

**RESOLUTION NO. 13- 47**  
**RESOLUTION CREATING RURAL SPECIAL  
IMPROVEMENT MAINTENANCE DISTRICT TO BE KNOWN AS R.S.I.D. #806M  
(RIVER RANCH RETREAT SUBDIVISION- ROADS & 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 #806M for River Ranch Retreat Subdivision, described in Exhibit B as Phase I Lots 1, 2, 3, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and more particularly shown in Exhibit A (map) 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. 806M.
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, weed control 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.

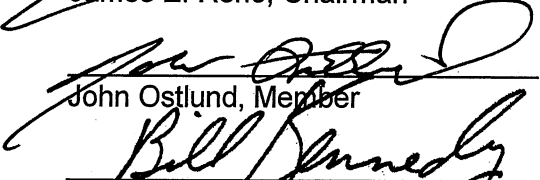
5. The Commissioners desire that an Ad Hoc Committee be appointed to make recommendations to the Commissioners with regard to the need for assessments to be made for maintenance, the amount of assessments, and how the assessments should be spent. The Commissioners request a list of some individuals who 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 July, 2013.

BOARD OF COUNTY COMMISSIONERS  
YELLOWSTONE COUNTY, MONTANA



James E. Reno, Chairman




John Ostlund, Member



Bill Kennedy, Member

(SEAL)

ATTEST:



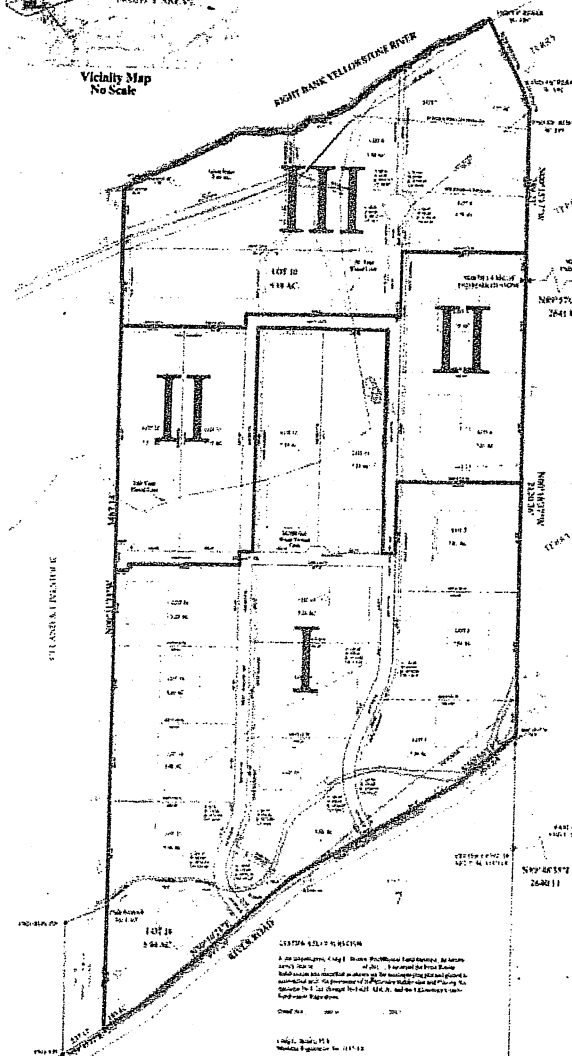
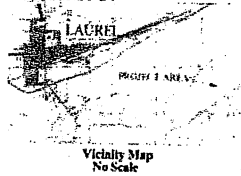
Jeff Martin, Clerk & Recorder  
Yellowstone County, Montana

# EXHIBIT A

## Preliminary Plat of THE RIVER RANCH RETREAT SUBDIVISION

A parcel of land being Tract 2B of Certificate of Survey No. 1578 Amended Amending Tract B  
located in the West 1/2 of Section 7 & the West 1/2 of Section 18,  
Township 2 South, Range 25 East, T.2S., R.25E.,  
Yellowstone County, Montana.

The survey was accomplished by G.J. Land & L. J. Lebeck, Record Owner  
The purpose of the plat is to create twenty-two (22) residential lots.



**LEGAL DESCRIPTION**  
A parcel of land being Tract 2B of Certificate of Survey No. 1578 Amended Amending Tract B, located in the West 1/2 of Section 7 & the West 1/2 of Section 18, Township 2 South, Range 25 East, T.2S., R.25E., Yellowstone County, Montana.

**STATE OF MONTANA**  
I, G.J. Land & L. J. Lebeck, Record Owner, do hereby certify that the above described land is the property of the Record Owner and is being conveyed to the State of Montana for the purpose of creating residential lots.

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## Phasing Plan

**LEGEND**

- 1. LOT 1P BEING WITH OTHER PLATS OF THE RIVER RANCH RETREAT SUBDIVISION
- 2. NEWLY DEVELOPED RESIDENTIAL LOTS
- 3. EXISTING RESIDENTIAL LOTS
- 4. EXISTING HIGHWAY
- 5. EXISTING RIVER
- 6. EXISTING POWER LINES
- 7. EXISTING WATER LINES
- 8. EXISTING TELEPHONE LINES
- 9. EXISTING FENCE LINES
- 10. EXISTING UTILITY LINES
- 11. EXISTING EASEMENTS
- 12. EXISTING ENCUMBRANCES
- 13. EXISTING SURVEY LINES
- 14. EXISTING SURVEY POINTS
- 15. EXISTING SURVEY MARKS
- 16. EXISTING SURVEY INSTRUMENTS
- 17. EXISTING SURVEY RECORDS
- 18. EXISTING SURVEY PLATS
- 19. EXISTING SURVEY MAPS
- 20. EXISTING SURVEY DOCUMENTS
- 21. EXISTING SURVEY INSTRUMENTS
- 22. EXISTING SURVEY RECORDS
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- 99. EXISTING SURVEY MAPS
- 100. EXISTING SURVEY DOCUMENTS



**River Ranch Retreat**  
A COMMUNITY OF RESIDENTIAL LOTS

The River Ranch Retreat Subdivision  
Yellowstone County

**CB & ASSOCIATES, Inc.**  
Professional Land Surveyors  
180 West County Blvd. 4B  
Bozeman, MT 59703  
PH 405-532-3400



# EXHIBIT C

## ESTIMATED ANNUAL MAINTENANCE COST

### FALL MAINTENANCE:

ACTIVITY	ESTIMATED COST
Water System Maintenance – Underground Fire Water Tank	\$ 0
	\$

### WINTER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Snow Plowing/Ice Control	\$1200.00 per year
	\$

### SPRING MAINTENANCE:

ACTIVITY	ESTIMATED COST
Weed Control	\$1300 per year
	\$

### SUMMER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Chip Seal Roads every 7 years @ .05 per SF	\$
228,181.3 SF x .05 = \$11,409.01 divided by 7 years =	\$1629.87 per year

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$4129.87

**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. Gerald Williams \_\_\_\_\_ (Chairman) 406-698-4549

Printed Name

*Gerald Williams*

Signature

*GREAT NORTHERN BUILDERS, LLC*

2. \_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

3. \_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Signature





## CERTIFICATE

### PLAT OF RIVER RANCH RETREAT – PHASE I LOTS

The undersigned, the duly authorized representative of Yellowstone County Department of Public Works, does hereby certify that a private contract has been executed, necessary funding guarantees have been provided, and the County Finance Department has begun assessment of the appropriate road maintenance district to construct and install the public improvements required to serve the following described property in Yellowstone County, Montana:

Phase II Lots – 4, 5, 21, 22 and Phase III Lots – 6, 7, 8, 9 and 10 all in the Plat of River Ranch Retreat Subdivision in Yellowstone County, Montana according to the official plat on file and of record in the office of the Clerk and Recorder of said County, under Document No. 3676751.

This Certificate is being executed to show compliance with the terms of that certain Subdivision Improvements Agreement dated the 5<sup>th</sup> day of July, 2013 by and between **Great Northern Builders, LLC and Yellowstone County**, and that certain Declaration of Restriction on Transfers and Conveyances recorded the 26<sup>th</sup> day of July, 2013 covering Phase II Lots – 4, 5, 21, 22 and Phase III Lots – 6, 7, 8, 9 and 10 all in the Plat of River Ranch Retreat Subdivision, and to provide the basis for execution and recording of a Release from the terms of said Declaration pursuant to the terms of said Agreements.

Dated this 10<sup>th</sup> day of November, 2015.

DEPARTMENT OF PUBLIC WORKS  
YELLOWSTONE COUNTY, MONTANA

By: 

Title: Public Works Director

PLAT  
RELEASE RIVER RANCH RETREAT  
SUBDIVISION  
11-17-15