

Ordinance 2022-01

ORDINANCE ACCEPTING THE ANNEXATION PETITION OF GARY & HARMINA DYKSTRA, 64 RIVER FRONT ROAD BOZEMAN, MT 59718. ANNEXATION INTO THE FOUR CORNERS WATER & SEWER DISTRICT

WHEREAS, Gary & Harmina Dykstra, submitted a petition for annexation of 64 River Front Road, Bozeman, MT 59718, A Tract of land being commonly referred to as Parcel 6 of cos 681, Bozeman, MT 59718 (20.054 acres) with full legal description attached hereto as Exhibit A, being located in Section 24, Township 1 South, Range 4 East, Gallatin County, Montana ("Property") requesting that the Property be annexed into the Four Corners County Water and Sewer District to connect to water and wastewater services; and

WHEREAS, the Property is contiguous to the District boundary; and

WHEREAS, on November 16, 2021 at a duly noticed meeting of the Board of Directors, the Board considered the Petition to annex the Property as contiguous property and determined that the systems has capacity to provide service to the new proposed residence to be located on the Property; and

WHEREAS, Gary & Harmina Dykstra, will provide evidence of purchased of water rights to serve the property need to be provided for 25 EDU (4000 gpd total) for the Property and agree to pay the water & sewer capacity fee per EDU to the District; and

WHEREAS, the Property will need to provide its own irrigation water.

NOW THEREFORE, the Board by passage of this ordinance does accept the Petition and annex the Property described as Gary & Harmina Dykstra, submitted a petition for annexation 64 River Front Road, Bozeman, MT 59718, A Tract of land being parcel 6 of cos 681, Bozeman, MT 59718 (20.054 acres), being located in Section 24, Township 1 South, Range 4 East, Gallatin County, Montana ("Property") for particularly described in Exhibit A into the District to provide after transfer of water rights & payment of fees water and sewer service to the Property for 25 Edu (4000 gpd total).

Landowners/petitioners acknowledge prior to the second reading that should additional structures which utilized water or sewer on the property, the District makes no representation that the District will have sufficient water or sewer capacity to service future structures.

ADOPTED by the Board of Directors of the Four Corners County Water and Sewer District after first reading on January 18, 2022 with a vote of 4 in favor

and 0 against and second reading on Feb 15, 2022 with a vote of 4 in favor and 0 against. This Ordinance shall be in effect 30 days after the date of the second reading.

1st Read and approved: Four Corner's County Water and Sewer District
Dated: January 18, 2022

Nancy A. Filipek
Its: Vice President

Attested: Miffey Kneche
Secretary

2nd Read and approved: Four Corner's County Water and Sewer District
Dated: 2-15, 2022

[Signature]
Its: President

Attested: Miffey Kneche
Secretary

EXHIBIT A – Legal Description

The tract of land depicted and described on Certificate of Survey 681 more particularly described as

A tract of land located in the Northwest One-quarter and the Southwest One-quarter of Section twenty-four, Township 1 South, Range 4 East, M.P.M., Gallatin County Montana, further described as:

Commencing at the Southwest corner of said Section Twenty-four, thence South 89° 37' 43" East along the South line of said Section Twenty-four a distance of 93.28 feet, Thence North 00° 00' 46" East along the easterly right-of-way line of State Highway 291, a distance of 2628.00 feet to the True Point of Beginning. Hence North 00° 00' 46" West a distance of 682.10 feet. Thence North 87° 23' 10" West along a fence line a distance of 304.58 feet. Thence North 03° 32' 37" East along a fence line a distance of 96.56 feet. Thence South 89° 33' 34" West along a fence line a distance of 1115.99 feet to the True Point of Beginning. The Tract is 20.054 Acres.