

**RESOLUTION NO. 16-56**  
**RESOLUTION CREATING RURAL SPECIAL**  
**IMPROVEMENT MAINTENANCE DISTRICT TO BE KNOWN AS R.S.I.D. #829M**  
**(GOLDEN WILLOW SUBDIVISION – ROAD, WEED & DRY HYDRANT)**

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 RSID #829M for Golden Willow Subdivision – Road, Weed, & Dry Hydrant, described in Exhibit B as Lots 1-4 inclusive, located in Block 109-A of amended plat of Lots 109 & 116 inclusive; Sunny Cove Fruit Farms, located in the Southwest 1/4, Section 36, Township 1 North, Range 24 East and more particularly shown in Exhibit A (map) in Yellowstone County, Montana; 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 (Exhibit F); and

WHEREAS, all of the costs of the district shall be assessed equally on a per lot method for existing and future lots (Exhibit D); and

WHEREAS, the cost estimate as shown in Exhibit C is only an estimate of annual costs and is subject to cost fluctuations due to maintenance utilization levels and changes in material and labor costs of performing necessary maintenance; and

WHEREAS, the property assessment amount is subject to adjustment and will be established annually by the Board of County Commissioners; and

WHEREAS, the district shall be considered to exist perpetually unless included within another district providing the same services or assumed by a municipality.

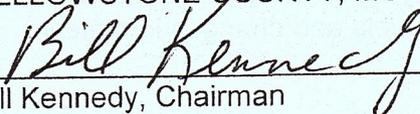
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Yellowstone County, Montana, deeming the public interest or convenience require the creation of the rural special improvement maintenance district, intends to create the following described Rural Special Improvement Maintenance District:

1. **NUMBER OF DISTRICT.** The Rural Special Improvement Maintenance District shall be designated as District No. 829M.
2. **DESCRIPTION OF DISTRICT.** The exterior boundaries of the District are shown in Exhibit A and described in Exhibit B.
3. **DESCRIPTION OF IMPROVEMENTS, DESCRIPTION OF MAINTENANCE, METHOD OF ASSESSMENT AND ESTIMATED COSTS.** Assessments collected on behalf of this district shall be used for the maintenance of the road, weeds, and dry hydrant, located within the district as estimated in Exhibit C. All of the costs of the district shall be assessed equally on a per lot method for existing and future lots (Exhibit D).
4. **DURATION.** The district shall be deemed to be perpetual in nature unless absorbed and replaced by another district or municipality.

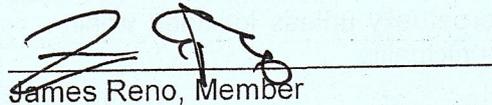
5. The Commissioners desire that an Ad Hoc Committee be appointed to make recommendations to the Commissioners with regard to the need for assessments to be made for maintenance, the amount of assessments, and how the assessments should be spent. The Commissioners request a list of some individuals who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

PASSED AND ADOPTED by the Board of County Commissioners of Yellowstone County, Montana, this 3<sup>rd</sup> day of May 2016.

BOARD OF COUNTY COMMISSIONERS  
YELLOWSTONE COUNTY, MONTANA

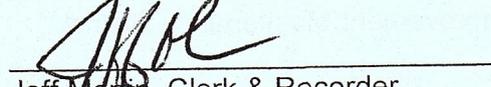
  
Bill Kennedy, Chairman

  
John Ostlund, Member

  
James Reno, Member

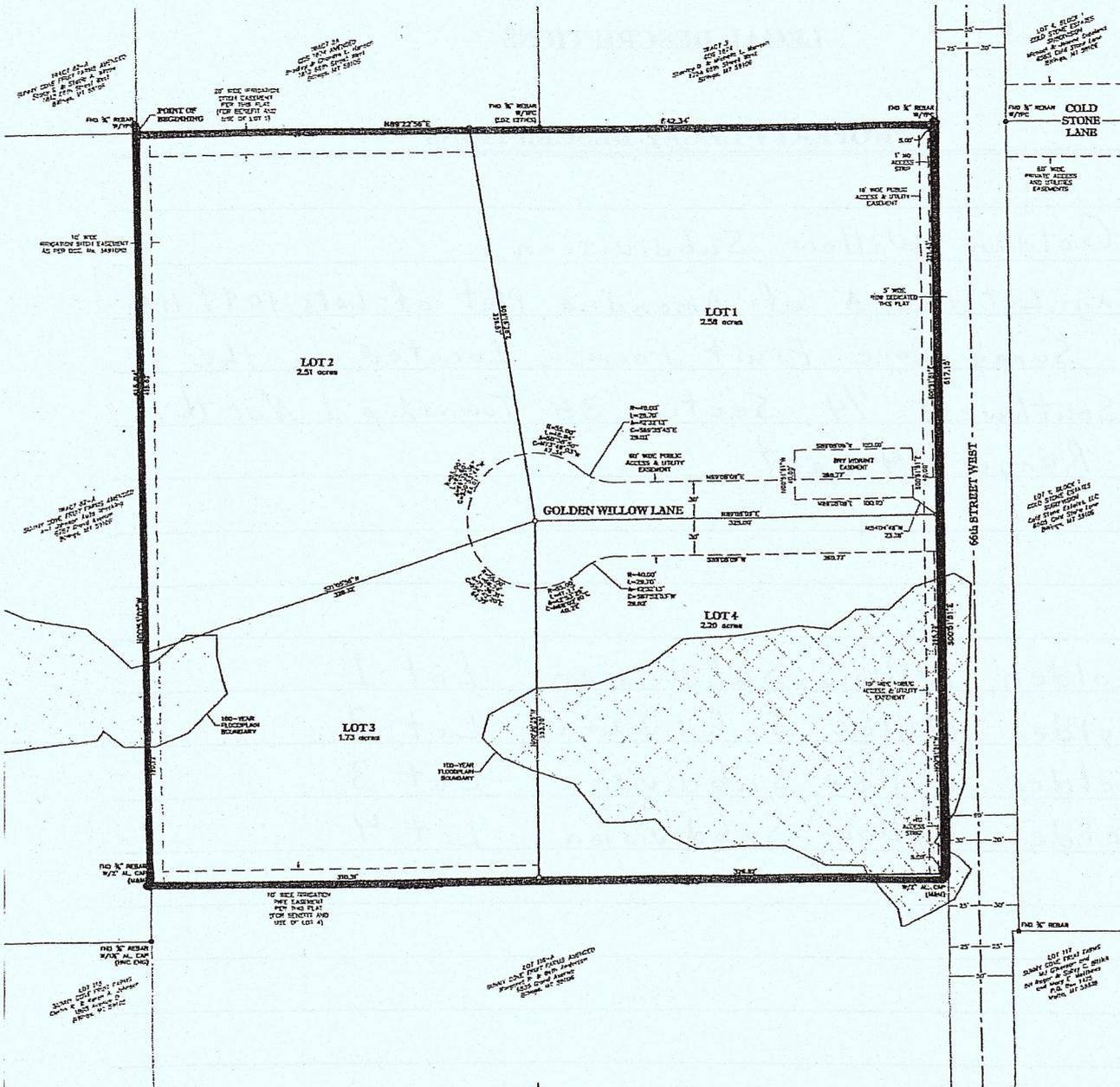
(SEAL)

ATTEST:

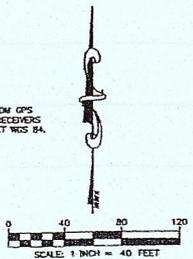
  
Jeff Martin, Clerk & Recorder  
Yellowstone County, Montana

# EXHIBIT A

FINAL PLAT OF  
**GOLDEN WILLOW SUBDIVISION**  
 BEING LOT 109-A OF AMENDED PLAT OF LOTS 109 AND 116, SENECA COVE FRUIT FARMS,  
 LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 36,  
 TOWNSHIP 1 NORTH, RANGE 24 EAST, PRINCIPAL MERIDIAN MONTANA,  
 YELLOWSTONE COUNTY, MONTANA  
 OWNER: R & T Farms, LLC  
 PURPOSE: TO CREATE 4 LOTS



**BASIS OF BEARING**  
 BEARINGS ARE GEODESIC, DERIVED FROM GPS  
 OBSERVATIONS WITH SURVEY GRADE RECEIVERS  
 AND REFERENCED TO THE MERIDIAN AT WCS 84,  
 NORTH LATITUDE 45°47'05"  
 WEST LONGITUDE 108°47'05"



- LEGEND**
- PROPERTY LINE
  - - - LOT LINE
  - - - EASEMENT LINE
  - - - ROAD CENTERLINE
  - - - ADDITIONAL PROPERTY LINE
  - FOUND MONUMENT AS NOTED
  - SET 3" REBAR WITH 2" ALUMINUM CAP (1310R15)
  - 100-YEAR FLOOD PLAIN BOUNDARY REPRESENTING THE 1% CHANCE OF FLOODING (GREATER THAN 1FT DEPTH) PER THE WEST BILLINGS FLOOD HAZARD STUDY (2007)

EXHIBIT B  
LEGAL DESCRIPTIONS

PROPERTY LEGAL DESCRIPTIONS

Golden Willow Subdivision

Being Lot 109-A of Amended Plat of Lots 109 & 116

Sunny Cove Fruit Farms, Located in the  
Southwest  $\frac{1}{4}$ , Section 36, Township 1 North,  
Range 24 East

Golden Willow Subdivision Lot 1

Golden Willow Subdivision Lot 2

Golden Willow Subdivision Lot 3

Golden Willow Subdivision Lot 4

# EXHIBIT C

## ESTIMATED ANNUAL MAINTENANCE COST

### FALL MAINTENANCE:

ACTIVITY	ESTIMATED COST
Road Blading	\$ 350. <sup>00</sup>
Dry Hydrant Maintenance as required	\$ —

\$25/lot

### WINTER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Snow Plowing	\$ 250. <sup>00</sup>
	\$

### SPRING MAINTENANCE:

ACTIVITY	ESTIMATED COST
Road Blading	\$ 350. <sup>00</sup>
	\$

### SUMMER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Weed Control	\$ 100. <sup>00</sup>
	\$

TOTAL ESTIMATED ANNUAL MAINTENANCE COST:

\$ 1,050.<sup>00</sup>

+ Dry Hydrant  
@ \$25/lot =  
\$ 1,150

# EXHIBIT D

## METHOD OF ASSESSMENT

CHOOSE A METHOD OF ASSESSMENT:

Square Footage

Equal Amount

Front Footage

Other (Describe)

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# EXHIBIT E

## PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT RECOMMENDATIONS FOR AD HOC COMMITTEE

NAME TELEPHONE NUMBER

1. William R. Mankin (Chairman) 406/259-1236

Printed Name

William R. Mankin  
Signature

B+T REALTY, LLC  
OWNER

2. \_\_\_\_\_  
Printed Name \_\_\_\_\_

\_\_\_\_\_  
Signature

3. \_\_\_\_\_  
Printed Name \_\_\_\_\_

\_\_\_\_\_  
Signature

4. \_\_\_\_\_  
Printed Name \_\_\_\_\_

\_\_\_\_\_  
Signature

5. \_\_\_\_\_  
Printed Name \_\_\_\_\_

\_\_\_\_\_  
Signature



EXHIBIT G  
OWNERSHIP REPORT (ATTACHED)

Note: All lots are owned by  
B&T Rentals, LLC. - William R. Mankin - Pres  
P.O. Box 31341  
Billings, MT, 59107