

## RESOLUTION NO. 24-83

### RESOLUTION TO EXPAND RURAL SPECIAL IMPROVEMENT MAINTENANCE DISTRICT #869M (LAZY KU SUBDIVISION - ROADS)

WHEREAS, pursuant to §7-12-2161(4), MCA, the Commissioners have the power of changing, by resolution, the boundaries of any maintenance district not more than once a year; and

WHEREAS the boundaries of [RSID 869M](#) have not been changed within the last year; and

WHEREAS, the final plat for Lazy KU Subdivision 2<sup>nd</sup> Filing has been approved, requiring additional parcel(s) to be included in [RSID 869M](#) boundaries; and

WHEREAS, Lazy KU Estates, LLC owns 100% of the parcel(s) to be included in [RSID 869M](#) and has requested the expansion of the district as shown in [Exhibit C](#); and

WHEREAS, the boundaries of the district will be expanded to include tax code [D00239D](#), Yellowstone County, Montana; and

WHEREAS, lot(s) to be added to the district and boundaries of the expanded district are shown in [Exhibit A \(map\)](#) and as listed in [Exhibit B](#).

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Yellowstone County, Montana, deeming the public interest or convenience require, will expand the following described Rural Special Improvement Maintenance District:

- 1. 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, preservation, and repair of the road](#) located within the boundaries of this district. All of the costs of the district shall be assessed [equally on a per lot](#) method for existing and future lots. Assessments will be established annually by the Board of County Commissioners and are subject to adjustment due to cost fluctuations related to maintenance utilization levels and changes in material and labor costs of performing necessary maintenance.
- 2. DURATION.** The district shall be deemed to be perpetual in nature unless absorbed and replaced by another district or municipality.

PASSED AND ADOPTED by the Board of County Commissioners of Yellowstone County, Montana, this 7<sup>th</sup> day of May 2024.

BOARD OF COUNTY COMMISSIONERS  
YELLOWSTONE COUNTY, MONTANA

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John Ostlund, Chairman

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Mark Morse, Member

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Donald W. Jones, Member

(SEAL)  
ATTEST:

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Jeff Martin, Clerk & Recorder  
Yellowstone County, Montana

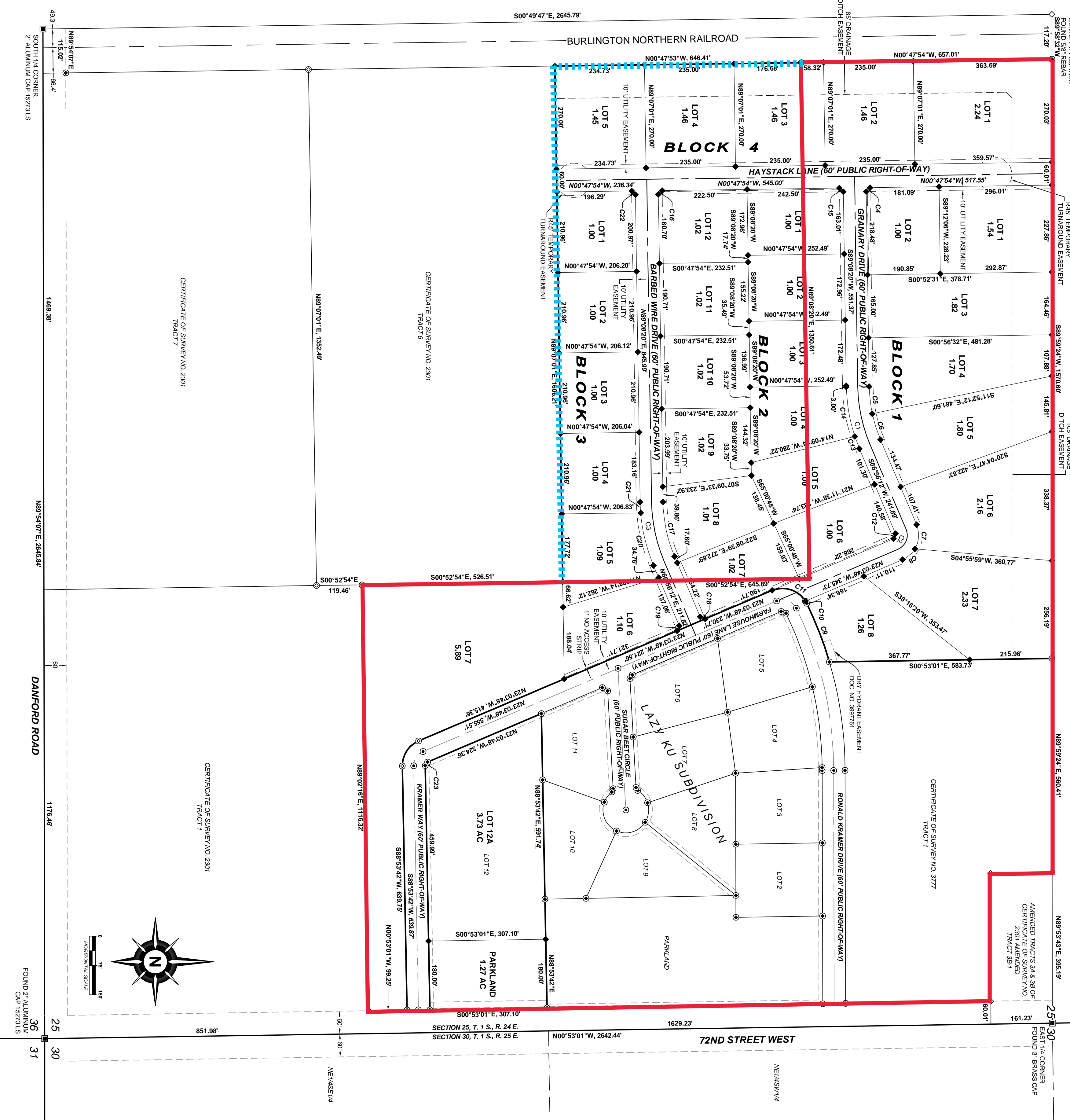
# LAZY KU SUBDIVISION, 2ND FILING

# EXHIBIT A

## TRACT 5 OF CERTIFICATE OF SURVEY NO. 2301 AND LOT 1 AND LOT 12 OF LAZY KU SUBDIVISION SITUATED IN THE SE1/4 OF SECTION 25, T.15S, R.24E YELLOWSTONE COUNTY, MONTANA

Red is the current Boundary for RSID 869M (for roads) and RSID 870M (for Dry Hydrant)

Blue is for the area this will be expanding



#### LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

STATE OF MONTANA )  
 County of Yellowstone ) SS  
 I, Cherry Ann Kramer, Manager  
 Lazy KU Estates LLC  
 County of Yellowstone ) SS  
 do hereby certify that I am the undersigned, in accordance with A.R.M. 17.26 (6/5/09), the requirements of the laws of the State of Montana and that the requirements for park dedication have been met to the satisfaction of the Local City-County Board of Planning. It is therefore approved and the dedication to the public use of day and all lands shown on this plat as being dedicated to such uses are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of Yellowstone County, Montana, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Commissioner: \_\_\_\_\_  
 Chairperson: \_\_\_\_\_  
 Attest: \_\_\_\_\_  
 Clerk and Recorder: \_\_\_\_\_

The dedication hereby grants unto all utility companies, as such are defined and established by Montana law, and cable television companies an easement for the location, maintenance, repair and removal of their lines and other facilities, in, over, under and across the plat, to the extent necessary for the location, maintenance, repair and removal of their lines and other facilities, in, over, under and across the plat, for the purposes of utility easements to have and to hold forever. Said easement shall be shown and depicted as "UTILITY EASEMENT AND PLANTING" on the plat, and the utility easements shall be shown and depicted as "UTILITY EASEMENT AND PLANTING" and the utility easements shall be shown and depicted as "UTILITY EASEMENT AND PLANTING".

The park requirement for the subdivision has been met by land donation pursuant to Section 96-6-221(1)(a), M.C.A.

The undersigned hereby certifies that Lot 7, Block 3 is exempt from D.E.C. review in accordance with A.R.M. 17.26 (6/5/09).

The undersigned hereby grants unto all utility companies, as such are defined and established by Montana law, and cable television companies an easement for the location, maintenance, repair and removal of their lines and other facilities, in, over, under and across the plat, to the extent necessary for the location, maintenance, repair and removal of their lines and other facilities, in, over, under and across the plat, for the purposes of utility easements to have and to hold forever. Said easement shall be shown and depicted as "UTILITY EASEMENT AND PLANTING" on the plat, and the utility easements shall be shown and depicted as "UTILITY EASEMENT AND PLANTING".

STATE OF MONTANA )  
 County of Yellowstone ) SS  
 I, \_\_\_\_\_, Treasurer  
 County of Yellowstone ) SS  
 do hereby certify that all real property taxes and special assessments have been paid for 7/3/61(1)(1)(2)/7/3/2013.

CERTIFICATE OF COUNTY TREASURER  
 Date: \_\_\_\_\_

STATE OF MONTANA )  
 County of Yellowstone ) SS  
 I, \_\_\_\_\_, Attorney  
 Yellowstone County Attorney's Office  
 County of Yellowstone ) SS  
 do hereby certify that all real property taxes and special assessments have been paid for 7/3/61(1)(1)(2)/7/3/2013.

CERTIFICATE OF COUNTY ATTORNEY  
 Date: \_\_\_\_\_

STATE OF MONTANA )  
 County of Yellowstone ) SS  
 I, \_\_\_\_\_, Health Officer  
 Yellowstone County Health Department  
 County of Yellowstone ) SS  
 do hereby certify that the subdivision plat has been reviewed and approved by the Yellowstone City/County Health Department and the State Department of Environmental Quality.

CERTIFICATE OF CITY/COUNTY HEALTH DEPARTMENT  
 Date: \_\_\_\_\_

STATE OF MONTANA )  
 County of Yellowstone ) SS  
 I, \_\_\_\_\_, Health Officer  
 Yellowstone County Health Department  
 County of Yellowstone ) SS  
 do hereby certify that the subdivision plat has been reviewed and approved by the Yellowstone City/County Health Department and the State Department of Environmental Quality.

CERTIFICATE OF COUNTY HEALTH DEPARTMENT  
 Date: \_\_\_\_\_

Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C1	400.00'	155.00'	22°12'08"	S78°02'15"W	154.04'
C2	410.00'	82.82'	90°00'00"	N88°03'43"W	56.57'
C3	40.00'	158.98'	22°12'08"	N78°02'16"E	157.89'

Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C4	10.00'	15.72'	90°05'46"	N45°46'47"W	14.15'
C5	370.00'	71.78'	11°08'42"	S83°34'59"W	71.65'
C6	370.00'	71.62'	11°05'26"	S72°28'55"W	71.51'
C7	70.00'	65.91'	53°56'41"	N88°05'28"W	63.50'
C8	70.00'	44.05'	36°03'19"	N41°05'28"W	43.35'
C9	100.00'	105.11'	9°27'37"	S88°46'34"W	104.83'
C10	70.00'	66.00'	57°19'21"	S67°23'05"W	63.57'
C11	70.00'	99.92'	81°47'22"	S77°48'48"W	91.66'
C12	10.00'	15.71'	90°00'00"	S88°03'48"E	14.15'
C13	430.00'	34.21'	4°33'31"	N87°47'57"E	34.21'
C14	430.00'	132.41'	17°39'37"	N80°19'07"E	131.90'
C15	10.00'	15.66'	89°45'37"	N44°00'38"E	14.11'
C16	10.00'	15.72'	90°03'39"	N45°46'47"W	14.15'
C17	380.00'	147.25'	22°12'08"	S78°02'16"W	146.34'
C18	10.00'	15.71'	90°00'00"	S27°18'18"W	14.15'
C19	10.00'	15.71'	90°00'00"	S88°03'48"E	14.15'
C20	440.00'	142.88'	18°34'46"	N78°13'35"E	142.05'
C21	440.00'	27.82'	3°37'22"	N87°19'39"E	27.82'
C22	10.00'	15.70'	89°55'14"	N44°10'13"E	14.14'
C23	10.00'	11.88'	86°02'48"	N57°05'03"W	11.19'

#### LEGEND

- FOUND ALUMINUM CAP
- FOUND PLASTIC CAP
- FOUND REBAR
- ◇ SET 5% REBAR W/ PLASTIC CAP (BAR/CURKER 6352LS)
- ① SET CENTERLINE MONUMENT
- ② FOUND CENTERLINE MONUMENT
- ⊙ EXISTING EASEMENTS
- ⊖ NEW EASEMENTS
- PROPERTY BOUNDARY
- (M) SUBDIVISION BOUNDARY
- (R1) MEASURED DISTANCE
- (R2) RECORD DISTANCE - LAZY KU SUBDIVISION DOC. NO. 3897788
- DOCC. NO. 133915



NOTES

1. WIDE NO ACCESS STRIP EASEMENT, DEDICATED THIS PLAT
2. 10' WIDE UTILITY EASEMENT, DEDICATED THIS PLAT
3. BASIS OF BEARING: NAD83(2011) MONTANA STATE PLANE COORDINATE SYSTEM, GRID
4. DISTANCES: GROUND, INTERNATIONAL FOOT

PREPARED FOR: JERRY KRUSHENSKY  
 DATE SURVEYED: NOVEMBER 2021  
 PREPARED BY: WWC ENGINEERING

**LAZY KU SUBDIVISION, 2ND FILING**

REVISIONS	DATE	BY	DESCRIPTION
01			
02			
03			
04			
05			

WCW ENGINEERING  
 550 S 24th STREET W, SUITE 201  
 BILLINGS, MT 59102  
 (406) 592-4210

JOB #: 2021-153

## EXHIBIT B

### RSID 869M LAZY KU SUBDIVISION - PARCEL LISTING 2ND FILING EXPANSION - 2024

	<b>Tax ID</b>	<b>Owner_Name</b>	<b>FullAddr</b>	<b>MailAddr1</b>	<b>City</b>	<b>ST</b>	<b>Zip</b>	<b>Legal Description</b>
1	C18514	LAZY KU ESTATES LLC		3116 S 72ND ST W	BILLINGS	MT	59106-4136	LAZY KU SUB (22), S25, T01 S, R24 E, Lot 1
2	C18515	LAZY KU ESTATES LLC		3116 S 72ND ST W	BILLINGS	MT	59106-4136	LAZY KU SUB (22), S25, T01 S, R24 E, Lot 2
3	C18516	CARDER, JAMES T &	7342 RONALD KRAMER DR	7342 RONALD KRAMER DR	BILLINGS	MT	59106-4102	LAZY KU SUB (22), S25, T01 S, R24 E, Lot 3
4	C18517	BOESE, GARETT K & RUTH A	7356 RONALD KRAMER DR	2111 SUNNYVIEW LN	BILLINGS	MT	59102-2217	LAZY KU SUB (22), S25, T01 S, R24 E, Lot 4
5	C18518	TEMPLE, NATHAN C &	7374 RONALD KRAMER DR	7374 RONALD KRAMER DR	BILLINGS	MT	59106-4102	LAZY KU SUB (22), S25, T01 S, R24 E, Lot 5
6	C18519	AUSTFJORD, JARED		2737 MEADOW DR	LAUREL	MT	59044-9391	LAZY KU SUB (22), S25, T01 S, R24 E, Lot 6
7	C18520	MAY, JO A	7347 SUGAR BEET CIR	7347 SUGAR BEET CIR	BILLINGS	MT	59106-3066	LAZY KU SUB (22), S25, T01 S, R24 E, Lot 7
8	C18521	LAZY KU ESTATES LLC		3116 S 72ND ST W	BILLINGS	MT	59106-4136	LAZY KU SUB (22), S25, T01 S, R24 E, Lot 8
9	C18522	BOLL, ANDREW & MELINDA	7331 SUGAR BEET CIR	7331 SUGAR BEET CIR	BILLINGS	MT	59106-3066	LAZY KU SUB (22), S25, T01 S, R24 E, Lot 9
10	C18523	BULL, PAMELA S & DALE A	7332 SUGAR BEET CIR	7332 SUGAR BEET CIR	BILLINGS	MT	59106-3066	LAZY KU SUB (22), S25, T01 S, R24 E, Lot 10
11	C18524	BYE, JENNIFER C &		3385 GRANGER AVE S APT 10	BILLINGS	MT	59102-7006	LAZY KU SUB (22), S25, T01 S, R24 E, Lot 11
12	C18525	LAZY KU ESTATES LLC		3116 S 72ND ST W	BILLINGS	MT	59106-4136	LAZY KU SUB (22), S25, T01 S, R24 E, Lot 12
13	D00239B	CHAVEZ, NESTOR NAVA		6303 SKYCREST DR	BILLINGS	MT	59106-3154	S25, T01 S, R24 E, C.O.S. 3777, PARCEL 1, (22)
<b>Expanding Parcel:</b>								
14	D00239D	LAZY KU ESTATES LLC		3116 S 72ND ST W	BILLINGS	MT	59106-4136	S25, T01 S, R24 E, C.O.S. 2301, PARCEL 5
<b>Park Not Assessed:</b>								
	C18526	YELLOWSTONE COUNTY		PO BOX 35003	BILLINGS	MT	59107-5003	LAZY KU SUB (22), S25, T01 S, R24 E, PARKLAND

# EXHIBIT C

March 9, 2024

Yellowstone County  
Board of County Commissioners

The purpose of this letter is to request the expansion of the existing RSID's to include the lots listed below for maintenance of the existing dry hydrant, park area, and the existing and new roads within Lazy KU Subdivision, 2<sup>nd</sup> Filing. The new public roads within the subdivision will be Haystack Lane, Granary Drive, and Barbed Wire Drive.

## **RSID 869 – Roads and Stormwater**

- Lots 1 through 8 of Block 1 of Lazy KU Subdivision, 2<sup>nd</sup> Filing
- Lots 1 through 12 of Block 2 of Lazy KU Subdivision, 2<sup>nd</sup> Filing
- Lots 1 through 7 of Block 3 of Lazy KU Subdivision, 2<sup>nd</sup> Filing
- Lots 1 through 5 of Block 4 of Lazy KU Subdivision, 2<sup>nd</sup> Filing

## **RSID 870 – Dry Hydrant**

- Lots 1 through 8 of Block 1 of Lazy KU Subdivision, 2<sup>nd</sup> Filing
- Lots 1 through 12 of Block 2 of Lazy KU Subdivision, 2<sup>nd</sup> Filing
- Lots 1 through 7 of Block 3 of Lazy KU Subdivision, 2<sup>nd</sup> Filing
- Lots 1 through 5 of Block 4 of Lazy KU Subdivision, 2<sup>nd</sup> Filing

## **RSID 871 – Parkland**

- Lots 1 through 8 of Block 1 of Lazy KU Subdivision, 2<sup>nd</sup> Filing
- Lots 1 through 12 of Block 2 of Lazy KU Subdivision, 2<sup>nd</sup> Filing
- Lots 1 through 7 of Block 3 of Lazy KU Subdivision, 2<sup>nd</sup> Filing
- Lots 1 through 5 of Block 4 of Lazy KU Subdivision, 2<sup>nd</sup> Filing

We appreciated your consideration for this request. If additional information is required, please contact Aaron Redland with WWC Engineering at 406-671-5606.

*Lazy KU Estates, LLC by Cheryl Ann Kamei, Manager.*  
Lazy KU Estates LLC