



BROADWATER COUNTY COMMISSIONERS
515 Broadway, Townsend
Meetings are held at the Flynn Building on 416 Broadway St.

Current and previously recorded meetings, official agenda, and minutes may be viewed on the website at <https://www.broadwatercountymt.com>.

Per Montana Code Annotated (MCA) 2-3-202, agenda must include an item allowing public comment on any public matter that is not on the agenda of the meeting and that is within the jurisdiction of the agency conducting the meeting. Public comments will be taken either in writing before the meeting or in person at the beginning of the meeting. Mail and items for discussion and/or signature may occur as time allows during the meeting. Issues and times are subject to change. Working meetings will be posted on the agenda and will not be recorded.

OFFICIAL agendas are posted in the Courthouse (1st floor bulletin board), on our website at www.broadwatercountymt.com, in the window of the Flynn Building at least 48 hours in advance of the meeting, and in the local MT43 Newspaper

Monday, January 15, 2024

COUNTY OFFICES ARE CLOSED

Wednesday, January 17, 2024

- | | |
|-----------------|--|
| 10:00 AM | Public Comment on any subject not on the agenda, and that the Commission has jurisdiction over |
| 10:00 AM | Discussion/Decision, Nichole Brown, Broadwater Two and G/T Ranch Boundary Relocation (Township 9 North, Range 2 East, Section 9) |
| 10:15 AM | Discussion/Decision, Nichole Brown, Nichole Brown, Community Development & Planning Director, Albe Minor Subdivision (Section 3, Township 7 North, Range 1 East) requests Preliminary Plat Approval |
| 10:25 AM | Discussion/Decision, Nichole Brown, Community Development & Planning Director, Juniper Ridge Minor Subdivision (Section 29, Township 7 North, Range 3 East) requests Preliminary Plat Approval |
| 10:35 AM | Discussion/Decision, Nichole Brown, Community Development & Planning Director, Smith Minor Subdivision (Section 27, Township 7N, Range 2 East) requests Preliminary Plat Approval |
| 10:55 AM | Discussion/Decision, Nichole Brown, Community Development & Planning Director, Rolling Glen Ranch Estates Minor Subdivision Extension Request |
| 11:00 AM | Discussion/Decision, Inter-Local Agreement Formation, Authority and Administration of Abatement Region 4 for the Opioid Settlement |
| 3:00 PM | Weekly Working Meeting with Deputy County Attorney Kaylan Minor, in the Commission Office regarding projects and deadlines |

Items for Discussion / Action / Review / Signature – Consent Agenda

- ✓ Certificate of Survey review
- ✓ Management – on-going advisory board appointments
- ✓ Claims/Payroll/minutes
- ✓ County Audit / Budget
- ✓ Mail – ongoing grants
- ✓ Correspondence – support letters

Debi Randolph, Chairman (406) 266-9270 or (406) 980-2050

Darrel Folkvord, Vice Chairman (406) 266-9272 or (406) 980-1213

Lindsey Richtmyer (406) 266-9271 or (406) 521-0834

E-mail: commissioners@co.broadwater.mt.us

Future Meetings will be held at the Flynn Building (416 Broadway)

(Please note: These meeting times/dates may change, please check the county website)

- *Bill Jarocki, Weekly Meeting with Press/Public Every Monday at 2 PM in his office starting on January 22nd*
- *Trust Board on January 16th at 11:30 AM*
- *Weed Board Meeting on January 16th at 6 PM*
- *Airport Meeting on January 17th at 6 PM*
- *LEPC Meeting on January 18th at 1 Pm*
- *Board of Health Meeting on January 29 at 2 PM*
- *Park and Rec Board Meeting on January 29th at 6 PM*
- *Broadband Meeting on January 25th at 4 PM*
- *Fair Board on January 30th at 5:30 PM*
- *Planning Public Hearing & Regular Meeting on January 31st at 6 PM*

The Commissioners may be attending these board meetings (except the Planning Board)

REQUEST FOR EXEMPTION REVIEW

Note to Applicant: The purpose of this review is to enable Broadwater County officials to determine whether or not the proposed use of an exemption from local subdivision review would evade the Montana Subdivision and Platting Act.

Part One. Applicant Information

Landowner(s): Broadwater Two LLC and GT Ranch LLC
Address: 44 Tally Ho Drive, Elkton, MD 21921
Telephone Number(s): 410-392-0396

Landowner Representative: Schauber Survey
Address: 64 Jack Farm Road, Townsend, MT Phone: 406-266-4602

Part Two. Legal Description: Part of Sec 9, T.9N, R2E, Deed Ref: 141145
Part of NW 1/4 + Gov Lot 3 of Sec 16, T9N, R2E Deed Ref: 171740

Part Three. Basis for Exemption Request:

What exemption is being claimed, and what is the basis for your exemption claim?

What - Boundary Relocation

Why - To correct the boundary lines for the house & detached garage, which should be on Broadwater Two LLC's 24 acres.
- Broadwater Two LLC owns GT Ranch LLC.

Part Four. Supporting Information: Please provide all pertinent information, including an accurate certificate of survey or amended subdivision plat, as applicable and where required. A subdivision exemption review fee must be submitted with the exemption request.

AFFIDAVIT: I hereby certify that the purpose of this exemption request is NOT to evade the Montana Subdivision and Platting Act. Dated this 14 day of December, 2023

Signature(s): [Signature] [Signature]
Broadwater Two LLC GT Ranch LLC

Certificate of Governing Body:

We, 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. MCA, and the Broadwater County Subdivision Regulations.

Dated this _____ day of _____, A.D., 20_____

Commissioner

Commissioner

Commissioner

C&R Attest

Certificate of Survey # _____: To Relocate Boundaries Between Adjacent Landowners Situating in the SW 1/4 of Section 9, and the NW 1/4 of Section 16, Township 9 North, Range 2 East, P.M.M., Broadwater County, Montana.

For: Broadwater Two LLC and G/T Ranch LLC
Date: November 30, 2023

Legal Description:
 Tract 1 is a parcel of land situated in part of the SW 1/4 of Section 9 and the NW 1/4 of Section 16, Township 9 North, Range 2 East, P.M.M., Broadwater County, Montana. The parcel is more particularly described as follows: Commence at the Section Corner to Section 9, 16, and 17 for the Point of Beginning, and run North 00°00'27"W for a distance of 2656.18 feet to the corner of said Section 16 S89°27'53"E, a distance of 880.43 feet; Thence leaving said section line N00°00'27"W for a distance of 499.96 feet; Thence S89°27'53"E, for a distance of 1742.51 feet; Thence S00°00'27"E, for a distance of 699.95 feet to the N 1/4 Corner of said Section 16; Thence along the north-south mid-section line of said Section 16 S00°00'27"E, for a distance of 860.18 feet to a point on the north boundary of Mineral Survey #2880; Thence along the boundary of said MS #2880, following two (2) courses: S82°23'10"W, for a distance of 107.8093322'W, for a distance of 1432.56 feet to the N 1/16 Corner of said Section 16; Thence N00°00'13"W for a distance of 107.8093322'W, for a distance of 1432.56 feet to the Point of Beginning, said parcel being 94.95 Acres more or less and being served by and subject to rights-of-way and easements as shown, existing, or of record.

Landowners' Certification:
 I hereby certify that the purpose of this survey is to relocate a common boundary line between adjoining parcels of land that no additional parcels are hereby created. According to 76-3-207(1)(b), MCA, Except as provided in subsection (2), the disposition is adopted for the purpose of evaluating this chapter, the following divisions or aggregations of land, regardless of the resulting size of any lot created by the division or aggregation, are not subdivisions under this chapter but are subject to the surveying requirements of 76-3-401 for divisions or aggregations of land other than subdivisions and are subject to applicable zoning regulations adopted under Title 76, chapter 2, and are not subject to the requirements of 76-3-401 for divisions or aggregations of land other than subdivisions. Therefore, this division of land is exempt from review as a subdivision pursuant to section 76-3-207(1)(b), MCA.

The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a referenced legal description in any subsequent real estate instrument, unless said area is included with or excluded from adjoining tracts of record ARM 24.183.1101.1 (a) (4) (iii) (C).

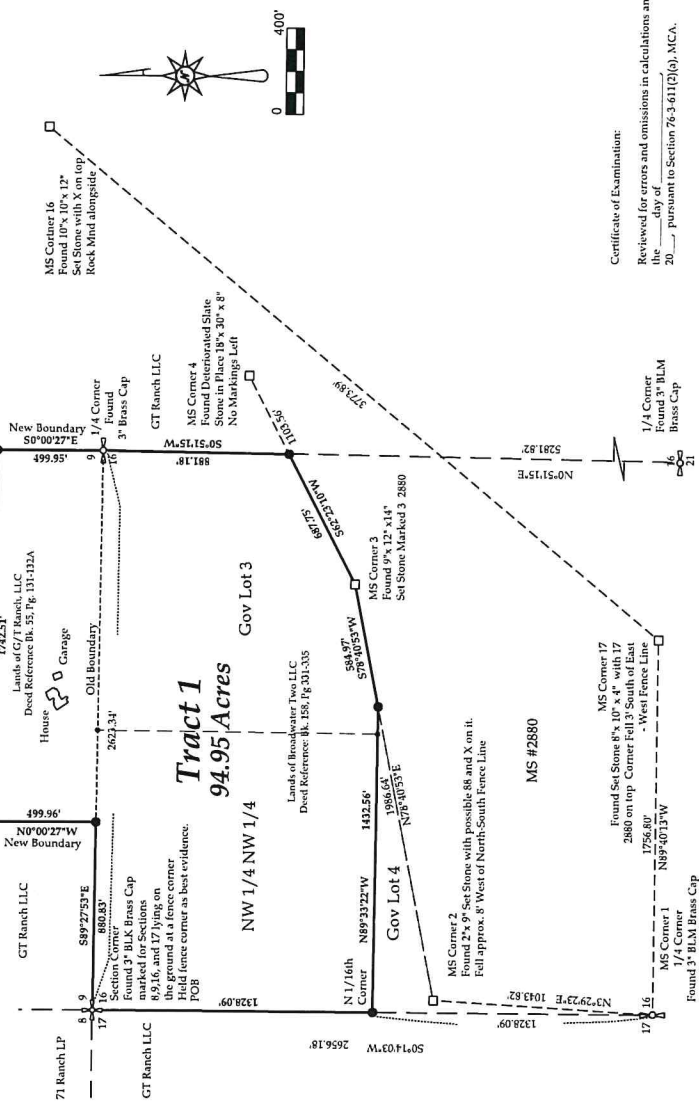
Sanitation Exclusion for Tract 1
 76-4-103. The plat for a subdivision must show all parcels, whether contiguous or not. A parcel that is 20 acres or more in size, exclusive of public roadways, is not subject to review under this part unless the parcel contains one or more parcels of land that are used for recreational camping, vehicles or mobile homes. The rental or lease of one or more parcels of land that are used for recreational camping, vehicles or mobile homes, whether existing or proposed, is not a subdivision, as that term is defined in this part, and is not subject to the requirements of this part.

Landowner: _____
 State of _____
 County of _____
 This instrument was signed or acknowledged before me on _____ by _____
 Notary Signature _____
 Landowner: _____
 State of _____
 County of _____
 This instrument was signed or acknowledged before me on _____ by _____
 Notary Signature _____

Certificate of Surveyor:
 I hereby certify the attached plat is a true representation of the survey and that I have performed my supervision and completed on November 30, 2023, the survey shown on the accompanying plat in accordance with the provisions of the Montana Subdivision and Platting Act. Dated this _____ day of _____, 20____.

Surveyor:
 Dan Swanson L.S. 15379
 P.O. Box 177
 Townsend, MT. 59644

Sections 9 and 16, T. 9 N., R. 2 E., P.M.M., Broadwater Co. Mt.	
Broadwater Two LLC	
Boundary Relocation	
Schauber Surveying 266-6602	
SHEET	TITLE NUMBER
003 B/D	12-18-2023
UNRECORDED	SHEET
DLS	1/1
	50P
	4708



Certificate of Examination:
 Reviewed for errors and omissions in calculations and drafting this _____ day of _____, 20____, pursuant to Section 76-3-611(2)(a), MCA.
 Montana Registration No. _____

Certificate of Clerk and Recorder:
 I, _____, Clerk and Recorder of Broadwater County, Montana, do hereby certify that the foregoing instrument was filed in my office on _____ day of _____, 20____, at _____ o'clock (am or pm), the _____ day of _____, 20____, and _____ of _____ Records of the Clerk and Recorder, Broadwater County, Montana. Document No. _____
 Clerk and Recorder _____

Certificate of Treasurer:
 I, _____, Treasurer of Broadwater County, Montana, do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid through _____ Tax ID # _____
 Dated this _____ day of _____, 20____.
 Treasurer of Broadwater County _____

LEGEND

	Section Corner
	Quarter Corner
	Set Necker
	Found Stone as Noted