

RURAL SPECIAL IMPROVEMENT DISTRICT NO. 620
A RESOLUTION CREATING A 60%
RURAL SPECIAL IMPROVEMENT DISTRICT

WHEREAS, the Board of County Commissioners of Yellowstone County, Montana, gave notice of the passage of the Resolution of Intention to create the above-named district and also to extend it to include other property by causing notices of the same to be published in two issues of the Billings Times and also caused a copy of such notices to be posted in three public places within the boundaries of the district and mailed to every person, firm or corporation owning real property within the proposed district and extended district at their last known addresses on the same day as such notice was first published, the first publication of said notice and proof of its publication, posting and mailing as aforesaid is on file with the County Clerk and Recorder, and

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

(1) The paving of Emerald Hills Drive is of benefit to those individuals who received notice of the intention to extend the boundaries of Rural Special Improvement District No. 620 to include their lands.

(2) All lands included within the district are benefited in proportion to the assessments on the lands, and no lands which are not benefited have been included within the district.

(3) The protests filed against the creation of said district were insufficient and should be overruled or denied.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Yellowstone County, Montana that:

1. The commissioners have acquired jurisdiction to order proposed improvements and they do hereby create Rural Special Improvement District No. 620 and extend it to include the property described in Rural Special Improvement District No. 620A.

2. The general character of the improvements are described and designated on Exhibit "A" hereto.

3. The boundaries of the base district are as described and designated on Exhibit "B" hereto and the lands included within the district for assessment purposes are as shown on the map attached hereto as Exhibit "C". The extended area is referred to on Exhibit "D" and as shown on the map attached as Exhibit "E".

4. The estimated cost of the proposed improvements including construction costs for the base and extended district, incidental expenses, engineering fees, legal fees and administrative costs, exclusive of interest charges and county participation, if any, will be the sum of \$ 196,260.00 , as described in the engineer's estimate attached hereto as Exhibit "F".

5. The commission hereby finds, determines and declares that all of the lands included within the district are benefited in proportion to the assessments on said lands, and that the lands included will be enhanced in value to the extent of the assessments to be levied upon such lands, and that all lands included within the district should be assessed accordingly to pay the costs and expenses of the district.

6. All of the costs and expenses of the district will be assessed against the entire district and each lot or parcel of land included within the base district (assessment area of each lot) will be assessed for that part of the whole cost which its area bears to the area of the entire district, exclusive of streets, avenues, alleys and public places as set forth on Exhibit "^GE" attached hereto, and the extended area will be assessed as set forth on Exhibit "~~A~~".

7. The assessments for all improvements and costs of the district shall be paid in fifteen (15) annual installments from and after the completion of the improvements, and for the entire costs and expense of making the improvements, bonds are to be drawn on the fund of Rural Special Improvement District and made payable exclusively from said fund. Such bonds shall be of the denomination of \$1,000.00 or multiples or fractions thereof. All money derived from the collection of said assessments by installments or otherwise

shall constitute a fund to be known as "Fund of Rural Special Improvement District No. 620".

PASSED by the Board of County Commissioners of Yellowstone County, Montana, this 3rd day of March, 1981.

Jim Strou
Chairman of the Board of County Commissioners, Yellowstone County, Montana

Merrill H. Hundt
Clerk
YELLOWSTONE COUNTY
COUNTY CLERK
MONTANA

180 JAN 84 10 23

CHARACTER OF IMPROVEMENTS

To provide street improvements for Emerald Hills Drive in Emerald Hills Subdivision Acreage Tracts, Certificate of Survey No. 1140, including excavation, grading and shaping the existing base gravel, compaction of existing base gravel, placement of new base gravel where needed, perform the necessary drainage work by installation of culverts, and pavement of surface with a 2" thick asphalt surface.

EXHIBIT A

BOUNDARIES OF PROPOSED DISTRICT

The boundaries of the proposed district will include all of Lots 1, 2, 3, 4A, 5A, 6A, 7A, 8 and 9 of Block 2, Emerald Hills Subdivision Acreage Tracts, and all of Lots 4, 5A, 5B, 5C, 7A, 8, 9, 10, 11, 12, 13, 14, 15, 16, amended tracts 1, 2, 3, 4, 5, 6, 7 and 8 of Block 4, Emerald Hills Subdivision Acreage Tracts and all of Lots 1, 2, 3, 4, of Block 5 of Emerald Hills Subdivision Acreage Tracts; Lot 1 of Block 6, Emerald Hills Subdivision Acreage Tracts; Lots 1, 4, 5, 6, and 7 of Block 8, Emerald Hills Subdivision Acreage Tracts; and Lots 1, 2, and 8, Block 9 of Emerald Hills Subdivision Acreage Tracts; and Certificate of Survey No. 1140.

EXHIBIT B



Sanderson/Stewart/Gaston Engineering, Inc.

80-01
March 2, 1981

RSID 620 DISTRICT BOUNDARY Situated in Emerald Hills Subdivision

Beginning at a point which is the point of curvature on the forty foot radius curve on the North end of Lot 1, Block 6 of Emerald Hills Subdivision; thence through said Lot 1 S14°00'00"W a distance of 101.61 feet, S52°00'00"W a distance of 308.02 feet, S34°00'00"E a distance of 440.38 feet, S58°00'00"E a distance of 338.26 feet and S72°35'27"E a distance of 356.37 feet to the common lot line of Lots 1 and 2 of Block 6; thence along said line S14°00'00"E a distance of 124.39 feet to the north right-of-way line of Montana City Drive; thence across Montana City Drive N71°08'28"W a distance of 449.72 feet to a point on the 75.00 foot radius curve on the north end of Lot 1, Block 8; thence through said Lot 1 S27°00'00"W a distance of 316.41 feet, S21°25'00"E a distance of 177.12 feet and S46°14'00"E a distance of 457.90 feet to the common lot line of Lots 1 and 4; thence along said line N66°00'00"E a distance of 26.37 feet; thence through Lot 4 S50°01'00"E a distance of 196.08 feet and S42°05'00"E a distance of 540.82 feet to the common lot line of Lots 4 and 5; thence along said line N88°06'00"W a distance of 7.38 feet; thence through Lot 5 S04°17'00"W a distance of 341.49 feet and S33°03'00"E a distance of 504.86 feet to the common lot line of Lots 5 and 6; thence along said line east a distance of 92.99 feet; thence through Lot 6 S09°37'31"E a distance of 823.68 feet to the common lot line of Lots 6 and 7; thence through Lot 7 S19°38'52"W a distance of 971.83 feet to the common lot line of Lots 7 and 8; thence along said line N89°44'00"E a distance of 303.47 feet; thence through Lot 8 S20°53'52"W a distance of 1,403.31 feet to the common lot line of Lot 8, Block 8 and Lot 1, Block 9; thence along said line S89°33'15"W a distance of 99.73 feet; thence through Lot 1 S45°13'53"E a distance of 592.26 feet to the common lot line of Lots 1 and 2; thence along said line N37°00'00"E a distance of 195.02 feet; thence through Lot 2 S12°00'13"E a distance of 506.81 feet to the north right-of-way line of Pryor Mountain View Drive; thence across said Drive S18°58'55"W a distance of 69.71 feet to the north line of Tract 1 of Lot 16, Block 4 Amended; thence through Tract 1 south a distance of 400.00 feet to the common line between Tracts 1 and 2; thence along said line East a distance of 107.14 feet; thence through Tract 2 S09°26'46"W a distance of 367.15 feet to the line common to Tracts 2 and 3; thence along said line S59°34'31"E a distance of 30.86 feet; thence through Tract 3 S39°49'26"W a distance of 305.40 feet to the line common to Tracts 3 and 4; thence along said line S40°14'43"E a distance of 119.02 feet; thence through Tract 4 S55°00'00"W a distance of 281.11 feet to the line common to Tracts 4 and 5; thence along said line N17°19'20"W a distance of 137.91 feet; thence through Tract 2 S82°24'30"W a distance of 315.17 feet to the line common to Tract 5 of Lot 16 Amended and Tract 1 of Certificate of Survey No. 1140; thence through said Certificate of Survey S86°36'08"W a distance of 414.23 feet to the line

Consulting Engineers and Land Surveyors
1629 Avenue D
Billings, Montana 59102
406-245-6366

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Jack F. Mueller, P.E.
Harry A. Schmitt, P.E.

Exhibit C

District Boundary
Page Two

common to Certificate of Survey No. 1140 and Tract 8 of Lot 16 Amended; thence through Tract 8 west a distance of 399.08 feet to the line common to Tracts 7 and 8; thence along said line North a distance of 222.96 feet to the south right-of-way line of Emerald Hills Drive; thence along said Drive West a distance of 256.45 feet; thence through Tract 7 S01°27'02"E a distance of 370.15 feet to the line common to Tract 6 and 7; thence through Tract 6 S01°39'12"E a distance of 320.47 feet to a point on the south line of Tract 6; thence along said line N72°47'34"W a distance of 169.76 feet to a point on the east line of Lot 4, Block 5; thence along said line South a distance of 62.82 feet; thence across Lot 4 S55°11'15"W a distance of 714.22 feet to the west line of said Lot 4, which is also a point on the section line common to Sections 33 and 34, T.1N., R.27E., P.M.M.; thence along said line N00°09'30"E a distance of 263.08 feet to the section corner common to sections 27, 28, 33 and 34, T.1N., R.27E.; thence along the south line of Lot 3, Block 5 N80°00'00"W a distance of 89.26 feet; thence through said Lot 3 N41°14'06"E a distance of 424.22 feet to the line common to Lots 2 and 3; thence along said line S63°17'00"E a distance of 78.84 feet; thence through Lot 2 N20°15'15"E a distance of 447.78 feet to the line common to Lots 1 and 2; thence along said line S82°00'00"W a distance of 342.26 feet; thence through Lot 1 N32°53'49"E a distance of 394.45 feet to a point on the south right-of-way line on Buck Deer Pass; thence across said road N27°00'00"E a distance of 40.00 feet to a point on the south line of Lot 8, Block 4; thence through Lot 8 N36°35'39"E a distance of 539.27 feet to the common line of Lots 7 and 8; thence along said line S18°00'00"E a distance of 116.27 feet; thence through Lot 7 N72°28'26"E a distance of 294.17 feet to the north corner of Lot 9; thence along the west line of said Lot 9 S20°00'00"W a distance of 107.65 feet, S90°00'00"W a distance of 169.61 feet and S15°00'00"W a distance of 251.13 feet; thence through Lot 9 S88°23'04"E a distance of 446.38 feet to the line common to Lots 9 and 10; thence through Lot 10 S85°13'05"E a distance of 525.66 feet to the line common to Lots 10 and 11; thence through Lot 11 N49°24'51"E a distance of 662.01 feet to the line common to Lots 11 and 12; thence along said line S77°00'00"W a distance of 440.00 feet and N88°00'00"W a distance of 0.38 feet; thence across Lot 12 North a distance of 294.63 feet to the line common to Lots 12 and 13; thence along said N80°00'00"W a distance of 125.31 feet; thence through Lot 13 North a distance of 294.63 feet to the line common to Lots 13 and 14; thence along said line S72°00'00"E a distance of 316.44 feet to the line common to Lots 14 and 15; thence along said line S56°00'00"E a distance of 136.64 feet and S77°00'00"E a distance of 7.02 feet; thence through Lot 15 N45°00'00"W a distance of 703.77 feet to the line common to Lots 15 and 7; thence along said line S56°00'00"W a distance of 147.54 feet and S84°00'00"W a distance of 292.20 feet; thence through Lot 7 N07°02'35"W a distance of 245.77 feet to the line common to Lots 7, 6-I and 5-A; thence along said line S65°00'00"E a distance of 108.75 feet, S53°00'00"E a distance of 257.05 feet and N56°00'00"E a distance of 67.25 feet; thence through Lot 5-A N11°15'00"W a distance of 259.90 feet to the line common to Lots 5-A and 5-B; thence along said line S67°02'38"E a distance of 65.78 feet; thence through Lot 5-B N12°23'24"E a distance of 175.18 feet to the line common to Lots 5-B and 5-C; thence along said line S83°40'11"E a distance of 140.28 feet; thence through Lot 5-C N24°41'13"E a distance of 326.77 feet to the south right-of-way line of Indian Ridge Road; thence across said road N02°05'25"E a distance of 61.75 feet to the south line of Lot 4, Block 4; thence through Lot 4

District Boundary

Page Three

N18°48'36"E a distance of 742.29 feet to the south right-of-way line of Dinosaur Drive; thence across said Drive N18°01'00"W a distance of 60.00 feet to the south line of Lot 9, Block 2; thence along said line along a curve to the right with a radius of 75.00 feet a distance of 89.01 feet and N40°01'00"W a distance of 127.54 feet; thence through Lot 9 N26°54'09"E a distance of 600.35 feet to the line common to Lots 8 and 9; thence along said line S01°00'00"E a distance of 147.84 feet and S23°14'00"E a distance of 203.90 feet; thence through Lot 8 N05°49'00"E a distance of 592.86 feet and N10°59'55"W a distance of 798.67 feet to the south right-of-way line of Pine Valley Road; thence across said road N54°33'36"W a distance of 110.48 feet to the south line of Lot 7-A; thence along said line along a curve to the left with a radius of 140.00 feet a distance of 141.11 feet; thence through Lot 7-A N36°15'22"W a distance of 344.79 feet to the line common to Lots 7-A and 6-A; thence along said line N57°48'00"E a distance of 93.34 feet; thence through Lot 6-A N11°32'44"W a distance of 431.81 feet to the line common to Lots 6-A and 5-A; thence through Lot 5-A N46°14'53"W a distance of 480.69 feet to the line common to Lots 5-A and 4-A; thence along said line S20°11'00"W a distance of 67.34 feet; thence through Lot 4-A N46°14'00"W a distance of 412.19 feet to the line common to Lots 4-A and 3; thence along said line S61°00'00"W a distance of 19.15 feet; thence through Lot 3 N21°25'00"W a distance of 460.15 feet to the line common to Lots 3 and 2; thence along said line S84°00'00"E a distance of 123.91 feet; thence through Lot 2 N08°20'51"W a distance of 599.88 feet to the line common to Lots 2 and 1; thence along said line West a distance of 64.92 feet; thence through Lot 1 N34°00'00"W a distance of 471.64 feet and N52°00'00"E a distance of 435.81 feet to the south line of The Old Hardin Road; thence across Emerald Hills Drive S82°13'00"E a distance of 140.00 feet to the point of beginning, containing net assessment area of 3,588,860 square feet.

DF/mc

EXHIBIT "9"

The lands to be included in the extended district are as follows:

Block 2

Lots 4B, 5B, 6B, 7B, 10, 11, 12, 13, 14, and 15

Block 3

Lots 1, 2A, 2B, 2C, 2D, and 3

Block 4

Lots 1, 2, 3, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I,
6J, and 6K

Certificate of Survey No. 1137

Tracts 1, 2, and 3

Certificate of Survey No. 1248

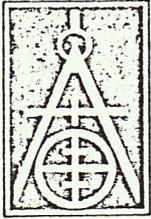
Certificate of Survey No. 1344

Tract 1

Certificate of Survey No. 1344 (Amended)

Tract 1A

EXHIBIT "10"



**Sanderson/Stewart/Gaston
Engineering, Inc.**

80-001
September 29, 1980

ENGINEER'S ESTIMATE

Proposed R.S.I.D. No. _____
To Provide for Contribution to Costs of Improvements
on Emerald Hills Drive

Total Estimated Cost For Improvements To Emerald Hills Drive	= \$ 196,290.00
Proposed Total Contribution (10% of total District Cost)	= \$ 19,629.00
Total Estimated Contributed Cost to District	= \$ 19,629.00

Total Area within the District = 900,000 square feet

Cost Per Square Foot:
19,629.00 - 900,000 = \$ 0.0218100/S.F.



Sanderson/Stewart/Gaston Engineering, Inc.

80-001
July 18, 1980
Rev. July 29, 1980
Rev. Oct. 15, 1980
Rev. Feb. 27, 1981

ASSESSMENT AREA WITHIN THE DISTRICT AND COST/LOT TABULATION WITH RSID 620A PARTICIPATION

Emerald Hills Subdivision Acreage Tracts

<u>Block</u>	<u>Lot</u>	<u>Area (Square Feet)</u>	<u>RSID 620 Total Cost</u>	<u>With RSID 620A Total Cost</u>	
2	1	59,320	\$ 3,244.46	\$ 2,920.02	
	2	59,320	3,244.46	\$ 2,920.02	
	3	59,320	3,244.46	\$ 2,920.02	
	4-A	59,320	3,244.46	\$ 2,920.02	
	5-A	59,320	3,244.46	\$ 2,920.02	
	6-A	59,320	3,244.46	\$ 2,920.02	
	7-A	59,320	3,244.46	\$ 2,920.02	
	8	88,980	4,866.69	\$ 4,380.02	
	9	88,980	4,866.69	\$ 4,380.02	
4	4	88,980	4,866.69	\$ 4,380.02	
	5-A	29,660	1,622.23	\$ 1,460.01	
	5-B	29,660	1,622.23	\$ 1,460.01	
	5-C	29,660	1,622.23	\$ 1,460.01	
	7	88,980	4,866.69	\$ 4,380.02	
	8	88,980	4,866.69	\$ 4,380.02	
	9	88,980	4,866.69	\$ 4,380.02	
	10	88,980	4,866.69	\$ 4,380.02	
	11	88,980	4,866.69	\$ 4,380.02	
	12	88,980	4,866.69	\$ 4,380.02	
	13	88,980	4,866.69	\$ 4,380.02	
	14	88,980	4,866.69	\$ 4,380.02	
	15	88,980	4,866.69	\$ 4,380.02	
	16 Amended				
		Tract 1	88,980	4,866.69	\$ 4,380.02
		Tract 2	88,980	4,866.69	\$ 4,380.02
	Tract 3	88,980	4,866.69	\$ 4,380.02	
	Tract 4	88,980	4,866.69	\$ 4,380.02	
	Tract 5	88,980	4,866.69	\$ 4,380.02	
	Tract 6	44,490	2,433.35	\$ 2,190.01	
	Tract 7	44,490	2,433.35	\$ 2,190.01	
	Tract 8	88,980	4,866.69	\$ 4,380.02	

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Exhibit 6

Assessment Area
Page Two

<u>Block</u>	<u>Lot</u>	<u>Area (Square Feet)</u>	<u>RSID 620 Total Cost</u>	<u>With RSID 620A Total Cost</u>
5	1	88,980	4,866.69	\$ 4,380.02
	2	88,980	4,866.69	\$ 4,380.02
	3	88,980	4,866.69	\$ 4,380.02
	4	88,980	4,866.69	\$ 4,380.02
6	1	59,320	3,244.46	\$ 2,920.02
8	1	59,320	3,244.46	\$ 2,920.02
	4	59,320	3,244.46	\$ 2,920.02
	5	59,320	3,244.46	\$ 2,920.02
	6	88,980	4,866.69	\$ 4,380.02
	7	88,980	4,866.69	\$ 4,380.02
9	1	88,980	4,866.69	\$ 4,380.02
	2	88,980	4,866.69	\$ 4,380.02
	8	355,920	19,466.78	\$17,520.09
Certificate of Survey No. 1140		<u>88,980</u>	<u>4,866.69</u>	<u>\$ 4,380.02</u>
Total Net Assessment Area		=	3,588,860 square feet	

JCM/mr



Sanderson/Stewart/Gaston Engineering, Inc.

80-001
July 18, 1980
Rev. July 29, 1980
Rev. Oct. 15, 1980
Rev. Dec. 8, 1980
Rev. Feb. 27, 1981

ENGINEER'S ESTIMATE

Proposed R.S.I.D. No. _____
To Provide Street Improvements for Emerald Hills
Drive In, Emerald Hills Subdivision Acreage Tracts and
Certificate of Survey No. 1140

- 101 38,000 sq. yds. Compaction of existing base gravel, complete in place
- 102 6,400 cu. yds. 1½-inch minus base gravel, complete in place
- 103 300 lin. ft. Remove and replace existing guard rail, complete in place
- 104 3,350 tons A.C. surface course (2" thick), complete in place
- 105 218 tons Asphaltic cement, complete in place

TOTAL ESTIMATED CONSTRUCTION COSTS:	=	\$ 147,350.00
Construction Contingency (10%)	=	\$ 14,735.00
Total Estimated Construction + Contingency Costs	=	<u>\$ 162,085.00</u>

Administrative Costs:
 Engineering: $8.2 \times 1.667 = 13.7\%$ of Total Construction + Contingency
 Legal: 4%
 Quality Control Testing: 1%

TOTAL ADMINISTRATIVE COSTS:	=	\$ 30,355.00
TOTAL ESTIMATED CONSTRUCTION AND ADMINISTRATIVE:	=	\$ 192,440.00

County Administrative: (2% of Total Cost)	=	<u>\$ 3,850.00</u>
TOTAL ESTIMATED DISTRICT COST:	=	\$ 196,290.00

Engineer's Estimate
Page Two

TOTAL AREA WITHIN DISTRICT 620: = 3,588,860 sq. ft.

TOTAL COST PER SQUARE FOOT RSID 620:

\$196,290.00 - 3,588,860 sq.ft. = \$0.05469425/S.F.

Note: With extended area known as RSID 620A participating in the amount of 10% of \$ 196,290.00 total participation = \$ 19,629.00. Total District cost for R.S.I.D. 620 then becomes \$ 196,290.00 - 19,629.00 = \$ 176,661.00. Total cost per square foot for R.S.I.D. 620 then becomes $\frac{\$ 176,661.00}{3,588,860} = \$ 0.0492248/S.F.$

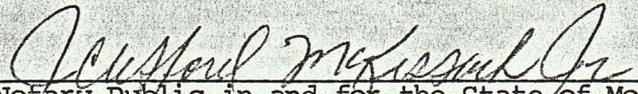
Respectfully submitted,



Robert L. Sanderson, P.E.
Project Engineer

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 2nd day of March, 19 81.




Notary Public in and for the State of Montana
Residing at Bullough
My commission expires March 15, 1984

ASSESSMENT AREA WITHIN THE DISTRICT

Emerald Hills Subdivision Acreage Tracts

<u>Block</u>	<u>Lot</u>	<u>Area (Square Feet)</u>	<u>Total Cost</u>
2	4-B	25,000	\$ 545.25
	5-B	25,000	\$ 545.25
	6-B	25,000	\$ 545.25
	7-B	25,000	\$ 545.25
	10	25,000	\$ 545.25
	11	25,000	\$ 545.25
	12	25,000	\$ 545.25
	13	25,000	\$ 545.25
	14	25,000	\$ 545.25
	15	25,000	\$ 545.25
	3	1	25,000
2-A		25,000	\$ 545.25
2-B		25,000	\$ 545.25
2-C		25,000	\$ 545.25
2-D		25,000	\$ 545.25
3		25,000	\$ 545.25
4	1	25,000	\$ 545.25
	2	25,000	\$ 545.25
	3	25,000	\$ 545.25
	6-A	25,000	\$ 545.25
	6-B	25,000	\$ 545.25
	6-C	25,000	\$ 545.25
	6-D	25,000	\$ 545.25
	6-E	25,000	\$ 545.25
	6-F	25,000	\$ 545.25
	6-G	25,000	\$ 545.25
	6-H	25,000	\$ 545.25
	6-I	25,000	\$ 545.25
	6-J	25,000	\$ 545.25
6-K	25,000	\$ 545.25	
Certificate of Survey No. 1137	Tract 1	25,000	\$ 545.25
	Tract 2	25,000	\$ 545.25
	Tract 3	25,000	\$ 545.25
Certificate of Survey No. 1248		25,000	\$ 545.25
Certificate of Survey No. 1344	Tract 1	25,000	\$ 545.25
Certificate of Survey No. 1344 Am.	Tract 1A	25,000	\$ 545.25
TOTAL NET ASSESSMENT AREA =		900,000 square feet	