

# YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 23-78

## Resolution to Create Yellowstone County Rural Special Improvement District No. 896M To Maintain Dry Hydrant in The Meadows 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 construct and maintain a public improvement. When all the owners of the land in the proposed district do not consent to the creation of the 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. When all the owners of the land in the proposed district consent to the creation of a district, the board does not have to hold a public hearing or pass a resolution of intent. The board can create the district with a resolution without a hearing.

WHEREAS, the Yellowstone County Board of County Commissioners received a petition from Taj Mukadam of M&J Land Co. LLC to create a rural special improvement district to maintain the dry hydrant installed in The Meadows Subdivision. See Exhibits A-G attached. As a condition of subdivision approval, the Board required it to install a dry hydrant and create a district to maintain the dry hydrant. M&J Land Co. LLC owns all properties within the proposed district and has consented to the creation of the district. Because it has consented to the creation of the district, the Board does not have to hold a hearing to create the district. The Board only has to pass a resolution to create the District.

### District Summary

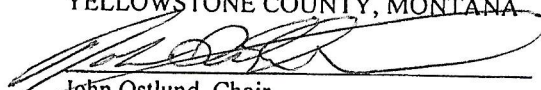
District Name:	Yellowstone County Rural Special Improvement District No. 896M
District Location:	The Meadows Subdivision. See Exhibit A
District Parcels:	39 parcels – The Meadows Subdivision. See Exhibit B
District Activities:	Maintain Dry Hydrant in Subdivision
District Costs:	\$975.00 Estimated Cost per year, Subject to Change. See Exhibit C
District Assessment Method:	Per Parcel. See Exhibit D
District Assessment:	\$25.00 Annual Assessment Per Parcel Subject to Change
District Duration:	Indefinite
District Engineer:	Michael Black PE., Yellowstone County Public Works Department


NOW THEREFORE, BE IT RESOLVED,

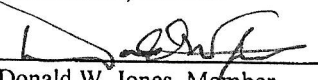
The Yellowstone County Board of County Commissioners creates Yellowstone County Rural Special Improvement District No. 896M to maintain the dry hydrant in The Meadows Subdivision. The specifics of the District are contained in the petition. The Board's assessment for the District will appear on the property owners 2023 tax statement.

Passed and Adopted on the 11<sup>th</sup> day of July 2023.


BOARD OF COUNTY COMMISSIONERS  
YELLOWSTONE COUNTY, MONTANA

  
John Ostlund, Chair

  
Mark Morse, Member

  
Donald W. Jones, Member

ATTEST:

  
Jeff Martin, Clerk and Recorder

Resolution No. 23-78  
Resolution to Create Yellowstone County Rural Special Improvement District No. 896M  
To Maintain Dry Hydrant in The Meadows Subdivision

**Petition to Create Special Improvement District for the Meadows Subdivision – Dry Hydrant**

On June 23, 2023, Mark English, a Deputy Yellowstone County Attorney assigned to the Civil Division, reviewed a petition to create a rural special improvement district to maintain a dry hydrant to be installed with the construction of the Meadows Subdivision. The petition appears legally sufficient.

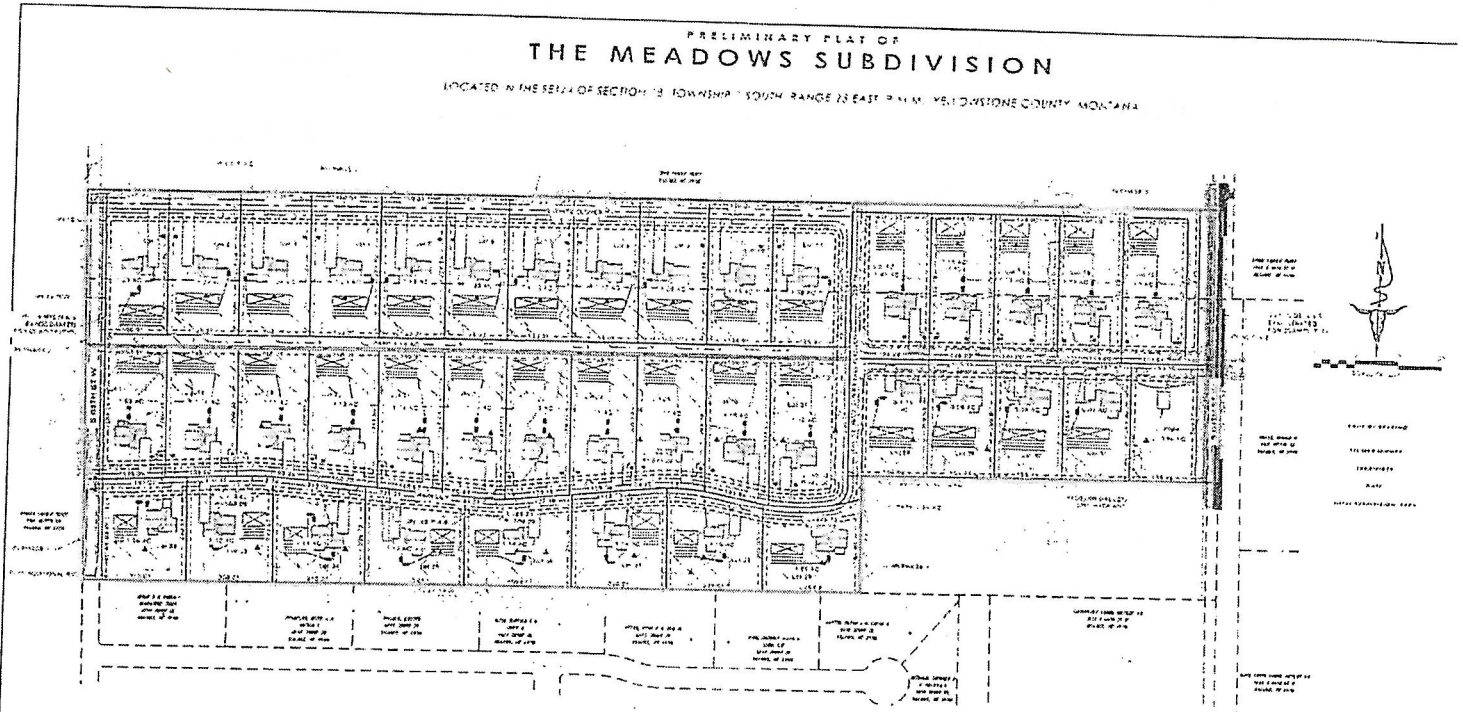
The petition indicates what land will be included in the district (the Meadows Subdivision), what public infrastructure will be maintained (dry hydrant), what will be done to maintain the infrastructure (inspection), the cost to maintain the infrastructure (\$975), how the cost will be paid by the landowners in the district (per parcel 39 parcels \$25) and whether all the landowners consent to the creation of the district (all consent, only developer).

Because all the landowners consented to the creation, the County does not have to hold a hearing to create the district.

# EXHIBIT A

## PRELIMINARY PLAN OF THE MEADOWS SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 23 EAST, PARK, YELLOWSTONE COUNTY, MONTANA



### SITE DATA

NUMBER OF LOTS	37
UNIMPAVED AREA	1,422 AC
IMPAVED AREA	1,100 AC
AREA OF EASEMENTS	2.18 AC
PERCENT OF IMPROVEMENTS	54.5%
NET SQUARE FEET	1,719,500
NET SQUARE FEET	1,719,500
PERCENT OF IMPROVEMENTS	54.5%
PERCENT OF IMPROVEMENTS	54.5%
PERCENT OF IMPROVEMENTS	54.5%

### LEGEND



### VICINITY MAP



THIS PROJECT

### PERIMETER LEGAL DESCRIPTION

ACCESS AND MAINTENANCE EASEMENT



BILLINGS, YELLOWSTONE COUNTY

Drawn by: [Name]  
Checked by: [Name]  
Reviewed by: [Name]





## EXHIBIT C

### ESTIMATED ANNUAL MAINTENANCE COST

**FALL MAINTENANCE:**

ACTIVITY	ESTIMATED COST
	\$
	\$

**WINTER MAINTENANCE:**

ACTIVITY	ESTIMATED COST
	\$
	\$

**SPRING MAINTENANCE:**

ACTIVITY	ESTIMATED COST
	\$
	\$

**SUMMER MAINTENANCE:**

ACTIVITY	ESTIMATED COST
Dry Hydrant Maintenance	\$
\$25/Lot for 39 Lots	\$

TOTAL ESTIMATED ANNUAL MAINTENANCE COST:

~~\$2,315~~ 975<sup>00</sup>

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. M&J Land Co. LLC (Chairman)

Printed Name

DocuSigned by:  
*Tad*

Signature

2.

Printed Name

Signature

3.

Printed Name

Signature

4.

Printed Name

Signature

5.

Printed Name

Signature





# EXHIBIT G

## SUBDIVISION

Issued By:

CHICAGO TITLE  
INSURANCE COMPANY

Guarantee/Certificate Number:

3523230332

CHICAGO TITLE INSURANCE COMPANY  
a corporation, herein called the Company

## GUARANTEES

IMEG

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Company, LLC  
1575 Shiloh Rd, Suite J  
Billings, MT 59106

Countersigned By:



Joyce Bondurant  
Authorized Officer or Agent



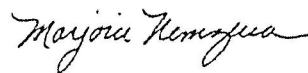
Chicago Title Insurance Company

By:



Michael J. Nolan, President

Attest:



Marjorie Nemzura, Secretary

ISSUING OFFICE: Title Officer: Trevor Styles Chicago Title Company, LLC 1575 Shiloh Rd, Suite J Billings, MT 59106 Phone: 406-869-3747 Fax: 406-245-5094 Main Phone: (406)245-3064 Email: Trevor.Styles@CTT.com
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**SCHEDULE A**

Liability	Premium	Tax
\$10,000.00	\$150.00	\$0.00

Effective Date: May 25, 2023 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

That part of , of Section 18, Township 1 South, Range 25 East, of the Principal Montana Meridian, in Yellowstone County, Montana, described as Tract 2 of Certificate of Survey No. 2335, on file in the office of the Clerk and Recorder of said County, under Document No. 1361108;

EXCEPTING THEREFROM Certificate of Survey No. 3493.

Title to said real property is vested in:

M & J Land Co., LLC

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**

## SCHEDULE B

1. General Taxes for the year 2022  
1st Half: \$168.31, PAID  
2nd Half: \$168.29, DUE and will become delinquent after May 31, 2023  
Tax ID No.: D00701A
2. General County Taxes for the year 2023 and subsequent years, which are a lien but not yet due or payable.
3. Easement, if any, for ditches, and any secondary easement rights and incidental purposes, in conjunction therewith.
4. Recitals, notes, sanitary restrictions, ordinances, resolutions, easements, dedications and covenants as contained or referred to on Certificate of Survey No. 2335. Reference is hereby made to the survey for more particulars.  
Recording No.: 1361108
5. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

Note: The Company has searched the records of the Clerk and Recorder and the Clerk of Court for Yellowstone County, Montana and find no judgments or liens affecting the Land, other than as excepted in Schedule B.

Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor: Robert Lackman  
Grantee: M & J Land Co., LLC  
Recording Date: March 15, 2022  
Recording No: 4010882

END OF SCHEDULE B

## FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

### Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

### Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

### Other Online Specifics

**Cookies.** When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.



Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

### Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

### When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: [aginquiries@ag.state.nv.us](mailto:aginquiries@ag.state.nv.us).

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.



For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia privacy rights, please email [privacy@fnf.com](mailto:privacy@fnf.com) or call (888) 714-2710.

#### Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

#### International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

#### FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

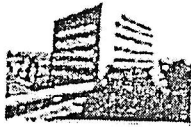
#### Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

#### Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at [privacy@fnf.com](mailto:privacy@fnf.com), or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue,  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer



# Yellowstone County, Montana

Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office of any inaccuracies.

[Back to Search Form](#)

## Owner Information

*\*Please Note:* Owner information is supplied by the Montana Department of Revenue. To request updates to addresses or other ownership information, please contact the DOR office at 896-4000. Records for the current year will not be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax Code: D00701A

### Primary Party

Primary Owner Name: M & J LAND CO [Ownership History](#)

2023 Mailing Address: M & J LAND CO  
5233 BLUE HERON DR  
BILLINGS, MT 59106-3309

### Property Address:

Township: 01 S Range: 25 E Section: 18  
Certificate of Survey: 2335 Parcel: 2  
Full Legal: S18, T01 S, R25 E, C.O.S. 2335, PARCEL 2, (LESS COS 3493 (13))  
GeoCode: 03-0926-18-4-05-01-0000

[Show on Map](#) (May not work for some newer properties.)

### Property Assessment Information

Levy District: 8 ELDERGROVE (598.63 Mills)

### 2022 Assessed Value Summary

Assessed Land Value = \$ 25,705.00  
Assessed Building(s) Value = \$ 0.00  
Total Assessed Value = \$ 25,705.00

### Assessed Value Detail Tax Year: 2022

Class Code	Amount
1101 - Tillable Irrigated Land (2.16% Tax Rate)	\$ 25,705.00
<b>Total</b>	<b>\$ 25,705.00</b>

The values shown for the given tax year are for taxation purposes only. They are supplied by the Department of Revenue. For questions about these values, please contact the Montana Department of Revenue, Appraisal/Assessment Office at [406-896-4000](tel:406-896-4000).

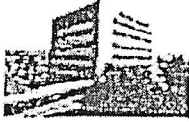
### Rural SID Payoff Information

NONE

### Property Tax Billing History

Year	1st Half	2nd Half	Total
<u>2000</u>	168.82 P	168.81 P	337.63
<u>2001</u>	181.95 P	181.93 P	363.88
<u>2002</u>	196.37 P	196.36 P	392.73
<u>2003</u>	218.32 P	218.31 P	436.63
<u>2004</u>	209.84 P	209.84 P	419.68
<u>2005</u>	218.86 P	218.84 P	437.70

D00701A



# Yellowstone County, Montana

## Detail Property Tax Information

Disclaimer: The tax information was updated on 5/25/2023. Please notify the Treasurer's Office of any inaccuracies. Online Tax Billing History is available from Tax Year 2000 forward. If you wish information for prior tax years contact the Treasurer's Office. [Pay Taxes Online](#)

Tax ID: D00701A Tax Year: 2022

ELDERGROVE

Code	District	1st Half	2nd Half	Total
	ELDERGROVE (Levy District)	166.12 P	166.12	332.24
	BUFD BLGS URBAN FIRE DISTRICT	2.07 P	2.06	4.13
	SOIL SOIL SOIL CONSERVATION	0.12 P	0.11	0.23
	Totals	168.31	168.29	336.60

Date Paid 11/11/2022

Close Window



# Yellowstone County, Montana

## Orion Detail

Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office (406-896-4000) of any inaccuracies.

### Owner Information

Primary Owner: M & J LAND CO [Ownership History](#)  
 Tax Code: D00701A  
 Geo Code: 03-0926-18-4-05-01-0000  
 Property Address:  
 Legal Description: S18, T01 S, R25 E, C.O.S. 2335, PARCEL 2, (LESS COS 3493 (13))  
 Property Type : VAC\_R - Vacant Land - Rural

### Clerk & Recorder Documents

### Site Data [View Codes](#)

Levy District:	03-0972UF-8-UF	Location:	
Neighborhood Code:	203.006	Fronting	%
Parking type:		Parking Prox	%
Utilities:		Access:	
Lot Size:	27.564 Acres	Topography:	

### Ag Land Data

Cont Crop AC:	0	Fallow AC:	0	Irrigated AC:	27.564
Grazing AC:	0	Wild AC:	0	Timber AC:	0
Farmsite AC:	0	NonQual AC:	0	Total AC:	27.564

Any comments or questions regarding the web site may be directed to the [Web Developer](#).

