RESOLUTION NO. 05- 108

RESOLUTION CREATING RURAL SPECIAL IMPROVEMENT MAINTENANCE DISTRICT KNOWN AS R.S.I.D. #739M COOK SUBDIVISION

WHEREAS, the Board of County Commissioners of Yellowstone County, Montana, have been presented with a valid petition to create a Rural Special Improvement Maintenance District which shall be known as R.S.I.D #739M for Cook Subdivision, described in Exhibit B as lots 1 through 5 Cook Subdivision and more particularly shown in Exhibit A (map) and,

WHEREAS, under MCA 7-12-2102(2), a petition was presented to create a rural special improvement district that contains the consent of all (100%) of the owners of property to be included in the district;

WHEREAS, the Board of County Commissioners finds, determines and declares:

1. That the public interest or convenience requires the creation of a Rural Special Improvement Maintenance District as hereinafter described;

2. That the costs of providing for the maintenance shall be borne by owners of the property included within the boundaries of the Rural Special Improvement Maintenance District with all existing and future lots being assessed on a per lot basis (Exhibit D);

3. That the purpose of forming the District is to provide for the maintenance, preservation, and repair of the streets located within the boundaries of this District;

4. That the Commissioners have been presented with a valid Petition to create the proposed District;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Yellowstone County as follows:

1. The Commissioners have acquired jurisdiction to create a Rural Special Improvement Maintenance District No. 739M to provide for the annual maintenance, operation and preservation of the streets. The maintenance costs are more particularly described in Exhibit C. The estimated maintenance costs shown do not preclude other eligible street maintenance expenditures.

2. All of the costs of the District shall be assessed on a per lot basis for all existing and future lots (see Exhibit D). The boundaries of this District are shown on the map attached as Exhibit A and described in Exhibit B.

3. The number of the Rural Special Improvement Maintenance District thereof shall be **No. 739M.**

4. All lots accessing their property from the streets will benefit from proposed R.S.I.D. and shall be assessed for maintenance. All lots will be assessed an amount based upon the total cost of the maintenance.

5. The Commissioners desire that an Ad Hoc Committee be appointed to make recommendations to the Commissioners with regard to the need for assessments to be made for the maintenance and the amount of the assessments, and how the assessments should be spent. The Commissioners ask that the Petitioners submit a list of some individuals who are willing to serve on the Ad Hoc Committee.

PASSED AND ADOPTED by the Board of County Commissioners of Yellowstone County, Montana, this 25th day of October, 2005.

Board of County Commissioners
Yellowstone County, Montana

(SEAL)

John Ostlund, Chair

Absent
James E. Reno, Member

ATTEST:

Bill Kennedy, Member

Tony Nave
Clerk and Recorder

EXHIBIT A

PRELIMINARY PLAT OF
COOK SUBDIVISION
BEING A PORTION OF TRACT 3, CERTIFICATE OF SURVEY NO. 885 IN THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 27 EAST, P.M.M. YELLOWSTONE COUNTY, MONTANA
MARCH 2005

OWNER & SUBDIVIDER: DENNIS COOK
SHEPHERD, MONTANA

SURVEYOR: PINPOINT LAND SURVEYS, PLLC
BILLINGS, MONTANA

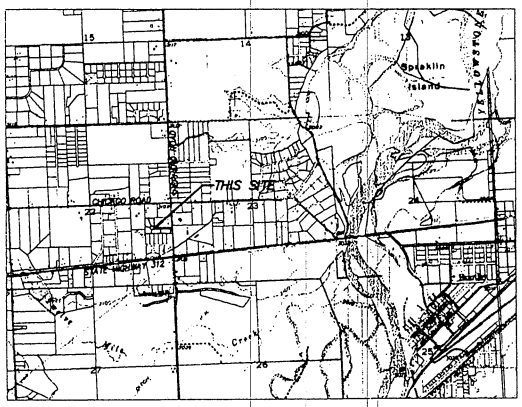
= LEGEND =

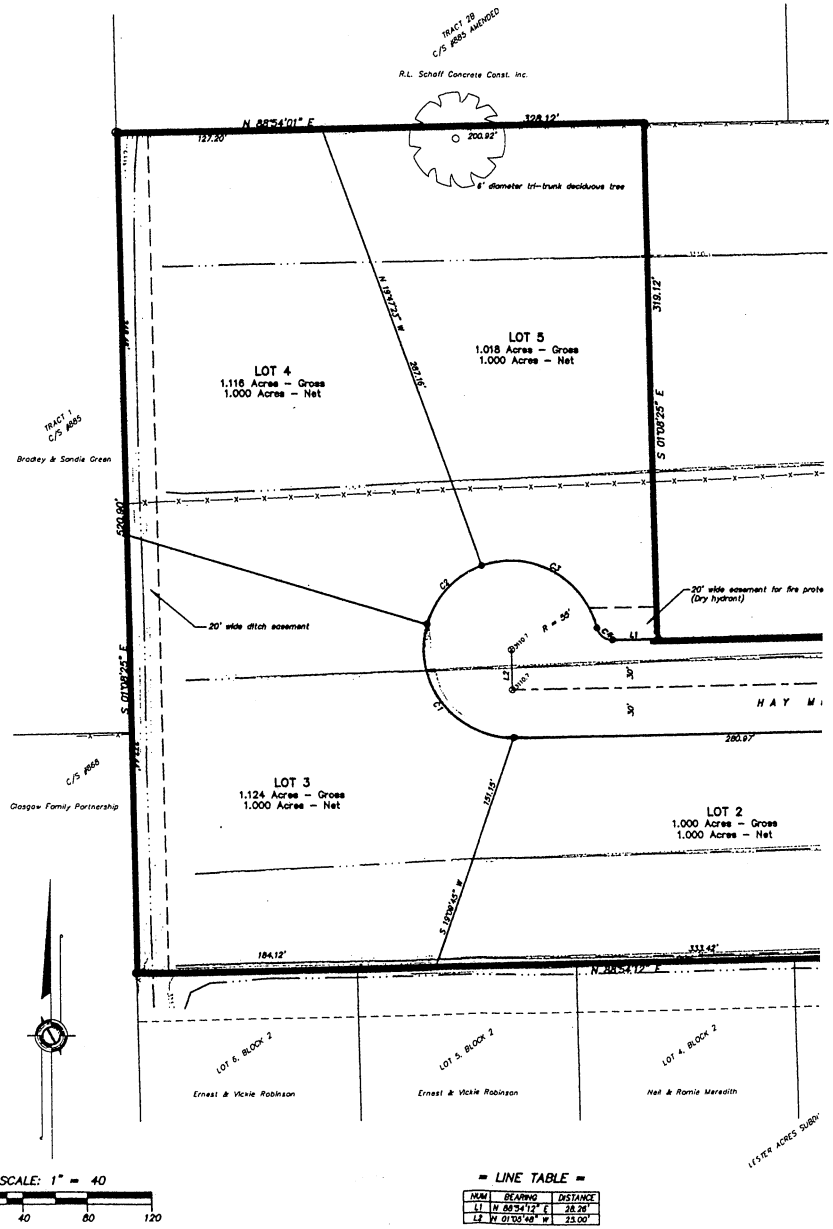
- Found property corner monument.
- Power pole.
- Guy anchor.
- Telephone pedestal.
- Tentative street grade elevation.
- Subdivision perimeter.
- Proposed new lot line.
- Adjacent parcel line.
- Street centerline.
- Existing edge of pavement.
- Flowline of irrigation ditch.
- Sideline of easement.
- Sideline of vacated street.

= SITE DATA =

NUMBER OF RESIDENTIAL LOTS: 5
GROSS AREA: 6.280 ACRES
DEDICATED AREA: 0.984 ACRES
NET AREA: 5.296 ACRES
ZONING: NONE
MINIMUM LOT SIZE: 1.000 ACRES
MAXIMUM LOT SIZE: 1.124 ACRES
PROPOSED SEWAGE DISPOSAL: INDIVIDUAL ON-SITE SEPTIC SYSTEMS
PROPOSED WATER SUPPLY: INDIVIDUAL ON-SITE WELLS

= VICINITY MAP =





SCALE: 1" = 40

0 40 80 120

= LINE TABLE =

NUM	BEARING	DISTANCE
L1	N 88°54'12" E	28.26'
L2	N 01°08'48" W	25.00'

1/4 SEC.	SECTION	TOWNSHIP	RANGE	SHEET NO.
SE1/4	22	2 NORTH	27 EAST	1 of 1

DRAWING PATH: C:\Pinpoint\Projects\2005\05004 - Cook\Mscad\05004PP01.fls
DATE DRAWN: 04/03/05 REVISED:

PINP[illegible] LAND SURVEYS, PLLC
McGIRL ROAD
BI[illegible]S, MONTANA 59105

MONTANA
CLAYTON W. SCHWARTZ
No. 9756 LS
LICENSED
PROFESSIONAL LAND SURVEYOR

EXHIBIT B

SECTION B
LEGAL DESCRIPTIONS & OWNERSHIP REPORTS

LEGAL DESCRIPTION	NAME	ADDRESS	TAX CODE
Lots 1-5, Cook Subdivision	Dennis L. and Nancy M. Cook	5908 Shepherd Rd. Shepherd, MT 59079	Not established at this time

EXHIBIT C

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

SECTION C
ESTIMATED ANNUAL MAINTENANCE COST

FALL MAINTENANCE:

ACTIVITY/IMPROVEMENT	ESTIMATED COST
Road blading of Hay Meadow Drive	$ 500
	$

WINTER MAINTENANCE:

ACTIVITY/IMPROVEMENT	ESTIMATED COST
	$
	$

SPRING MAINTENANCE:

ACTIVITY/IMPROVEMENT	ESTIMATED COST
Road Blading of Hay Meadow Drive	$ 500
	$

SUMMER MAINTENANCE:

ACTIVITY/IMPROVEMENT	ESTIMATED COST
	$
	$

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: $1000

EXHIBIT D

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

SECTION D
METHOD OF ASSESSMENT

CHOOSE A METHOD OF ASSESSMENT:

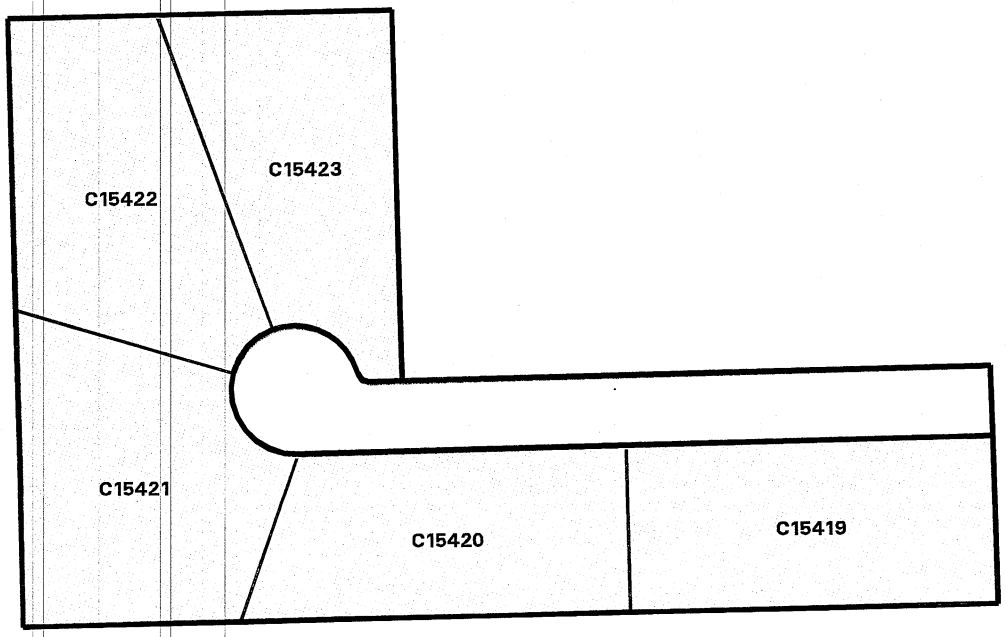
[X] Equal Amount: _____

[ ] Front Footage: _____

[ ] Other (Describe): _____

[ ] Square Footage (Please list the square footage for each lot within the proposed district):

Property Owner	Lot & Block, Subdivision or C/S	Total Square Footage



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LEGEND

Parcel partially in SID area

Parcel completely w/in SID area

Parcel not identified

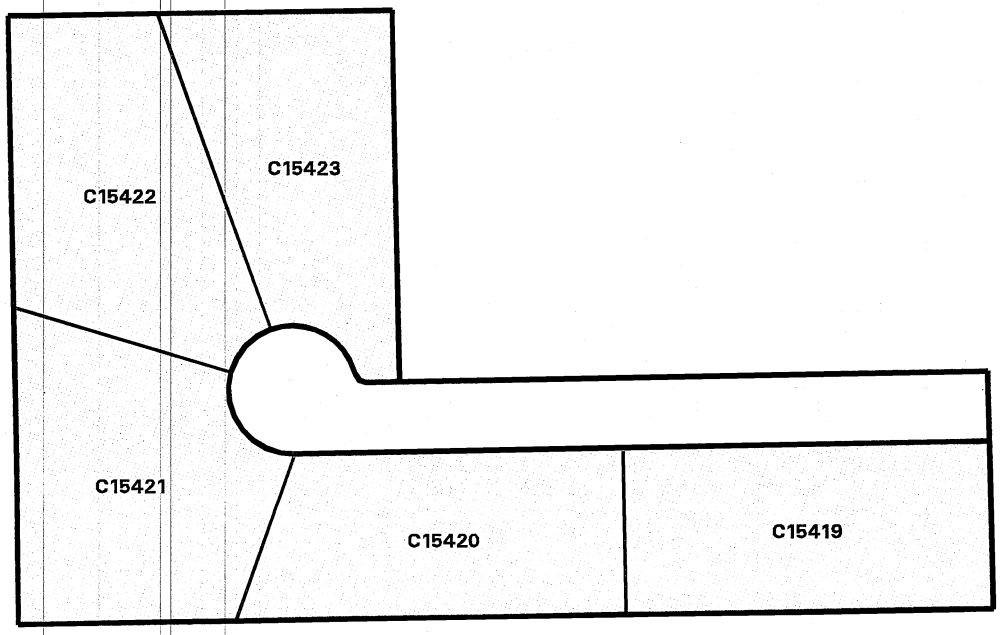
N

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

YELLOWSTONE COUNTY GIS
BILLINGS, MONTANA
RSID739M

SCALE:1" = 50meters

DATE : 25 Jul 06 11:45:45 Tuesday
FILENAME : m:/sids/rsid739m rerun



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LEGEND

- Parcel partially in SID area
- Parcel completely w/in SID area
- Parcel not identified

N

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

YELLOWSTONE COUNTY GIS
BILLINGS, MONTANA
RSID739M

SCALE:1" = 50meters

DATE : 18 Jul 06 10:12:58 Tuesday
FILENAME : m:/sids/rsid739m rerun