

**RESOLUTION NO. 15-103**  
**RESOLUTION CREATING RURAL SPECIAL**  
**IMPROVEMENT MAINTENANCE DISTRICT TO BE KNOWN AS R.S.I.D. #820M**  
**(CREST VIEW SUBDIVISION 2<sup>ND</sup> FILING- ROAD & 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 #820M for Crest View Subdivision 2<sup>ND</sup> Filing-Road & Dry Hydrant, described in Exhibit B as Block 1, Lots 1 through 15 and more particularly shown in Exhibit A (maps) 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. 820M.
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 roads 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.

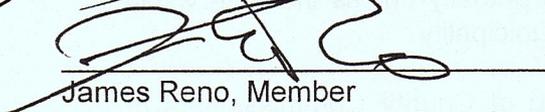
5. The Commissioners desire that an Ad Hoc Committee be appointed to make recommendations to the Commissioners with regard to the need for assessments to be made for maintenance, the amount of assessments, and how the assessments should be spent. The Commissioners request a list of some individuals who 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 25<sup>th</sup> day of September 2015.

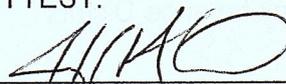
BOARD OF COUNTY COMMISSIONERS  
YELLOWSTONE COUNTY, MONTANA

  
Bill Kennedy, Chairman

  
John Ostlund, Member

  
James Reno, Member

(SEAL)  
ATTEST:

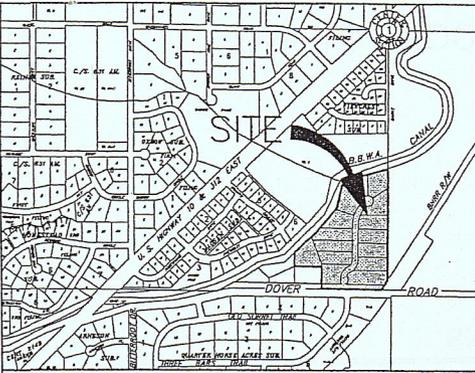
  
Jeff Martin, Clerk & Recorder  
Yellowstone County, Montana

R.S.I.D. BOUNDARY FOR  
**CREST VIEW SUBDIVISION, SECOND FILING**  
 LOCATED IN THE SW1/4 OF SECTION 1, T1N, R26E, PMM,  
 YELLOWSTONE COUNTY, MONTANA

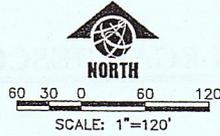
PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

**EXHIBIT A**



VICINITY MAP  
 NOT TO SCALE



CENTER 1/4 SECTION  
 1, FND. 1.5" AL. CAP  
 STAMPED C & PER.  
 23169726 Y.C.R.

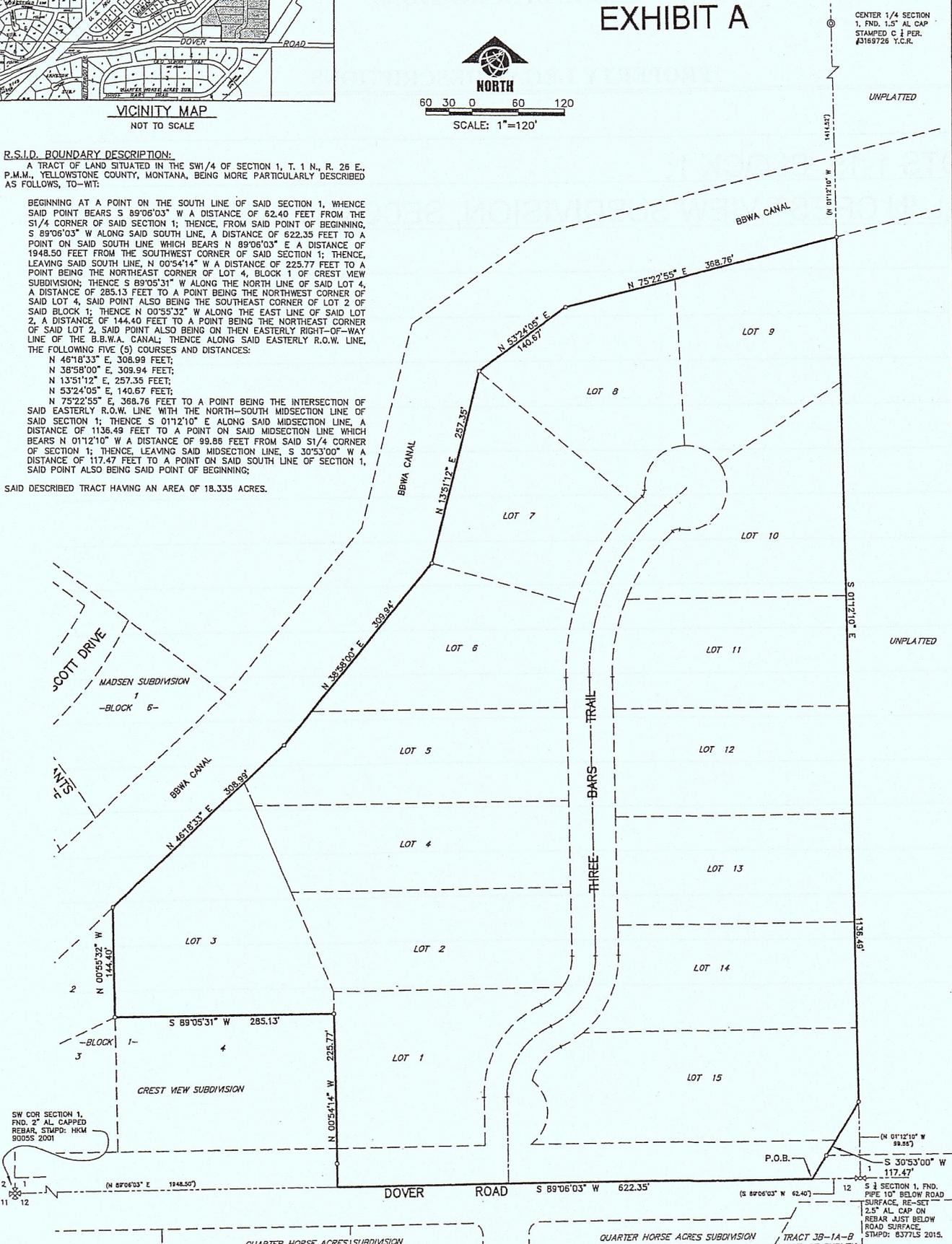
**R.S.I.D. BOUNDARY DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE SW1/4 OF SECTION 1, T. 1 N., R. 26 E., P.M.M., YELLOWSTONE COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 1, WHENCE SAID POINT BEARS S 89°06'03" W A DISTANCE OF 62.40 FEET FROM THE SW 1/4 CORNER OF SAID SECTION 1; THENCE, FROM SAID POINT OF BEGINNING, S 89°06'03" W ALONG SAID SOUTH LINE, A DISTANCE OF 622.35 FEET TO A POINT ON SAID SOUTH LINE WHICH BEARS N 89°06'03" E A DISTANCE OF 1948.50 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE, LEAVING SAID SOUTH LINE, N 00°54'14" W A DISTANCE OF 225.77 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 4, BLOCK 1 OF CREST VIEW SUBDIVISION; THENCE S 89°05'31" W ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 285.13 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 1; THENCE N 00°53'32" W ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 144.40 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THEN EASTERLY RIGHT-OF-WAY LINE OF THE B.B.W.A. CANAL; THENCE ALONG SAID EASTERLY R.O.W. LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- N 48°18'33" E, 308.99 FEET;
- N 38°58'00" E, 309.94 FEET;
- N 13°51'12" E, 257.35 FEET;
- N 53°24'05" E, 140.67 FEET;
- N 75°22'55" E, 368.76 FEET TO A POINT BEING THE INTERSECTION OF SAID EASTERLY R.O.W. LINE WITH THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 1; THENCE S 01°12'10" E ALONG SAID MIDSECTION LINE, A DISTANCE OF 1138.49 FEET TO A POINT ON SAID MIDSECTION LINE WHICH BEARS N 01°12'10" W A DISTANCE OF 99.86 FEET FROM SAID SW 1/4 CORNER OF SECTION 1; THENCE, LEAVING SAID MIDSECTION LINE, S 30°53'00" W A DISTANCE OF 117.47 FEET TO A POINT ON SAID SOUTH LINE OF SECTION 1, SAID POINT ALSO BEING SAID POINT OF BEGINNING;

SAID DESCRIBED TRACT HAVING AN AREA OF 18.335 ACRES.



SW COR SECTION 1,  
 FND. 2" AL. CAPPED  
 REBAR, STMPD: HKM  
 90055 2001

(N 01°12'10" W  
 99.86)  
 S 30°53'00" W  
 117.47  
 S 1/4 SECTION 1, FND.  
 PIPE 10" BELOW ROAD  
 SURFACE, RE-SET  
 2.5" AL. CAP ON  
 REBAR JUST BELOW  
 ROAD SURFACE  
 STMPD: 8377LS 2015.

QUARTER HORSE ACRES SUBDIVISION

QUARTER HORSE ACRES SUBDIVISION

TRACT 3B-1A-B



# EXHIBIT C

## ESTIMATED ANNUAL MAINTENANCE COST

### STREET/STORMWATER DRAINAGE FACILITIES:

	MAINTENANCE ACTIVITY	ESTIMATED ANNUAL COST
1	SNOW PLOWING (3 PLOWS/YEAR)	\$900.00
2	MAINTAIN DRAINAGE DITCHES, CULVERTS, AND SIGNS	\$500.00
3	CHIP SEAL*	\$1,453.00

SUBTOTAL =

\*Yellowstone County Public Works recommends an annual assessment of \$0.04661/ft<sup>2</sup> of pavement for future chip seal. Estimate based on approximately 1,000 LF of road and one cul-de-sac or approximately 31,167 ft<sup>2</sup> of pavement which equals an annual assessment of approximately \$1,453.00

### FIRE PROTECTION FACILITIES:

	MAINTENANCE ACTIVITY	ESTIMATED ANNUAL COST
1	MAINTAIN DRY HYDRANT STRUCTURE AND WATER LEVEL	\$300.00

SUBTOTAL =

TOTAL ESTIMATED ANNUAL MAINTENANCE COST =

# OF ASSESMENT UNITS (# OF LOTS) =

TOTAL ESTIMATED ANNUAL COST PER LOT =

TOTAL ESTIMATED COST PER LOT PER MONTH =

### NOTE:

ESTIMATED ANNUAL MAINTENANCE COSTS HAVE BEEN PROVIDED FOR THE PURPOSE OF ESTABLISHING A MAINTENANCE AND OPERATION BUDGET FOR THE PUBLIC SUBDIVISION FACILITIES. ANNUAL ASSESSMENTS MAY NEED TO BE ADJUSTED UP OR DOWN BY THE RSID-M AD-HOC COMMITTEE IN THE FUTURE, BASED ON ACTUAL COSTS INCURRED TO MAINTAIN AND OPERATE SUBDIVISION FACILITIES.

**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. Larry Kaufman (Chairman)  
Printed Name

591-3867

Larry Kaufman  
Signature

2. Sheldon Wolf  
Printed Name

256-3561

Sheldon Wolf  
Signature

3. Nicky Wolf  
Printed Name

256-3561

Nicky Wolf  
Signature

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

\_\_\_\_\_

\_\_\_\_\_  
Signature

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

\_\_\_\_\_

\_\_\_\_\_  
Signature

