

YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 25-03

Resolution to Create Yellowstone County Rural Special Improvement District No. 911M To Maintain the Roads in Sparks Industrial Park 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 Sam Sparks of SAMM LLC to create a rural special improvement district to maintain the roads constructed and dedicated to the public in Sparks Industrial Park Subdivision. See Exhibits A-G attached. As a condition of subdivision approval, the Board required Sam Sparks of SAMM, LLC to construct and dedicate the roads to the public and create a district to maintain the portion in Sparks Industrial Park Subdivision. SAMM, LLC owns all properties within the proposed district and has consented to the creation of the district. Because Sam Sparks 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. 911M
District Location:	Sparks Industrial Park Subdivision
District Parcels:	5 lots, Sparks Industrial Park Subdivision
District Activities:	Maintain Public Roads in Subdivision
District Costs:	\$388 Estimated Cost per lot per year for 5 lots, Subject to Change
District Assessment Method:	Per Parcel/Lot
District Assessment:	\$1,940 Annual District Assessment, Subject to Change
District Duration:	Indefinite


NOW THEREFORE, BE IT RESOLVED,

The Yellowstone County Board of County Commissioners creates Yellowstone County Rural Special Improvement District No. 911M to maintain the roads in Sparks Industrial Park Subdivision. The specifics of the District are contained in the petition. The Board's assessment for the District will appear on the property owners 2025 tax statement.

Passed and Adopted on the 14th day of January 2025.


BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA


Mark Morse, Chair


Michael J. Waters, Member


John Ostlund, Member

ATTEST:


Jeff Martin, Clerk and Recorder

Resolution No. 25-03
Resolution to Create Yellowstone County Rural Special Improvement District No. 911M
To Maintain Roads in Sparks Industrial Park Subdivision

Petition to Create Special Improvement District for Sparks Industrial Park Subdivision – Dry Hydrant

On December 11, 2024, 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 Sparks Industrial Park Subdivision. The petition appears legally sufficient.

The petition indicates what land will be included in the district (Sparks Industrial Park Subdivision), what public infrastructure will be maintained (dry hydrant), what will be done to maintain the infrastructure (inspection), the cost to maintain the infrastructure (\$25 per parcel), how the cost will be paid by the landowners in the district (per parcel) 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.

Petition to Create Special Improvement District for Sparks Industrial Park Subdivision – Roads

On December 11, 2024, Mark English, a Deputy Yellowstone County Attorney assigned to the Civil Division, reviewed a petition to create a rural special improvement district to maintain the roads to be installed with the construction of Sparks Industrial Park Subdivision. The petition appears legally sufficient.

The petition indicates what land will be included in the district (Sparks Industrial Park Subdivision), what public infrastructure will be maintained (roads), what will be done to maintain the infrastructure (maintenance, weed control, snowplowing), the cost to maintain the infrastructure (\$840), how the cost will be paid by the landowners in the district (per parcel) 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.

The County may want to include Tract 1 of Certificate of Survey No. 3857 in the district. The road appears to benefit the parcel. It seems to be the only way to the parcel.

EXHIBIT C

ESTIMATED ANNUAL MAINTENANCE COST

FALL MAINTENANCE:

Activity	Estimated Cost
	\$
	\$

WINTER MAINTENANCE:

Activity	Estimated Cost
Snowplowing	\$400 (\$80/lot)
	\$

SPRING MAINTENANCE:

Activity	Estimated Cost
	\$
	\$

SUMMER MAINTENANCE:

Activity	Estimated Cost
Road Maintenance (Chip Sealing, etc)	\$1,500 (\$300/lot)
Mowing/Weed Control	\$40 (\$8/lot)

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$1,940.00 (\$388/lot)

EXHIBIT D

METHOD OF ASSESSMENT

CHOOSE A METHOD OF ASSESSMENT:

Square Footage

Equal Amount
\$388 per lot, per year. Total from subdivision: \$1,940/year. _

Front Footage

Other (Describe)

EXHIBIT E

PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT
RECOMMENDATIONS FOR AD HOC COMMITTEE

NAME

TELEPHONE NUMBER

1. SAMM LLC (Sam Sparks) _____ (Chairman)

(406) 281-0329

Printed Name

Sam Sparks
Signature

2. _____

Printed Name

Signature

3. _____

Printed Name

Signature

4. _____

Printed Name

Signature

5. _____

Printed Name

Signature

SUBDIVISION

Issued By:

Guarantee/Certificate Number:



**CHICAGO TITLE
INSURANCE COMPANY**

3523240286

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Forrest Mandeville Consulting, its successors and/or assigns as their respective interests may appear.

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

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Joyce Bondurant
Authorized Officer or Agent



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

SCHEDULE A

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

Effective Date: November 6, 2024 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 Southwest and Southeast, of Section 27, Township 1 South, Range 25 East, of the Principal Montana Meridian, in Yellowstone County, Montana, described as Tract 3, of Certificate of Survey No. 3857, on file in the office of the Clerk and Recorder of said County, under Document No. 4063353.

Title to said real property is vested in:

SAMM, LLC, a Montana limited liability company

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

A. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession of the Land.

B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown in the Public Records.

C. Easements, claims of easements, or encumbrances which are not shown by the Public Records.

D. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

E. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters accepted under (a), (b), (c) are shown by the Public Records.

F. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

G. County road rights-of-way, not recorded and indexed as a conveyance of record in the office of the Clerk and Recorder pursuant to Title 70, Chapter 21 M.C.A., including but not limited to any right of the public to use and occupy those certain roads and trails.

H. Mineral rights, claims or title to minerals in or under said Land, including but not limited to metals, oil, gas, coal, and other hydrocarbons, sand, gravel, or stone, and geothermal energy rights, and easement or other rights or matters relating thereto, whether express or implied, recorded or unrecorded.

SPECIAL EXCEPTIONS:

1. General Taxes for the year 2024

1st Half: \$81.51, PAID

2nd Half: \$81.51, DUE and will become delinquent after May 31, 2024

Tax ID No.: D00907

2. Exception Removed Intentionally.

3. Agricultural Classification of Lands

Recording Date: January 15, 1974

Recording No.: 952717

SCHEDULE B
(continued)

4. Easement(s) and rights incidental thereto, as granted in a document::

Granted to: Gallatin Natural Gas Company
Recording Date: April 20, 1922
Recording No.: Book 81 Page 47

and Assignment

Recording Date: October 5, 1936
Recording No.: Document No. 313227
5. Easement(s) and rights incidental thereto, as granted in a document::

Granted to: Nellie H. Barbe
Recording Date: January 27, 1927
Recording No.: 211197 Book 130
6. Easement(s) and rights incidental thereto, as granted in a document::

Granted to: Yellowstone Valley Electrification Association
Recording Date: March 7, 1939
Recording No.: 336119, Book 210
7. Easement(s) and rights incidental thereto, as granted in a document::

Granted to: Gallatin Natural Gas Company
Recording Date: April 20, 1922
Recording No.: 159049, Book 81
8. Easement(s) and rights incidental thereto, as granted in a document::

Granted to: Interstate Oil Pipe Line Company
Recording Date: December 20, 1946
Recording No.: 421404, Book 302
9. Easement(s) and rights incidental thereto, as granted in a document::

Granted to: Mountain Microwave Systems
Recording Date: April 18, 1984
Recording No.: 1304467
10. Easement(s) and rights incidental thereto, as granted in a document::

Granted to: Williston Basin Interstate Pipeline Company
Recording Date: January 20, 1987
Recording No.: 1426410
11. Recitals, notes, sanitary restrictions, ordinances, resolutions, easements, dedications and covenants as contained or referred to on Certificate of Survey No. 3857. Reference is hereby made to the survey for more particulars.

Recording No.: 4063353

SCHEDULE B

(continued)

12. Sanitary Restrictions imposed by the Department of Health and Environment Sciences
Recording Date: November 28, 2023
Recording No.: 4063354
13. Easement(s) and rights incidental thereto, as granted in a document::
Granted to: Owners
Recording Date: November 28, 2023
Recording No.: 4063355
14. Easement(s) and rights incidental thereto, as granted in a document::
Granted to: Owners
Recording Date: November 28, 2023
Recording No.: 4063356
15. Easement(s) and rights incidental thereto, as granted in a document::
Granted to: Owners
Recording Date: November 28, 2023
Recording No.: 4063357
16. Easement(s) and rights incidental thereto, as granted in a document::
Granted to: Northwestern Corporation, DBA Northwestern Energy, TDS Metrocom, LLC, TCT West, Inc., Montana
Dakota Utilities Co. and Qwest DBA Century Link
Recording Date: January 10, 2024
Recording No.: 4065967
17. 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.

END OF SCHEDULE B

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective July 1, 2024

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);
- biometric data (e.g. fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics, 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 these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

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 Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

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: aginqueries@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 additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Texas Residents: For additional information about your Texas consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

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.

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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, or by mail to:

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

