

RESOLUTION NO. 06-21

**RESOLUTION CREATING RURAL SPECIAL IMPROVEMENT MAINTENANCE
DISTRICT KNOWN AS R.S.I.D. #743M
TOWN OF COMANCHE AND EAST COMANCHE SUBDIVISION**

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 R.S.I.D #743M for Town of Comanche and East Comanche Subdivision, described in Exhibit B as lots 2-3 block 6, lots 1-5 block 7, lots 1-6 block 8, lots 1-4 block 9, and lots 1-3 block 10 of the Town of Comanche and lots 1-4 block 1, lots 1-8 block 2, lots 1-8 block 3, lots 1-8 block 4 and lots 1-4 block 5 of East Comanche Subdivision and more particularly shown in Exhibit A (map) 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;

WHEREAS, the Board of County Commissioners finds, determines and declares:

1. That the public interest or convenience requires the creation of a Rural Special Improvement Maintenance District as hereinafter described;
2. That the costs of providing for the maintenance shall be borne by owners of the property included within the boundaries of the Rural Special Improvement Maintenance District with all existing and future lots being assessed on a per lot basis (Exhibit C);
3. That the purpose of forming the District is to provide for the maintenance, operation and preservation of the streets located within the boundaries of this District;
4. That the Commissioners have been presented with a valid Petition to create the proposed District;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Yellowstone County as follows:

1. The Commissioners have acquired jurisdiction to create a Rural Special Improvement Maintenance District No. 743M to provide for the annual maintenance, operation and preservation of the streets. The maintenance costs are more particularly described in Exhibit C. The estimated maintenance costs shown do not preclude other eligible street expenditures.

2. All of the costs of the District shall be assessed on a per lot basis for all existing and future lots (see Exhibit C). The boundaries of this District are shown on the map attached as Exhibit A and described in Exhibit B.

3. The number of the Rural Special Improvement Maintenance District thereof shall be **No. 743M.**

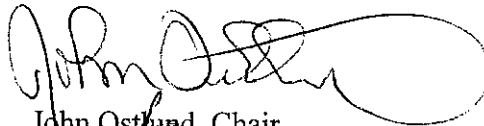
4. All lots accessing their property from the streets will benefit from proposed R.S.I.D. and shall be assessed for maintenance. All lots will be assessed an amount based upon the total cost of the maintenance.

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 the maintenance and the amount of the assessments, and how the assessments should be spent. The Commissioners ask that the Petitioners submit a list of some individuals who are willing to serve on the Ad Hoc Committee.

PASSED AND ADOPTED by the Board of County Commissioners of Yellowstone County, Montana, this 28th day of February, 2006.

Board of County Commissioners
Yellowstone County, Montana

(SEAL)


John Ostlund, Chair


James E. Reno, Member


Bill Kennedy, Member

ATTEST:

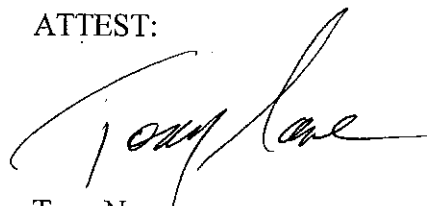
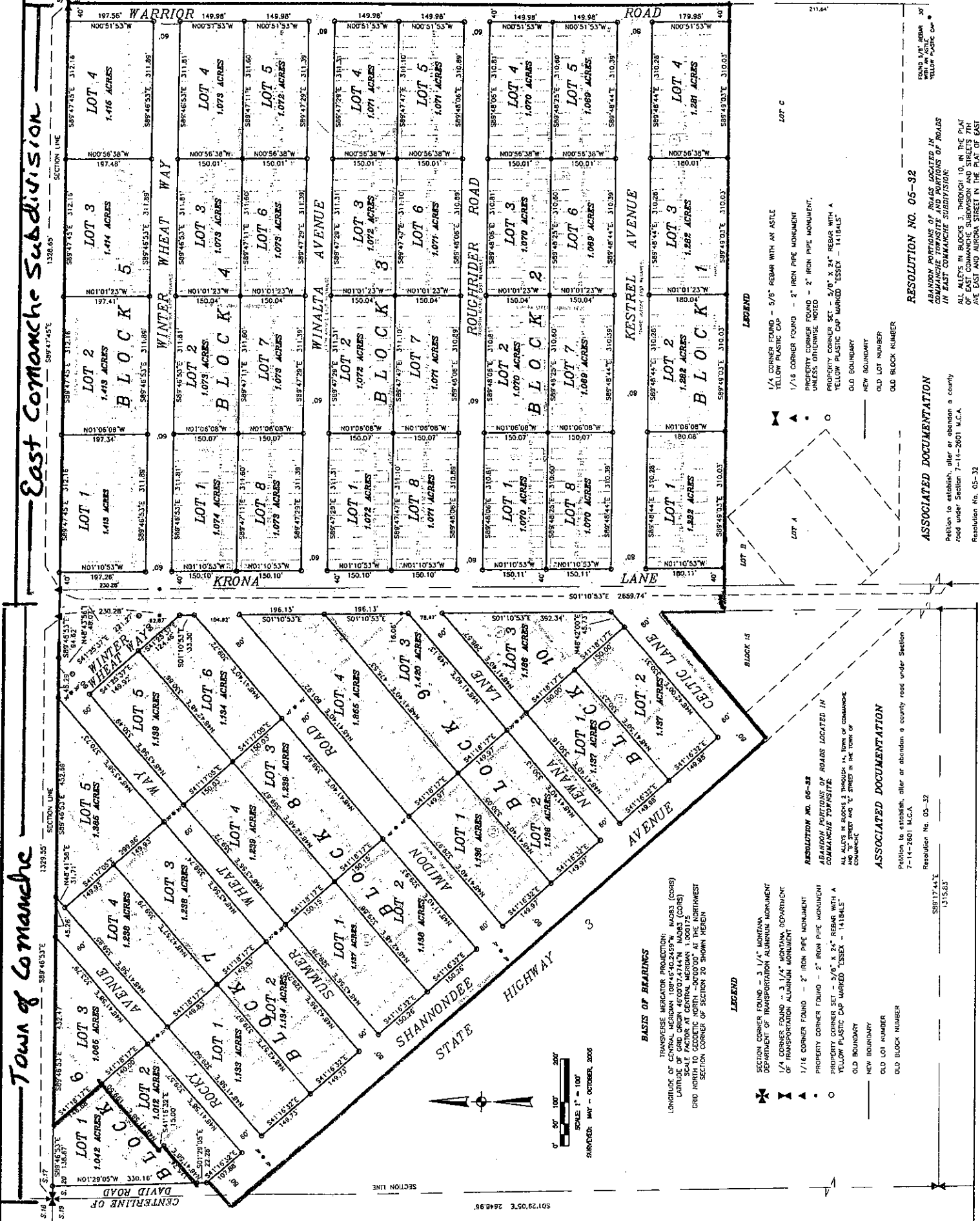

Tony Nave
Clerk and Recorder

EXHIBIT A

East Comanche Subdivision

Town of Comanche



BASIS OF BEARINGS
 TRANSVERSE MERCATOR PROJECTION;
 LONGITUDE OF CENTRAL MERIDIAN 108°45'40.2459" W; NAD83 (CORR)
 LATITUDE OF GRID ORIGIN 46°00'07.4144" N; NAD83 (CORR)
 GRID NORTH TO GEODETIC NORTH - 4969.007' AT THE NORTHWEST
 SECTION CORNER OF SECTION 20 SHOWN HEREIN

LEGEND

- SECTION CORNER FOUND - 3 1/4" MONTANA DEPARTMENT OF TRANSPORTATION ALUMINUM MONUMENT
- 1/4 CORNER FOUND - 3 1/4" MONTANA DEPARTMENT OF TRANSPORTATION ALUMINUM MONUMENT
- 1/16 CORNER FOUND - 2" IRON PIPE MONUMENT
- PROPERTY CORNER FOUND - 2" IRON PIPE MONUMENT
- PROPERTY CORNER SET - 5/8" x 3/4" REBAR WITH A YELLOW PLASTIC CAP MARKED "ESSEX - 14184LS"
- OLD BOUNDARY
- NEW BOUNDARY
- OLD LOT NUMBER
- OLD BLOCK NUMBER

RESOLUTION NO. 05-32
 ABANDON PORTIONS OF ROADS LOCATED IN COMMANCHE TOWNSHIP AND PORTIONS OF ROADS IN EAST COMMANCHE SUBDIVISION;
 ALL ALLEYS IN BLOCKS 3, THROUGH 10, IN THE PLAT OF EAST COMMANCHE SUBDIVISION AND STREETS 7TH, 8TH, 9TH AND 10TH, IN THE PLAT OF EAST COMMANCHE SUBDIVISION;
 ALL ALLEYS IN BLOCKS 3, THROUGH 10, IN THE PLAT OF EAST COMMANCHE SUBDIVISION AND STREETS 7TH, 8TH, 9TH AND 10TH, IN THE PLAT OF EAST COMMANCHE SUBDIVISION;
 ALL ALLEYS IN BLOCKS 3, THROUGH 10, IN THE PLAT OF EAST COMMANCHE SUBDIVISION AND STREETS 7TH, 8TH, 9TH AND 10TH, IN THE PLAT OF EAST COMMANCHE SUBDIVISION;

ASSOCIATED DOCUMENTATION

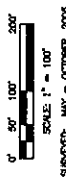
Petition to establish, alter or abandon a county road under Section 7-14-2601 M.C.A.
 Resolution No. 05-32
 13/03/25

RESOLUTION NO. 05-32

ABANDON PORTIONS OF ROADS LOCATED IN COMMANCHE TOWNSHIP AND PORTIONS OF ROADS IN EAST COMMANCHE SUBDIVISION;
 ALL ALLEYS IN BLOCKS 3, THROUGH 10, IN THE PLAT OF EAST COMMANCHE SUBDIVISION AND STREETS 7TH, 8TH, 9TH AND 10TH, IN THE PLAT OF EAST COMMANCHE SUBDIVISION;

ASSOCIATED DOCUMENTATION

Petition to establish, alter or abandon a county road under Section 7-14-2601 M.C.A.
 Resolution No. 05-32



SURVEYED: MAY - OCTOBER, 2020

EXHIBIT B

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID) cont.

Section A – See attached Plat of Amended Plat of East Commanche Subdivision and the Amended Plat of Town of Commanche

Section B – Legal Descriptions & Ownership Report

Amended Plat of East Commanche Subdivision:

- Block 1: Lots 1 through 4 inclusive
- Block 2: Lots 1 through 8 inclusive
- Block 3: Lots 1 through 8 inclusive
- Block 4: Lots 1 through 8 inclusive
- Block 5: Lots 1 through 4 inclusive

Amended Plat of Town of Commanche:

- Block 6: Lots 2 through 3 inclusive
- Block 7: Lots 1 through 5 inclusive
- Block 8: Lots 1 through 6 inclusive
- Block 9: Lots 1 through 4 inclusive
- Block 10: Lots 1 through 3 inclusive

743M

R.S.I.D. PETITION ROUTING SHEET

RSID NAME OR AREA: Town of Commanche + East Commanche

RECEIVED

PUBLIC WORKS

Date Received: JAN 09 REC'D

Date Sent: 1-13-06 to Clerk & Recorder

Reviewed By: MBlack

Comments: 14,200 lf of Roads, unit cost of .21 as the 3000 seems slightly low, typical .50/lf, otherwise appears sufficient.

CLERK & RECORDER

Date Received: 1-17-06

Date Sent: 1-27-06 - to legal

Reviewed By: Tony

Comments: will copy of township report
copy done and name title fixed as the date
the original boundary relocation - 1-27- Requested
ownership list from GIS - OK - forwarded to legal

COUNTY ATTORNEY

Date Received: _____

Date Sent: _____

Reviewed By: Enghin

Comments: See note on back.

FINANCE

Date Received: 1/30/06

Date Sent: _____

Reviewed By: _____

Comments: _____

x- Dexter needs new legal desc. of all message box
both JT + LYND ON 02-02-06 - TT LYND Essay on 2-05-06
BOARD CLERK she will get new desc. to me next week
Date Returned: _____

new legal Received 2-16-06

Yellowstone County



TONY NAVE
Clerk & Recorder
P.O. Box 35001
Billings, MT 59107-5001

Phone (406) 256-2785
Fax (406) 256-2736
Email: tnave@co.yellowstone.mt.us

January 27, 2006

Board of County Commissioners
Yellowstone County

Re: Petition for the creation of Maintenance RSID for the amended plats of the Town of Commanche and East Commanche Subdivision

I have reviewed the signatures on the attached petition for creation of an RSID for Road Maintenance for amended plats of the Town of Commanche and East Commanche Subdivision, together with the ownership report provided by the County GIS office. The petition contains the valid consent of the owners of One Hundred Percent (100%) of the total properties in the proposed district. This is a district being created in conjunction with two proposed exempt amended plats that are aggregating lots in two older subdivisions.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Tony Nave", written over a horizontal line.

Tony Nave
Clerk & Recorder

**PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT
(RSID) cont.**

Section A – See attached Plat of Amended Plat of East Commanche Subdivision and the Amended Plat of Town of Commanche

Section B – Legal Descriptions & Ownership Report

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Block 2: Lots 1 through 8 inclusive

Block 3: Lots 1 through 8 inclusive

Block 4: Lots 1 through 8 inclusive

Block 5: Lots 1 through 4 inclusive

Amended Plat of Town of Commanche:

Block 6: Lots 2 through 3 inclusive

Block 7: Lots 1 through 5 inclusive

Block 8: Lots 1 through 6 inclusive

Block 9: Lots 1 through 4 inclusive

Block 10: Lots 1 through 3 inclusive

**PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT
(RSID) cont.**

Section C – Estimated Annual Maintenance Cost

FALL MAINTENANCE:

Activity: Gravel Road Grading Cost: 1,500.00

WINTER MAINTENANCE:

Activity: n/a Cost:

SPRING MAINTENANCE:

Activity: Gravel Road Grading Cost: 1,500.00

SUMMER MAINTENANCE:

Activity: n/a Cost:

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$3,000.00 per year

Section D – Method of Assessment

Divided equally between lots

Fifty two (52) lots = \$57.69 per lot

**PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT
(RSID) cont.**

Section F – Proposed Rural Special Improvement District Recommendations for Ad Hoc Committee

	Name	Telephone No.
1.	<u>Leslie L. Auer</u> Printed Name	<u>406-667-2165</u>
	<u>Leslie L. Auer</u> Signature	_____
2.	<u>Diana M. Auer</u> Printed Name	<u>406-667-2165</u>
	<u>Diana M. Auer</u> Signature	_____
3.	_____ Printed Name	_____
	_____ Signature	_____
4.	_____ Printed Name	_____
	_____ Signature	_____
5.	_____ Printed Name	_____
	_____ Signature	_____
6.	_____ Printed Name	_____
	_____ Signature	_____

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID) cont.

Section E - Petition for Creation of RSID Amended Plat of East Commanche Subdivision and Amended Plat of Town of Commanche

WE, THE UNDERSIGNED property owners, hereby provide the following information for consideration in the possible creation of an RSID. It is our understanding that if support exists for the RSID, information will be provided to the County and a public hearing scheduled regarding the creation of this district. Following the hearing, the County Commissioners shall take action on whether or not to create the district. Should the Commissioners create the districts, WE, as property owners, understand the we shall bear the costs of the districts as formally approved by the Commissioners.

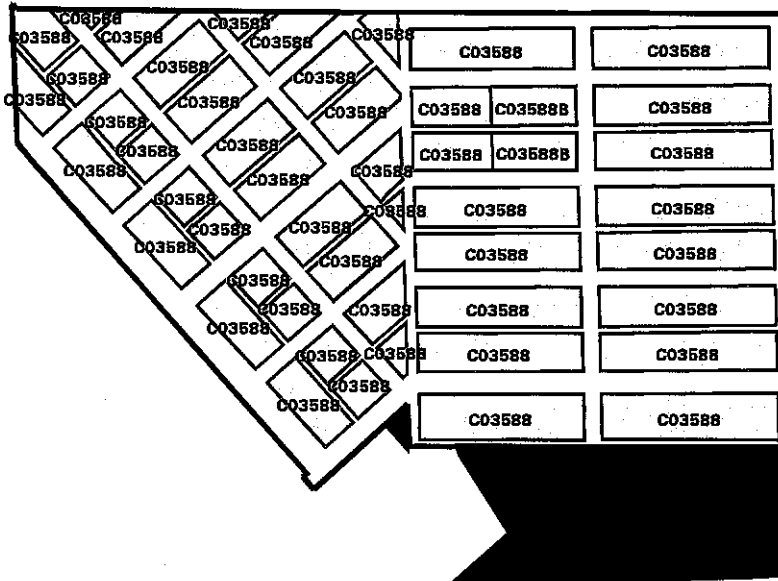
Property Owner Printed Name(s) Signature(s) Required	Complete Mailing Address Street, City, State & Zip	Properties Owned Lot & Block Subdivision or C/S	In Favor/Opposed	Method of Assessment
Leslie L. Auer <i>Leslie L. Auer</i>	10701 MT Hwy #3 Broadview, MT 59015	All lots and blocks as identified in Section B of this petition	Favor	Even - per lot
Diana M Auer <i>Diana M. Auer</i>	10701 MT Hwy #3 Broadview, MT 59015	All lots and blocks as identified in section B of this petition	Oppose	Even - per lot

NAME	NAME	NAME	NAME	NAME	NAME	LEGALDESC	TOWNSHIP	RANGE	SECTION	TAX1	TAX2
AJER, LESLIE & DIANA	10701 MT HIGHWAY 3	BROADVIEW	MT	59075	BLK 1-14 LT 1-2 BLK 15 & BLK 1-2 &	4-10 & LT 13-34 &	COMMANCHE ORIGIN, 03.0N	24.0E	20	C03588B	
AJER, LESLIE L	10701 MT HIGHWAY 3	BROADVIEW	MT	59075	E COMMANCHE LOTS 1 THRU 12	& LOTS 35 THRU 46 BLK 3	03.0N	24.0E	20	C03588B	

This document is intended for informational purposes only and is not guaranteed to be accurate nor current.

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LEGEND



- Parcel partially in SID area
- Parcel completely w/in SID area
- Parcel not identified



6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

YELLOWSTONE COUNTY GIS
 BILLINGS, MONTANA
 PROPOSED RSID
 COMMANCHE

SCALE: 1" = 200meters

DATE: 27 Jan 06 10:58:54 Friday
 FILENAME: m:/sids/rsidcom rerun

EXHIBIT C

**PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT
(RSID) cont.**

Section C – Estimated Annual Maintenance Cost

FALL MAINTENANCE:

Activity: Gravel Road Grading Cost: 1,500.00

WINTER MAINTENANCE:

Activity: n/a Cost:

SPRING MAINTENANCE:

Activity: Gravel Road Grading Cost: 1,500.00

SUMMER MAINTENANCE:

Activity: n/a Cost:

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$3,000.00 per year

Section D – Method of Assessment

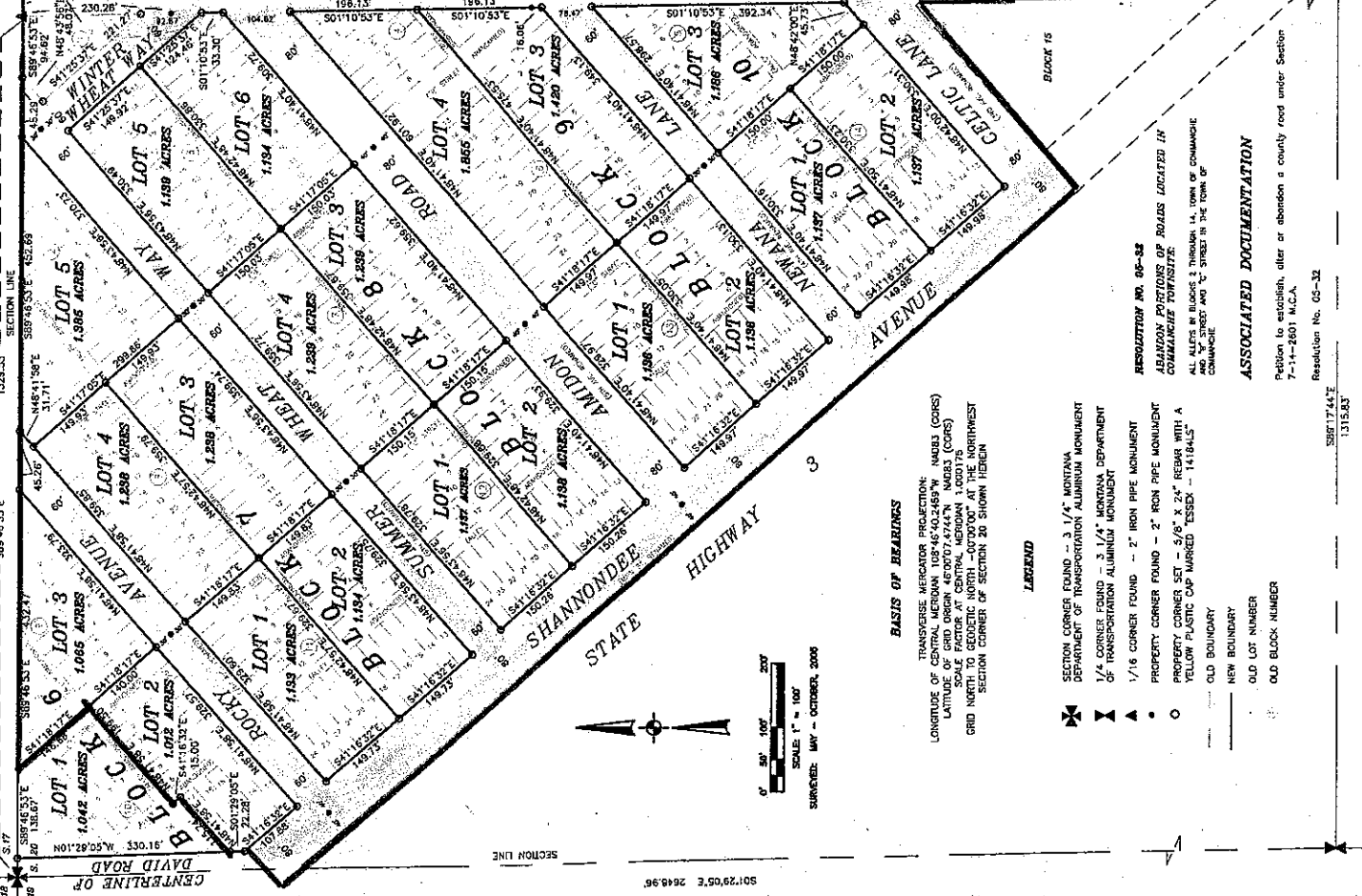
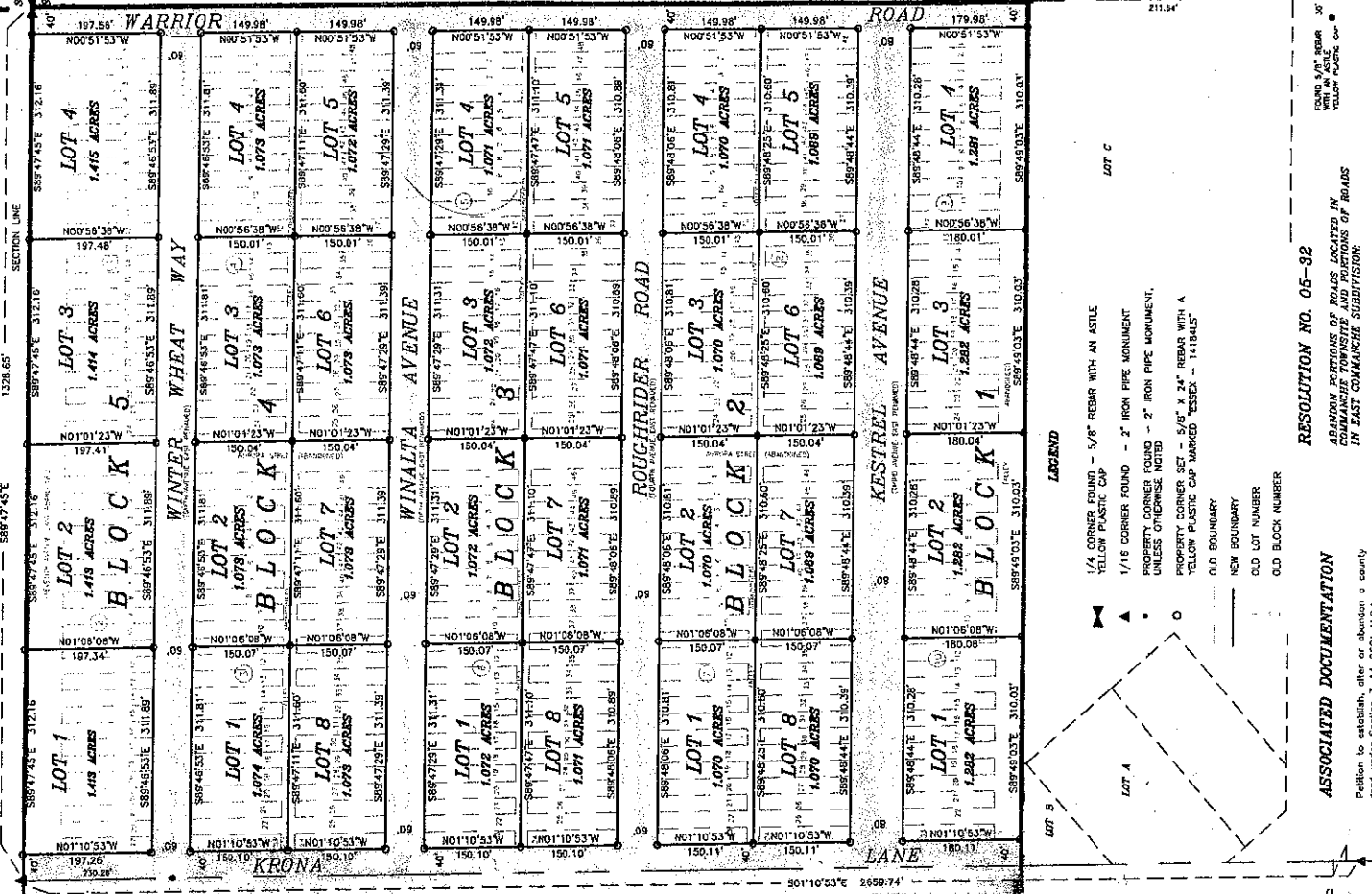
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Fifty two (52) lots = \$57,69 per lot

EXHIBIT A

East Comanche Subdivision

Town of Comanche



SECTION 17
SECTION 20

LONGITUDE OF CENTRAL MERIDIAN 108°45'32.68"W, NAD83 (CORR)
LATITUDE OF GRID ORIGIN 45°07'07.4741"N, NAD83 (CORR)
SCALE FACTOR AT CENTRAL MERIDIAN 1.000175
GRID NORTH TO GEODETIC NORTH - 4070.00' AT THE NORTHWEST
SECTION CORNER OF SECTION 20 SHOWN HEREIN

RESOLUTION NO. 05-92
ABANDON PORTIONS OF ROADS LOCATED IN
EAST COMANCHE SUBDIVISION

ALL ALLEYS IN BLOCKS 3, THROUGH 10, IN THE PLAT
ARE ABANDONED TO THE EAST AND EAST SIDE OF
AVE EAST AND ALORRA STREET IN THE PLAT OF EAST
COMANCHE SUBDIVISION

ASSOCIATED DOCUMENTATION
Petition to establish, alter or abandon a county road under Section 7-14-2601, M.C.A.
Resolution No. 05-92

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 ✕ 1/16 CORNER FOUND - 2" IRON PIPE MONUMENT UNLESS OTHERWISE NOTED
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