

SUBDIVISION IMPROVEMENTS AGREEMENT
Maplewood Estates
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(Yellowstone County)

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SUBDIVISION IMPROVEMENTS AGREEMENT

Maplewood Estates

This agreement is made and entered into this 20 day of July, 2024 by and between *Regal Land Development, Inc.*, whose address for the purpose of this agreement is P.O. Box 80445, Billings, Mt 59108, hereinafter referred to as “Subdivider,” and YELLOWSTONE COUNTY, Montana, hereinafter referred to as “County.”

WITNESSETH:

WHEREAS, the plat of *Maplewood Estates*, located in Yellowstone County, Montana, was submitted to the Yellowstone County Board of Planning; and

WHEREAS, at a regular meeting conducted on the 24th day of June, 2025, the Board of Planning recommended conditional approval of a preliminary plat of *Maplewood Estates*; and

WHEREAS, at a regular meeting conducted on the 22nd day of July, 2025, the Yellowstone County Board of County Commissioners conditionally approved a preliminary plat of *Maplewood Estates*; and

WHEREAS, a Subdivision Improvements Agreement is required by the County prior to the approval of the final plat.

WHEREAS, the provisions of this agreement shall be effective and applicable to *Maplewood Estates* upon the filing of the final plat thereof in the office of the Clerk and Recorder of Yellowstone County, Montana. The Subdivision shall comply with all requirements of the Yellowstone County Subdivision Regulations, the rules, regulations, policies, and resolutions of Yellowstone County, and the laws and administrative rules of the State of Montana.

THEREFORE, THE PARTIES TO THIS AGREEMENT, for and in consideration of the mutual promises herein contained and for other good and valuable consideration, do hereby agree as follows:

I. VARIANCES

A. Subdivider has requested, and the County hereby grants, the following variance by the Board of County Commissioners from the strict interpretation of the County’s Subdivision Regulations (Chapter 11, Yellowstone County Subdivision Regulations):

1. A variance from Section 4.6.B.1 to allow 2 accesses to the undeveloped Lot 6, Block 5 instead of the 3 that would be required. See Variance Request.

II. CONDITIONS THAT RUN WITH THE LAND

- A.** Lot owners should be aware that this subdivision is being built in close proximity to prime deer and antelope habitat and it is likely that homeowners will experience problems with damage to landscaped shrubs, flowers, and gardens. The Montana Fish, Wildlife, and Parks Department does not provide damage assistance unless there is damage to commercial crops and/or a threat to public health and safety.
- B.** Lot owners should be aware that soil characteristics within the area of this subdivision, as described in the 1972 Yellowstone County Soil Survey, indicate that there could be potential limitations for proposed construction on the lots, which may require a geotechnical survey prior to construction.
- C.** No water rights have been transferred to the lot owners; Irrigation ditches that exist on the perimeter of this development are for the benefit of other properties. Perimeter ditches and drains shall remain in place and shall not be altered by the Subdivider or subsequent owners.
- D.** There is attached hereto a Waiver waiving the right to protest the creation of the special improvement district or districts which by this reference is expressly incorporated herein and made as much a part hereof as though fully and completely set forth herein at this point. The Waiver will be filed with the plat, shall run with the land, and shall constitute the guarantee by the Subdivider and property owner or owners of the developments described herein. Said Waiver is effective upon filing and is not conditioned on the completion of the conditions set forth in this Agreement. The Subdivider and owner specifically agree that they are waiving valuable rights and do so voluntarily.
- E.** Culverts and associated drainage swales shall not be filled in or altered by the subdivider or subsequent lot owners.
- F.** When required by road improvements, all fences and irrigation ditches in the public right-of-way adjacent to this subdivision shall be removed or relocated outside of the public right-of-way at no cost to the County and any relocation outside of the public right-of-way shall be subject to securing and recording easements.
- G.** Future maintenance of all public (or common) improvements shall be done through RSID(s) created as part of the SIA for this subdivision.
- H.** Lot 6, Block 5 (61.794 acres) shall have sanitary restrictions that shall be lifted by application to the MDEQ with future development review (subdivision, site plan, or condominium).
- I.** Lot owners or their agents will obtain an Access Permit from County Public Works prior to any construction on any lot within the subdivision. The application will include a site plan showing the desired location of access and show that it

meets the requirements outlined by the DEQ storm water requirements for the subdivision and other requirements of the County. Failure to do so will result in the lot owner or their agent removing what has been installed and locating the access in an approved location at the owner's expense.

III. TRANSPORTATION

The subdivider agrees to guarantee all improvements for a period of one (1) year from the date of final acceptance by Yellowstone County.

A. Streets

- Streets shall be public and have Right-of-way widths of 60 feet.
- Streets shall be paved with 24 feet of asphalt with a 2-foot gravel shoulder along each edge of asphalt
- A Rural Special Improvements District (RSID) for maintenance of the public streets will be established with the Final Plat.

B. Traffic Control Devices

- Stop signs shall be installed at the 3 places of egress from the subdivision onto South 72nd Street West, onto O'Donnell Lane, and onto South 68th Street West.

C. Access

- A minimum of 2 accesses shall be provided for this subdivision.
- One access shall be by way of a connection to South 72nd Street West, a public street.
- One access shall be by way of a connection to O'Donnell Lane.
- One access shall be by way of a connection to South 68th Street West, a public street.

D. Billings Area Bikeway and Trail Master Plan

- The Billings Area Bikeway and Trail Masterplan show no elements within the property being subdivided.
- No improvements are required or proposed at this time.

E. Sidewalks

- Sidewalks are not required since this property is located outside of the Yellowstone County zoning boundaries; however,
- Sidewalks 5' in width shall be installed by homeowners at the time of lot development and shall be maintained by homeowners.
- Sidewalks shall be installed within a 14' wide sidewalk and utility easement along all interior street frontages, aligned specifically so that the front of the 5-foot wide sidewalk is setback 1 foot behind the front property line/street right-of-way-line.

IV. EMERGENCY SERVICE

- Fire protection facilities shall be provided via a dry hydrant system installed in the first phase of development with a capable 30,000-gallon underground water storage tank. The system shall be capable of providing a minimum of 1,000 gallons per minute at draft.
- The Subdivider shall submit plans and specifications of the dry hydrant system to the Billings Fire Department for review and approval prior to installation of the system. The tank shall be installed within a dry hydrant easement with access from the adjacent public street. The dry hydrant system shall be inspected, acceptance tested and approved by the Billings Fire Department prior to construction of any buildings in the subdivision. An RSID will be created for maintenance of the dry hydrant with the final plat.
- Internal streets will be paved to county standards and provide emergency access.
- This subdivision is not located within an Urban Wildland Interface Area.

V. STORM DRAINAGE

All drainage improvements shall comply with the provisions of Section 4.7, Yellowstone County Subdivision Regulations, and a stormwater management plan shall be submitted to and approved by the Montana Department of Environmental Quality (MDEQ), or its designee.

- Storm water runoff shall be conveyed by roadside drainage swales to a retention pond according to MDEQ approved stormwater plan & specifications.

VI. UTILITIES

A. Water

In accordance with Section 4.9 Yellowstone County Subdivision Regulations, all proposed water systems must obtain approval by the MDEQ, or its designee.

- Water will be supplied by individual or shared wells, owned and maintained by Aquanet, a public utility company.
- MDEQ approval of the wells shall be submitted with the final plat.

B. Septic System

In accordance with Section 4.8 Yellowstone County Subdivision Regulations, all proposed sanitary sewer systems must obtain approval by the MDEQ, or its designee.

- Wastewater will be handled with individual septic systems.
- MDEQ approval letter shall be submitted with the final plat.

C. Power, Telephone, Gas, and Cable Television

- Power, telephone, gas, and cable television utility service will be provided to all lots within an 8' wide utility easement along all street frontages and behind the sidewalks of all internal public roads. This is a part of the 14' wide sidewalk and utility easement shown on the final plat along interior street frontages, where the 6 feet of the easement's width closer to the street right-of-way is for sidewalks and the remaining 8 feet of the easement's width behind the sidewalks is dedicated for utilities.

VII. PARKS/OPEN SPACE

- The parkland requirement for this subdivision is 3.931 Acres.
- The parkland requirement is met by a dedication of 3.301 Acres of public parkland with the remainder to be met by cash-in-lieu of parkland.
- A Park Maintenance District will be established with the final plat to maintain the public parkland: Public Park, Block 1 (Park 1) and Public Park, Block 4 (Park 2).
- Lot 1, Block 5 (Park 3) shall be owned and maintained by the HOA for the purpose of storm water retention. For this reason, Park 3 does not count toward fulfillment of the parkland requirement for this subdivision.

VIII. IRRIGATION

- The Big Ditch Irrigation District provides water to the ditch along the westerly and northerly boundaries of this subdivision. No water rights or ditch shares will be used by this residential development.

IX. WEED MANAGEMENT

All noxious weeds on the latest Yellowstone County Noxious Weed List shall be controlled on all properties in the subdivision.

- A Weed Management Plan must be filed and updated as needed for approval by the Yellowstone County Weed Department. Said weed management plan shall contain the noxious weeds being addressed and the plan for the control of those weeds. All associated cost for noxious weed control is the responsibility of the owner of record.
- A revegetation plan shall be submitted as part of the management plan. A seeding recommendation can be obtained from the Yellowstone County Weed Department pursuant to Section 7-22-2152, MCA. The Yellowstone County Weed Department reserves the right to revise these recommendations based on the required site inspection.

X. SOILS/GEOTECHNICAL STUDY

- No geotechnical study is required by Yellowstone County.
- Lot owners shall obtain their own geotechnical study for recommendations pertinent to their lot.

XI. PHASING OF IMPROVEMENTS

- Subdivision will be completed in 2 phases.
- Phase 1 consists of Lots 1-19, Block 1; Lots 1-5, Block 2; Lot 1 and Lots 6-13, Block 3; and Lots 1-11, Block 4.
- Phase 2 consists of Lots 2-5 and Lots 14-21, Block 3; Lots 12-28, Block 4; and Lots 1-5, Block 5.
- Public improvements will be constructed by way of a private contract with each phase.
- Phase 2 is projected to be opened in 2028.

XII. FINANCIAL GUARANTEES

Except as otherwise provided, Subdivider shall install and construct said required improvements by private contracts secured by bonds, irrevocable letters of credit, sequential development, or any other method that may be acceptable to the Planning Board and Board of County Commissioners. All engineering and legal work in connection with such improvements shall be paid by the contracting parties pursuant to said private contract, and the improvements shall be designed by and constructed under the supervision of a professional engineer competent in civil engineering, licensed in the state of Montana. Upon completion of the improvements, the consulting Engineer shall file with the Public Works Department, a statement certifying that the improvements have been completed in accordance with approved, seal stamped, record drawings, along with all required post-construction certification per Section 4.6.C. of the Yellowstone County Subdivision Regulations.

XIII. LEGAL PROVISIONS

- A. Subdivider agrees to guarantee all public improvements for a period of one year from the date of final acceptance by Yellowstone County.
- B. The owners of the properties involved in this proposed Subdivision by signature subscribed herein below agree, consent, and shall be bound by the provisions of this Agreement.
- C. The covenants, agreements, and all statements in this Agreement apply to and shall be binding on the heirs, personal representatives, successors and assigns of the respective parties.
- D. In the event it becomes necessary for either party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement or to give any notice required herein, then the prevailing party or the party giving notice shall be entitled to reasonable attorney fees and costs.

E. Any amendments or modifications of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.

F. Subdivider shall comply with all applicable federal, state, and local statutes, ordinances, and administrative regulations during the performance and discharge of its obligations. Subdivider acknowledges and agrees that nothing contained herein shall relieve or exempt it from such compliance.

G. Subdivider agrees to create any required (or expansion of existing) RSID(s) for future maintenance of all public (or common) constructed improvements prior to final plat approval.

IN WITNESS WHEREOF, the parties hereto have set their hands and official seals on the date first above written.

“SUBDIVIDER”

Dan Wells as President of Regal Land Development, Inc.

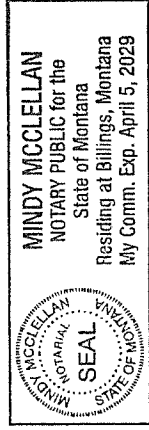


STATE OF MONTANA)

: ss

County of Yellowstone)

On this 20 day of July, 2026 before me, a Notary Public in and for the State of Montana, personally appeared Dan Wells as President of Regal Land Development Inc (*Subdivider*), who executed the foregoing instrument and acknowledged to me that he/she executed the same.



Mindy McClellan

Notary Public in and for the State of Montana

Printed Name: _____

Residing at: _____

My commission expires: _____

This agreement is hereby approved and accepted by Yellowstone County, this ____ day of _____, 20__.

“COUNTY”
COUNTY OF YELLOWSTONE
MONTANA

County of Yellowstone
Board of County Commissioners

By: _____
Chairman

Commissioner

Commissioner

Attest: _____
County Clerk and Recorder

STATE OF MONTANA)
 : ss
County of Yellowstone)

On this ____ day of _____, 20__, before me, a Notary Public in and for the State of Montana, personally appeared _____, known to me to be the Board of County Commissioners and the County Clerk and Recorder, respectively, of Yellowstone County, Montana, whose names are subscribed to the foregoing instrument in such capacity and acknowledged to me that they executed the same on behalf of Yellowstone County, Montana.

Notary Public in and for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____

Waiver of Right to Protest

FOR VALUABLE CONSIDERATION, the undersigned, being the Subdivider and all of the owners of the hereinafter described real property, do hereby waive the right to protest the formation of one or more Rural Special Improvement Districts (RSID's), which Yellowstone County may require for a period of twenty years from the date of this document's recording.

This Waiver and Agreement is independent from all other agreements and is supported by sufficient independent consideration to which the undersigned are parties, and shall run with the land and shall be binding upon the undersigned, their successors and assigns, and the same shall be recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana.

The real property hereinabove mentioned is more particularly described as follows:

Maplewood Estates

Signed and dated this 20 day of July, 2024.

Subdivider/Owner: *Dan Wells as President of Regal Land Development, Inc.*



STATE OF MONTANA)

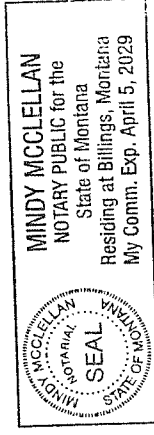
: ss

County of Yellowstone)

** Dan Wells as President of
Regal Land Development, Inc.*

On this 20 day of July, 2024, before me, a Notary Public in and for the State of Montana, personally appeared *_____, the person who executed the forgoing instrument and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year hereinabove written.



Mindy McClellan
Notary Public in and for the State of Montana

Printed name: _____

Residing in Billings, Montana

My commission expires: _____