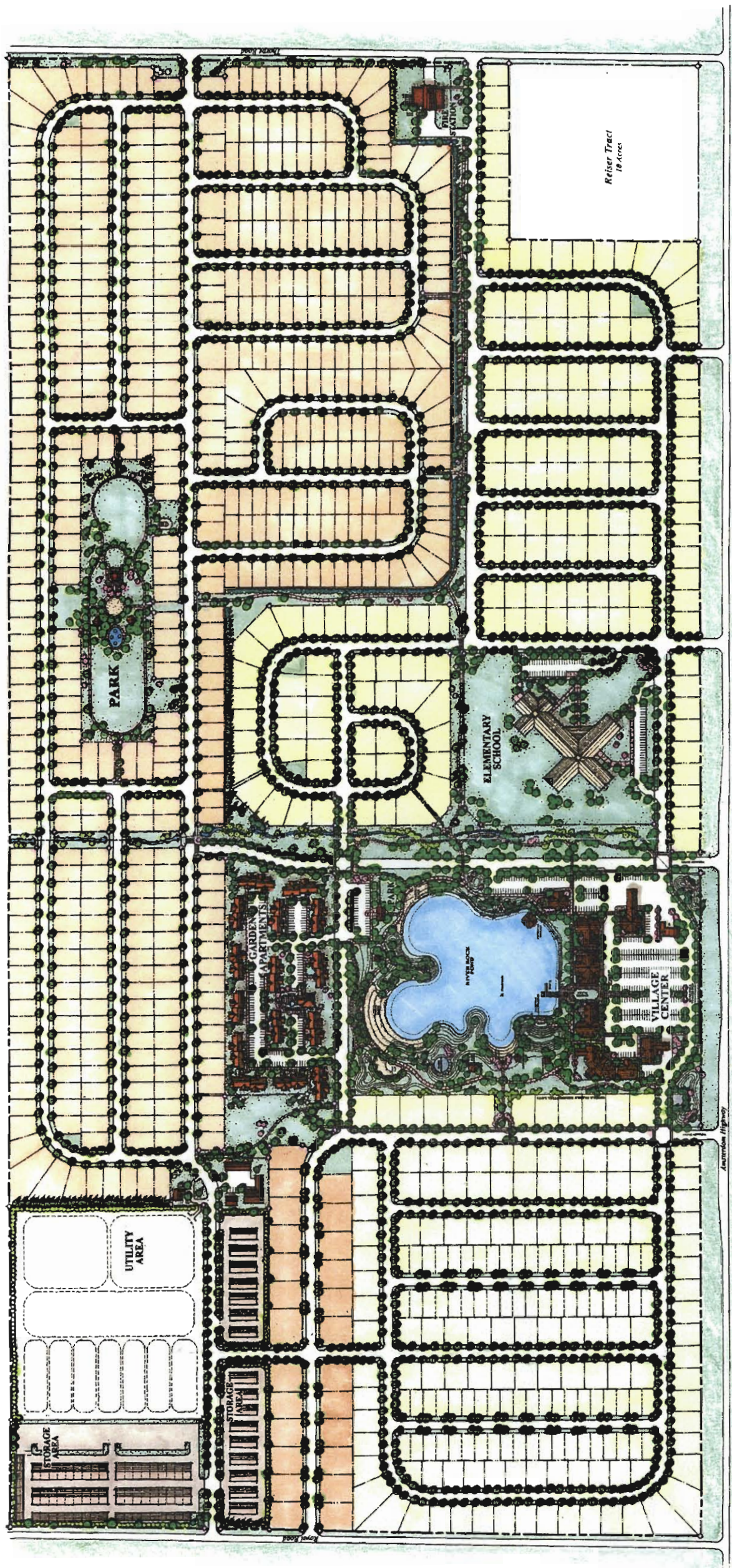


EXHIBIT E



VALLEY MEADOWS

MASTER PLAN

GALLATIN COUNTY, MONTANA

LEGEND:

- Garden Apartments
- Multifamily Lots
- Single Family - West
- Single Family - East
- Mobile Home Park
- Parks, Greenbelt & Pocket Park
- Landscape /Fence Buffer
- Storage/Garage Facilities
- Village Center



Potter Clinton Development
Bozeman, Montana



North

Scale in Feet

0 100 200 400 600

NOTE: Master Plan is a graphic representation and subject to future development and engineering.

Date of Illustration - November 1994

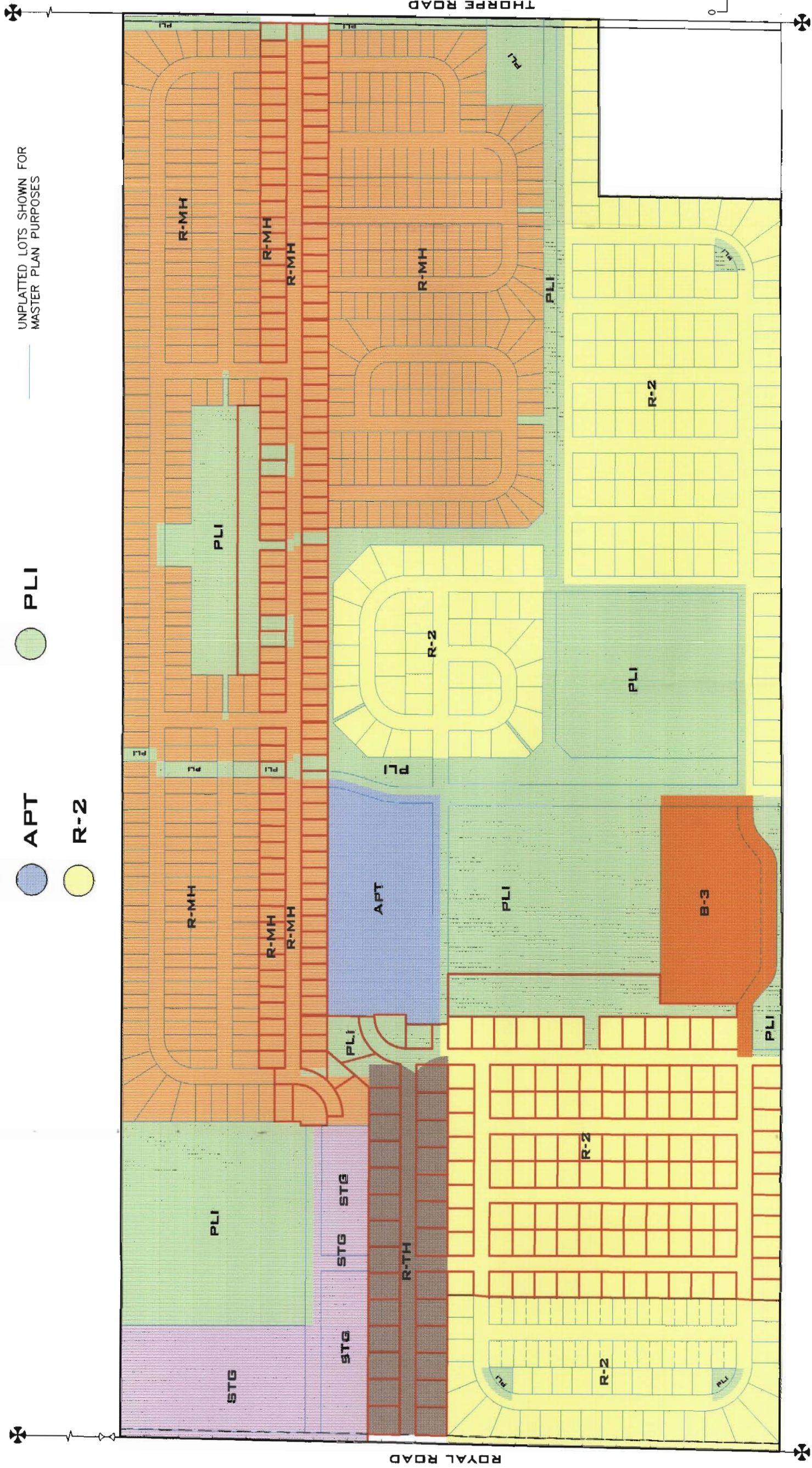
ROYAL VILLAGE ZONING MAP

EXHIBIT D

- | | | | |
|---|------|---|-----|
|  | R-MH |  | B-3 |
|  | R-TH |  | STG |
|  | APT |  | PLI |
|  | R-2 | | |

LOTS PLATTED IN ROYAL VILLAGE
SUBDIVISION PHASE I (1978)

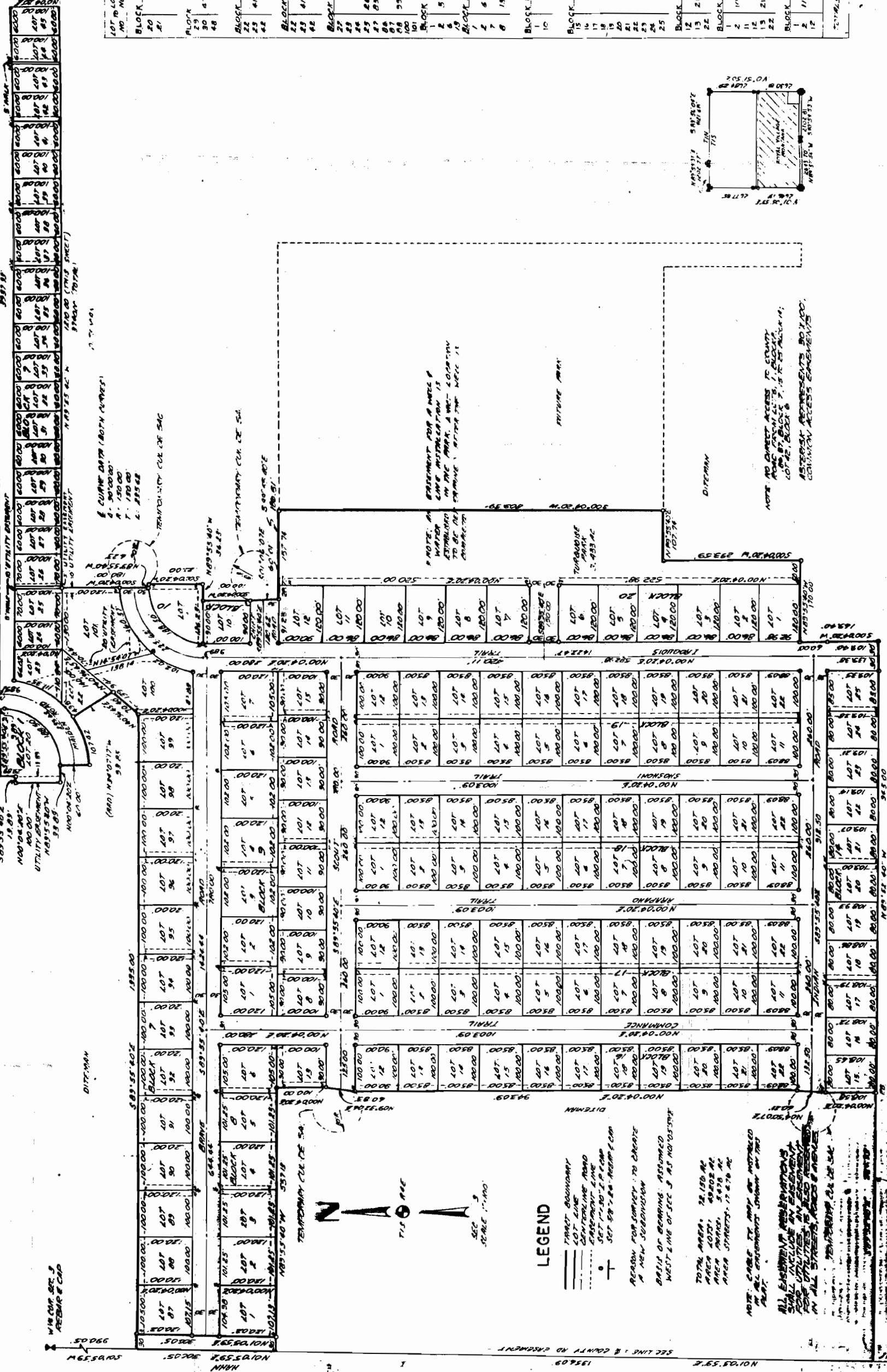
UNPLATTED LOTS SHOWN FOR
MASTER PLAN PURPOSES



A SUBDIVISION PLAT OF ROYAL VILLAGE, MONTANA (FIRST PHASE)
A TRACT OF LAND LOCATED IN THE SE 1/4 & SW 1/4, SEC 3, T1S, R4E, M.P.M.
GALLATIN COUNTY, MONTANA

SHEET 1 OF 2

EXHIBIT F



LOT NO.	LOT AREA	LOT OWNER	LOT NO.	LOT AREA	LOT OWNER
1	1.00	100.00	101	1.00	100.00
2	1.00	100.00	102	1.00	100.00
3	1.00	100.00	103	1.00	100.00
4	1.00	100.00	104	1.00	100.00
5	1.00	100.00	105	1.00	100.00
6	1.00	100.00	106	1.00	100.00
7	1.00	100.00	107	1.00	100.00
8	1.00	100.00	108	1.00	100.00
9	1.00	100.00	109	1.00	100.00
10	1.00	100.00	110	1.00	100.00
11	1.00	100.00	111	1.00	100.00
12	1.00	100.00	112	1.00	100.00
13	1.00	100.00	113	1.00	100.00
14	1.00	100.00	114	1.00	100.00
15	1.00	100.00	115	1.00	100.00
16	1.00	100.00	116	1.00	100.00
17	1.00	100.00	117	1.00	100.00
18	1.00	100.00	118	1.00	100.00
19	1.00	100.00	119	1.00	100.00
20	1.00	100.00	120	1.00	100.00
21	1.00	100.00	121	1.00	100.00
22	1.00	100.00	122	1.00	100.00
23	1.00	100.00	123	1.00	100.00
24	1.00	100.00	124	1.00	100.00
25	1.00	100.00	125	1.00	100.00
26	1.00	100.00	126	1.00	100.00
27	1.00	100.00	127	1.00	100.00
28	1.00	100.00	128	1.00	100.00
29	1.00	100.00	129	1.00	100.00
30	1.00	100.00	130	1.00	100.00
31	1.00	100.00	131	1.00	100.00
32	1.00	100.00	132	1.00	100.00
33	1.00	100.00	133	1.00	100.00
34	1.00	100.00	134	1.00	100.00
35	1.00	100.00	135	1.00	100.00
36	1.00	100.00	136	1.00	100.00
37	1.00	100.00	137	1.00	100.00
38	1.00	100.00	138	1.00	100.00
39	1.00	100.00	139	1.00	100.00
40	1.00	100.00	140	1.00	100.00
41	1.00	100.00	141	1.00	100.00
42	1.00	100.00	142	1.00	100.00
43	1.00	100.00	143	1.00	100.00
44	1.00	100.00	144	1.00	100.00
45	1.00	100.00	145	1.00	100.00
46	1.00	100.00	146	1.00	100.00
47	1.00	100.00	147	1.00	100.00
48	1.00	100.00	148	1.00	100.00
49	1.00	100.00	149	1.00	100.00
50	1.00	100.00	150	1.00	100.00

J-54

State of Montana

County of Gallatin

Bozeman

**CERTIFICATE OF THE COUNTY CLERK AND RECORDER
RELATING TO
QUALIFICATIONS OF THE SIGNERS**



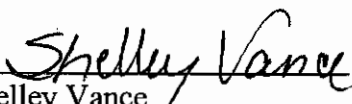
Statement of Purpose: Petition to abandon a portion of Maiden Road in Royal Village Sub.

Legal Description: A parcel of land being a portion of Maiden Road as shown on the Subdivision Plat of Royal Village, Montana, (First Phase), said plat being recorded in Book J of plats on page 54, Gallatin County Records, said parcel being located in the Southwest Quarter of Section 3, Township 1 South, Range 4 East, Principal Meridian Montana, Gallatin County, Montana and being further described as follows:
Beginning at the northwest corner of Lot 23, Block 7, of said Royal Village, said point being the beginning of a non-tangent curve to the right having: a radius of 180.00 feet, a central angle of 83°34'55", a chord bearing of South 48°16'48" West and a chord distance of 239.91 feet; thence along the arc of said curve, an arc length of 262.58 feet to the end of said curve; thence on a non-tangent course, North 00°04'20" East, along a westerly line of said Royal Village, a distance of 60.00 feet to a point on a non-tangent curve to the left having: a radius of 120.00 feet, a central angle of 52°42'19", a chord bearing of North 63°43'10" East and a chord distance of 106.53 feet; thence along the arc of said curve, an arc length of 110.39 feet to a point of compound curvature of a non-tangent curve to the left having: a radius of 180.00 feet, a central angle of 24°13'15", a chord bearing of North 45°55'57" East and a chord distance of 75.53 feet; thence along the arc of said curve, an arc length of 76.09 feet to the end of said curve; thence on a non-tangent course South 89°55'40" East, a distance of 29.20 feet to the point of beginning.
Said parcel contains .0276 acres more or less and is along with and subject to any existing easements.

STATE OF MONTANA)
)ss
COUNTY OF GALLATIN)

I, Shelley Vance, do hereby certify that I am the qualified and acting County Clerk and Recorder for Gallatin County, State of Montana; that I have examined the petition to which this certificate is attached, and that pursuant to Section 7-14-2601 M.C.A. 1997, it contains the signatures of at least 10 qualified freeholders in Gallatin County.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of my office at Bozeman, the County Seat of Gallatin County, State of Montana, this 7th day of May, 1999, A.D.


Shelley Vance
Clerk and Recorder
Gallatin County, Montana

12

CHECKLIST OF PROCEDURES FOR ROAD PETITIONS

Original signed petition must be submitted to the Clerk and Recorder along with a map showing the area of the road under consideration. Stamp the date received on the petition. Get name and phone number of contact person for questions.

NAME Jason Leep PHONE 586-9922

MAIDEN ROAD

- ☒ 1) Determine if there are sufficient qualified signatures.
- ☒ 2) Complete "Report of Qualified Signatures".
- ☒ 3) Schedule petition on Commissioner's agenda. DATE: 5-18-99
- ☒ 4) Make copies of petition and report. Forward to:
 - ☒ County Attorney (attach note of date on Commissioner's agenda)
 - ☒ County Road Superintendent (attach note of date on Commissioner's agenda)
 - ☒ County Commission (3 copies)
- ☒ 5) Commissioners receive petition and assign viewing committee. 5/18/99
- ☒ 6) Assign Road Petition Number. 793
- ☒ 7) Type regular mail envelopes for:
 - ☒ All landowners named on the petition
 - ☒ All signers on the petition
 - ☒ All individuals named in the petition who could be affected
 - ☒ The postmaster of the area
 - ☒ The Public Lands Access AssociationType and prepare certified mail envelopes for:
 - ☒ All owners of land abutting the road
 - ☒ All individuals named in the petition who could be affected
 - ☒ The postmaster of the area
 - ☒ The Public Lands Access Association
- ☒ 8) Viewing committee completes road report.
- ☒ 9) Schedule public hearing on Commissioner's agenda and prepare notice. DATE 6-29-99
- ☒ 10) Publish public hearing notice one time. DATE 6-27-99
- ☒ 11) Send a copy of the viewing committee report and public hearing notice to the following:
 - ☒ Persons listed in #7
 - ☒ County Road Superintendent
 - ☒ County Attorney
 - ☒ County Commissioners (3 copies)
- ☒ 12) Prepare affidavit of mailing for petition file (regarding the viewers report).
- ☒ 13) Commissioners hold public hearing to grant or deny petition. 6/29/99
- ☒ 14) County Attorney drafts resolution for Commissioners to consider at next public hearing. 6/29/99
- ☒ 15) Commissioners pass resolution 6/29/99
- ☒ 16) Within 10 days of passage of resolution send copies of resolution to all persons listed in #7 (BY CERTIFIED MAIL) 7/2/99
- ☒ 17) Type affidavit of mailing for petition file (regarding the boards decision).
- ☒ 18) If the petition is granted, a certified copy of the resolution must be recorded.



RECEIVED
Date 5-3-99
Clerk & Recorder
Gallatin County, Montana

March 30, 1999

Board of County Commissioners of Gallatin County
311 West Main, Room 301
Bozeman, MT 59715

Re: Maiden Road and Iroquois Trail Abandonment Petitions

Dear Commissioners:

Potter Clinton Development, Inc. recently submitted an application to the Royal Village Planning and Zoning Commission to amend the Royal Village Zoning Ordinance, Zoning Map and Master Plan. That application and the amendments incorporated therein were subsequently approved by the Planning and Zoning Commission on March 11, 1999 and formally adopted by the Gallatin County Commissioners on March 23, 1999. Under cover of this letter are two separate petitions for road abandonment which represent the first step in a series of minor amendments to the Royal Village Phase 1 Plat which will be necessary in order to accommodate the approved Master Plan and Zoning Amendments.

Each petition has separate exhibits explaining the details of each road. I have attached them under one cover letter and ask that they be reviewed simultaneously since the plat amendment that is necessary covers the area that these two roads now occupy.

Thank you for your attention to this matter. Please call if you have any questions.

Sincerely,

Jason Leep
Project Manager

P.O. Box 25200, Jackson, WY 83001
(307) 733-1410 • FAX (307) 733-8783

4135 Valley Commons Dr.,
Suite A, Bozeman, MT 59718
(406) 586-9922 • FAX (406) 586-9921



March 30, 1999

Board of County Commissioners of Gallatin County
311 West Main, Room 301
Bozeman, MT 59715

Re: Maiden Road Abandonment Petition

Dear Commissioners:

Please find attached a petition to abandon a portion of Maiden Road located in Royal Village Subdivision Phase I. More specifically it is that portion of Maiden Road on the southern terminus where it curves from a southerly to a westerly direction and dead-ends. A map and legal description of the portion of Maiden Road to be abandoned are attached and marked as Exhibits A and B. As mentioned previously, this road abandonment will occur in concert with an amended Plat, a copy of which is also attached and marked as Exhibit C. The portion of Maiden Road to be abandoned will ultimately be replaced by right-of-way directly to the north of its current position. The realignment is occurring in order to be consistent with the newly adopted Zoning Map.

As supplemental information I have also attached reduced versions of the newly adopted Zoning Map (Exhibit D) and Master Plan (Exhibit E) as well as the Royal Village Phase I Plat (Exhibit F).

This road abandonment specifically affects lot 20 of Block 1 and lots 22 and 23 of block 7, as well as the unplatted tract of land that Maiden dead-ends on. All of these lots, as well as the unplatted tract, are owned by Valley Meadows, LLC. Potter Clinton Development is the managing member of Valley Meadows, LLC.

Since this road abandonment and the plat amendment both follow different review procedures we feel it is important for you to understand all of the amendments that will occur to the above referenced lots. As such, I will explain Valley Meadows, LLC's intent for the amended plat as it pertains to these lots. Lot 20 of block 1 will be joined with lot 21 of block 1 to become one lot, lot 21a block 1, with the southern portion of that amended lot being dedicated as right-of-way to accommodate a 150' radius centerline curve and effectively relocate the portion of Maiden Road that we are petitioning to abandon. The boundary of lot 23 block 7 will be adjusted to make it a standard lot as well as to make its boundary consistent with the newly approved zoning map. The remainder of lot 23 block 7 will be dedicated as park space. The boundary of lot 22 block 7 will also be adjusted to become lot 22a block 7. Should you decide to abandon this portion of Maiden Road, it

P.O. Box 25200, Jackson, WY 83001
(307) 733-1410 • FAX (307) 733-8783

4135 Valley Commons Dr.,
Suite A, Bozeman, MT 59718
(406) 586-9922 • FAX (406) 586-9921

will ultimately become part of lot 22a block 7 which will be the managers residence and office for the River Rock Manufactured Home Community.

Lot 22 of Block 5 fronting on Warrior Road is the only lot which might be affected by this road abandonment even though it does not actually front on the portion of Maiden Road to be abandoned. This lot is not owned by Valley Meadows, LLC. However, since Maiden Road currently dead-ends on both ends and the right-of-way that this petition will abandon is going to be replaced through lot 21a of block 1, we feel that the effects to Lot 22 of Block 5 are insignificant.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Leep', written over the word 'Sincerely,'.

Jason Leep
Project Manager

State of Montana

County of Gallatin

Bozeman



June 21, 1999

Board of County Commissioners
Gallatin County Courthouse
Bozeman, MT 59715

RE: abandonment of a portion of Maiden Road located in Royal Village Subdivision in Section 3, T1S, R4E .

Dear Board,

The undersigned, being appointed as viewing committee, viewed the area described to be abandoned in Road Petition No. 793 on June 7, 1999.

Maiden Road has not been constructed. According to the petition, it is necessary to abandon this portion of roadway in an effort to re-design this subdivision. According to the petition, this portion of road will be replaced by right-of-way directly to the north of its current position if the amended plat is approved.

The viewing committee believes that if the design of roadways in the new proposed amended plat are approved this abandonment is appropriate for the following reasons: The new design will improve traffic flow, improve the ease of maintenance, and create a more gradual curve.

It does not appear to the viewing committee that this abandonment, together with the approval of the design of roadways in the proposed amended plat would adversely affect the owner of Lot 22 Block 5, Royal Village Subdivision.

No one would become land-locked nor denied access to public lands if this abandonment were approved.

Sincerely,

A handwritten signature in cursive script that reads "J. Mitchell".

Jennifer Smith Mitchell, County Commissioner

A handwritten signature in cursive script that reads "Shelley Vance".

Shelley Vance, Clerk and Recorder/Surveyor

A handwritten signature in cursive script that reads "Dave Fowler".

Dave Fowler, Interim County Road Superintendent

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Gallatin County Commissioners will conduct a public hearing on June 29, 1999, at 1:30 P.M., in the Community Room, 3rd Floor of the Gallatin County Courthouse, 311 W. Main, Bozeman, Montana. Public opinion shall be heard regarding a petition to abandon a portion of Maiden Road in Royal Village Subdivision First Phase, and located in Section 3, Township 1 South, Range 4 East. All interested parties are encouraged to attend.

Further information may be obtained from Gallatin County Commissioners Bill Murdock, Phil Olson, or Jennifer Smith Mitchell at 311 W. Main, Room 301, Bozeman, Montana 59715, telephone 582-3000.

Dated this 21st day of June, 1999.

Shelley Vance
Clerk and Recorder
Gallatin County, Montana

FILM 200 PAGE 471
RESOLUTION NO. 1999-39

Certified to be a full, true and correct copy of a document containing the proceedings of the Gallatin County Commission, dated at Bozeman, MT, 1999, 10/19/99, by the Clerk and Recorder for Gallatin County, State of Montana.

DECISION CONCERNING PETITION TO ABANDON A PORTION OF
MAIDEN ROAD IN ROYAL VILLAGE SUBDIVISION

WHEREAS, on May 18, 1999, the Gallatin County Clerk and Recorder presented a Petition to Abandon that portion of Maiden Road in Royal Village Subdivision, described in the attached Exhibit A, to the Gallatin County Commission; and

WHEREAS, on May 18, 1999, the Gallatin County Clerk and Recorder reported to the Gallatin County Commissioners that the petition contained sufficient signatures as required by Section 7-14-2601, MCA; and

WHEREAS, on May 18, 1999, the Gallatin County Commissioners appointed a committee consisting of one county commissioner, the county surveyor and the representative the Gallatin County Road Department to investigate the feasibility and desirability of abandoning the road; and

WHEREAS, on June 29, 1999, the Gallatin County Commissioners conducted a public hearing, after notice, on the petition and the results of the investigation; and

WHEREAS, the Gallatin County Commissioners voted unanimously to grant the petition and abandon of that portion of Maiden Road in Royal Village Subdivision described on Exhibit A attached hereto; and

WHEREAS, the County Commission determined, based upon the fact that Royal Village Montana Subdivision (Phase One) was filed in the Office of Clerk and Recorder on September 1, 1978 and the plat granted and donated the streets to the public forever and the owner of all adjacent property is re-designing the subdivision and re-aligning the roads that the vacated road should be used by the adjacent property owners and incorporated into new lots as will be designated on an amended plat.

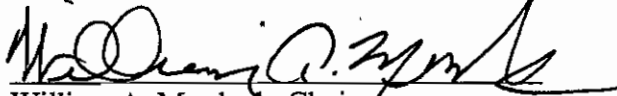
NOW, THEREFORE BE IT RESOLVED:

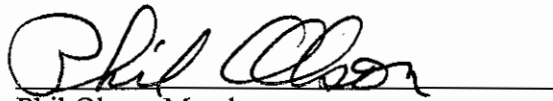
1. On June 29, 1999, based on the petition and the results of the investigation, the Gallatin County Commissioners conclude that the decision made herein is in the best interests of the county.
2. The road described as that portion of Maiden Road in Royal Village Subdivision, described in Exhibit A, as requested in the Petition is abandoned.
3. Within ten (10) days from the date a Resolution of Abandonment is adopted and the Clerk and Recorder shall send a copy of that resolution by certified mail to all owners of land abutting on the road. The owners shall be those listed on the last county assessment roll.

4. The Clerk and Recorder shall notify the county road supervisor by furnishing a certified copy of this resolution to the supervisor.

DATED this 29th day of June, 1999.

BOARD OF COUNTY COMMISSIONERS OF
GALLATIN COUNTY


William A. Murdock, Chairman


Phil Olson, Member


Jennifer Smith Mitchell, Member



EXHIBIT A

FILM 200 PAGE 473

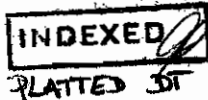
DESCRIPTION OF ROAD RIGHT-OF-WAY TO BE ABANDONED

A parcel of land being a portion of Maiden Road as shown on the Subdivision Plat of Royal Village, Montana, (First Phase), said plat being recorded in Book J of plats on page 54, Gallatin County Records, said parcel being located in the Southwest Quarter of Section 3, Township 1 South, Range 4 East, Principal Meridian Montana, Gallatin County, Montana and being further described as follows:

Beginning at the northwest corner of Lot 23, Block 7, of said Royal Village, said point being the beginning of a non-tangent curve to the right having: a radius of 180.00 feet, a central angle of $83^{\circ}34'55''$, a chord bearing of South $48^{\circ}16'48''$ West and a chord distance of 239.91 feet; thence along the arc of said curve, an arc length of 262.58 feet to the end of said curve; thence on a non-tangent course, North $00^{\circ}04'20''$ East, along a westerly line of said Royal Village, a distance of 60.00 feet to a point on a non-tangent curve to the left having: a radius of 120.00 feet, a central angle of $52^{\circ}42'19''$, a chord bearing of North $63^{\circ}43'10''$ East and a chord distance of 106.53 feet; thence along the arc of said curve, an arc length of 110.39 feet to a point of compound curvature of a non-tangent curve to the left having: a radius of 180.00 feet, a central angle of $24^{\circ}13'15''$, a chord bearing of North $45^{\circ}55'57''$ East and a chord distance of 75.53 feet; thence along the arc of said curve, an arc length of 76.09 feet to the end of said curve; thence on a non-tangent course South $89^{\circ}55'40''$ East, a distance of 29.20 feet to the point of beginning.

Said parcel contains 0.276 acres more or less and is along with and subject to any existing easements.

394294



State of Mont., County of Gallatin. ss Filed for record JUNE 30, 1999
at 2:30 P.M., and recorded in Book 200 of MISCELLANEOUS page 471
Shelley Vance Recorder. By John A. Dickinson Deputy
FEE: \$-0-
RT: ROAD PETITION # 793

Is your RETURN ADDRESS completed on the reverse side?

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- Complete items 3, 4a, and 4b.
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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

JANET KRAVETZ

10233 COTTONWOOD RD

BOZEMAN, MT 59718

4a. Article Number
P 787 054 868

4b. Service Type

☒ Registered ☐ Express Mail

☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery
07/03/99

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X *Janet Kravetz*

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

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- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

JANNA L. KUNTZ

3 ANNETTE PARK RD

BOZEMAN MT 59715

4a. Article Number
P 787 054 869

4b. Service Type

☐ Registered ☒ Certified

☐ Express Mail ☐ Insured

☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery
07-3-99

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X *Janet Kravetz*

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- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

MICHAEL E. POTTER

504 PARK PLACE

BOZEMAN, MT 59715

4a. Article Number
P787 054 736

4b. Service Type

☐ Registered ☒ Certified

☐ Express Mail ☐ Insured

☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery
7/3/99

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X *Michael E. Potter*

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- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:

THOMAS L. CLINTON

6745 COTTONWOOD RD

BOZEMAN, MT 59718

4a. Article Number
P 787 054 737

4b. Service Type

☐ Registered ☒ Certified

☐ Express Mail ☐ Insured

☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery
7-3-99

8. Addressee's Address (Only if requested and fee is paid)

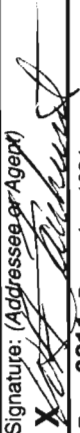
5. Received By: (Print Name)

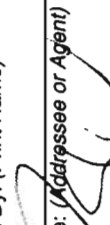
6. Signature: (Addressee or Agent)
X *Thomas L. Clinton*

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IS YOUR RETURN ADDRESS COMPLETED ON THE REVERSE SIDE? ☐ Complete items 1 and/or 2 for additional services. ☐ Complete items 3, 4a, and 4b. ☐ Print your name and address on the reverse of this form so that we can return this card to you. ☐ Attach this form to the front of the mailpiece, or on the back if space does not permit. ☐ Write "Return Receipt Requested" on the mailpiece below the article number. ☐ The Return Receipt will show to whom the article was delivered and the date delivered.		SENDER: I also wish to receive the following services (for an extra fee): 1. ☐ Addressee's Address 2. ☐ Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: POSTMASTER UNITED STATES POST OFFICE BOZEMAN, MT 59715		4a. Article Number P 787 054 872	
		4b. Service Type ☐ Registered ☒ Certified ☐ Express Mail ☐ Insured ☐ Return Receipt for Merchandise ☐ COD	
5. Received By: (Print Name)		7. Date of Delivery 7/6/99	
6. Signature (Addressee or Agent) X Linda Graham		8. Addressee's Address (Only if requested and fee is paid)	
PS Form 3811, December 1994			

SENDER: ■ Complete items 1 and/or 2 for additional services. ■ Complete items 3, 4a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. ☐ Addressee's Address 2. ☐ Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: PUBLIC LAND ACCESS ASSOC C/O BILL FAIRHURST 105 3RD AVE E THREE FORKS, MT 59752		4a. Article Number P787 054 871 4b. Service Type ☐ Registered ☒ Certified ☐ Express Mail ☐ Insured ☐ Return Receipt for Merchandise ☐ COD	
5. Received By: (Print Name)		7. Date of Delivery 7-6-99	
6. Signature: (Addressee or Agent) 		8. Addressee's Address (Only if requested and fee is paid)	
Is your RETURN ADDRESS completed on the reverse side?			

SENDER: ☐ Complete items 1 and/or 2 for additional services. ☐ Complete items 3, 4a, and 4b. ☐ Print your name and address on the reverse of this form so that we can return this card to you. ☐ Attach this form to the front of the mailpiece, or on the back if space does not permit. ☐ Write "Return Receipt Requested" on the mailpiece below the article number. ☐ The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. ☐ Addressee's Address 2. ☐ Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: RANDOLPH STOCKTON WHITE 5025 FOOTHILLS DR BOZEMAN, MT 59718		4a. Article Number P 787-054 870 4b. Service Type ☒ Registered Mail ☐ Express Mail ☐ Return Receipt for Merchandise ☐ COD Date of Delivery: 8/25/99 BOZEMAN MT	
5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
6. Signature: (Addressee or Agent) X 			
PS Form 3811, December 1994			

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3. Article Addressed to: CHARLENE MC KENZIE 811 N 17TH BOZEMAN, MT 59718		4a. Article Number P 787 054 862 4b. Service Type ☐ Registered ☐ Express Mail ☐ Return Receipt for Merchandise ☐ COD 7. Date of Delivery <u>7/6/99</u>	
5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
6. Signature: (Addressee or Agent) X <u>Charlene McKenzie</u>		Domestic Return Receipt 102595-97-B-0179	

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3. Article Addressed to: HALLIE A SEWELL 2043 STAGECOACH TRAIL RD MANHATTAN, MT 59741		4a. Article Number P 787 054 861	4b. Service Type ☐ Registered ☐ Express Mail ☐ Return Receipt for Merchandise ☐ COD 7. Date of Delivery 7-7-99
5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
6. Signature: (Addressee or Agent) <i>X Hallie Sewell</i>			

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3. Article Addressed to: DAVID GLUEK 1540 MARYOTT LANE BOZEMAN, MT 59718		4a. Article Number P 787 054 867	4b. Service Type ☐ Registered ☐ Express Mail ☐ Return Receipt for Merchandise ☐ COD 7. Date of Delivery 7/10/99
5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
6. Signature: (Addressee or Agent) <i>X David Gluek</i>			

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3. Article Addressed to: ROBERT THAYER 2210 LOREN CIRCLE ANCHORAGE, AK 99516		4a. Article Number P787054735	4b. Service Type ☐ Registered ☐ Express Mail ☐ Return Receipt for Merchandise ☐ COD 7. Date of Delivery 7-9-99
5. Received By: (Print Name) <i>CAROL L. THAYER</i>		8. Addressee's Address (Only if requested and fee is paid)	
6. Signature: (Addressee or Agent) <i>X Carol L. Thayer</i>			

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3. Article Addressed to: Valley Meadows, LLC 4135 Valley Commons Dr, Ste A Bozeman, MT 59718		4a. Article Number P787054733	4b. Service Type ☐ Registered ☐ Express Mail ☐ Return Receipt for Merchandise ☐ COD 7. Date of Delivery 7/19/99
5. Received By: (Print Name)		8. Addressee's Address (Only if requested and fee is paid)	
6. Signature: (Addressee or Agent) <i>X Ken Diser</i>			

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I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

RONALD W PIKE
435 COMFORT LANE
BOZEMAN, MT 59715

4a. Article Number

P 787 054 740

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

102595-97-B-0179

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I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

SHARILYN F BEALL
44 SUNDANCE TRAIL
BOZEMAN, MT 59718

4a. Article Number

P 787 054 739

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

8. Addressee's Address (Only if requested and fee is paid)

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1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

JOSEPH W SABOL, II
8440 BRIDGER RD
BOZEMAN, MT 59715

4a. Article Number

P 787 054 738

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

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