

RESOLUTION NO. 25 -

A RESOLUTION APPROVING PETITION FOR ANNEXATION AND ANNEXING TERRITORY TO THE CITY.

WHEREAS, one hundred percent (100%) of the freeholders who constitute more than fifty percent (50%) of the resident freeholder electors have petitioned the City for annexation of the territory hereinafter described; and

WHEREAS, the territory was described in the Petition as required by law; and

WHEREAS, annexation of said territory would be in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

1. TERRITORY EFFECTIVELY ANNEXED. Pursuant to Petition filed as provided M.C.A., Title 7, Chapter 2, Part 46, the following territory is hereby annexed to the City of Billings:

A portion of Lot 3 of Barber Farm Subdivision situated in the E 1/2 of the SW 1/4 of Section 03, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana, more particularly described as follows:

Phase I

Commencing at the south quarter corner of said Section 3, said point being the Point of Commencement; thence N89°34'51"W following the section line common to Section 3 and Section 10 a distance of 333.31 feet; thence N89°34'51"W following the same line a distance of 70.42 feet; thence N00°25'09"E a distance of 40.00 feet, to Point of Beginning #1; thence S89°34'51"E following the north right-of-way line for Central Avenue a distance of 70.00 feet; thence N00°10'29"W following the eastern boundary of Barber Farm Subdivision a distance of 1434.08 feet; thence S89°45'43"W a distance of 126.75 feet; thence S00°14'17"E a distance of 28.85 feet; thence S89°47'16"W a distance of 749.65 feet; thence N00°14'17"W a distance of 17.21 feet; thence S89°45'43"W a distance of 124.21 feet; thence S00°18'05"E following the eastern boundary of Sundance Subdivision a distance of 1411.34 feet; thence S89°34'51"E following the north right-of-way line for Central Avenue a distance of 70.01 feet; thence N00°18'05"W a distance of 279.51 feet; thence N44°41'55"E a distance of 14.14 feet; thence N89°41'55"E a distance of 838.12 feet; thence S45°14'17"E a distance of 14.13 feet; thence S00°10'29"E a distance of 290.30, back to Point of

Beginning #1. Including all adjacent-rights-of-way. Said annexation boundary contains a net area of 26.43 acres, more or less.

2. TERRITORY TO BE ANNEXED. Pursuant to conditions being met with the or Subdivision Improvement Agreement:

Portions of Lot 3 and all of Lot 4 of Barber Farm Subdivision situated in the E 1/2 of the SW 1/4 of Section 03, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana, more particularly described as follows:

Phase II (South):

Commencing at the south quarter corner of said Section 3, said point being the Point of Commencement; thence N89°34'51"W following the section line common to Section 3 and Section 10 a distance of 333.31 feet; thence N89°34'51"W following the same line a distance of 70.42 feet; thence N00°25'09"E a distance of 40.00 feet, to Point of Beginning #1; thence N89°34'51"W following the northern boundary of the right-of-way for Central Avenue a distance of 197.57 feet; thence N00°11'49"W following the eastern boundary of Lot 2 of Barber Farm Subdivision a distance of 260.74 feet; thence N89°34'51"W following the northern boundary of Lots 1 and 2 of Barber Farm Subdivision a distance of 267.35 feet; thence S00°11'49"E following the western boundary of Lot 1 of Barber Farm Subdivision a distance of 260.74 feet; thence N89°34'51"W following the northern boundary of the right-of-way for Central Avenue a distance of 392.61 feet; thence N00°18'05"W a distance of 279.51 feet; thence N44°41'55"E a distance of 14.14 feet; thence N89°41'55"E a distance of 838.12 feet; thence S45°14'17"E a distance of 14.13 feet; thence S00°10'29"E a distance of 290.30 feet back to Point of Beginning #1. Including all adjacent-Rights-of-way. Said annexation boundary contains a net area of 4.20 acres, more or less.

Phase II (North):

Commencing at the south quarter corner of said Section 3, said point being the Point of Commencement; thence N89°34'51"W following the section line common to Section 3 and Section 10 a distance of 333.31 feet; thence N00°10'29"W a distance of 40.00 feet; thence N00°10'29"W a distance of 1434.08 feet following the eastern boundary of Barber Farm Subdivision, said point being Point of Beginning #2; thence S89°45'43"W a distance of 126.75 feet; thence S00°14'17"E a distance of 28.85 feet; thence S89°47'16"W a distance of 749.65 feet; thence N00°14'17"W a distance of 17.21 feet; thence S89°45'43"W a distance of 124.21 feet; thence N00°18'05"W following the eastern boundary of Sundance Subdivision a distance of 1189.24 feet; thence S89°39'24"E following the northern boundary of Broadwater Avenue right-of-way a distance of 1003.27 feet; thence S00°10'29"E following the eastern boundary of Barber Farm Subdivision a distance of 1167.76 feet, back to said Point of Beginning #2. Including all adjacent-rights-of-way. Said annexation boundary contains a a net area of 25.66 acres, more or less.

3. PHASED DEVELOPMENT. This annexation and development is phased. The required Subdivision Improvement Agreement provides guidance on subsequent processes required to finalize Phase 2 legally described in Section 2 of this Resolution.

4. CONDITIONS. The annexation is approved, subject to the following conditions:
 - Within 45 working days and prior to site development, a mutually acceptable Subdivision Improvement Agreement shall be executed between the owner(s) and the City that shall stipulate, among other things, specific infrastructure improvements and right-of-way dedication, provide guarantees for said improvements, and include a Waiver of Right to Protest the creation of special improvement districts which will be recorded with the Yellowstone County Clerk and Recorder.

If the above conditions are not satisfied as set forth herein, the annexation will not be effective and any subsequent requests for annexation of the property legally described within this resolution shall be processed as a new petition for annexation.

3. EFFECTIVE DATE. This resolution to annex the above-described territory shall be effective immediately upon satisfaction of all conditions. If the above condition(s) are not satisfied, this resolution shall be null and void and shall have no effect.

4. PROCEDURE. All procedures as required under M.C.A., Title 7, Chapter 2, Part 46, have been duly and properly followed and taken.

ADOPTED AND APPROVED by the City Council of the City of Billings, Montana, on the 24th day of November, 2025.

CITY OF BILLINGS:

BY: _____

William A. Cole, Mayor

ATTEST:

BY: _____

Denise R. Bohlman, City Clerk
(# 25-06)

