

## 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 Russ Estes PHONE ~~XXXXXXXXXX~~ 388 - 7757

- 1) Determine if there are sufficient qualified signatures.
- 2) Check list of adjacent landowners for completeness.
- 3) Complete "Report of Qualified Signatures".
- 4) Schedule petition on Commissioner's agenda. DATE: 1-22-02
- 5) 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)
- 6) Commissioners receive petition and assign viewing committee.
- 7) Assign Road Petition Number. 802
- 8) 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
- 9) Viewing committee completes road report.
- 10) Schedule public hearing on Commissioner's agenda and prepare notice. DATE 2-26-02
- 11) Publish public hearing notice one time. DATE 2-21-02
- 12) 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)
- 13) Prepare affidavit of mailing for petition file (regarding the viewers report).
- 14) Commissioners hold public hearing to grant or deny petition.
- 15) County Attorney drafts resolution for Commissioners to consider at next public hearing.
- 16) Commissioners pass resolution
- 17) Within 10 days of passage of resolution send copies of resolution to all persons listed in #7 (BY CERTIFIED MAIL)
- 18) Type affidavit of mailing for petition file (regarding the boards decision).
- 19) If the petition is granted, a certified copy of the resolution must be recorded.

DOCUMENT RECEIVED:

R.D. Abandonment Proceeding

FROM: Russ Estes

PHONE: 378-7757

TO: CS

DATE: 12.3.01

TIME: 1:30 PM

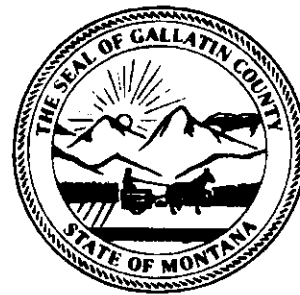




State of Montana

*County of Gallatin*

Bozeman



**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Board of Gallatin County Commissioners will conduct a public hearing on February 26, 2001, at 9:00 A.M., in the Basement Meeting Room of the Senior Center, 807 N. Tracy, Bozeman, Montana. Public opinion shall be heard regarding a petition to abandon a portion Sun Field Drive as dedicated on the plat of Belgrade Commercial Park Subdivision, Phase 1, lying southeasterly of the southeasterly right-of-way line of Bullrush Ave. and lying northwesterly of the southwesterly extension of the southeasterly line of Lot 1, Block 4, of Belgrade Commercial Park Subdivision, Phase 1. All interested parties are encouraged to attend.

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

Dated this 14<sup>th</sup> day of February, 2002.

*Shelley Vance*

Shelley Vance

Clerk and Recorder

Gallatin County, Montana

Please publish: February 21, 2001

Please Bill: Clerk & Recorder

GLTN CTY TREASURER

(AUTO)

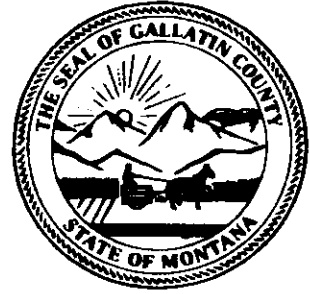
DATE	START TIME	REMOTE TERMINAL IDENTIFICATION	TIME	RE-SULTS	MODE	TOTAL PAGES	PERSONAL LABEL	FILE NO.
FEB 14	04:33PM	4063886072	00'28"	OK	ES	01	ACCT CLERK/REC ELECT	094

E)ECM >)REDUCTION S)STANDARD @)FORWARDING M)MEMORY C)CONFIDENTIAL #)BATCH  
D)DETAIL F)FINE \$)TRANSFER P)POLLING

State of Montana

*County of Gallatin*

Bozeman



February 11, 2002

Board of County Commissioners  
Gallatin County Courthouse  
Bozeman, MT 59715

RE: abandonment of a portion of Sun Field Drive

Dear Board,

The undersigned, being appointed as viewing committee, viewed the area described in Road Petition No. 802 on February 1, 2002. Gallatin County Road Superintendent Lee Provance accompanied the viewing committee as a consultant.

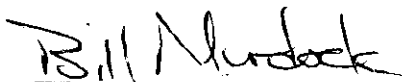
According to 7-14-2603 M.C.A., the Board of County Commissioners shall cause an investigation to be made of the feasibility, desirability, and cost of granting the prayer of the petition. The investigation shall be sufficient to properly determine the merits or demerits of the petition.

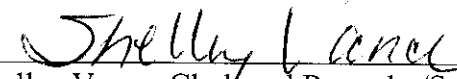
The petition appears to be in order. The portion of road to be abandoned (Sun Field Drive adjacent to Lot 1, Block 4 of Belgrade Commercial Park Subdivision Phase I) has not been constructed. No one would be land-locked nor denied access to public lands if the abandonment were granted.

Belgrade City-County Planner Jason Karp has commented on the proposed abandonment (see attached). The Gallatin County Commission granted preliminary plat approval of Belgrade Gardens Subdivision that lies east of Belgrade Commercial Park Subdivision Phase I on April 10, 2001. The new plat eliminates the need for that portion of Sun Field Drive to be extended east of Bullrush Avenue. The design standards of current subdivision regulations recommend avoiding double frontage lots. Requiring that portion of Sun Field Drive to be constructed would be in conflict with subdivision regulations. According to Mr. Karp, it would be in the public interest to abandon that portion of Sun Field Drive requested.

The viewing committee believes that it is feasible and desirable to grant the petition.

Respectfully submitted,

  
\_\_\_\_\_  
Bill Murdock, County Commissioner

  
\_\_\_\_\_  
Shelley Vance, Clerk and Recorder/Surveyor

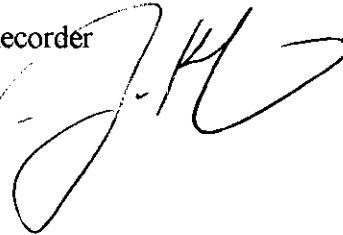
**BELGRADE  
CITY-COUNTY  
PLANNING OFFICE**

THOMAS B. QUAW SQUARE

91 East Central Avenue  
Belgrade, MT 59714

Phone: (406)388-3760  
Fax: (406)388-4996

Date: February 1, 2002  
To: Shelley Vance, Gallatin County Clerk and Recorder  
From: Jason Karp, Belgrade City-County Planning  
Subject: portion of Sunfield Drive abandonment



I have reviewed the request for the County to abandon a portion of Sunfield Drive from Bullrush Avenue to the east boundary of Lot 1, Block 4, in Belgrade Commercial Park Subdivision and have the following comments:

1. On January 16, 1998 the County Commission approved a request by Russ Estes of Belgrade Commercial Park Corporation to allow the above portion of Sunfield Drive to be dedicated to the public on the final plat of the Belgrade Commercial Park Subdivision but not be constructed at the time of final plat approval because the road would not be needed at that time. The road would be constructed later when the Belgrade Gardens Subdivision (by the same developer) was developed.
2. Mr. Estes proposed a revised preliminary plat for his adjacent Belgrade Gardens Subdivision. The amended layout received preliminary plat approval from the County Commission on April 10, 2001. The new layout eliminated the need for Sunfield Drive to be extended east of Bullrush Avenue. The lots east of Bullrush Avenue will be served by Briar Place.
3. Lot 1, Block 4 of Belgrade Garden's Subdivision has adequate public road access via Bullrush Avenue and the future construction of Briar Place. Furthermore, if Sunfield Drive remains, Lot 1 will have unnecessary double frontage which the subdivision regulations design standards recommend avoiding.
4. The new design of Belgrade Garden's Subdivision, approved by the Commission on April 10, 2001, provides adequate access to all proposed lots in Mr. Estes' project. It is my opinion that the new design eliminates the need for Sunfield Drive east of Bullrush Avenue, and it would be in the public interest to abandon Sunfield Drive in the location requested.

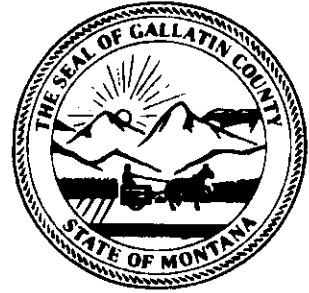
If you have any questions regarding this matter, please feel free to contact me.



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 Sun Field Drive in Belgrade Commercial Park Subdivision Phase I.

Legal Description: Sun Field Drive as shown on the plat of Belgrade Commercial Park Subdivision Phase I, located in Section 34, Township 1 North, Range 4 East.

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 instruction by the Gallatin County Commission, 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 4th day of January, 2002, A.D.

*Shelley Vance*  
Shelley Vance  
Clerk and Recorder  
Gallatin County, Montana

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: ALL OF SUNFIELD DRIVE RIGHT OF WAY AS DEDICATED ON THE PLAT OF BELGRADE COMMERCIAL PARK SUBDIVISION - PHASE 1, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF BULLRUSH AVENUE AND LYING NORTHWESTERLY OF THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 1, BLOCK 4, BELGRADE COMMERCIAL PARK SUBDIVISION, PHASE 1.  
 (Attach additional page if required).

2. The road is commonly known as: SUN FIELD DRIVE  
 (RIGHT OF WAY ONLY - ROAD NOT BUILT)

3. The general route of the road is described as follows:  
THAT PART OF SUN FIELD DRIVE FRONTING ON LOT 1, BLOCK 4, BELGRADE COMMERCIAL PARK SUBDIVISION, PHASE 1, RIGHT OF WAY ONLY - ROAD NOT BUILT.

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

<u>LANDOWNER(S)</u>	<u>MAILING ADDRESS</u>
1. <u>BELGRADE COMMERCIAL PARK CORPORATION, RUSSELL E. ESTES, PRESIDENT</u>	<u>243 RED OAK DR BELGRADE MT 59714</u>
<u>LOT 1 BLOCK 4 BEL COMM PARK SUBDIV PH I &amp; TRACT IN W 1/2 NORTH OF HWY 10 LESS BELGRADE COMM PARK SUB #6051374 34 IN 4E 3.9 AC</u>	
<u>PROPERTY DESCRIPTION</u>	

2. End of adjacent Owners

PROPERTY DESCRIPTION

3. \_\_\_\_\_

PROPERTY DESCRIPTION

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)

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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:

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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

NONE

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(Use additional pages if required)

8. The necessity for and advantage of the abandonment of the road are as follows: THE ROAD IS NOT NECESSARY SINCE THERE WILL BE ANOTHER ROAD RIGHT OF WAY ACROSS THE NORTHEASTERLY SIDE OF SAID LOT 1, BLOCK 4, (BRIAR PLACE) WHICH WILL BE DEDICATED ON THE PLAT OF BELGRADE GARDENS SUBDIVISION - PHASE 2. THE ROAD SHOULD NEVER BEEN SHOWN ON THE PRELIMINARY PLAT BUT ONCE SHOWN IT HAD TO BE ON THE FINAL PLAT.

# EXHIBIT

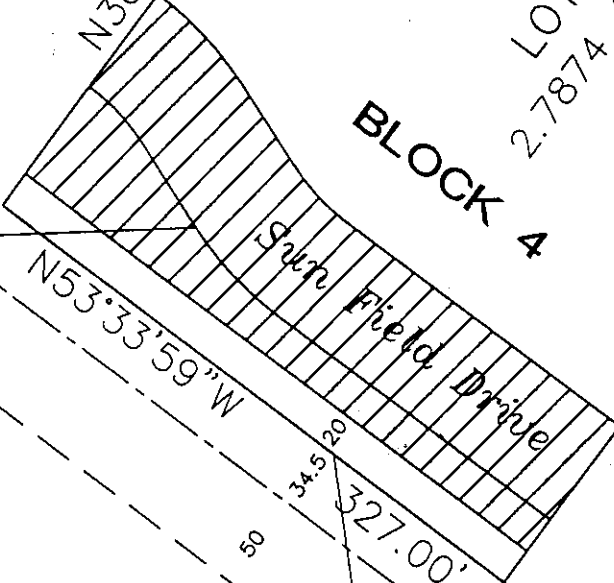
LOT 6

Bullrush Avenue  
480.00  
344.50

N53°33'59"W 327.00'

LOT 1  
2.7874 ACRES

BLOCK 4



Sun Field Drive  
N53°33'59"W 327.00'  
34.5 20  
50  
115.5

Northern Pacific Railroad

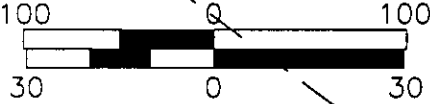
U.S. Highway No. 10  
(Frontage Road)

20' WIDE DEDICATION TO PUBLIC  
FOR STATE HIGHWAY RIGHT OF WAY

PORTION OF SUN FIELD DRIVE TO BE ABANDONED AND  
REVERT TO LOT 1, BLOCK 4, BELGRADE COMMERCIAL  
PARK SUBDIVISION, PHASE 1



Scale In Feet



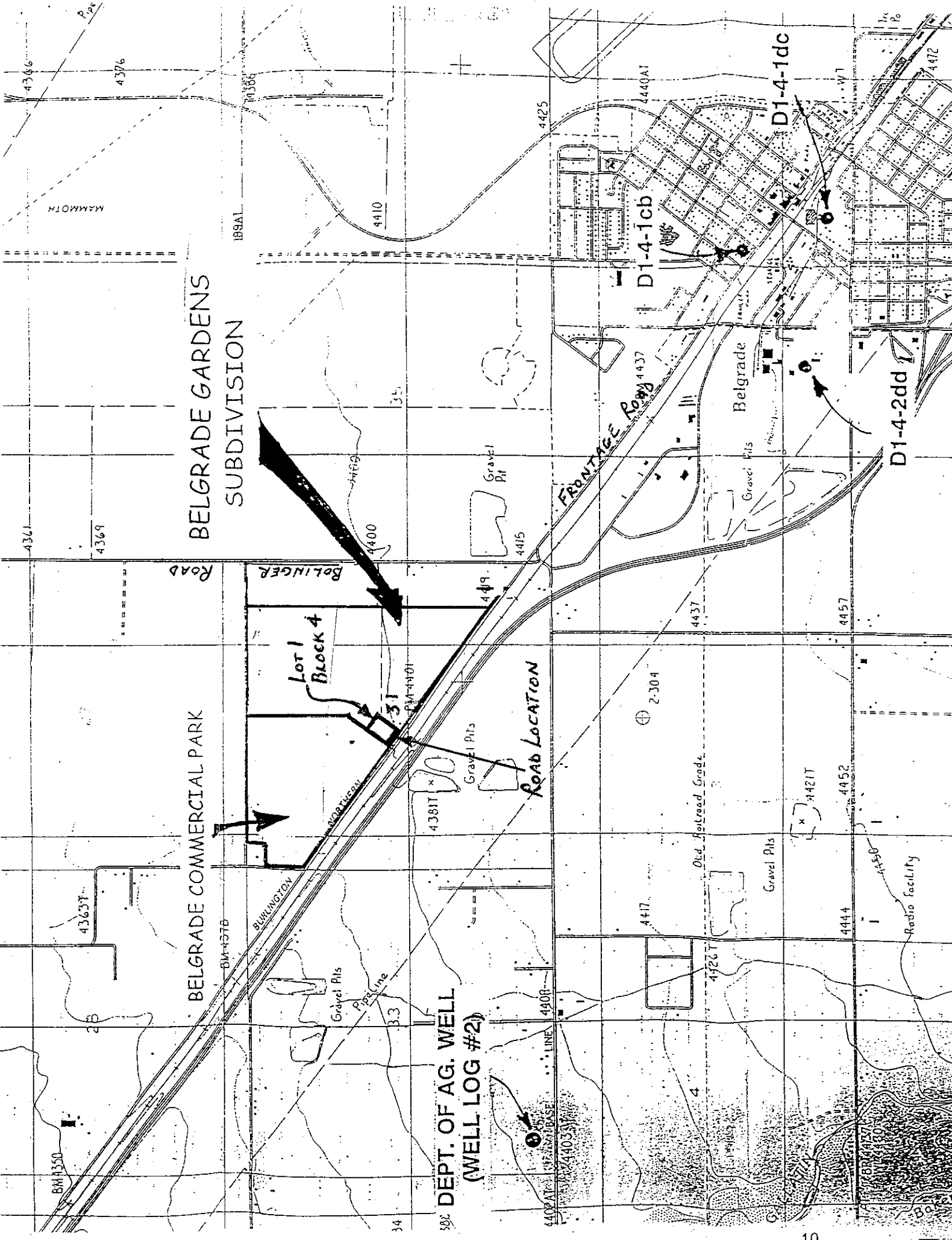
Scale In Meters

R/W

**C&H ENGINEERING AND SURVEYING, INC.**

Civil Engineering • Structural Engineering • Land Surveying  
2415 West Main Street, Suite 1 Bozeman, Montana 59718  
(406) 587-1115 • Fax: (406) 587-9768 • info@chengineers.com

G:\c&h\01\01025\01025E.dwg, 11/12/2001 02:11:46 PM, 1:100



**BELGRADE GARDENS  
SUBDIVISION**

**BELGRADE COMMERCIAL PARK**

**DEPT. OF AG. WELL  
(WELL LOG #2)**

**ROAD LOCATION**

**Lot 1  
Block 4**

**D1-4-1cb**

**D1-4-1dc**

**D1-4-2dd**

**Belgrade**

**FRONTAGE ROAD**

**Radio Facility**

**Old Railroad Grade**

**Gravel Pit**

**Gravel Pits**

**Gravel Pits**

**Gravel Pits**

**Pipe Line**

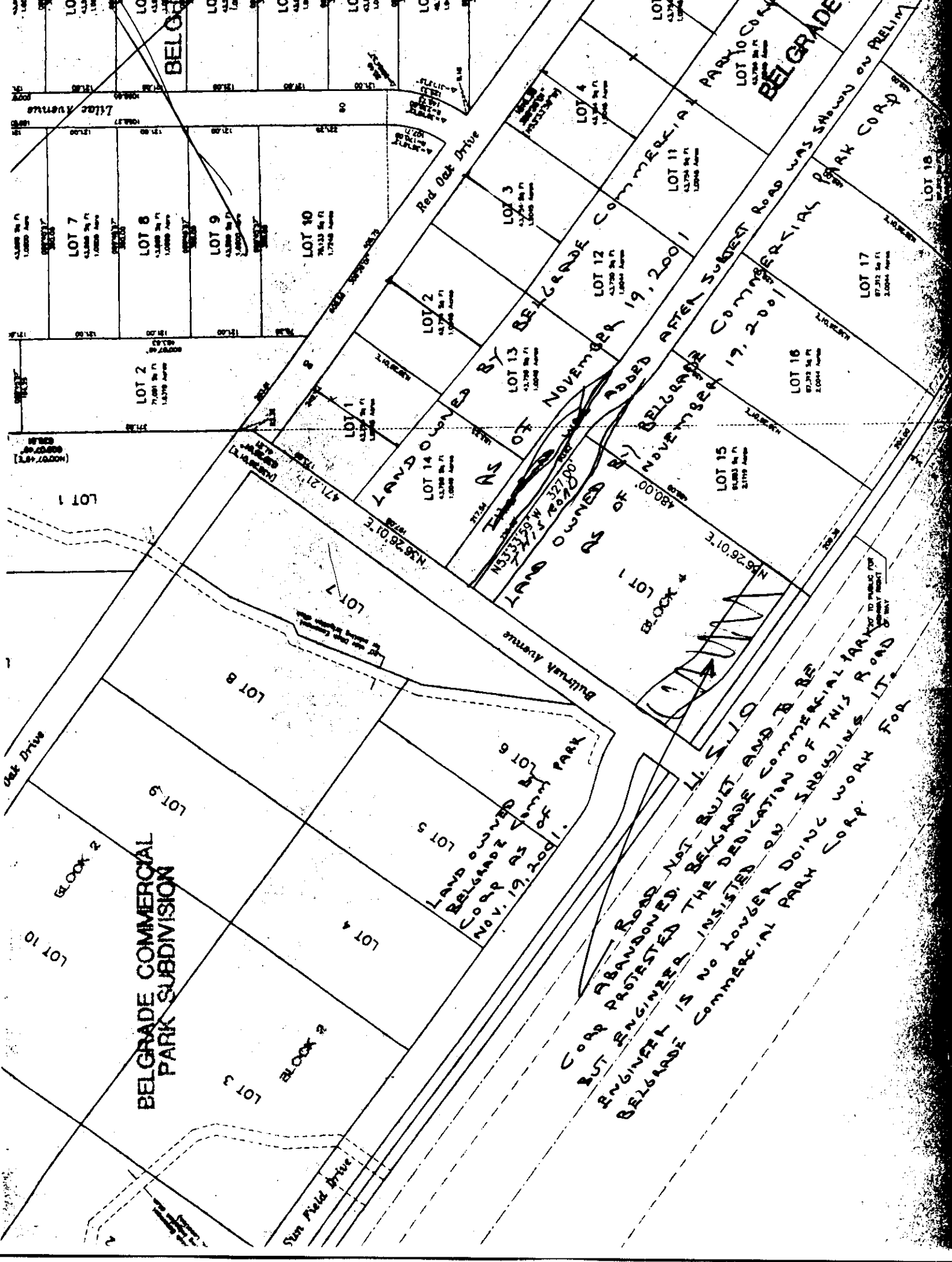
**BURLINGTON**

**BELINGER ROAD**

**ROAD**

**MAMMOTH**

**BELGRADE COMMERCIAL PARK SUBDIVISION**



**BELGRADE**

**BELGRADE COMMERCIAL PARKWAY**

**LAND OWNED BY BELGRADE COMMERCIAL PARK CORP AS OF NOVEMBER 19, 2001**

**ROAD NOT BUILT AND BE ABANDONED. BELGRADE COMMERCIAL PARK CORP ENGINEER INSISTED ON DEDICATION OF THIS ROAD BUT ENGINEER IS NO LONGER DOING WORK FOR BELGRADE COMMERCIAL PARK CORP.**

**LAND OWNED BY BELGRADE COMMERCIAL PARK CORP AS OF NOV. 19, 2001.**

LOT 1

LOT 2

LOT 7

LOT 8

LOT 9

LOT 10

LOT 12

LOT 3

LOT 12

LOT 11

LOT 16

LOT 17

LOT 18

LOT 7

LOT 8

LOT 9

LOT 4

LOT 5

LOT 3

LOT 6

LOT 1

LOT 15

LOT 16

LOT 17

LOT 18

Little Avenue

Red Oak Drive

Oak Drive

Sun Field Drive

Belgrade Avenue

Park Corp

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.

1. ~~XXXXXXXX~~ PETITIONER  
Russell Estges, Inc 243 RED OAK DR  
BELGRADE COMM PARK CORP Signature Address  
RUSSELL E ESTGES, PRES BELGRADE MT 59714  
Printed Name City, State & ZIP

11/29/01  
Date

LOT 1 BLOCK BELGRADE COMMENS SUB DIV PARK  
Description of Property

2. Desiree Miller 135 Dee Court  
Signature Address  
Desiree Miller Belgrade MT 59714  
Printed Name City, State & ZIP

12-3-01  
Date

mobile home + 1 acre lot lot 52121  
old place  
Description of Property

3. Brian Wright 6475 Springhill Comm. Rd  
Signature Address  
Brian Wright Belgrade, MT 59714  
Printed Name City, State & ZIP

12/3/01  
Date

House and lot on Springhill Community Road  
19901 CO3 1826  
Description of Property

4. Dan Morgan Signature 2300 ORO LANE Address

DAN J MORGAN Printed Name BELGRADE MONT 59714 City, State & ZIP

11/29/2001 Date

1 HOUSE & ACRES Description of Property

5. ✓ Jerry Krustensky Signature 2133 ALASKA RD SO Address

JERRY KRUSTENSKY Printed Name BELGRADE MT 59714 City, State & ZIP

11-29-2001 Date

Commercial Building and acreage above address Description of Property

6. ✓ David J. Brask Signature 205 BUFFALO HORN CR Address

DAVID J. BRASK Printed Name GALLATIN GATEWAY, MT 59730 City, State & ZIP

11-29-01 Date

LAND IN HORSESHOE HILLS 1760 AC, TAYLOR FORK AREA Description of Property

7. ✓ Steven M. Swan Signature 101 SUNFIELD DRIVE Address

STEVEN M. SWAN Printed Name BELGRADE, MT 59714 City, State & ZIP

11/30/01 Date

LOT 4, BLOCK 2, BELGRADE COMMERCIAL PARK SUBDIVISION PH 1 Description of Property

Description of Property



8. Terry Hawley Signature 92 BULLDOGS AVE BELGRADE MT Address 59714  
TERRY HAWLEY Printed Name \_\_\_\_\_ City, State & ZIP  
12/3/01 Date  
LOT 7 BLOCK 4 BELGRADE COMM PARK SUBDIV PH I Description of Property

9. ✓ Rodger Divens Signature 680 MOON BEAM LN. Address  
RODGER DIVENS Printed Name BELGRADE MT 59714 City, State & ZIP  
12/3/01 Date  
LOT # 120ME Belgrade Gardens Lot 9 Description of Property

10. ✓ Mike McCartney Signature 3995 NELSON RD BOZEMAN Address  
MIKE MCCARTNEY Printed Name 59718 City, State & ZIP  
12/3/01 Date  
1 HOUSE AND 2.0 ACRES TO 7 COULDS Description of Property

11. ✓ Dan Holliday Signature 4855 HAMM ROAD Address  
DAN HOLLIDAY Printed Name BELGRADE, MT 59714 City, State & ZIP  
12/3/01 Date  
LOT # 146 Description of Property  
1 HOUSE 6 ACRES AT ABOVE ADDRESS Description of Property

**BELGRADE COMMERCIAL PARK CORPORATION**

243 Red Oak Drive, Belgrade, MT 59714

Phone (406) 388-7757 Fax (406) 388-7757

January 8, 2002

Eric Semerad  
Clerk & Recorder  
311 W. Main, Room 204  
Bozeman, MT 59715

Subject: Abandonment of a portion of Sunfield Drive

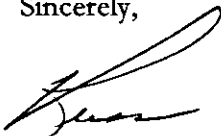
Dear Eric,

At the time Sunfield Drive was approved the County Commissioners (namely Jane Jelinski) required a 20 foot wide buffer strip between U.S. 10 and Sunfield Drive plus additional land to facilitate the approach setback. This is shown in yellow on the attached plat.

This narrow strip of land which in essence was part of the road requirement needs to become part of Lot 1A Block 4 otherwise it would be a useless piece of land except for the owner of Lot 1A. As I said before this road and buffer strip should never have been put on the plat but the engineer insisted upon providing access to undivided lands even though the undivided lands had access off from U.S. 10 and Bullrush Avenue.

Thanks for your consideration of this matter.

Sincerely,



Russell E. Estes

SURVEY REQUESTED BY OWNER TO RELOCATE THE COMMON BOUNDARY LINE OF A SINGLE LOT WITHIN A PLATTED SUBDIVISION AND ADJOINING LAND OUTSIDE A PLATTED SUBDIVISION.

OWNER: BELGRADE COMMERCIAL PARK CORPORATION, a Montana Corporation  
Russell E. Estes, president

# AMENDED PLAT BELGRADE COMMERCIAL

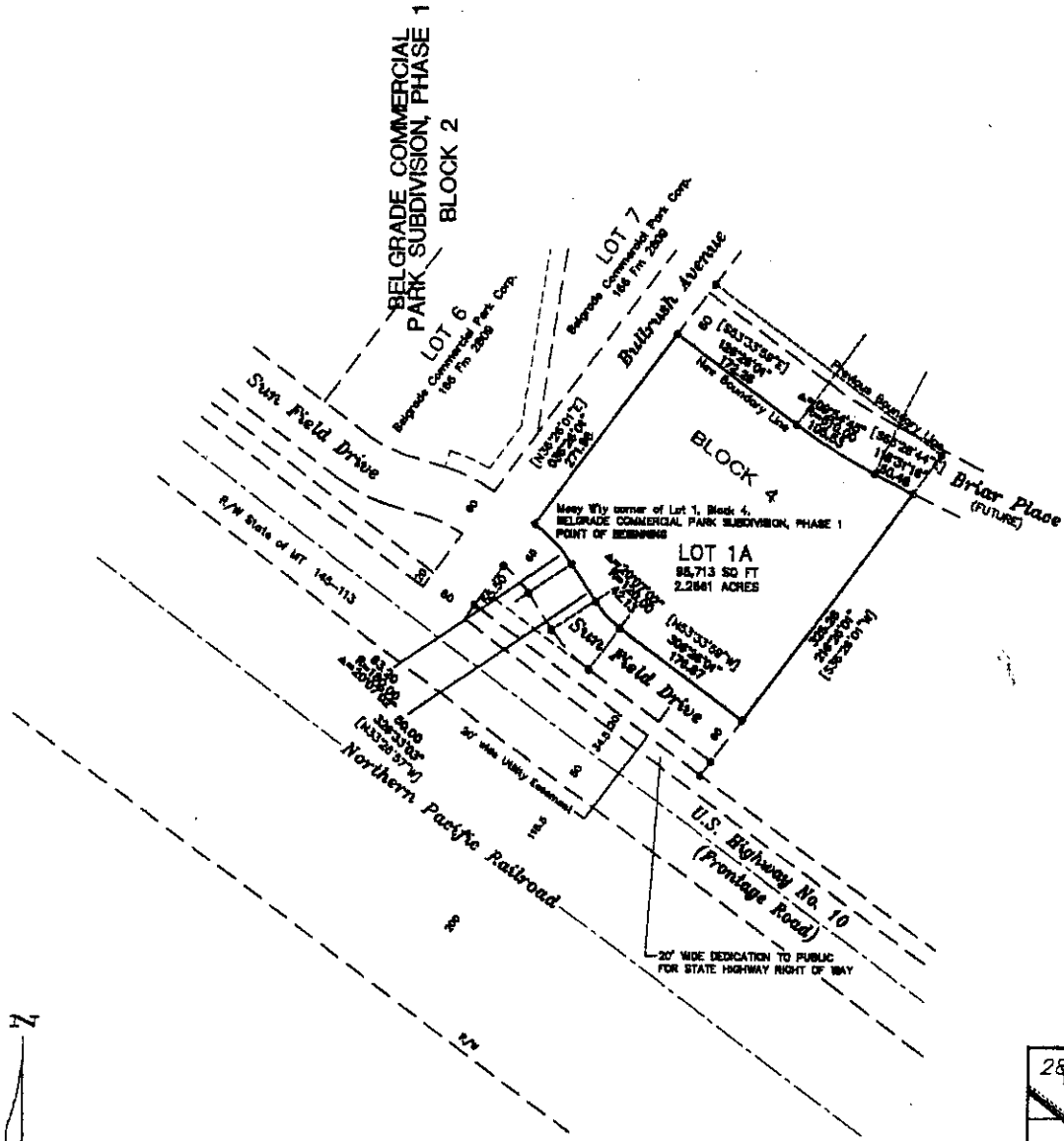
LOCATED IN THE SE 1/4  
OF P.M.M., GA

## LEGEND

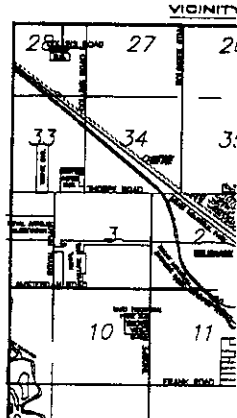
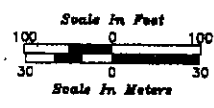
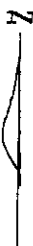
- (R) RECORD DISTANCE OR AZIMUTH
- (M) MEASURED DISTANCE OR AZIMUTH
- DENOTES FOUND 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP (R. CENTER #5653ES) OR AS NOTED
- DENOTES SET 5/8 INCH REBAR WITH 1 1/4 INCH PLASTIC CAP MARKED (C&H #9518-ES)

BASIS FOR AZIMUTHS FROM NORTH: BELGRADE COMMERCIAL PARK SUBDIVISION, PHASE 1

[N45°00'00"E] BEARING COMPLETED FROM AZIMUTH SHOWN



UNRELATED REMAINDER  
Belgrade Commercial Park Corp.  
2006048



**C&H ENGINEERING AND SURVEYING, INC.**  
2415 Rock Vista Street, Suite 1, Bozeman, Montana 59714  
(406) 592-1118 • Fax: (406) 597-4768 • [chem@ceandh.com](mailto:chem@ceandh.com)

PLATTED ✓

**RESOLUTION NO. 2002-032**

**DECISION CONCERNING PETITION TO ABANDON A PORTION OF SUN FIELD DRIVE IN BELGRADE COMMERCIAL PARK SUBDIVISION PHASE I**

This Resolution was introduced by Clerk and Recorder Shelley Vance; moved by Commissioner Vincent and seconded by Commissioner Mitchell. The Resolution was adopted unanimously.

Commissioner Murdock was absent.

WHEREAS, on January 22, 2002, the Gallatin County Clerk and Recorder presented a Petition to Abandon a portion of Sun Field Drive as dedicated on the plat of Belgrade Commercial Park Subdivision, Phase 1; and

WHEREAS, on January 22, 2002, 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 January 22, 2002, the Gallatin County Commissioners appointed a committee consisting of one county commissioner, the county surveyor to investigate the contents of the petition and the feasibility, desirability and costs of abandoning the road; and

WHEREAS, on February 26, 2002, the Gallatin County Commissioners conducted a public hearing, after notice, on the petition and the results of the investigation; and

WHEREAS, the County Commission determined, based upon the fact that Sun Field Drive was dedicated to the public, that the road was no longer used for public purposes, abandonment would not create a public safety hazard and no person would be denied access or become land-locked that abandonment of that portion of Sun Field Drive is feasible.

WHEREAS, the Gallatin County Commissioners voted unanimously to grant the petition and abandon that portion of Sun Field Drive lying adjacent to Lot 1, Block 4 of the Belgrade Commercial Park Subdivision, Phase 1.

**NOW, THEREFORE BE IT RESOLVED:**

1. On February 26, 2002, 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 Sun Field Drive lying adjacent to Lot 1, Block 4 of the Belgrade Commercial Park Subdivision, Phase 1, as requested in the Petition is abandoned.
3. Within ten (10) days from the date a Resolution of Abandonment is adopted the Clerk and Recorder shall send a copy of that resolution by certified mail to all owners of

Certified to be a full, true and correct copy of a document containing 2 pages filed at Bozeman, MT, March 20, 2002. Shelley Vance  
Clerk and Recorder for Gallatin County, State of Montana.  
By: *Shelley Vance*

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 19th day of March, 2002.

BOARD OF COUNTY COMMISSIONERS OF  
GALLATIN COUNTY

*W. Mitchell*  
\_\_\_\_\_  
~~William A. Murdock, Chairman~~  
*Acting*

ATTEST:  
*Shelley Vance*  
\_\_\_\_\_  
Shelley Vance  
Clerk and Recorder  
Gallatin County

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Belgrade Post Master  
 96 N. Weaver  
 Belgrade, MT 59714

2. Article Number  
 (Transfer from service label) 7000 0520 0014 2255 9402

PS Form 3811, March 2001 Domestic Return Receipt 102595-01-M-1424

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery  
 C. Signature *[Signature]* 3-21-02  
 Agent  
 Addressee  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage)**

7000 0520 0014 2255 9402

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Recipient's Name (Please Print Clearly) (To be complete)  
 Belgrade Post Master  
 Street, Apt. No., or PO Box No.  
 96 N. Weaver  
 City, State, ZIP+4  
 Belgrade, MT 59714

PS Form 3800, February 2000 See Reverse

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Pub. Lands Access Assoc.  
 c/o Bill Fairhurst  
 105 3rd Ave. East  
 Three Forks, MT 59752

2. Article Number  
 (Transfer from service label) 7000 0520 0014 2255 9396

PS Form 3811, March 2001 Domestic Return Receipt 102595-01-M-1424

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery  
 C. Signature *[Signature]*  
 Agent  
 Addressee  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No  
 P.O. Box 249  
 Three Forks, MT 59752

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage)**

7000 0520 0014 2255 9396

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Recipient's Name (Please Print Clearly) (To be complete)  
 Pub. Lands Access Assoc.  
 Street, Apt. No., or PO Box No.  
 c/o Bill Fairhurst  
 105 3rd Ave East  
 City, State, ZIP+4  
 Three Forks, MT 59752

PS Form 3800, February 2000 See Reverse

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Belgrade Commercial Park Corp.  
 Russell Estes, President  
 243 Red Oak Rd.  
 Belgrade, MT 59714

2. Article Number  
 (Transfer from service label) 7000 0520 0014 2255 9419

PS Form 3811, March 2001 Domestic Return Receipt 102595-01-M-1424

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery  
 Russell E Estes 3/11/02  
 C. Signature *[Signature]*  
 Agent  
 Addressee  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage)**

7000 0520 0014 2255 9419

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Recipient's Name (Please Print Clearly) (To be complete)  
 Bel. Comm. Park Corp.  
 Street, Apt. No., or PO Box No.  
 Russell Estes, President  
 243 Red Oak Rd.  
 City, State, ZIP+4  
 Belgrade, MT 59714

PS Form 3800, February 2000 See Reverse



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

**SHELLEY VANCE**  
**COUNTY CLERK AND RECORDER**  
**IN AND FOR GALLATIN COUNTY,**  
**STATE OF MONTANA**  
**311 WEST MAIN ROOM 204**  
**BOZEMAN, MONTANA 59715**

Road Petition 802



**Certified Mail Provides:**

- A mailing receipt
  - A unique identifier for your mailpiece
  - A signature upon delivery
  - A record of delivery kept by the Postal Service for two years
- Important Reminders:**
- Certified Mail may ONLY be combined with First-Class Mail
  - Certified Mail is not available for any class of international mail
  - NO INSURANCE COVERAGE IS PROVIDED with valuables, please consider Insured or Registered Mail.
  - For an additional fee, a Return Receipt may be requested. To obtain Return Receipt service, please complete Receipt (PS Form 3811) to the article and add applicable fee. Endorse mailpiece "Return Receipt Requested". To receive a duplicate return receipt, a USPS postmark on your label is required.
  - For an additional fee, delivery may be restricted to addressee's authorized agent. Advise the clerk or mark the label with endorsement "Restricted Delivery".
  - If a postmark on the Certified Mail receipt is desired, place at the post office for postmarking. If a postmark receipt is not needed, detach and affix label with postage.
- IMPORTANT: Save this receipt and present it when mailing.**

PS Form 3800, February 2000 (Reverse)

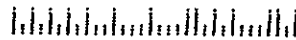


First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

**SHELLEY VANCE**  
**COUNTY CLERK AND RECORDER**  
**IN AND FOR GALLATIN COUNTY,**  
**STATE OF MONTANA**  
**311 WEST MAIN ROOM 204**  
**BOZEMAN, MONTANA 59715**

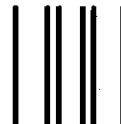
Road Petition 802



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- Important Reminders:**
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Postage & Fees Paid  
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- IMPORTANT: Save this receipt and present it when mailing.**

PS Form 3800, February 2000 (Reverse)

# OVERALL PLAN

LOCATED IN SEC. 34, T. 1 N., R. 4 E.  
OF P.M.M., GALLATIN COUNTY, MONTANA

### SITE DATA

**PHASE 2**  
68 LOTS = 2,304,393 SF, 52.90 AC.  
STREETS = 362,263 SF, 8.32 AC.

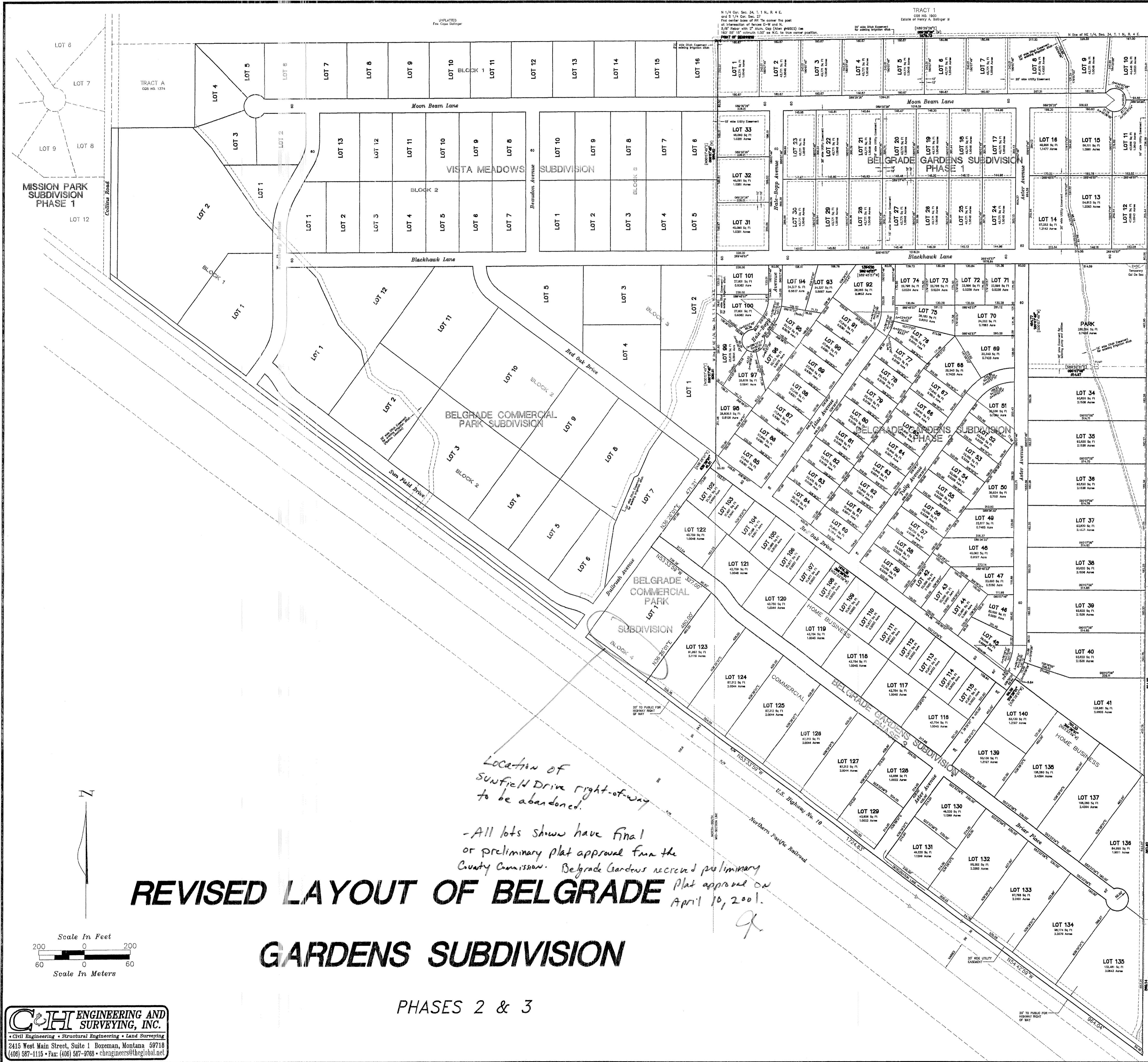
**PHASE 3**  
39 LOTS = 2,069,179 SF, 47.50 AC.  
STREETS + DECELERATION LANE = 260,920 SF, 5.99 AC.

### LOT DISTRIBUTION

LOTS BETWEEN 0.5 AC. - 1.0 AC. = 74  
LOTS BETWEEN 1.0 AC. - 2.0 AC. = 14  
LOTS GREATER THAN 2.0 AC. = 19  
PARK AREA = 5.746 AC.

### AREA TABULATION

AREA OF LOTS = 4,373,643 SF 100.40 AC.  
AREA OF PARK = 250,294 SF 5.746 AC.  
AREA OF STREETS = 623,409 SF 14.31 AC.  
TOTAL AREA PHASE 2&3 = 5,247,346 SF 120.46 AC.



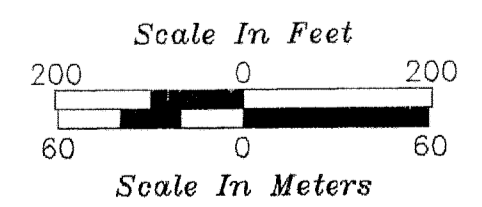
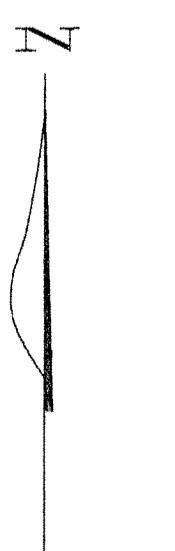
*Location of Sunfield Drive right-of-way to be abandoned.*

*- All lots shown have final or preliminary plat approval from the County Commission. Belgrade Gardens received preliminary Plat approval on April 10, 2001.*

*g*

## REVISED LAYOUT OF BELGRADE GARDENS SUBDIVISION

PHASES 2 & 3



**CEH ENGINEERING AND SURVEYING, INC.**  
Civil Engineering • Structural Engineering • Land Surveying  
2415 West Main Street, Suite 1 Bozeman, Montana 59718  
(406) 587-1115 • Fax: (406) 587-9768 • cheengineers@theceh.com





NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Gallatin County Commissioners will conduct a public hearing on February 26, 2002, at 9:00 A.M., in the Basement Meeting Room of the Senior Center, 807 N. Tracy, Bozeman, Montana. Public opinion shall be heard regarding a petition to abandon a portion of Sun Field Drive as dedicated on the plat of Belgrade Commercial Park Subdivision, Phase 1, lying southeasterly of the southeasterly right-of-way line of Bullrush Ave. and lying northwesterly of the southwesterly extension of the southeasterly line of Lot 1, Block 4, of Belgrade Commercial Park Subdivision Phase 1. All interested parties are encouraged to attend.

Further information may be obtained from Gallatin County Commissioners Jennifer Smith Mitchell, Bill Murdock, or John Vincent at 311 W. Main, Room 301, Bozeman, Montana 59715, telephone 582-3000. Dated this 14th day of February, 2002.

Shirley Vance Clerk and Recorder Gallatin County, Montana  
Publish: February 21, 2002

AFFIDAVIT OF PUBLICATIO

Susan Zeter, residing at Belgrade, Montana, County of Gallatin, St  
Montana, being duly sworn, says she is the Principal Clerk of the  
Independent Press, a newspaper published weekly at Belgrade, I  
of Montana and the annexed notice was published in the said Hig

Independent Press each week for 1 week(s), commer  
21 day of February, 2002.

Susan Zeter, Principal Clerk  
Susan Zeter

Sworn to before me this 21 day of February, 2002.

Andrew B. Maiby, Notary Public, Gallatin County, Montana  
Andrew B. Maiby

Residing at Gallatin County, State of Montana.

My Commission expires 11-4-2004