

**Glastonbury Landowners Association
Application for Preliminary Project Approval**

Parcel/Tract No. 51 North South Application Submittal Date 2/5/16

Name(s) of Applicant(s): _____

Parcel Owner(s): _____

Mailing Address: _____

Telephone (day): _____ Telephone (evenings): _____

In keeping with the Restated Covenants, I request that the Glastonbury Landowners Association (GLA) Project Review Committee review and recommend approval of the following project(s) or proposal(s) for the above-described property in the Community and further, I state that I am abiding by all laws, rules, and regulations of Montana and Park County and the Restated Covenants, Master Plan and rules and standards of Glastonbury in carrying out the project/proposal. I understand that the Glastonbury Landowners Association's approval--and any comments or recommendations--does not constitute an endorsement or approval of the design, engineering, safety or legality of the proposed project or any structures, and the Glastonbury Landowners Association, the Committee, and all of their agents shall not be liable therefore. I also understand that my project must be completed within 18 months from the date of GLA approval. (Note: For building projects this means that at the minimum--the siding, windows, roof, including shingling and secured door, etc., must be completed.) If my project is not completed in the 18 month time period, I understand that I must apply to the GLA for a time extension to complete the project.

Date 2/5/16

APPLICANT'S / PARCEL OWNER'S SIGNATURE _____

If your project is located on a subdivided lot, please answer the following:

What is the name of your subdivision? _____

Have you read your particular subdivision covenants? Yes No

Is your project in compliance with these subdivision covenants? Yes No

Do the proposed structures and/or other improvements such as driveway, well or drainfield follow the original specified placements approved by the county and DEQ? Yes No

Have you presented your project to your subdivision board or representative? Yes No

After filling out the fee sheet on page 2, please provide totals for the following and attach your check for the necessary amount (cancelled checks are your receipts).

APPLICATION FEE	\$ <u>25</u>
IMPACT FEE TOTAL	\$ <u>75</u>
CONSTRUCTION BOND	\$ <u>100</u>
GLA ASSESSMENT FEES OWED*	\$ _____
TOTAL ENCLOSED	\$ <u>200</u>

* The GLA requires that you bring your assessments current before beginning a new project and that you are in compliance with the Covenants, Master Plan and Standards.

Mail your completed application, forms, supplementary material and check to:

Glastonbury Landowners Association, PO Box 312, Emigrant, MT 59027

Please read and refer to the *Project Review Overview and Instructions* while completing the remainder of this application. Fill out those of Forms A – J as required for your project, and submit these along with supplementary material as indicated in the instructions.

PROJECT FEES WORKSHEET

Form A. Residence / Addition / Other Structure – See Impact and Construction Bond Fee Schedule for Structures

Size of Structure _____ Residence / Dwelling Structure / Addition
 Impact Fee from Fee Schedule _____ Construction Bond from Fee Schedule _____
 Mileage Impact Fee for new residential or commercial construction: _____ Miles x \$50 = _____

Form B. Well

Well or Water Source other than Well Impact fee: \$75 _____ Construction Bond: \$100 _____

Form C. Septic System

Septic / Drainfield Impact fee: \$75 _____ Construction Bond: \$100 _____

Form D. Subdivision / Family Conveyance / Boundary Adjustment

Subdivision / Family Conveyance Impact fee: \$150 _____ Construction Bond: \$100 _____
 Boundary Adjustment Impact fee: \$0 _____ Construction Bond: \$0 _____

Form E. Road / Driveway

Driveway – Single Residence Impact fee: \$75 _____ Construction Bond: \$100 _____
 Road / Multi-Use Driveway Impact fee: \$200 _____ Construction Bond: \$100 _____

Form F. Factory-Built Home Placement

1600 s.f. or less Impact fee: \$100 _____ Construction Bond: \$100 _____
 over 1600 s.f.
 \$100 plus \$50 for each additional 1000 s.f. Impact fee: \$ _____ Construction Bond: \$150 _____

Form G. Proposed Manufactured Home Placement

1600 s.f. or less Impact fee: \$100 _____ Construction Bond: \$100 _____
 over 1600 s.f.
 \$100 plus \$50 for each additional 1000 s.f. Impact fee: \$ _____ Construction Bond: \$150 _____

Form H. Variance from Covenants and Rules of the Community

Variance (minor – does not affect neighbors) Impact fee: \$50 _____ Construction Bond: TBD _____
 Variance (major – involves a change in density standards or lot size; may affect neighbors; may require substantial board time to process) Impact fee: \$200–\$400* _____ Construction Bond: TBD _____

Form I. Commercial / Institutional

_____ Impact fee: TBD _____ Construction Bond: TBD _____

Form J. Signage / Other Project

Sign Impact fee: \$25 _____ Construction Bond: \$50 _____
 Other (specify): _____ Impact fee: TBD _____ Construction Bond: TBD _____

Construction Bond Combination

Construction bond not to exceed \$250 Construction Bond: \$250 _____

Notes:

- The application fee for structures 200 s.f. or less is \$10; the application fee for all other projects is \$25
- The construction bond for a particular project consisting of more than one item, such as Residence and Driveway, will not exceed \$250.
- The Mileage Impact Fee is calculated based on measuring the distance from the building site to Dry Creek Road for South Glastonbury, or to the appropriate entrance (Story Rd. / Hwy. 89) for North Glastonbury.

In some cases the Impact Fee and Construction Bond will vary depending on the scope of your project or type of variance. In these cases a member of the GLA Board will discuss a fee schedule with you before proceeding to process your application.

Glastonbury Landowners Association, Inc.
Application for Preliminary Project Approval

FORM E: ROAD / DRIVEWAY

Parcel/Tract No. 49/51 North South Applicant Name: _____

Private Road

- 240' minimum visibility in both directions on Glastonbury road at driveway/road access point
- 60' easement width
- Maximum grade: 12% Road width: 16 feet
- Maximum continuous grade for 500 or more feet: 10%
- Minimum frequency of turnouts in sections narrower than normal width: 500 feet
- Minimum turning radius: 50 feet
- Depth of base course rock: 9 inches Depth of crushed surface gravel: 3 inches

Is the proposed road staked out? Yes No

Source of roadbed materials _____

Proposed start date _____ Estimated time to complete _____

Driveway

- 240' minimum visibility in both directions on Glastonbury road at driveway access point
- Maximum grade: 14% Road width: 10 feet
- Depth of base course rock: 6 inches Depth of crushed surface gravel: 3 inches

Length _____ feet Driveway width 10 feet

Number of culverts 1 Culvert diameter(s) _____

Is the proposed driveway staked out? Yes No

Proposed start date April 1st Estimated time to complete 2 months

Single Residence

- 240' minimum visibility in both directions on Glastonbury road at driveway/road access point
- Maximum grade: 14% Road width: 10 feet
- Depth of base course rock: 6 inches Depth of crushed surface gravel: 3 inches

Multiple Residence

- 240' minimum visibility in both directions on Glastonbury road at driveway/road access point
- Maximum grade: 14% Road width: 12 feet
- Depth of base course rock: 6 inches Depth of crushed surface gravel: 3 inches

See Glastonbury Road / Driveway Standards, available at glamontana.org

RIGHT-OF-WAY EASEMENT

The undersigned, _____ and _____, whose address is _____, owner of land describes as Parcel 49 of Certificate of Survey No.616A, Park County, Montana, herein referred to as Grantors, for a good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby convey to the owners of Parcel 51 of Certificate of Survey No.616A, Park County, Montana, _____, Montana and _____, California and to their successors or assigns, hereinafter referred to as Grantees, the right to use as a means of ingress and egress to and from Parcel 51 South Glastonbury, Certificate of Survey No. 616A, a perpetual utility and access easement (60') in width over and across the following-described premises:

Parcel 49 of Certificate of Survey No.616A, Park County, Montana,
SEE EXHIBIT "A" attached hereto and incorporated herein
by reference. Center of Easement is the thick line labeled 1, 2, 3, 4, 5, 6.

IN WITNESS WHEREOF, Grantor
February
of January, 2013

has set his hand this 5 day

SIGNATURE

STATE OF MONTANA
County of Park

On this 5 day of February 2013, before me, a Notary Public in and for the State of Montana, personally appeared _____ whose name is subscribed to

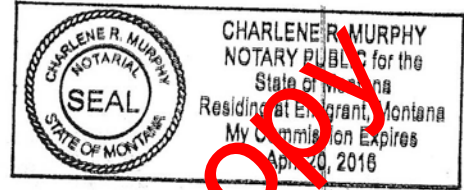
the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Charlene R. Murphy

Charlene R. Murphy

Notary Public, State of Montana
Residing at Emigrant MT 59027
My commission expires: April 20, 2016



IN WITNESS WHEREOF, Grantor
of January, 2013.

has set her hand this 15 day

SIGNATURE

STATE OF OREGON
County of Lincoln

On this 15 day of January, 2013, before me, a Notary Public in and for the State of Oregon, personally appeared _____ whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stephanie K Smith

Notary Public, State of Oregon
Residing at Newport, Oregon
My commission expires: 10/22/2015



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EAGLES BLUFF MINOR SUBDIVISION, PLAT No. _____

A FOUR LOT MINOR SUBDIVISION OF TRACT 51 OF CERTIFICATE OF SURVEY NO. 616A, CONTAINING 22.06 ACRES, SITUATED IN THE EAST HALF OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 7 EAST, P.M., PARK COUNTY, MONTANA.

LANDOWNERS CERTIFICATIONS

We, _____ hereby certify that we are the owners of Tract 51 of Certificate of Survey No. 616A and that we have caused the survey, monumentation and platting of the four lot minor subdivision of Tract 51, and the following waiver and grant appurtenant thereto.

WAIVER OF RIGHT TO PROTEST

We, _____ owners of Tract 51 of Certificate of Survey No. 616A, situated in the east half of Section 11, T.6 S., R.7 E., P.M., Park County, Montana, do hereby waive for ourselves, successors and assigns, the right to protest the creation or formation of one or more special improvement districts or rural improvement districts for improvements including road paving, dust control or other improvements that may become assessable under a duly passed resolution to create such a special improvement district or districts under applicable Montana statutes which would include the above described property. This waiver shall be a covenant running with the land and shall not expire.

GRANT OF EASEMENT

We, _____ hereby grant unto each and every person, firm or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities in, over, under and across each area designated on this plat as a "Utility Easement" to have and to hold forever.

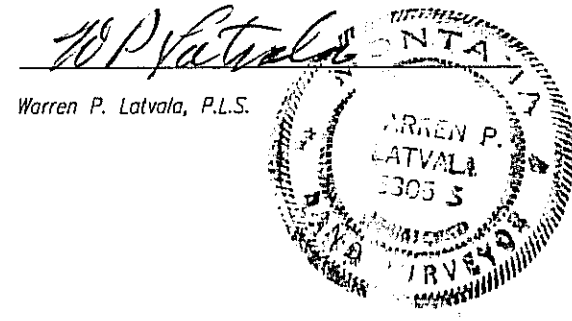
Date _____

Date _____

State of _____
County of _____
This document was acknowledged before me this _____ day of _____, 2008 by _____ as Attorney in Fact of _____ and _____
Notary Public for the State of _____
residing at _____ My commission expires _____

CERTIFICATE OF SURVEYOR

I, Warren P. Latvala, Montana Land Surveyor License No. 6305 LS, hereby certify that the survey shown hereon was performed under my supervision in June, 2008.

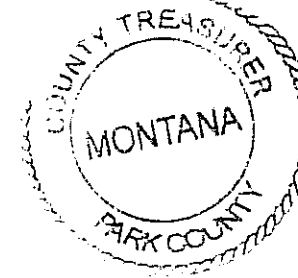


18-07-08
Date

CERTIFICATE OF COUNTY TREASURER

I, Kevin Larkin, Treasurer of Park County, hereby certify that this subdivision plat has been duly examined and that no real property taxes assessed and levied on the lands shown are delinquent.

Kevin Larkin, Treasurer by Linda Peterson 9-13-12
Deputy Date



CERTIFICATE OF COUNTY COMMISSIONERS

I, James Dwyer, Chairman of the Park County Board of Commissioners, hereby certify that this subdivision plat has been duly examined and found to conform with the requirements of Section 78, M.C.A., and applicable Park County Regulations.

James Dwyer, Chairman by James Dwyer 9/13/12
Date

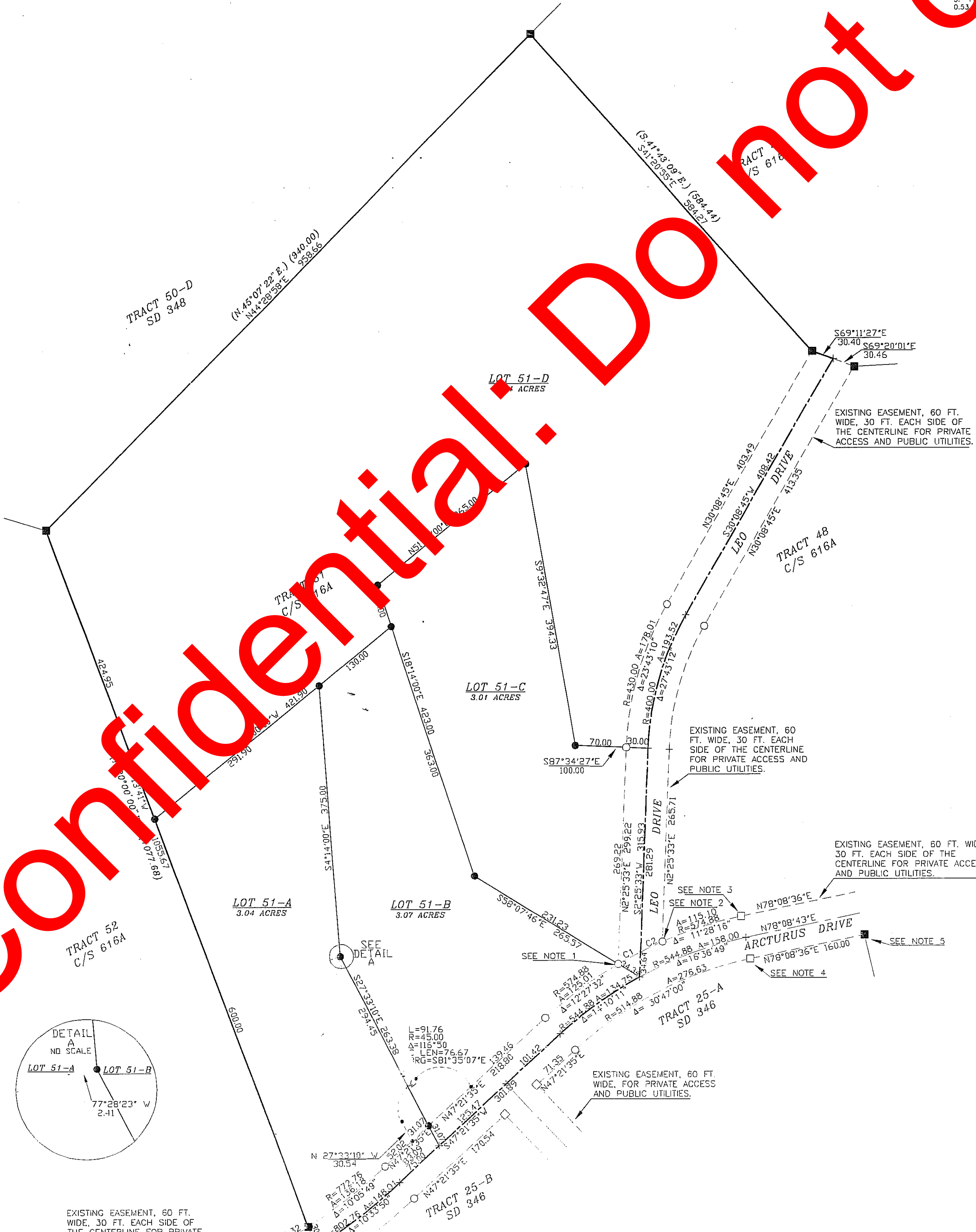
LEGEND

- Found 5/8" rebar with a 1 1/2" aluminum cap, 3153ES
- Found 5/8" rebar with a yellow plastic cap, 5806S
- Found 3/4" rebar with no cap, origin unknown
- ◆ Found 5/8" rebar with no cap, 10010LS, SD 346
- Set 5/8" rebar with aluminum cap, 6306S
- Set 1/2" rebar with yellow plastic cap marked "Latvala-Boers"
- + Nothing set
- Outer boundary Line of this survey
- Inner boundary Line of this survey
- Boundary Line of this survey-centerline
- Existing Road Easement Right-of-Way
- Ingress, Egress, and Utility Easement Right-of-Way
- Centerline of Access Easement
- (S.41°43'09"E.) Record Bearing and Distance, C/S 616A (584.44)

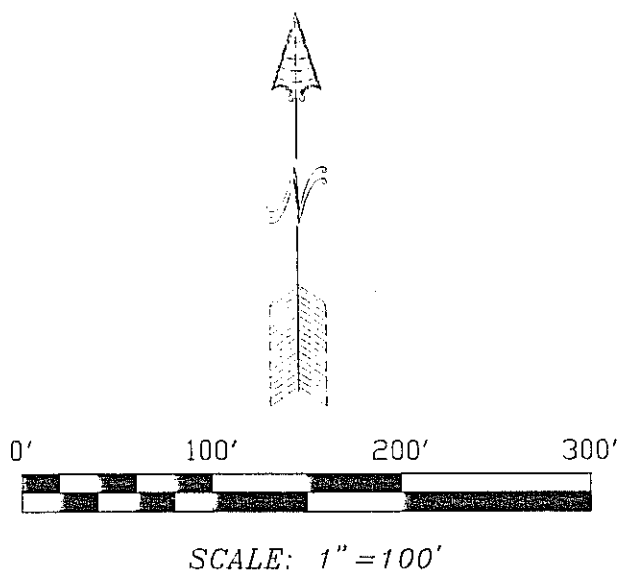
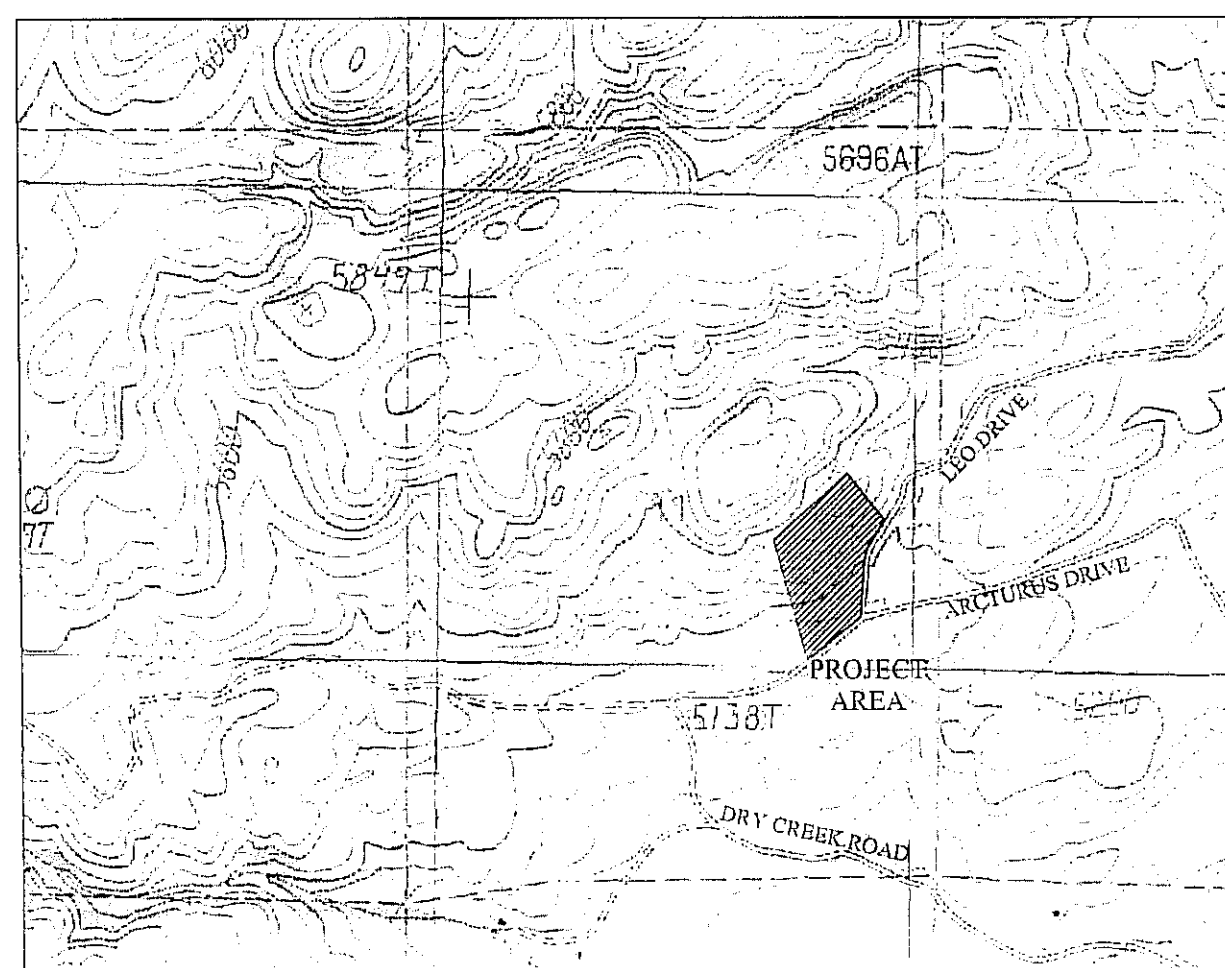
SURVEYOR'S NOTES

1. FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP N.62°25'25"W., 3.36 FT. DIST. FROM THE TRUE POINT OF TANGENCY SHOWN HEREON.
2. FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP S.33°18'24"E., 5.81 FT. FROM THE TRUE POINT OF TANGENCY SHOWN HEREON.
3. FOUND A 3/4" REBAR WITH NO CAP AND UNKNOWN ORIGIN S.46°02'24"E., 0.56 FT. FROM THE TRUE POINT OF TANGENCY SHOWN HEREON.
4. FOUND A 3/4" REBAR WITH NO CAP AND UNKNOWN ORIGIN S.53°06'37"E., 0.80 FT. FROM THE TRUE POINT OF TANGENCY SHOWN HEREON.
5. FOUND A 5/8" REBAR WITH A 1 1/2" IN. DIAM. ALUMINUM CAP, 3153ES, N.80°21'44"E., 0.31 FT. DIST. FROM THE TRUE POINT ON TANGENCY.

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VICINITY MAP
NOT TO SCALE



BASIS OF BEARINGS:
The bearings shown on this final subdivision plat are referenced to the true meridian based on random Global Positioning System (G.P.S.) observations taken at a point S.41°41'30"E., 1249.27 ft. from the monumented right-of-way point at the east corner of Tract 51 of Certificate of Survey No. 616A, and at a point S.70°49'01"E., 1567.48 ft. from the monumented right-of-way point at the south corner of Tract 51 of Certificate of Survey No. 616A. The bearings shown hereon were derived from these points and have not been adjusted for the convergence of meridians.

CURVE RADIUS	ARC	DELTA
C1 = 177.76	A = 14.96	Δ = 32°02'
C2 = 274.28	A = 13.81	Δ = 34°16'
C3 = 430.00	A = 10.82	Δ = 40°02'

Filed this _____ day of _____, A.D. 2011, at _____ o'clock _____ m.
Park County Clerk & Recorder _____ by _____ Deputy Document No. _____

EAGLES BLUFF MINOR SUBDIVISION
PLAT No. _____
LATVALA, BOERS AND ASSOCIATES, INC.
LAND SURVEYING AND CONSULTING
1324 W. 9TH ST.
LIVINGSTON, MT 59047

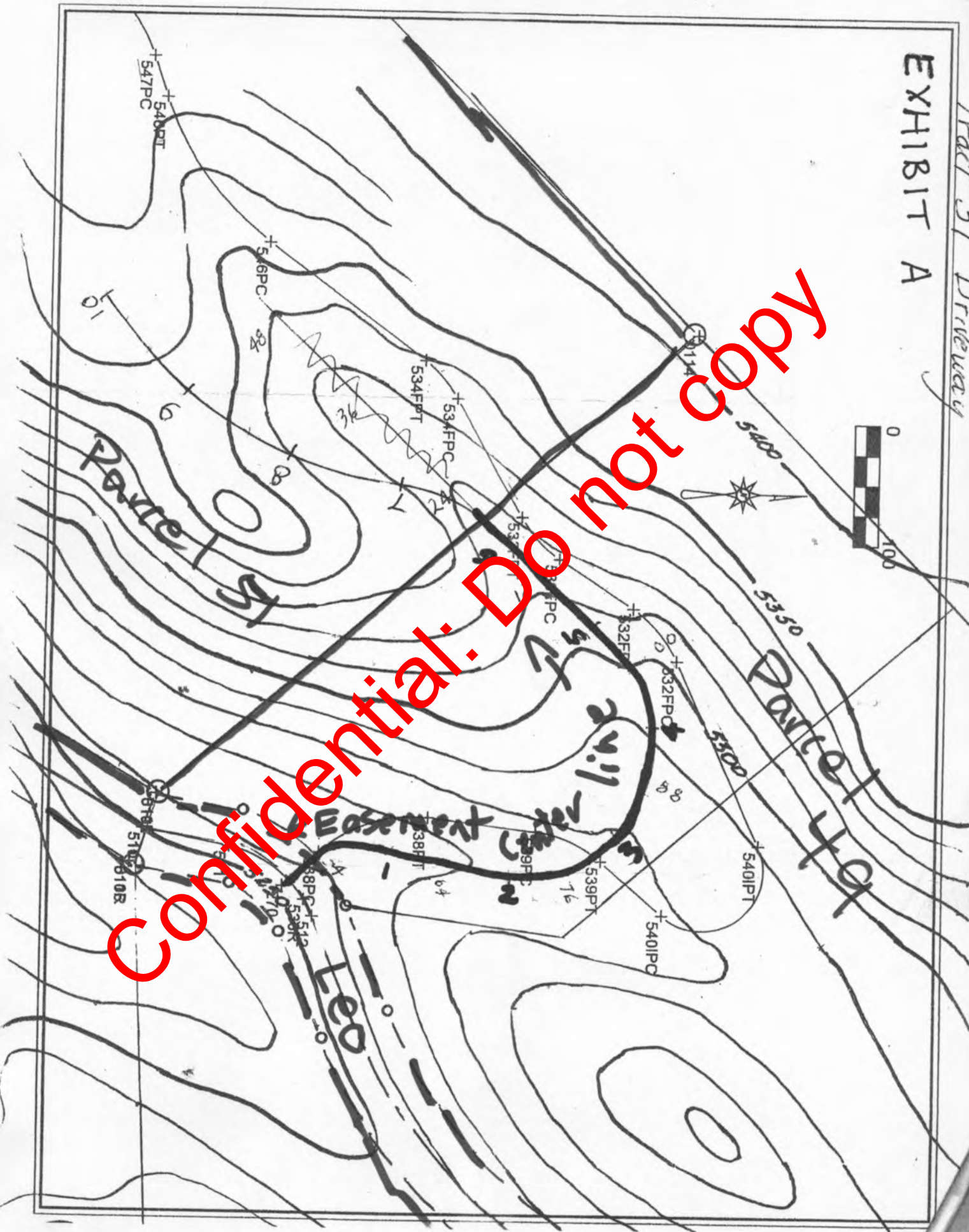
DATE: 9/13/12
BY: [Signature]
CHECKED BY: [Signature]
DRAWN BY: [Signature]

EXHIBIT A

RAFT 51 Driveway



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5300

90

80

70

60
14%

VPI 5254⁴ (+38.6)

VPI 5270 (1+50)

VPI 5275 (2+00)

5%

10%

VPI 5280 (3+00)

13%

VPI 5306 (5+00)

Tract 51 Driveway

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5250

1

2

3

4

5

6

7

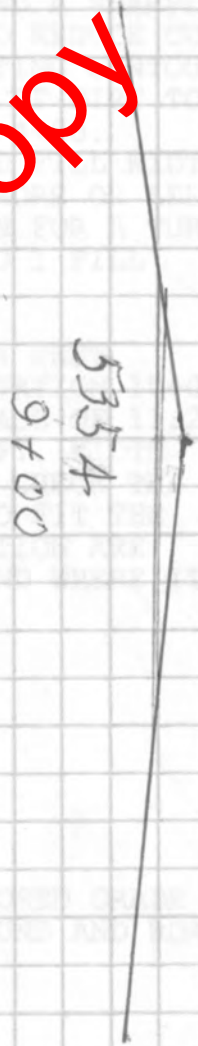
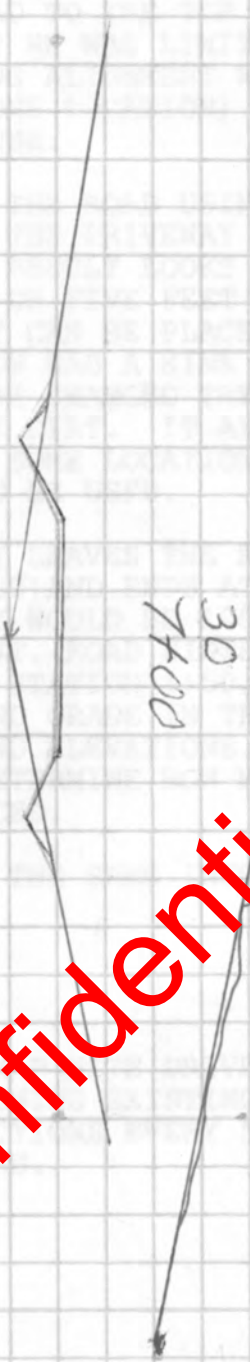
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[[Traverse:Inverse New Alignment Distance Factor:1.000000000]]

Point	Type	Bearing	Horiz Dist	Northing	Easting	Elevation	Station	Description
270				11036.578	9243.513	5254.40	-0+00	
538PC	PC	N43°52'26"W	40.368	11065.678	9215.535	5261.69	0+40.368	
538	PI	N43°52'26"W	51.731	11102.969	9179.681	5271.04		NEW PI, E=12
538PT	PT	N18°41'13"W	93.626	11154.368	9185.538	5274.19	1+37.078	
539PC	PC	N6°29'59"E	90.650	11244.435	9195.799	5279.72	2+27.728	
539	PI	N6°29'59"E	31.146	11275.381	9199.325	5281.62		New PI, E<6'
539PT	PT	N23°47'59"E	59.474	11298.852	9219.799	5282.69	2+88.116	
540IPC	PC	N41°05'58"E	66.969	11349.318	9263.822	5285.00	3+55.084	= 541
540I	PI	N41°05'58"E	230.648	11523.127	9415.443	5281.62		
540IPT	PT	N36°40'09"W	97.730	11427.707	9205.458	5286.56	4+90.816	=542
532FPC	PC	S65°33'44"W	167.119	11358.568	9053.312	5302.61	6+57.935	
532F	PI	S65°33'44"W	29.099	11346.530	9026.819	5305.40		
532FPT	PT	S49°20'15"W	55.881	11322.156	9010.923	5308.77	7+14.57	
533FPC	PC	S33°06'46"W	73.718	11260.410	8970.651	5317.31	7+88.288	
533F	PI	S33°06'46"W	24.124	11240.204	8957.472	5320.10		
533FPT	PT	S46°40'33"W	46.903	11228.229	8936.530	5321.80	8+35.332	
534FPC	PC	S60°14'19"W	113.014	11172.130	8838.423	5329.74	9+18.645	
534F	PI	S60°14'19"W	20.802	11161.805	8820.365	5331.20		
534FPT	PT	S48°29'16"W	40.731	11145.135	8807.923	5333.49	9+89.664	
546PC	PC	S36°44'13"W	159.406	11017.389	8712.575	5351.02	11+49.069	
546	PI	S36°44'13"W	76.529	10956.059	8666.800	5359.4		New PI, E=10
(min)								
546PT	PT	S53°45'26"W	146.355	10930.863	8594.337	5359.26	12+97.599	
547PC	PC	S70°46'39"W	35.681	10919.115	8560.847	5373.84	13+33.28	
547	PI	S70°46'39"W	64.522	10897.873	8499.921	5382.13		New PI, E=15
547PT	PT	S44°22'53"W	115.590	10836.503	8479.998	5385.20	14+53.063	
548		S17°59'06"W	27.014	10810.800	8471.657	5386.49	14+80.076	Ending PI, Top
of Ridge								
550		S45°00'00"W	100.000	10740.999	8400.947	5386.49	15+80.076	Comp point for
vertical curve only								

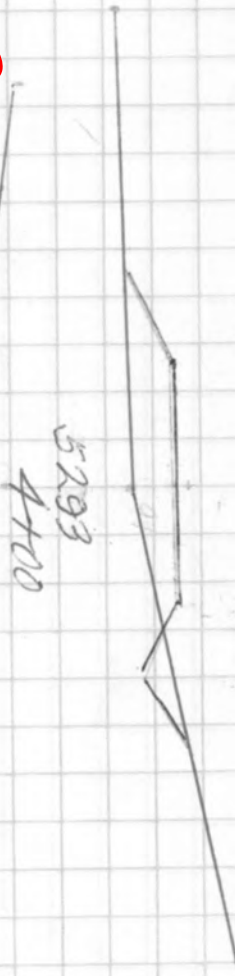
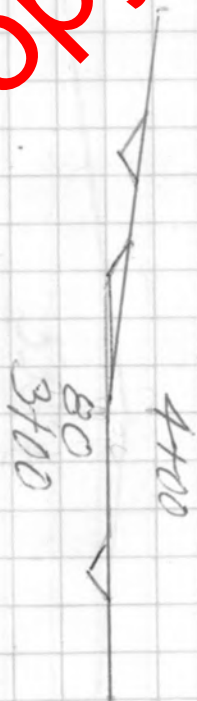
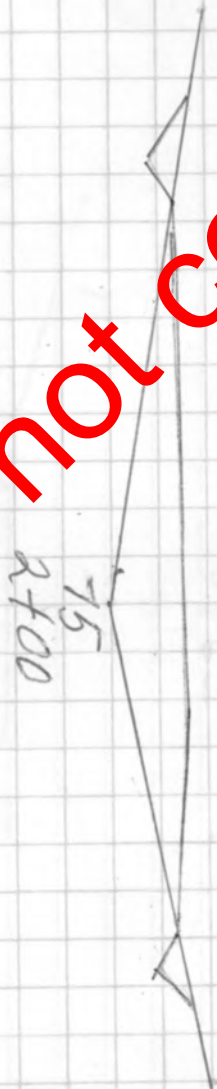
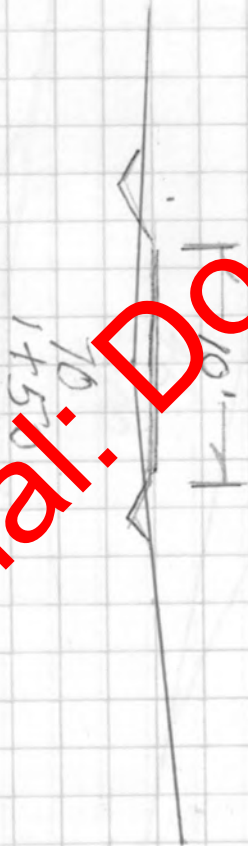
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Tract 51 Driveway

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Tract 51 Driveway

