

Ordinance 2022-04

ORDINANCE ACCEPTING THE ANNEXATION PETITION OF DYKSTRA FAMILY LP, 54 CEDAR SHADE LANE, BOZEMAN, MT 59718. ANNEXATION INTO THE FOUR CORNERS WATER & SEWER DISTRICT

WHEREAS, Dykstra Family, LP, submitted a petition for annexation of TRACT E-1 COS 2805D in Gallatin County MT 59718 (49.44 acres) with full legal description attached hereto as Exhibit A, being located in Section 25, 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 June 21, 2022 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, A previous portion of Tract E-1 (48.93 acres) was previously annexed in Tract A with Ordinance 2020-07. After that annexation Dykstra Family did a boundary realignment. This changed Tract A to a total of 17.49 acres and 5 lots.

WHEREAS, the Four Corners County Water and Sewer District will be selling each lot and the future owner will need to purchase water and sewer capacity from the Four Corners County Water and Sewer District. The new owner will also need to provide proof of purchase of water rights.

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 Four Corners County Water and Sewer District, submitted a petition for annexation of TRACT E-1 COS 2805D as more particularly described above with this annexation not providing additional water or sewer service but amending the legal description of the property annexed to conform with the owners realignment of common boundary.

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 August 14, 2022, 2022 with a vote of 4 in favor and 0 against and second reading on Oct 18, 2022 with a vote of 5 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: August 14, 2022
Its: [Signature]
President

Attested: [Signature]
Secretary

2nd Read and approved: Four Corner's County Water and Sewer District

Dated: Oct 18, 2022
Its: [Signature]
President

Attested: [Signature]
Secretary