MDT R/W Plans

Research
Tips and Tricks
Dave Hoerning & Carla Haas

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Bio’s

Dave Hoerning P.L.S.
Surveying since 1986 in both private and public sector.
Obtained LSIT in Colorado in 1988
Obtained PLS in Montana in 2000
PLS project manager at MDT 2000-2010
R/W plans Manager 2010-2014
R/W Land Section Supervisor 2014- Present

Carla Haas
Working with land titles and real estate matters since 1981 in both private and public sector.
Been with MDT since 1998, and the Manager of MDT’s Real Estate Services Section since 2011.
History of Highway Department

- Toll roads were the heart of early roads. The tolls were set by the Legislature. In 1872 the Legislature was tired of being in charge of the toll roads and bridges, and they became public roads, which eventually became governed by the counties.

- 1913 Highway Department was created. It had 3 employees with a $5,000 annual salary.

- 1921 first paved road between Deer Lodge & Anaconda.
Mineral County - 1939
Big Sandy - 1922.
Flathead County – Early 1920’s
One of the most important laws to impact MDT in the 20th century was the Federal Aid Road Act of 1921.

It specified that all construction and maintenance done on federal aid highways be performed under the direct supervision of the highway department.

In 1926, the counties were removed entirely from the process with the passage of the Good Roads Law.

The highway Right-of-Way Bureau was formed in 1927 and the state started buying R/W in its name.

By 1935 most major highways were paved.
Location unknown – Late 1910's
Beartooth Highway - 1930's
December 1941 through mid-1945 no construction and not much maintenance because of World War II.

1944: Interstate routes were determined.

1958: The Highway Commission lets the first Interstate project to contract – five miles of I-15 between Monida and Lima.

1988: The last section of Interstate completed – seven mile section of I-15 south of Dillon in Beaverhead County.

Between 1959 and 1988, the Department oversaw the construction of 1,188 miles of Interstate highways in MT.

1991: Montana Highway Department reorganized as Montana Department of Transportation.

2013: Department celebrates its centennial.
1962

MDT’s First Headquarters Building at SE corner of Hwy 12 and I-15

I-15 thru Helena
Great Falls District Office – 1940's
Questions?

- How many have you surveyed property adjacent to a public highway?
- How many have retraced a State Highway or Interstate Right-of-Way?
- How many have used the R/W plans search tool found on mdt.mt.gov?
What will we do today?

- Learn what resources are available at mdt.mt.gov
- Learn different ways to search for highway R/W plans
- Learn what types of document are indexed and what information is available
Course Outline

- Show you where to go at mdt.mt.gov
- Show you other sources of information at mdt.mt.gov
- Show you the plan search site.
- Show different search parameters available to search the site
- Demonstrate research methods and tricks using actual deeds and plans.
- Railroad Right-of-Way Plans
- Time Q and A?
www.mdt.mt.gov

- Traveler info
- Interactive map gallery
- Consulting and Manuals
- Urban maps
- Environmental studies
- S.T.I.P.
R/W Plans Site

- History
- Over 200,000 indexed record cards
- Deeds, easements, negotiations, releases
- Each card indexed by multiple categories
- Search categories using wildcards (%)
- Over 4,000 plan sets
- Links to R/W plans if available
Location unknown - 1920 or 1930
Location Unknown - 1930’s & 1960 Interstate Era
Help Guide for Using MDT’s Right-of-Way Plans Internet Site found at

- Table of Contents
  - How to access the Plans Internet Site
  - How to access the Plans Search
  - Navigation Buttons
  - Search Criteria
  - Search by Owner/Grantor
  - Search by Legal Description (most common search)
  - Search by Project Id
  - Reset the Search Criteria
  - Viewing the Results
  - Change the search criteria
  - How the results are sorted.
  - Navigating the results
  - Printing the results
  - How to view the Right of Way Plans associated with a result
  - Helpful Tips
How to access the Plans Internet Site

The Right-of-Way Plans Internet Site can be accessed from the MDTInternet (www.mdt.mt.gov) under the Publications Plans menu.

How to access the Plans Search
Click on “Plans”.

Click on “Plans”.
Then, scroll down to “Right of Way”.

Click on “Plan Search” to navigate to the screen below to input your search criteria.
Navigation Buttons

- Clicking on the “Instructions” button will display these instructions.

- Clicking on the “Return to Plans” button will navigate your browser to the plans website.
You may search on one or more field.

- The more specific search criteria you enter, the fewer results you will get.
- The “%” symbol may be used at any point in your search criteria as a wildcard to help obtain information in any of the fields that you are querying on. For example, if you know that recording information on a document is Book 13, Page 395, you could enter the following into the Recording Information field, “%13%395%”. The search will bring up information on the acquisition documents that have this sequence of numbers in that field.
- If you are having trouble finding what you are looking for, eliminate some of the search criteria or use more wildcards (“%”) to get more results.
- Choose either “Display full record in results” or “Display Project Id only in results” in the results by clicking on the appropriate option button.
- Click on the “Search” button to view your results.
Search by Owner/Grantor

- If you know the name of the landowner that MDT acquired the property from (probably not the current landowner), enter a Last Name, First Name or a combination of the two. As you start to type, the system will provide possible matches for your criteria. You may ignore the possible matches or select one from the drop down list by clicking on the item in the list with your mouse. For example, if you know the owner’s last name contains the letters “WEST”, you would get the following results:
<table>
<thead>
<tr>
<th>Last Name</th>
<th>First Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>WEST</td>
<td></td>
</tr>
<tr>
<td>(MYERS) WEST</td>
<td></td>
</tr>
<tr>
<td>(WESTLAKE) PETER</td>
<td></td>
</tr>
<tr>
<td>ANDERSON-WESTROPE</td>
<td></td>
</tr>
<tr>
<td>MOORE (WESTERGARD)</td>
<td></td>
</tr>
<tr>
<td>PETER (WESTLAKE)</td>
<td></td>
</tr>
<tr>
<td>VAN TWEST</td>
<td></td>
</tr>
<tr>
<td>WEST</td>
<td></td>
</tr>
<tr>
<td>WEST (JR)</td>
<td></td>
</tr>
<tr>
<td>WEST (MEYERS)</td>
<td></td>
</tr>
<tr>
<td>WEST, JR.</td>
<td></td>
</tr>
</tbody>
</table>
Search by Legal Description
(most common search)

- This is an example of how to input the search criteria to obtain information by Legal Description, (County, Township/Range/Section, Quarter Section, US Gov't Lot, Subdivision, Block, COS, etc.).
Search by Project Id

Use this option if you know the plans Project Id. As you start to type, the system will provide possible matches for your criteria.

- HES 280-1(9)1
Reset the Search Criteria

- You may easily remove any entered criteria by clicking on the "Reset" button. Also note that when switching between the different search categories, the previously entered search criteria are removed.
Viewing the Results
Change the search criteria

If the results are not as expected, you may change your search criteria by clicking on either of the “Change Search Criteria” buttons displayed at the top and bottom of the page.
How the results are sorted
The results will be sorted differently depending on the search category you choose.

- The default sorts are as follows:
  - Owner/Grantor: Results will be sorted by Last Name, First Name, Middle Name, County, T/R/S, and finally by Quarter Sections.
  - Legal Description: Results will be sorted by Project ID and then by Parcel.
  - Project Id: Plans will be sorted by Project Id, County, T/R/S, and finally by Quarter Sections.
- If you would like to sort the data differently than the default, click on the drop down list by the heading "Plans are sorted by:" for more options.
Navigating the results

The results page will display up to ten matching records at a time. If more than 10 matches exist, you may scroll through them using the navigation links at both the top and bottom of the results.

Clicking on:

- "Next" will display the next 10 results.
- "Previous" will display the previous 10 results.
- "Last" will display the last results.
- "First" will display the first results.
Printing the results

Results can be printed by selecting individual results and then clicking the "Print Selected Results" button. Alternatively, you may click the "Print All Results" button to print every result returned in the query. To select an individual result, check the box next to the result. To select all results currently displayed, you can click on "Select All" in the table header. Once a result has been selected, its background color will change to blue and the box will be checked. After having selected the results to print, click on the "Print Selected Results" button at the top or bottom of the page. Any selected results from other result pages will also be printed. Note that if you use your browser's print functionality, only the selected results currently displayed will print. Therefore, it is recommended to use the "Print Selected Results" button when printing.

After having clicked one of the print buttons, a print preview window will appear. You may then either choose to "Print" or "Cancel".
How to view the Right of Way Plans associated with a result

- To view the plans associated with a result, you will need to have Adobe Reader installed. To download, see [http://get.adobe.com/reader/](http://get.adobe.com/reader/).

- When the system can locate the plans associated to the project, the link “Click Here to View Right of Way Plan” will be displayed at the top of the result. Click on this link to view the plans. The plans will open as a PDF file in Adobe Reader.
When the system cannot locate the plans associated to a project, a message in red will display at the top of the search result. Even though the plans file could not be located based on the Project Id, plans with a similar name may exist on the website. It is recommended that you perform a manual search on the plans website in this situation. Begin by clicking on the “Plans” link in the message.
Clicking on the “Plans” link will open a new browser window to the plans sorted by Project ID, and look for the highway project number.

For example, if you are searching for the plans for project HES 280-4(9), you would go to the directory range 0271-0280 for 280.
Now, the projects are listed first **alphabetically**, then **numerically** in the directory.

Once you are in the correct directory, you can find the project HES 280-1(9)1 two ways:

1. You can scroll down to HES then find the number 280. You can then locate the project you are searching for and click on it to view.

2. Or if you go into the heading “Edit” and click on “Find on this Page”.

(Note: If you don’t see the tool bar with the “Edit” & “Find on this Page” put your cursor on the Tool Bar, then right click and select “Menu Bar” or hit control-F.)
Type in the number of the project you are looking for (280).

Every time that number is found it will be highlighted yellow. You can then find the project you are searching for and click on it to view.

HES 280-1(9)1

Cover sheet for highway project HES 280-1(9)1.
Helpful Tips

MDT’s projects that are current/active will not have plans available for viewing until they are closed. However, you may hit on a record that is for a current/active project. If you are interested in viewing or obtaining a paper copy of the R/W plans of a current/active project, please contact MDT’s Plan Section at 444-7686 or the Real Estate Services Section 444-6071 for assistance.
State Highway Commission of Montana

RIGHT OF WAY ACQUISITION SECTION

PROJECT: No. 1213 8th

QUIT CLAIM DEED

Know All Men By These Presents:

This the 10th day of September, 1976, Robert T. Johnson, President of the Board of Directors of the State Highway Commission of Montana, acting in his official capacity, does hereby sell, grant, convey, and transfer unto Said William Johnson, a Quit Claim Deed for the highway right-of-way described below.

TO HAVE AND TO HOLD the above described and unencumbered property, with all the appurtenances thereto, unto the said William Johnson, and his heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned have hereunto subscribed their names this 10th day of September, 1976.

WILLIAM J. JOHNSON

Quitter

STATE OF Montana

COUNTY OF Lewis

On the 10th day of September, 1976, before me, James Johnson, a Notary Public in and for the County of Lewis, State of Montana, personally appeared

Robert T. Johnson, President

of the Board of Directors of the State Highway Commission of Montana, and acknowledged to me that the instrument is his free and voluntary act and deed. I have hereunto set my hand and seal, this 10th day of September, 1976.

James Johnson, Notary Public

My Commission expires: April 14, 1978

Notary Public

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10th day of September, 1976.
243+90.0 to 264+36.3

...
BLOW UP OF DEED LEGAL DESCRIPTION AND PLAN SHEET SHOWING CORRELATION OF STATIONING
State of Montana
Department of Transportation
Right-of-Way Bureau
1201 North Austin
PO Box 217909
Helena, MT 59620-1901

ROW No.: STPP 33-1/800 Parcel No.: 1-4A.7 County: Missoula
Description: Cleveana Junction - North Project No.: 1233-210

Bargain and Sale Deed

This Deed, made this 27th day of September, 2011, as a consideration of the sum of One Dollar ($1.00) and no more, paid and valuable consideration, the receipt and which is acknowledged, witnesseth:

Rachelle Elliott
PO Box 155
Serving, MT 59805

for and in consideration of the sum of One Dollar ($1.00) and no more, paid and valuable consideration, doth grant, bargain, sell and convey to the Montana Department of Transportation for the following described real property:

Parcel No. 1-4A.7 for Montana Department of Transportation Right-of-Way plan 5/31/1933, as shown on the Right-of-Way plan for said parcel recorded in the office of the County Clerk and Recorder of Missoula County, Montana, last recorded in book 44, page 311 and in the Easement Series of Exhibit 15, Sections 15 North, Range 10 West of 5th Meridian, Missoula County, Montana, as shown by the recorded deed on file, consisting of 1.90 acres thereof, containing an area of 0.99 acres (0.91 acres), more or less.

ROW: 020 p. 34A.7-the

Rachelle Elliott
Railroad Right-of-Way Plans
- Internet Location
- Location Maps
- Index by County
- Index by Railroad
- Index by Profile
- Plans Directory Structure
Northwest Montana – date unknown.
Remove Not The Ancient Landmark

During the early summer of 1931 some Montana State Highway Department employees were clearing a highway right of way when they noticed a slab of rock about 14 by 24 inches in size. It was firmly imbedded in the ground and bore the markings:

2 HES
98

The workmen pondered about the possible meaning of the cryptic inscription. Finally, they decided it was a grave stone marking the burial place of two men ("hes") who died in 1898.

Then they notified the proper authorities that it would be necessary to remove the remains from the right of way. In due time, the coroner, a deputy sheriff, and Highway Department official proceeded to the burial site and began to dig.

When several hours of hard labor failed to reveal the remains of the two deed men, it was decided that the had somehow slipped and the unfound remains must be further up on the hillside and thus out of the right of way.

About this time the matter came to the attention of a more knowledgeable official. He sent a copy of a memorandum about it to J. Scott Harrison, assistant supervisor of surveys for Montana, so that he might know how Corner No. 2 of Homestead Entry Survey No. 98 came to be destroyed. (Memorandum from A.A. Abbott to J. Scott Harrison, June 2, 1931)