

YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 18-30

Resolution to Create Yellowstone County Rural Special Improvement District No. 839M to Maintain the Roads of Emerald Hills Subdivision

WHEREAS, pursuant to Sections 7-12-2101 through 7-12-2113 of the Montana Code Annotated, a board of county commissioners has the authority to create a rural special improvement district to reconstruct roads. To create a district, a board should pass a resolution of intent, set a public hearing, provide notice of the public hearing, receive protests, hold a public hearing, consider protests and pass a resolution that either creates or does not create the district.

WHEREAS, in 1981, the Yellowstone County Board of County Commissioners created Yellowstone County Rural Special Improvement District No. 620 to pave the roads in Emerald Hills Subdivision. The Board also created Yellowstone County Rural Special Improvement District No. 620M to maintain the roads. The assessment for Yellowstone County Rural Special Improvement District No. 620M is complex and inconsistent. To make the assessment less complex and more consistent, the Board intends to reform Yellowstone County Rural Special Improvement District No. 620M with a per lot assessment method. Exhibit 1 contains the specifics of the District such as name, location, map, parcels, property owners, activities, costs, assessment method, assessment and engineer. Below is a summary of the specifics of the District.

District Summary

District Name:	Yellowstone County Rural Special Improvement District No. 839M
District Location:	Emerald Hills Subdivision et al.
District Parcels:	106 parcels
District Activities:	Road Maintenance
District Costs:	\$22,260.00 Estimated Cost Per Year
District Assessment Method:	Per Parcel
District Assessment:	Annual Assessment \$210.00 Per Parcel Estimated
District Duration:	Perpetual
District Engineer:	Michael Black, Yellowstone County Public Works Department

WHEREAS, on March 6, 2018, the Yellowstone County Board of County Commissioners passed a resolution of intent to create Rural Special Improvement District No. 839M to maintain the roads in Emerald Hills Subdivision and set a public hearing on the creation of the District for April 10, 2018. On March 9, 2018, the Yellowstone County Clerk and Recorder mailed notice of the hearing to all property owners in the District. On March 9, 2018 and March 16, 2018, the Yellowstone County Clerk and Recorder published notice of the public hearings in the *Billings Gazette*. On April 10, 2018, the Board held a public hearing on the creation of the District. The Board heard comments on the District and considered protests as to the creation of the District. The Board did not receive enough protests to prevent the formation of the District. 47 out of 106 property owners protested the creation of the District. The Board believes that it is in the best interest of the public to create the District.

NOW THEREFORE, BE IT RESOLVED,

The Yellowstone County Board of County Commissioners creates Rural Special Improvement District No. 839M to maintain the roads in Emerald Hills Subdivision. The specifics of the District are contained in the exhibits attached to this Resolution. The Board assessment for the District will appear on the property owners 2018 tax statement.

Passed and Adopted on the 10th day of April 2018.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

absent
John Ostlund, Chair

Robyn Driscoll
Robyn Driscoll, Member Chair Pro-Tem

Denis Pitman
Denis Pitman, Member

Attest:
Jeff Martin
Jeff Martin
Yellowstone County Clerk and Recorder

Attachment

Exhibit 1

- Coversheet
- Map
- Properties and Property Owners Lists
- Maintenance Cost Estimate
- Assessment Estimate

Exhibit 1

Yellowstone County Rural Special Improvement District No. 839M

District Summary

District Name: Yellowstone County Rural Special Improvement District No. 839M
District Location: Emerald Hills Subdivision First Filing (Doc. No. 682696, April 17, 1962).
Emerald Hills Subdivision Fourth filing (Doc. No. 1747786, July 7, 1994).
Certificate of Survey No. 1137 (Doc. No. 848526, September 24, 1969).
Certificate of Survey No. 1140 (Doc. No. 850653, November 3, 1969).
Certificate of Survey No. 1248 (Doc. No. 908388, May 31, 1972).
Certificate of Survey No. 1344 1st (Doc. No. 1022564, July 6, 1976).
Certificate of Survey No. 1344 2nd (Doc. No. 3561680, September 3, 2010).
Certificate of Survey No. 2675 (Doc. No. 1630335, April 2, 1992).
Certificate of Survey No. 3266 (Doc. No. 3373005, April 7, 2006).
District Parcels: 106 parcels
District Activities: Road Maintenance
District Costs: \$22,260.00 Estimated Cost Per Year
District Assessment Method: Per Parcel
District Assessment: Annual Assessment \$210.00 Per Parcel Estimated
District Duration: Perpetual
District Engineer: Michael Black, PE, Yellowstone County Public Works Department

District Name:

The name of the District shall be Yellowstone County Rural Special Improvement District No. 839M.

District Location:

Yellowstone County Rural Special Improvement District No. 839M shall include the parcels in Emerald Hills Subdivision, Certificate of Survey No. 1137, Certificate of Survey No. 1140, Certificate of Survey No. 1248, Certificate of Survey No. 1344 1st, Certificate of Survey No. 1344 2nd, Certificate of Survey No. 2675 and Certificate of Survey No. 3266. Attached is a map of Yellowstone County Rural Special Improvement District No. 839M.

District Parcels:

Yellowstone County Rural Special Improvement District No. 839M shall include 106 total parcel parcels in Emerald Hills Subdivision and several adjacent certificates of survey that use Emerald Hills Drive, a portion of Montana City Drive, Pine Valley Road, Dinosaur Drive, Eagle Ridge Drive, Buck Deer Pass, Cave Road, Pryor Mountain View Drive, and Indian Ridge Road for access. The parcels benefited by the maintenance of the roads shall be included in the District. Attached is a list of the legal description of each parcel and the current owner of each parcel in Yellowstone County Rural Special Improvement District No. 839M.

District Activities:

Yellowstone County Rural Special Improvement District No. 839M shall maintain the roads in Emerald Hills Subdivision, Emerald Hills Drive, a portion of Montana City Drive, Pine Valley Road, Dinosaur Drive, Eagle Ridge Drive, Buck Deer Pass, Cave Road, Pryor Mountain View Drive, and Indian Ridge Road.

District Costs:

The Yellowstone County Public Works Department estimated cost to maintain the roads in Emerald Hill Subdivision is approximately \$22,260.00. The actual cost may be more or less and will vary from year to year. Attached is an explanation of the maintenance costs for the Roads in Yellowstone County Rural Special Improvement District No. 839M.

District Assessment Method:

Yellowstone County Rural Special Improvement District No. 839M shall use the per parcel method of assessment to finance the maintenance of the roads in Emerald Hills Subdivision. If the number of parcels increases during the term of the District, the assessment shall be modified to account for the increased number of parcels.

District Assessment:

The Yellowstone County Finance Department estimates that annual assessment per parcel to maintain the roads in Emerald Hill Subdivision would be approximately \$210.00. The assessment would appear on the tax statements for the properties. The actual assessment will vary from year to year. Attached is an explanation of the calculation of the assessment to maintain the Roads in Yellowstone County Rural Special Improvement District No. 839M.

District Duration:

Yellowstone County Rural Special Improvement District No. 839M shall exist for indefinitely.

District Engineer:

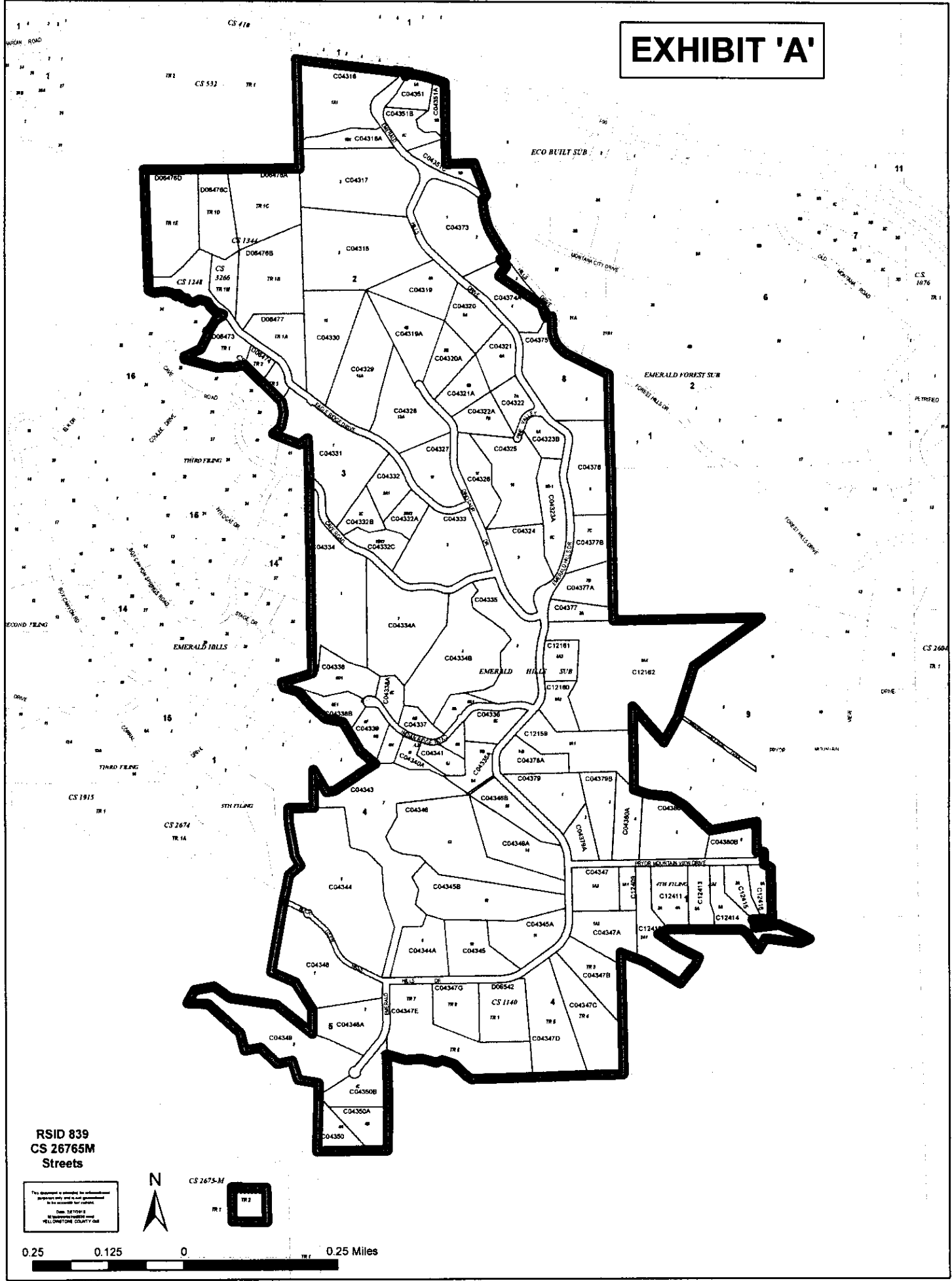
Michael Black, a civil engineer with the Yellowstone County Public Works Department, shall be the District Engineer for Yellowstone County Rural Special Improvement District No. 839M. As needed, the Yellowstone County Board of County Commissioner will appoint a District Engineer. The District Engineer shall advise the Board as to maintenance required for the roads in Emerald Hills Subdivision.

Yellowstone County Public Works Department
Attn: Michael Black, PE
P.O. Box 35024
Billings Montana, 59107-5024
(406) 256-2735
mblack@co.yellowstone.mt.gov

Attachments

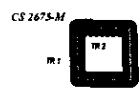
- Map
- Properties and Property Owner Lists
- Maintenance Cost Estimate
- Assessment Estimate

EXHIBIT 'A'



RSID 839
CS 26765M
Streets

This document is intended for informational purposes only and is not guaranteed to be accurate for values.
Date: 08/20/11
By: [Signature]
WELLSINGTON COUNTY GIS



0.25 0.125 0 0.25 Miles

TAX ID	OWNER	LEGAL	ADDR_PROPERTY	MAILADDRESS	CITY_ST_ZIP
1	D06473 WELZENBACH, JAMES	S21, T01 N, R27 E, C.O.S. 1137, PARCEL 1	962 EAGLE RIDGE DR	2211 BELONT DR	BILLINGS, MT 59102-5705
2	D06474 TURNBULL, THOMAS KENT	S21, T01 N, R27 E, C.O.S. 1137, PARCEL 2	942 EAGLE RIDGE DR	904 EAGLE RIDGE DR	BILLINGS, MT 59101-7215
3	D06475 ROCKWELL, CLINTON III &	S21, T01 N, R27 E, C.O.S. 1137, PARCEL 3	EAGLE RIDGE DR	904 EAGLE RIDGE DR	BILLINGS, MT 59101-7215
4	D06477 DOTSON, SHAUN & ANGIE L	S21, T01 N, R27 E, C.O.S. 1344, PARCEL 1A, 1ST AMD	963 EAGLE RIDGE DR	963 EAGLE RIDGE DR	BILLINGS, MT 59101-7215
5	D06476 OYOLA, ORLANDO & MIRIAN E	S21, T01 N, R27 E, C.O.S. 3266, PARCEL 1M, 2.302 AC (07)	1005 EAGLE RIDGE DR	1005 EAGLE RIDGE DR	BILLINGS, MT 59101-7234
6	D06476A TILLERY, D &	S21, T01 N, R27 E, C.O.S. 1344, PARCEL 1C, 2ND AMD (11)	1009 EAGLE RIDGE DR	800 EMERALD HILLS DR	BILLINGS, MT 59101-7222
7	D06472 LANGTON, DELANEH	S21, T01 N, R27 E, C.O.S. 1248	1009 EAGLE RIDGE DR	1009 EAGLE RIDGE DR	BILLINGS, MT 59101-7234
8	D06476B TILLERY, D &	S21, T01 N, R27 E, C.O.S. 1344, PARCEL 1B, AMD (11)	1001 EAGLE RIDGE DR	800 EMERALD HILLS DR	BILLINGS, MT 59101-7222
9	D06476C OYOLA, ORLANDO & MIRIAN	S21, T01 N, R27 E, C.O.S. 1344, PARCEL 1D, AMD (11)	EAGLE RIDGE DR	1003 EAGLE RIDGE DR	BILLINGS, MT 59101-7234
10	D06476D LANGTON, DELANEH	S21, T01 N, R27 E, C.O.S. 1344, PARCEL 1E, AMD (11)	1017 EAGLE RIDGE DR	1008 EAGLE RIDGE DR	BILLINGS, MT 59101-7234
11	C04331 ROCKWELL, CLINTON III &	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 3, Lot 1	904 EAGLE RIDGE DR	904 EAGLE RIDGE DR	BILLINGS, MT 59101-7215
12	C04376 METZGER, ROBERT C	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 8, Lot 6	803 EMERALD HILLS DR	803 EMERALD HILLS DR	BILLINGS, MT 59101-7222
13	C04375 EVENSON, MARCUS N & HALLEY A	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 8, Lot 5	923 EMERALD HILLS DR	923 EMERALD HILLS DR	BILLINGS, MT 59101-7222
14	C04374A ROBERTSON, DAVID L & BARBARA F	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 8, Lot 4	1023 EMERALD HILLS DR	1023 EMERALD HILLS DR	BILLINGS, MT 59101-7220
15	C04373 NANCY J KLIMPER TRUST	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 8, Lot 1 - 2	5024 MONTANA CITY DR	3324 2ND AVE N	BILLINGS, MT 59101-2005
16	C04316 ASBELL, SUSAN W & DARRELL L	EMERALD HILLS SUBD 314, S22, T01 N, R27 E, BLOCK *	1232 EMERALD HILLS DR	1232 EMERALD HILLS DR	BILLINGS, MT 59101-7218
17	C04316A ASBELL, DARRELL L & SUSAN W	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 2, Lot 1B1	EMERALD HILLS DR	1232 EMERALD HILLS DR	BILLINGS, MT 59101-7218
18	C04317 DELOS REYES, ROSELIO C & LOUISE Z	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 2, Lot 1B2	1134 EMERALD HILLS DR	1134 EMERALD HILLS DR	BILLINGS, MT 59101-7219
19	C04318 YOUNG LIVING TRUST	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 2, Lot 3	1102 EMERALD HILLS DR	1102 EMERALD HILLS DR	BILLINGS, MT 59101-7219
20	C04319 FAIRCHILD, GEORGE L & LYNNE M	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 2, Lot 4A	1048 EMERALD HILLS DR	1048 EMERALD HILLS DR	BILLINGS, MT 59101-7220
21	C04320 HALL, ALLEN W & PEGGY	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 2, Lot 5A	1020 EMERALD HILLS DR	1020 EMERALD HILLS DR	BILLINGS, MT 59101-7220
22	C04321 VOLMER, ELROY D & GAIL	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 2, Lot 6A	932 EMERALD HILLS DR	932 EMERALD HILLS DR	BILLINGS, MT 59101-7221
23	C04322 NAGY, ROBERT J & DIANNE M	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 2, Lot 7A	902 PINE VALLEY DR	902 PINE VALLEY DR	BILLINGS, MT 59101-7242
24	C04322A MAQLAREN, DOUGLAS	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 2, Lot 7B	831 DINOSAUR DR	831 DINOSAUR DR	BILLINGS, MT 59101-7213
25	C04321A GUENTHER, ROBERT E & JUDITH A	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 2, Lot 6B	845 DINOSAUR DR	845 DINOSAUR DR	BILLINGS, MT 59101-7213
26	C04320A HICKS, KATHY B	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 2, Lot 5B	908 DINOSAUR DR	PO BOX 171	BILLINGS, MT 59103-0171
27	C04319A HICKS, KATHY B	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 2, Lot 4B	DINOSAUR DR	PO BOX 171	BILLINGS, MT 59103-0171
28	C04330 RADECKI, MICHAEL A & SUSAN G	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 2, Lot 15	907 EAGLE RIDGE DR	907 EAGLE RIDGE DR	BILLINGS, MT 59101-7215
29	C04329 RADECKI, MICHAEL A & SUSAN G	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 2, Lot 14A, AMND LT 13-14	EAGLE RIDGE DR	907 EAGLE RIDGE DR	BILLINGS, MT 59101-7215
30	C04328 RADECKI, MICHAEL A & SUSAN G	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 2, Lot 13A, AMND LT 13-14	EAGLE RIDGE DR	907 EAGLE RIDGE DR	BILLINGS, MT 59101-7215
31	C04327 BRINKMAN, M DEAN & CAROL J REV LVG TRUST	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 2, Lot 12	902 EAGLE RIDGE DR	902 EAGLE RIDGE DR	BILLINGS, MT 59101-7216
32	C04351A YOUNG, NEAL & LORAYNE	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 6, Lot 1B, (AMND 1/6)	4700 OLD HARDIN RD	35 YONDER CT	SPARKS, NV 89436-9068
33	C04351 CLARK, GUY M	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 6, Lot 1A, LT 1 AMND	EMERALD HILLS DR	PO BOX 81448	BILLINGS, MT 59108-1448
34	C04351B CLARK, GUY M	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 6, Lot 1C, AMD	EMERALD HILLS DR	PO BOX 81448	BILLINGS, MT 59108-1448
35	C12162 GAUGER'S SALES CORPORATION	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 8, Lot 8A4, 2ND AMD	421 EMERALD HILLS DR	5440 RIVER RD	LAUREL, MT 59044-8885
36	C04378A SEDER, LARRY	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 8, Lot 8B, AMD	421 EMERALD HILLS DR	421 EMERALD HILLS DR	BILLINGS, MT 59101-7226
37	C12159 BURTELL, JOE &	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 8, Lot 8A1, 2ND AMD	451 EMERALD HILLS DR	2212 ELM ST	BILLINGS, MT 59101-0515
38	C12160 JOHNSTON, DICK ETAL	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 8, Lot 8A2, 2ND AMD	465 EMERALD HILLS DR	465 EMERALD HILLS DR	BILLINGS, MT 59101-7226
39	C12161 WILKINS, CAL	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 8, Lot 8A3, 2ND AMD	555 EMERALD HILLS DR	555 EMERALD HILLS DR	BILLINGS, MT 59101-7225
40	C04335A RIVERS, MARY	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 5A - 5B, AMND L 5	416 EMERALD HILLS DR	416 EMERALD HILLS DR	BILLINGS, MT 59101-7226
41	C04336 RIVERS, MARY	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 5C, AMND LT 5	416 EMERALD HILLS DR	416 EMERALD HILLS DR	BILLINGS, MT 59101-7226
42	C04342 SHREEVE, DANIEL O	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 6K	4852 INDIAN RIDGE RD	4852 INDIAN RIDGE RD	BILLINGS, MT 59101-7203
43	C04341 C.YOE F SIEMERS LIVING TRUST	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 6J	4842 INDIAN RIDGE RD	2833 GRELOCK LN	BILLINGS, MT 59105-4610
44	C04340 NEWELL, DEAN &	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 6I	4934 INDIAN RIDGE RD	4934 INDIAN RIDGE RD	BILLINGS, MT 59101-7203
45	C04340 TEX J JANECEK REVOCABLE TRUST	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 6H	4828 INDIAN RIDGE RD	PO BOX 1543	BILLINGS, MT 59103-1543
46	C04339 TEX J JANECEK REVOCABLE TRUST	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 6F - 6G	INDIAN RIDGE RD	PO BOX 1543	BILLINGS, MT 59103-1543
47	C04334 GADDY, MARY D	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 1	739 CAVE RD	739 CAVE RD	BILLINGS, MT 59101-7204
48	C04334A WARNE, JOHN R & BONNIE B	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 2	626 CAVE RD	626 CAVE RD	BILLINGS, MT 59101-7206
49	C04334B WARNE, JOHN R & BONNIE B	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 3	CAVE RD	626 CAVE RD	BILLINGS, MT 59101-7206
50	C04335 MCINTYRE, K C & DEANNA L	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 4, (REMAINDER) 7.920 AC *	5025 INDIAN RIDGE RD	23451 BUCHANAN ST	MOUNT VERNON, WA 98273-8011
51	C04336A STORY, WILLIAM VINCENT & DIANNE	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 6A - 6A1, AMD (MERGED TRACT*	4975 INDIAN RIDGE RD	4975 INDIAN RIDGE RD	BILLINGS, MT 59101-7203
52	C04337 KRUTZFELDT, STEVE J & JULIE L	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 6B, AMND LT 6	4927 INDIAN RIDGE RD	4927 INDIAN RIDGE RD	BILLINGS, MT 59101-7203
53	C04338A JANECEK, TEX J TRUSTEE	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 6C, (04) AMD LT 6 1.591 AC	INDIAN RIDGE RD	4928 INDIAN RIDGE RD	BILLINGS, MT 59101-7203
54	C04338 BROUGHAM, MARTIN J & SHARON A	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 6D1	4933 INDIAN RIDGE RD	4933 INDIAN RIDGE RD	BILLINGS, MT 59101-7203

TAX ID	OWNER	LEGAL	ADDR_PROPERTY	MAILADDRESS	CITY_ST_ZIP
55	C043388 BROUGHAM, MARTIN J & SHARON A	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 6E1	INDIAN RIDGE RD	4903 INDIAN RIDGE RD	BILLINGS, MT 59101-7203
56	C043377 JENKINS, JOHN K & LOUISE C	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 8, Lot 7A, AMND LT 7	EMERALD HILLS DR	631 EMERALD HILLS DR	BILLINGS, MT 59101-7224
57	C043774 JENKINS, JOHN K & LOUISE C	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 8, Lot 7B, AMND	631 EMERALD HILLS DR	631 EMERALD HILLS DR	BILLINGS, MT 59101-7224
58	C043778 JENKINS, JOHN K & LOUISE C	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 8, Lot 7C, AMND	EMERALD HILLS DR	631 EMERALD HILLS DR	BILLINGS, MT 59101-7224
59	C04324 MCNEESE, PERRY W & SANDRA S	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 2, Lot 9	620 EMERALD HILLS DR	620 EMERALD HILLS DR	BILLINGS, MT 59101-7224
60	C04323A BOGGS, DENNIS	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 2, Lot 6B1, & 8C, AMD 4.178 AC (0*	640 EMERALD HILLS DR	640 EMERALD HILLS DR	BILLINGS, MT 59101-7224
61	C04323B SCOTT-TILLERY, KRISTIN	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 2, Lot 8A, ACRES 2.016	800 EMERALD HILLS DR	800 EMERALD HILLS DR	BILLINGS, MT 59101-7222
62	C04325 CAMINS IV, RAMON RICARDO BARR	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 2, Lot 10	832 PINE VALLEY RD	832 PINE VALLEY RD	BILLINGS, MT 59101-7237
63	C04326 STARNES, LARRY	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 2, Lot 11	723 DINOSAUR DR	723 DINOSAUR DR	BILLINGS, MT 59101-7235
64	C04332B SUNDERLAND, PAUL A & BARBARA A	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 3, Lot 2C, AMEND TR 2	729 CAVE RD	729 CAVE RD	BILLINGS, MT 59101-7243
65	C04332C EBY, CARL J & NELLIE L	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 3, Lot 2D-1, 2, AMND TR-2B1 & 2D1, 2*	721 CAVE RD	721 CAVE RD	BILLINGS, MT 59101-7243
66	C04333 SUSKEWICH, BRIAN & NICOLE	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 3, Lot 3	734 EAGLE RIDGE DR	734 EAGLE RIDGE DR	BILLINGS, MT 59101-7243
67	C04332A RICHARDSON, KRISTEN KELLI &	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 3, Lot 2B12, AMD	790 EAGLE RIDGE DR	790 EAGLE RIDGE DR	BILLINGS, MT 59101-7217
68	C04332 GROSINSKY, WILLIAM R	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 3, Lot 2A1, AMND TR 2A, 2B & 2D	816 EAGLE RIDGE DR	816 EAGLE RIDGE DR	BILLINGS, MT 59101-7216
69	C04347E BROYLES, MARA L	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 6 - 7	23 EMERALD HILLS DR	23 EMERALD HILLS DR	BILLINGS, MT 59101-7229
70	C04347G MANWEILER, THOMAS P	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 8, AMND L:16	151 EMERALD HILLS DR	151 EMERALD HILLS DR	BILLINGS, MT 59101-7229
71	D06542 WOLFE, D ANDREW	S27, T01 N, R27 E, 1140, PARCEL 001, TR 1 COS 1140 IN LT 9	163 EMERALD HILLS DR	310 N CROW AVE	HARDIN, MT 59034-1912
72	C04347D LAYMAN, CAROL J & MONTE C	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 5, AMND L:16	175 EMERALD HILLS DR	175 EMERALD HILLS DR	BILLINGS, MT 59101-7229
73	C04347C MULHOLLAND, TIM & MICHELLE S	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 4, AMND L:16	187 EMERALD HILLS DR	187 EMERALD HILLS DR	BILLINGS, MT 59101-7229
74	C04347B LARSON, SLOANE H	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 3, TR 3 BLK 4 EMERALD HILLS*	197 EMERALD HILLS DR	197 EMERALD HILLS DR	BILLINGS, MT 59101-7228
75	C04347A SPAULDING, STEPHEN & TONI	EMERALD HILLS SUB (ACREAGE TRACTS) 4TH FILING, S27, T01 N, R27 E, BLOCK 1, Lot 1*	205 EMERALD HILLS DR	205 EMERALD HILLS DR	BILLINGS, MT 59101-7228
76	C04347 OBERG, SHANE T & CINDY L	EMERALD HILLS SUB (ACREAGE TRACTS) 4TH FILING, S27, T01 N, R27 E, BLOCK 1, Lot 1*	5164 PRYOR MOUNTAIN VIEW DR	5164 PRYOR MOUNTAIN VIEW DR	BILLINGS, MT 59101-7230
77	C04348A MILLER, ROBERT M	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 5, Lot 2	20 EMERALD HILLS DR	20 EMERALD HILLS DR	BILLINGS, MT 59101-7230
78	C04348 PIERCE, DOUGLAS ALLEN	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 5, Lot 1, FRAC LT 1	118 BUCK DEER PASS	118 BUCK DEER PASS	BILLINGS, MT 59101-7117
79	C04344 TROUT, EDWARD & LISA D	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 8	BUCK DEER PASS	4583 COULEE DR	BILLINGS, MT 59101-7005
80	C04343 HARRIS, RICHARD T	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 7, (LESS PT LT 3-4 BLK 14 2*	EMERALD HILLS DR	834 EDGEHILL VISTA RD	QUINCY, MA 02171-2046
81	C04344A BOYAJIAN, RICHARD M &	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 9	EMERALD HILLS DR	87 APPLETON ST	HARDIN, MT 59034-1912
82	C04345 WOLFE, D ANDREW	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 10	156 EMERALD HILLS DR	310 N CROW AVE	BILLINGS, MT 59101-7229
83	C04345A DUNKER, ROBERT L & EDNA M	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 11	194 EMERALD HILLS DR	194 EMERALD HILLS DR	BILLINGS, MT 59101-7227
84	C04345B HANSEN, BRADLEY J & SHARIL	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 12	212 EMERALD HILLS DR	8042 N PALAFOX ST APT E	PENSACOLA, FL 32534-4498
85	C04346 GUSTAFSON, MIKE T & CHARLENE A	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 13	228 EMERALD HILLS DR	228 EMERALD HILLS DR	BILLINGS, MT 59101-7228
86	C04346A WHITE, THOMAS E	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 14	304 EMERALD HILLS DR	304 EMERALD HILLS DR	BILLINGS, MT 59101-7227
87	C04346B PULLEN, RICKIE L & JULIE M	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 4, Lot 15	370 EMERALD HILLS DR	370 EMERALD HILLS DR	BILLINGS, MT 59101-7227
88	C04379 CAMPBELL, ROBERT C & BRENDA M	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 9, Lot 1	363 EMERALD HILLS DR	363 EMERALD HILLS DR	BILLINGS, MT 59101-7227
89	C04379A HIGAREDA, BRIAN R & KELLY H	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 9, Lot 2	315 EMERALD HILLS DR	315 EMERALD HILLS DR	BILLINGS, MT 59101-7245
90	C04379B DUNKER, DOUGLAS L	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 9, Lot 3	PRYOR MOUNTAIN VIEW DR	5137 PRYOR MOUNTAIN VIEW DR	BILLINGS, MT 59101-7241
91	C04380 KUDRNA, GLENN S & KATRINA M	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 9, Lot 5	5229 PRYOR MOUNTAIN VIEW DR	5229 PRYOR MOUNTAIN VIEW DR	BILLINGS, MT 59101-7241
92	C04380B STAPLES, JEFFREY J & BRANDIE N	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 9, Lot 6	5137 PRYOR MOUNTAIN VIEW DR	3540 MAC DUFF CIR	BILLINGS, MT 59101-7245
93	C04380A DUNKER, DOUGLAS L	EMERALD HILLS SUBD, S27, T01 N, R27 E, BLOCK 9, Lot 4	PRYOR MOUNTAIN VIEW DR	5137 PRYOR MOUNTAIN VIEW DR	BILLINGS, MT 59101-7241
94	C12409 ECKLUND, JOHN R	EMERALD HILLS SUB (ACREAGE TRACTS) 4TH FILING, S27, T01 N, R27 E, BLOCK 1, Lot 1*	PRYOR MOUNTAIN VIEW DR	5220 PRYOR MOUNTAIN VIEW DR	BILLINGS, MT 59101-7241
95	C12410 ECKLUND, RAE ANN	EMERALD HILLS SUB (ACREAGE TRACTS) 4TH FILING, S27, T01 N, R27 E, Lot 3A - 4A, (*)	5220 PRYOR MOUNTAIN VIEW DR	5220 PRYOR MOUNTAIN VIEW DR	BILLINGS, MT 59101-7241
96	C12411 MILLER, MICHAEL S & JENNIFER L	EMERALD HILLS SUB (ACREAGE TRACTS) 4TH FILING, S27, T01 N, R27 E, Lot 5A, 2.525*	5280 PRYOR MOUNTAIN VIEW DR	5280 PRYOR MOUNTAIN VIEW DR	BILLINGS, MT 59101-7241
97	C12413 PETERSON, WILLIAM S & KIMBERLY J	EMERALD HILLS SUB (ACREAGE TRACTS) 4TH FILING, S27, T01 N, R27 E, Lot 6A, 3.850*	5300 PRYOR MOUNTAIN VIEW DR	5300 PRYOR MOUNTAIN VIEW DR	BILLINGS, MT 59101-7244
98	C12414 VAUGHN, JOSEPH E & MARCELLA J	EMERALD HILLS SUB (ACREAGE TRACTS) 4TH FILING, S27, T01 N, R27 E, Lot 7A, 1.991*	5310 PRYOR MOUNTAIN VIEW DR	5310 PRYOR MOUNTAIN VIEW DR	BILLINGS, MT 59101-7244
99	C12415 RAK, DAVID E & WINNETTE	EMERALD HILLS SUB (ACREAGE TRACTS) 4TH FILING, S27, T01 N, R27 E, Lot 8A, 1.744*	PRYOR MOUNTAIN VIEW DR	5310 PRYOR MOUNTAIN VIEW DR	BILLINGS, MT 59101-7244
100	C12416 RAK, DAVID E & WINNETTE	EMERALD HILLS SUB (ACREAGE TRACTS) 4TH FILING, S27, T01 N, R27 E, BLOCK 5, Lot 3	10 EMERALD HILLS DR	4732 STEFFANICH DR	BILLINGS, MT 59105-2649
101	C04349 CUMMINGS, ANDREW & JESSICA	S33, T01 N, R27 E, C.O.S. 2675-M, PARCEL 2, AMND 2, 2.00 AC	4820 SANCTUARY TRL	4820 SANCTUARY TRL	BILLINGS, MT 59101-7239
102	D06658C BROWN, DAVID S & JINX L	EMERALD HILLS SUBD, S34, T01 N, R27 E, BLOCK 5, Lot 4A	EMERALD HILLS DR	4820 SANCTUARY TRL	BILLINGS, MT 59101-7246
103	C04350 RHOADES, GERALD & MARTHA	EMERALD HILLS SUBD, S34, T01 N, R27 E, BLOCK 5, Lot 4B	7 EMERALD HILLS DR	7 EMERALD HILLS DR	BILLINGS, MT 59101-7230
104	C04350A RHOADES, GERALD & MARTHA	EMERALD HILLS SUBD, S34, T01 N, R27 E, BLOCK 5, Lot 4C			
105	C04350B BRANDT, RICHARD C & ARTIS R	EMERALD HILLS SUBD, S22, T01 N, R27 E, BLOCK 6, Lot 1D, AMD			
106	C04351C CLARK, GUY M			PO BOX 81448	BILLINGS, MT 59108-1448

RSID Assessment Method and Costs

In determining initial assessments for maintenance Rural Special Improvements Districts (RSIDs), Yellowstone County takes into consideration the top surfacing of the road and applies the following:

PAVED ROAD(S)

For a paved road, the County plans to contract out a chip seal every 7 to 10 years. The current County Standard for paved roads is a 24-foot top width, with 2-foot gravel shoulders. Currently it has been determined that it takes \$45,000 per mile to chip seal a road. Over 8 years, that is \$5,625 per year, assuming no inflation. The length of the road (in miles) multiplied by \$5,625 gives the total amount needed per year to chip seal the road.

$$\begin{array}{r} \text{Paved Road(s)} \\ 2.18 \text{ Miles} \times \$5,625 / \text{mile} = \$12,250 / \text{year} \end{array}$$

GRAVEL ROADS

For a gravel road, The County plans to contract out to replace the gravel on the road every 7 to 10 years on the average. The current County standard for gravel roads is a 28-foot top surface. Currently it has been determined that it takes \$2,425 on the average per mile per year to maintain the roads and occasionally replace the gravel on the road. The length of the road (in miles) multiplied by \$2,425 gives the total amount needed per year to maintain the roads and occasionally replace the gravel on the road.

$$\begin{array}{r} \text{Gravel Roads} \\ 2.18 \text{ Miles} \times \$2,425 / \text{mile} = \$5,010 / \text{year} \end{array}$$

SNOW PLOWING / REMOVAL

This area has historical maintenance done by Yellowstone County Road & Bridge Department. On the average, Yellowstone County Road & Bridge Department has charged around \$5,000 per year to provide snow plowing and associated snow removal services to the roads in this area.

$$\begin{array}{r} \text{Snow Plowing / Removal} \\ \$5,000 / \text{year} \end{array}$$

TOTAL YEALY COST & TOTAL YEARLY PER PARCEL COST

The cost for each of these portions of road maintenance are summed up and that number is then divided by the number of parcels to determine what each lot needs to pay into the maintenance RSID.

$$\begin{array}{r} \text{Total Yearly Cost} \\ \$12,250 / \text{year} + \$5,010 / \text{year} + \$5,000 / \text{year} = \$22,260 / \text{year} \end{array}$$

$$\begin{array}{r} \text{Total Yearly Per Parcel Cost} \\ \$22,260 / \text{year} \div 106 \text{ parcels} = \$210 \text{ yearly} / \text{per parcel} \end{array}$$