

CERTIFICATE OF SURVEY No. 3623

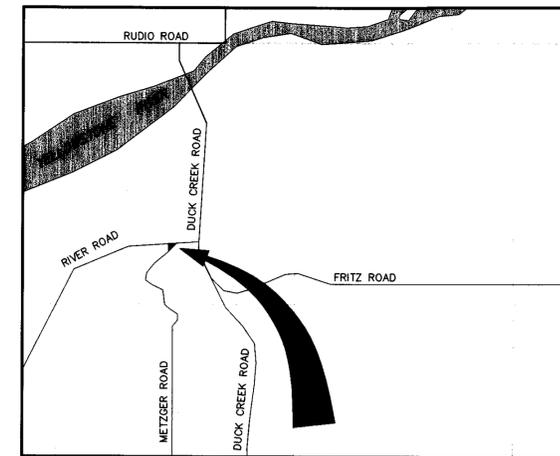
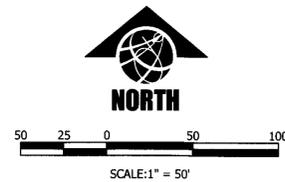
SITUATED IN THE SE1/4 OF SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 25 EAST, PRINCIPAL MERIDIAN MONTANA
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : DARRYL WILSON

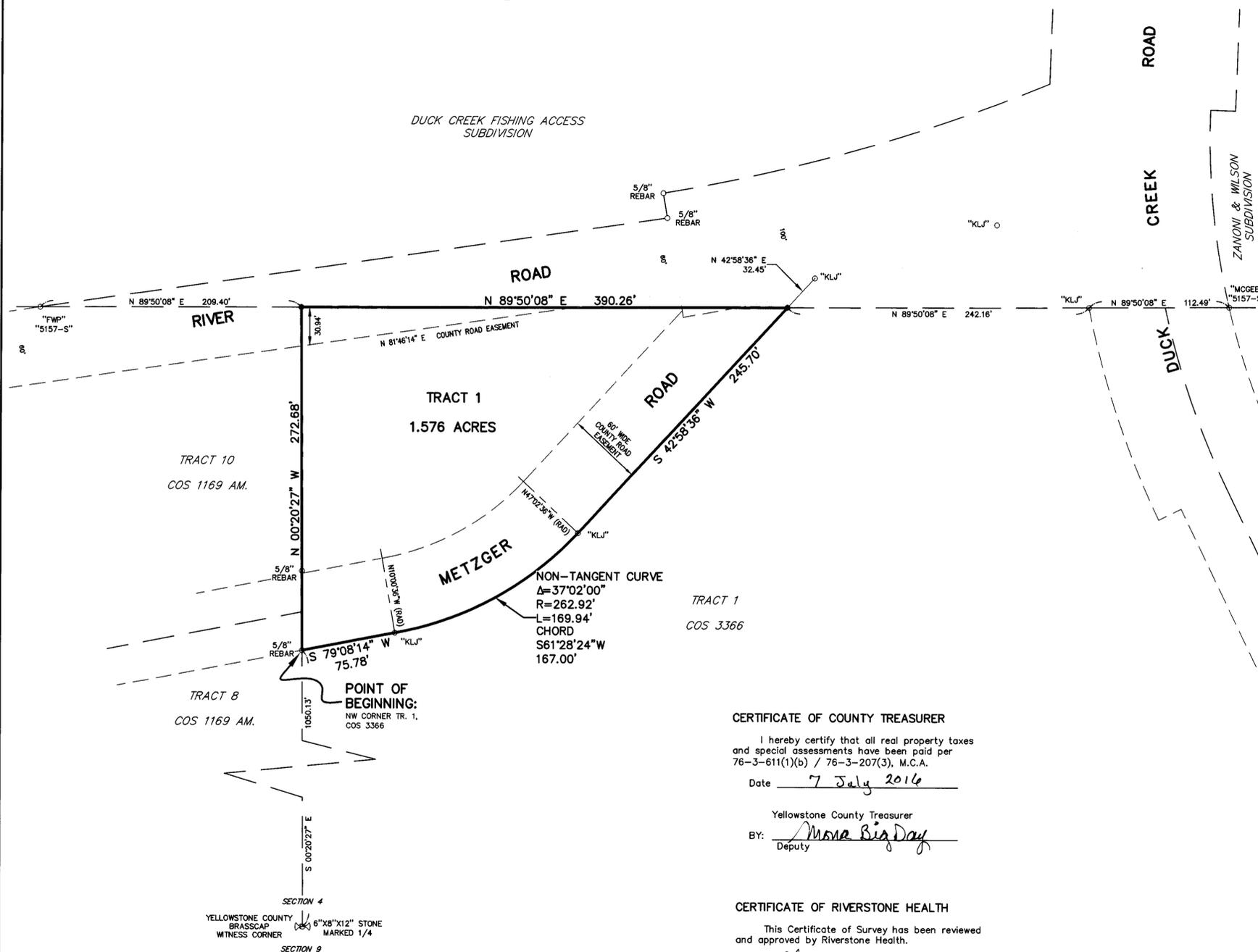
PREPARED BY : SANDERSON STEWART

APRIL 2016

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS, HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515.

DISTANCES ARE GRID, INTERNATIONAL FEET.
GRID TO GROUND COMBINED SCALE FACTOR = 0.99999985.

THE CONVERGENCE ANGLE AT THE SW CORNER OF THIS CERTIFICATE OF SURVEY = -0°09'44"

- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED AS SHOWN OR OTHER MONUMENT AS NOTED.
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

PURPOSE OF SURVEY - RETRACE EXISTING PARCEL BOUNDARY

The undersigned hereby certify that the purpose of this survey is to retrace the outside boundary of an existing parcel of land described as the S1/2SE1/4 of Section 4, T.2S., R.25E., P.M.M. less Certificate of Survey No 3366 and no new parcel is being created. [Deed reference - Document No's. 3055308 and 3475746]

Therefore this division of land is exempt from review as a subdivision and has been prepared pursuant to Section 76-3-404(1)(a), M.C.A. to "provide material evidence not appearing on any map filed with the County Clerk and Recorder or contained in the records of the United States Bureau of Land Management".

The undersigned further certifies that TRACT 1 as show on this survey is exempt from review by the Department of Environment Quality pursuant to ARM 17.36.605(2)(a) since it is "a parcel that has no facilities for water supply, wastewater disposal, storm drainage or solid waste disposal, if no new facilities will be constructed on the parcel".

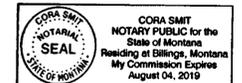
Darryl S. Wilson
Darryl S. Wilson

Corrine Lee Wilson
Corrine Lee Wilson
fka Corrine Lee Dowlin

STATE OF MONTANA)
 : ss
County of Yellowstone)

This instrument was acknowledged before me on June 28, 2016, by Darryl S. Wilson and Corrine Lee Wilson, fka Corrine Lee Dowlin.

Corina Smit
Signature of Notary Public



CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) / 76-3-207(3), M.C.A.

Date 7 July 2016

Yellowstone County Treasurer
BY: *Mona Big Day*
Deputy

CERTIFICATE OF RIVERSTONE HEALTH

This Certificate of Survey has been reviewed and approved by Riverstone Health.

Alanna Harris 7/12/16
Health Officer or Authorized Representative
Yellowstone City/County Health Department
dba Riverstone Health

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
 : ss
County of Yellowstone)

The undersigned, a Montana Registered Land Surveyor, being first duly sworn, deposes and says that during the month of April 2016, a survey was performed under his supervision of a tract of land situated in the SE1/4 of Section 4, T. 2 S., R. 25 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Beginning at a point that is the northwest corner of Tract 1, Certificate of Survey No. 3366; thence, from said Point of Beginning, along the west line of the SE1/4 of Section 4, T. 2 S., R. 25 E., P.M.M., N 00°20'27" W a distance of 272.68 feet to a point on the south line of Duck Creek Fishing Access Subdivision; thence, along said south line, N 89°50'08" E a distance of 390.26 feet to a point on the northwesterly line of said Tract 1; thence, along said northwesterly line the following three courses and distances:

- 1) S 42°58'36" W a distance of 245.70 feet,
- 2) along a non-tangent curve to the right with a radius of 262.92 feet a distance of 169.94 feet (chord bearing S 61°28'24" W, chord length 167.00 feet) and
- 3) S 79°08'14" W a distance of 75.78 feet to the Point of Beginning;

said tract containing an area of 1.576 acres, more or less; subject to all easements of record or apparent on the ground.

That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART
By: *S. B. Zipp*
Montana Registration No. 8377-5
Date June 30, 2016

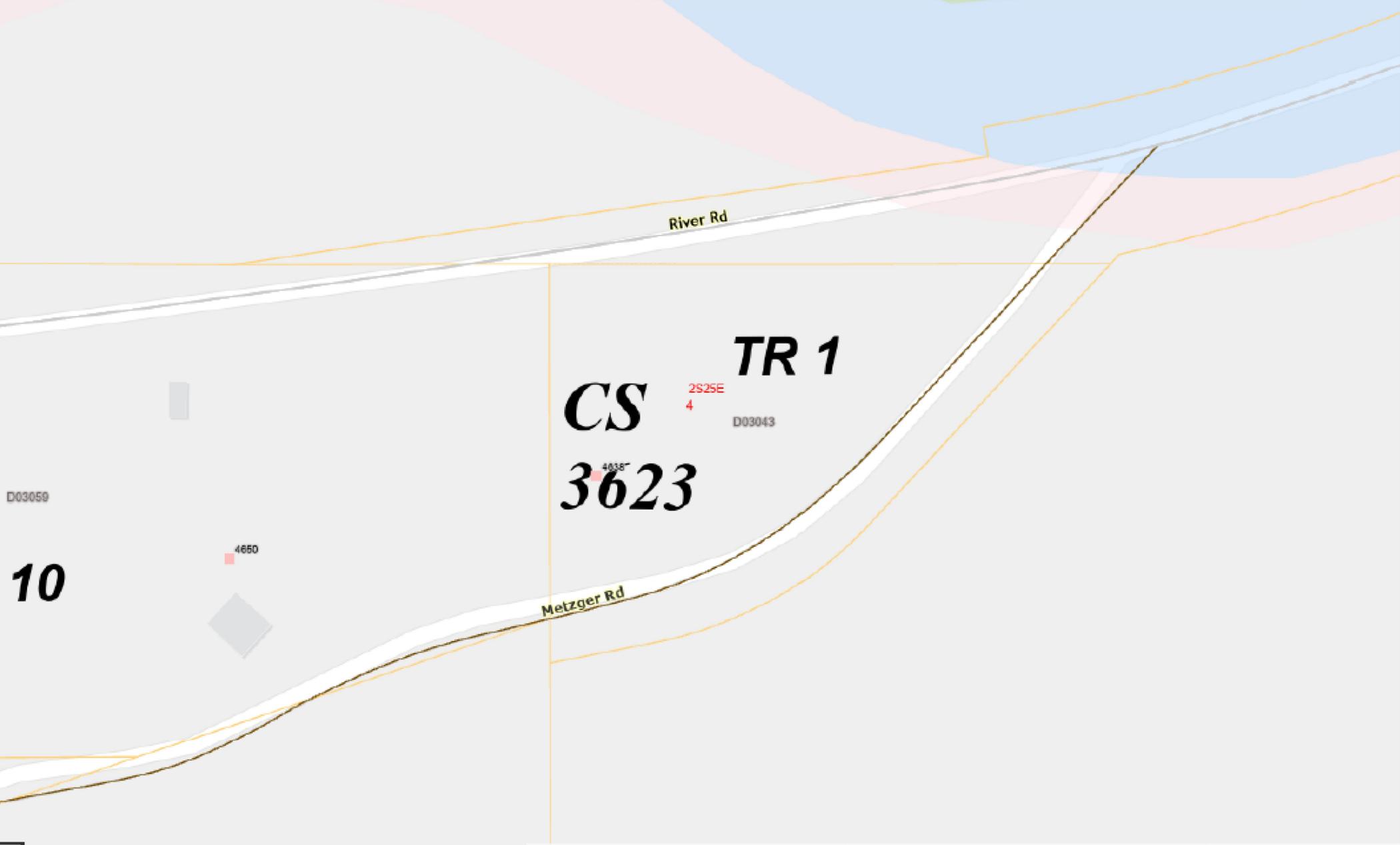


CS 3783001
07/15/2016 02:39 PM Pages: 1 of 1 Fees: 25.50
Jeff Martin Clerk & Recorder - Yellowstone #6, P.F. 3623

Physical address, Property owner, Road name



Parcel data will not be updated November 1 - January 20, 2026



Parcel data will not be updated November 1 - January 20, 2026

Physical address, Property owner, Road name



River Rd

TR 1

CS
3623

2S25E

D03043

4038

D03059

4850

TR 10

Metzger Rd

100 ft

Parcel data will not be updated November 1 - January 20, 2026

Physical address, Property owner, Road name

Map navigation controls: +, -, Home, Previous, Next, Location pin

Map features: 36, 31, 22, 33, 30, 6, 2525E, 8

Roads: Laurel Airport Rd, S 64th St W, S 72nd St W, S Frontage Rd, Katy Ln, Racheal Rd, Mossman Ln, Christensen Rd, Sanctuary Estates Dr, Angiers Way, Rudio Rd, Mallard Dr, Ruby St, Little Creek Ln, Kautzman Rd, Lauzon Ln, Duck Creek Rd, Armadillo Rd, Metzger Rd, River Rd

Highway: 30

Tax code: D03043

Zoom to

Geocode: 03082204403010000
 Recording number: 3783001
 Property owner: MULLER, NORA J & GARY D
 Subdivision:
 Block:
 Lot:
 Certificate of Survey: CS 3623
 Tract: TR 1

Click for property tax detail

3 of 4

2,000 ft



City/County
Planning Division

Billings
Metropolitan
Planning
Organization

MAIL TO:
PO Box 1178
Billings, MT 59103
ADDRESS:
316 N 26th ST.
5th Floor.
Billings, MT 59101

billingsmt.gov

January 14, 2026

Gary & Nora Muller
4638 Metzger Road
Laurel, MT 59044

Dear Mr. and Mrs. Muller:

This letter serves as formal notice regarding the property you own located at 4638 Metzger Road, legally described as Tract 1 of Certificate of Survey No. 3623. The property is located within Yellowstone County Special Zoning District No. 14 and is subject to the zoning regulations applicable to that district, as well as the Yellowstone County Community Decay Ordinance.

Based on a review of the property, violations of the above-referenced regulations and ordinance have been identified. Copies of the applicable zoning regulations and the Community Decay Ordinance are enclosed for your reference. Please review the attached materials carefully. Failure to bring the property into compliance may result in further enforcement action as allowed by law. If you have questions regarding this notice, please submit them in writing so they may be reviewed and addressed appropriately.

Yellowstone County received complaints regarding the use of the property. Specifically, complaints were received alleging that the property was being used for an automobile repair business, that inoperable vehicles were present on the property, and that a garage under construction had not been completed. The Yellowstone County Code Enforcement Officer inspected the property from Metzger Road and observed what appeared to be an automobile repair business, inoperable vehicles, and a partially constructed garage. The inspection verified the complaints.

Article II, Section 2 of the Special Zoning District No. 14 regulations requires that a home occupation be conducted entirely within the dwelling and that there be no exterior indication of the home occupation. The automobile repair business is not being conducted within the dwelling, and exterior indications of the business are present in the form of inoperable vehicles on the property. Therefore, the property is in violation of Article II, Section 2 of the regulations.

Section 4 of the Yellowstone County Community Decay Ordinance prohibits the storage of junk vehicles visible from a public road. Junk vehicles are visible from Metzger Road. Therefore, the property is in violation of Section 4 of the ordinance.

Article IX, Section 2 of the Special Zoning District No. 14 regulations requires that

construction authorized by a zoning compliance permit be completed within six (6) months of permit issuance. In November 2023, Yellowstone County issued a zoning compliance permit authorizing construction of a garage on the property. In May 2025, the County issued an extension of that permit. The permit expired in November 2025, and the garage has not been completed. Therefore, the property is in violation of Article IX, Section 2 of the regulations.

You are required to bring the property into compliance with the applicable regulations and ordinance. To do so, the following actions must be completed:

1. Cease use of the property for a home occupation that is not conducted entirely within the dwelling and that has exterior indications;
2. Remove all junk and inoperable vehicles from the property; and
3. Complete construction of the garage or remove the partially constructed structure.

Please bring the property into compliance no later than February 14, 2026. If you would like more detailed written instructions regarding the steps necessary to achieve compliance, please contact me in writing.

Thank you for your cooperation in this matter.

Sincerely,



Karen Husman
Zoning Coordinator

Sent via: USPS and Email

cc:

Mark English, Yellowstone County Attorney
Anna Vickers, Planning Division Manager
Mike Scheno, Yellowstone County Code Enforcement Officer

Enclosures:

Zoning District No. 14 Regulations
Yellowstone County Community Decay Ordinance



City/County
Planning Division

Billings
Metropolitan
Planning
Organization

MAIL TO:
PO Box 1178
Billings, MT 59103
ADDRESS:
316 N 26th ST.
5th Floor.
Billings, MT 59101

February 11, 2026

Gary & Nora Mueller
4638 Metzger Road
Laurel, MT 59044

Dear Mr. and Mrs. Mueller:

This letter serves as formal second notice regarding the property you own located at 4638 Metzger Road, legally described as Tract 1 of Certificate of Survey No. 3623. The property is located within Yellowstone County Special Zoning District No. 14 and is subject to the zoning regulations applicable to that district, as well as the Yellowstone County Community Decay Ordinance.

On January 14, 2026, a letter was sent via USPS and email regarding zoning and community decay violations observed on the property. If you have questions regarding that notice, please submit them in writing so they may be reviewed and addressed appropriately.

During the week of January 20, 2026, Mr. Mueller visited the Planning Office and spoke with planning staff regarding the January 14 notice. At that time, he indicated that he would be working to bring the property into compliance.

On February 6, 2026, I spoke with Mr. Mueller by phone. During that conversation, he stated that he was working on the garage and had constructed three walls. He requested an extension of time to complete compliance and stated that the vehicles in question were licensed and operational.

Following the February 6, 2026 conversation, Code Enforcement Officer Mike Scheno conducted a site visit and provided Planning staff with additional photographs documenting progress on the garage construction. The photographs indicate that efforts have been made to address compliance concerns.

Based on the information provided and the observed progress, you are hereby granted an additional fifteen (15) days to bring the property into compliance with the violations identified in the initial notice.

You are required to bring the property into compliance with all applicable zoning regulations and the Community Decay Ordinance. To achieve compliance, the following actions must be completed:

Cease use of the property for a home occupation that is not conducted entirely within the dwelling and that has exterior indications;

Remove all junk and inoperable vehicles from the property; and

Complete construction of the garage or remove the partially constructed structure.

The property must be brought into full compliance no later than March 2, 2026. If you would like more detailed written instructions regarding the steps necessary to achieve compliance, please contact me in writing.

Thank you for your cooperation in this matter.

Sincerely,



Karen Husman
Zoning Coordinator

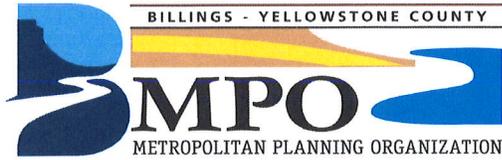
Sent via: USPS and Email

cc:

Mark English, Yellowstone County Attorney

Anna Vickers, Planning Division Manager

Mike Scheno, Yellowstone County Code Enforcement Officer



City/County
Planning Division

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MAIL TO:
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Billings, MT 59103
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316 N 26th ST.
5th Floor.
Billings, MT 59101

March 12, 2026

Gary & Nora Mueller
4638 Metzger Road
Laurel, MT 59044

Dear Mr. and Mrs. Mueller:

This letter serves as formal notice that, although a fifteen (15) day extension was granted to bring the property located at 4638 Metzger Road into compliance with Yellowstone County zoning regulations and the Community Decay Ordinance, the required corrective actions have **not been completed within the extended compliance period.**

As outlined in prior correspondence, the property is legally described as Tract 1 of Certificate of Survey No. 3623 and is located within Yellowstone County Special Zoning District No. 14. The first notice of violation was issued on January 14, 2026. Following discussions with Planning staff and representations that corrective actions were underway, a final extension was granted requiring full compliance by **March 2, 2026.**

As of the date of this letter, the property **remains in violation** of Yellowstone County zoning regulations and the Community Decay Ordinance, including but not limited to the following:

1. Use of the property for a home occupation not conducted entirely within the dwelling and with exterior indications;
2. Presence of junk and/or inoperable vehicles on the property; and
3. A partially constructed garage that has not been completed or removed.

Because the violations were not fully corrected within the granted extension period, this matter is now being **referred to the Yellowstone County Attorney's Office for enforcement action.** Legal action may include, but is not limited to, the initiation of court proceedings, enforcement penalties, and any other remedies authorized by law.

No further extensions will be granted.

Any future communication regarding this matter should be submitted **in writing** and may be directed through the appropriate legal channels.

Sincerely,

Karen Husman
Zoning Coordinator

Sent via: USPS and Email

cc:
Mark English, Yellowstone County Attorney
Anna Vickers, Planning Division Manager
Mike Scheno, Yellowstone County Code Enforcement Officer