



PROPERTY PROFILE

1920 Plateau Road, Billings, MT 59105

Amber Uhren

Realty Billings

PHONE #406-670-1942

EMAIL: amber@realtybillings.com

PROPERTY PROFILE PREPARED FOR YOU BY:

TRINA MAURER

TRINA@FIRSTMONTANATITLE.COM

406.869.9676



This information is furnished without charge, liability, or obligation by First Montana Title Company of Billings in conformance with the rules established by Montana Insurance Commissioner.

DATE: September 6, 2024

PROPERTY PROFILE

RECORD OWNER: Kenneth A. Kunz and Carol A. Kunz

ADDRESS: 1920 Plateau Road, Billings, MT 59105

TRUST INDENTURES/MORTGAGES/CONTRACTS: See Attached.

TAX INFORMATION: C09565. See Attached.

RESTRICTIONS: See Attached.

LEGAL DESCRIPTION:

Lot 6, Block 6, Oxbow Subdivision, Second Filing, in Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document No. 1083720.

OXBOW SUBDIVISION SECOND FILING

in W² Sec. 1, T. 1 N., R. 26 E., P. M. M.

Yellowstone County, Montana

for: Mr. Clint Fuchs

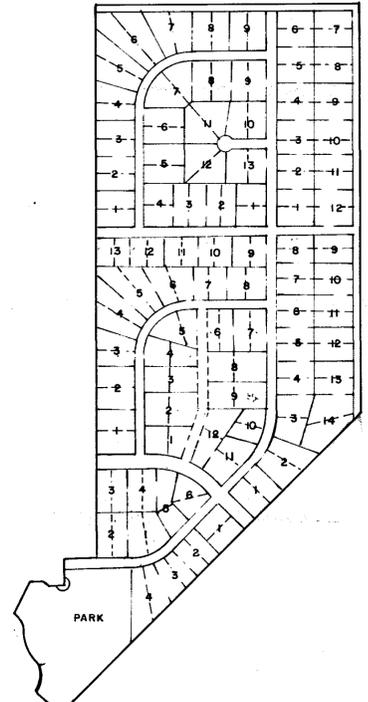
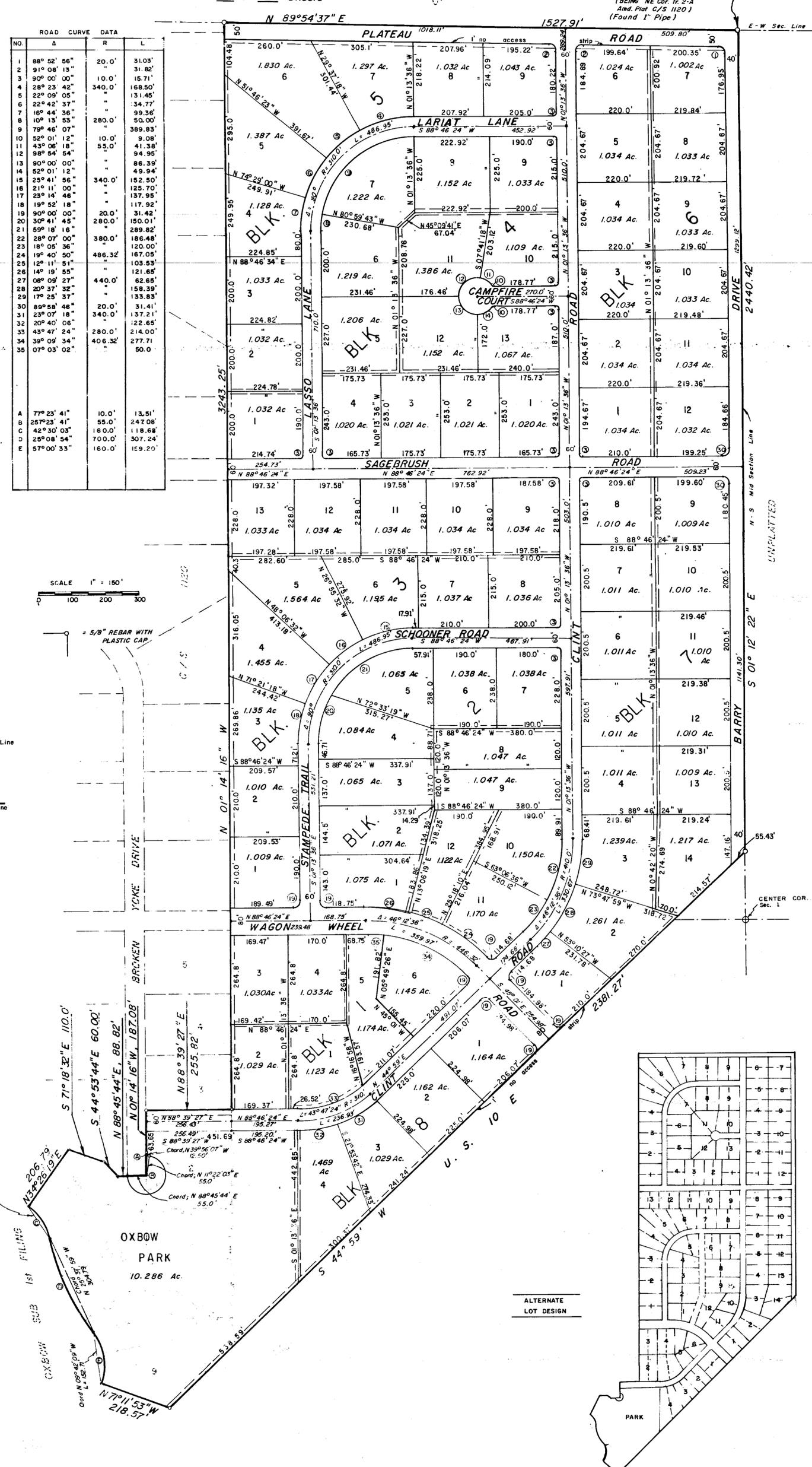
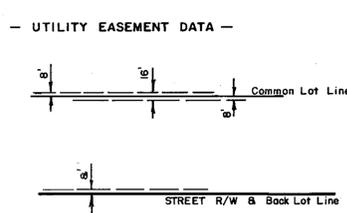
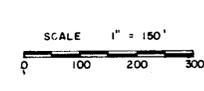
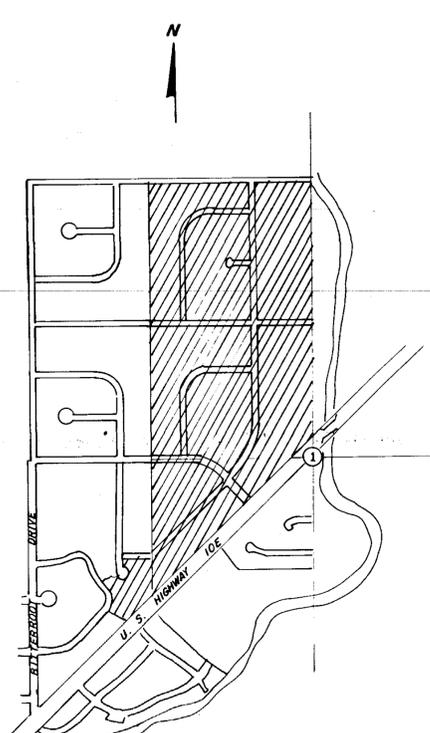
by: Harlan M. Lund 1827 S

SCALE: 1" = 150' NOVEMBER, 1977

Sheet 1 of 2 Sheets

POINT OF BEGINNING:
N⁴ Cor. Sec. 1
T. 1 N., R. 26 E., P. M. M.
(BEING NE Cor. Tr. 2-A
Amd. Plat. C/S 1120.)
(Found 1" Pipe)

NO.	A	R	L
1	88° 52' 56"	20.0'	310.3'
2	91° 08' 13"		31.82'
3	90° 00' 00"	10.0'	157.1'
4	28° 23' 42"	340.0'	168.50'
5	22° 09' 05"		131.45'
6	22° 42' 37"		134.77'
7	16° 44' 36"		99.36'
8	10° 13' 53"	280.0'	50.00'
9	79° 46' 07"		389.83'
10	52° 01' 12"	10.0'	9.08'
11	43° 06' 18"	55.0'	41.38'
12	98° 54' 54"		94.95'
13	90° 00' 00"		86.39'
14	52° 01' 12"		49.94'
15	25° 41' 56"	340.0'	152.50'
16	21° 11' 00"		125.70'
17	23° 14' 46"		137.95'
18	19° 52' 18"		117.92'
19	90° 00' 00"	20.0'	31.42'
20	30° 41' 45"	280.0'	150.01'
21	59° 18' 16"		289.82'
22	28° 07' 00"	380.0'	186.48'
23	18° 05' 36"		120.00'
24	19° 40' 50"	486.32'	167.05'
25	12° 11' 51"		103.53'
26	14° 19' 55"		121.85'
27	08° 09' 27"	440.0'	62.65'
28	20° 37' 32"		158.39'
29	17° 25' 37"		133.83'
30	89° 58' 46"	20.0'	31.41'
31	23° 07' 18"	340.0'	137.21'
32	20° 40' 06"		122.65'
33	43° 47' 24"	280.0'	214.00'
34	39° 09' 34"	406.32'	277.71'
35	07° 03' 02"		50.0'
A	77° 23' 41"	10.0'	13.51'
B	25° 23' 41"	55.0'	247.08'
C	42° 30' 03"	160.0'	118.68'
D	25° 08' 54"	700.0'	307.24'
E	57° 00' 33"	160.0'	159.20'



UNPLATTED

UNPLATTED

OXBOW SUBDIVISION

—SECOND FILING—

in W² Sec. 1, T. 1 N., R. 26 E., P. M. M.

Yellowstone County, Montana

for: Mr. Clint Fuchs

by: Harlan M. Lund 1827 S

Sheet 2 of 2 Sheets

CERTIFICATE OF SURVEY

STATE OF MONTANA) ss.
County of Yellowstone (

THIS IS TO CERTIFY that Harlan M. Lund, Montana Registered Land Surveyor #1827S, being first duly sworn, deposes and says that during the month of November, 1977, a plat and survey were made under his supervision of a tract of land to be known as OXBOW SUBDIVISION, SECOND FILING in accordance with the owners thereof and in conformity with the provisions of Section 11-3859 through 11-3876, Revised Codes of Montana 1947, said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that iron pin monuments of suitable size were set at all intersection points as indicated on the plat by a mark thus ; that the street lines conform with the adjacent platted areas; that the plat conforms with the work on the ground and that the net area of the said platted tract is 101.951 acres.

Harlan M. Lund
Harlan M. Lund, Montana Registered Land Surveyor #1827S

Subscribed and sworn to before me, LESTER L. MUEHLBEIER, a Notary Public for the State of Montana, this 1 day of MARCH, 1978

Lester L. Muehlbeier
Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires 2-15-79

CONSENT TO PLATTING

Clinton E. Fuchs and Peggy D. Fuchs, his wife, hereby consent to the platting of the tract of land herein described included in a contract for deed to the undersigned, and hereby release from said Contract all portions of the tract dedicated to the public.

IN WITNESS WHEREOF, the undersigned have caused this Consent to be executed and acknowledged. This consent is made pursuant to the provisions of Montana Subdivision and Platting Act, 1973, Section 1, Chapter 500, Title 11-3859 to 11-3876 inclusive in the Revised Codes of Montana.

Clinton E. Fuchs
Clinton E. Fuchs

Peggy D. Fuchs
Peggy D. Fuchs

Subscribed and sworn to before me, Allen D. Leppink, a Notary Public for the State of Montana, this 27 day of Feb, 1978.

Allen D. Leppink
Residing at Billings, Montana
My commission expires 2-22-79

NOTICE OF APPROVAL

STATE OF MONTANA) ss.
County of Yellowstone (

The above annexed plat has been approved on this 14 day of March, 1978, by the City-County Planning Board and it conforms with the recommendations of that Board. We therefore recommend that it be accepted for filing by the Board of County Commissioners of Yellowstone County, Montana

Clayton D. Freeman
President

Gloyd D. Freeman
Secretary Treasurer

SANITARY RESTRICTIONS

Filed on 29 day of March
at 9:40 o'clock A.M.

STATE OF MONTANA) ss.
County of Yellowstone (1083720)

I HEREBY CERTIFY that the annexed plat of OXBOW SUBDIVISION, SECOND FILING was recorded in my office on the 27 day of March, 1978, at 9:43 A o'clock.

Herrell H. Klundt
County Clerk & Recorder
Deputy

CHECKED IN COUNTY SURVEYORS OFFICE

3-6-78 BY BN

GRANT FOR UTILITIES EASEMENT

The undersigned hereby grants unto all public utility companies, as such are defined and established by Montana Law, an easement for the location, maintenance, repair, replace and removal of their lines and other facilities over, under, on and across the areas designated on the attached plat as "Utility Easement" to have and hold forever and furthermore grant is hereby given to Yellowstone County for Authority to enforce the No Vehicle Access Strips as shown on the attached plat.

Clinton E. Fuchs
Clinton E. Fuchs

Peggy D. Fuchs
Peggy D. Fuchs

Subscribed and sworn to before me, LESTER L. MUEHLBEIER, a Notary Public for the State of Montana, this 15 day of MARCH, 1978.

Lester L. Muehlbeier
Residing at Billings, Montana
My commission expires 2-15-79

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Oscar R. Madsen and Dorothy F. Madsen, his wife and Baldwin I. Madsen and Evelyn M. Madsen, his wife, owners, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks, and streets as shown on the annexed plat and Certificate of Survey the following described tract of land located in the West One-Half (W¹/₂) of Section 1, Township 1 North, Range 26 East, P.M.M., consisting of Tracts 1 and 2, of Block 6 and Tract 2-A, and a portion of Broken Yoke Drive, all located in the AMENDED PLAT OF CERTIFICATE OF SURVEY #1120, and also consisting of Lots 9, 10, 11, 12, and 13 of Block 1, Oxbow Subdivision, and being more particularly described as follows: Beginning at the N¹/₄ corner of said Section 1, said point being the northeast corner of Tract 2-A, Amended plat of Certificate of Survey #1120, thence South 01° 12' 22" East a distance of 2440.42 feet; thence South 44° 59' West a distance of 2381.27 feet; thence North 71° 11' 53" West a distance of 218.57 feet to a point on a curve, said curve having a radius of 160.00 feet and a chord bearing North 09° 42' 09" West and having a length of 152.71 feet; thence along said curve a distance of 159.20 feet to the P.R.C. of a curve having a radius of 700.00 feet and a chord bearing North 25° 37' 59" West and having length of 304.79 feet; thence along said curve a distance of 307.24 feet to the P.R.C. of a curve having a radius of 160.00 feet and a chord bearing North 34° 18' 42" West and having a length of 115.97 feet; thence along said curve a distance of 118.68 feet; thence North 34° 26' 19" East a distance of 206.79 feet; thence South 71° 18' 32" East a distance of 110.00 feet; thence South 44° 53' 44" East a distance of 60.00 feet; thence North 88° 45' 44" East a distance of 88.82 feet; thence North 01° 14' 16" West a distance of 187.08 feet; thence North 88° 39' 27" East a distance of 255.82 feet; thence North 01° 14' 16" West a distance of 3243.25 feet; thence North 89° 54' 37" East a distance of 1527.91 feet to point of beginning, containing 119.52 acres.

The above described tract is to be known as OXBOW SUBDIVISION, SECOND FILING and the land included in the streets, roads, lanes, and courts are hereby granted and donated to the use of the public forever.

Dated this 9 day of Feb, 1978.

Oscar R. Madsen
Oscar R. Madsen

Dorothy F. Madsen
Dorothy F. Madsen

STATE OF Washington) ss.
County of Clark (

On this 9 day of Feb, 1978, before me, Howard J. Lorenz, a Notary Public for the State of Washington, personally appeared Oscar R. Madsen and Dorothy F. Madsen, his wife, known to me to be the persons who executed the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Howard J. Lorenz
Notary Public for the State of the
Residing at Canon
My commission expires 2-1-81

Baldwin E. Madsen
Baldwin E. Madsen

Evelyn M. Madsen
Evelyn M. Madsen

STATE OF Colorado) ss.
County of Larimer (

On this 31st day of January, 1978, before me, Allen D. Leppink, a Notary Public for the State of Colorado, personally appeared Baldwin E. Madsen and Evelyn M. Madsen, his wife, known to me to be the persons who executed the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Allen D. Leppink
Notary Public for the State of Colorado
Residing at Lowland, Colorado
My commission expires 2-27-78

CERTIFICATE OF APPROVAL

STATE OF MONTANA) ss.
County of Yellowstone (

WE HEREBY CERTIFY that we have examined the annexed plat and find that the said plat conforms with the requirements of the laws of the State of Montana. It is therefore approved for filing by the Board of County Commissioners of Yellowstone County this 27 day of March, 1978.

Harlan M. Lund
County Surveyor

Dennis E. Chittum
Chairman

Herrell H. Klundt
County Clerk & Recorder
Deputy

Clayton D. Freeman
Member

Lester L. Muehlbeier
Member

DECLARATION OF RESTRICTIONS

CLINTON E. FUCHS, of Billings, Montana, BALDWIN I. MADSEN and EVELYN M. MADSEN, husband and wife, of Loveland, Colorado, OSCAR R. MADSEN and DOROTHY I. MADSEN, of CAMAS, Washington, and IRV REINKE, of Billings, Montana, to the PUBLIC:

WHEREAS, Clinton E. Fuchs, of Billings, Montana, Baldwin I. Madsen and Evelyn M. Madsen, husband and wife, of Loveland, Colorado, Oscar R. Madsen and Dorothy I. Madsen, husband and wife, of CAMAS, Washington, and Irv Reinke, of Billings, Montana, are the owners of real property located in Yellowstone County, Montana, described as follows:

EXCEPT for Lot 1 in Block 8 and Lot 1 in Block 7, all of Blocks 1, 2, 3, 4, 5, 7 and 8 in OXBOW SUBDIVISION, Second Filing, according to the plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 1083120.

AND WHEREAS, the aforesaid owners, with the consent of all others having an interest in said property, desire to place use and building restrictions on the above-described premises;

NOW, THEREFORE, in consideration of the premises, the undersigned hereby establish and declare the following restrictions which shall be applicable to all the above-described real estate:

PERSONS BOUND BY THESE RESTRICTIONS

The undersigned and all persons and corporations who shall hereafter acquire any interest in and to the above-described real estate shall be taken and held to agree and covenant each with the other and with their heirs, devisees, trustees and assigns, to conform to and observe the following covenants, restrictions and stipulations as to the use thereof, and as to the construction of dwellings and improvements thereon.

BUILDING AND USE RESTRICTIONS

1. Each lot in the above subdivision shall be known and described as a residential lot. None of the said lots may be used or improved for other than private residential purposes. No structure shall be erected, altered, placed or permitted to remain on any such residential lot other than single family dwellings not to exceed two stories in height, one garage and where animals are permitted as hereinafter provided, one outbuilding for livestock. For purposes of these restrictions, "two stories" shall mean two stories above grade on at least one overall dimension of the structure, except "split level" structures will be permitted. Carports of the same finish as the main dwelling are permitted.

2. The term "residential purposes" as used herein shall be construed to exclude hospitals, duplex houses, apartment houses and any other multiple dwelling houses, and to further exclude professional and commercial uses, and any such usage of this property is expressly prohibited.

3. None of the above-described property or any building or improvements erected thereon shall at any time be used for the

purpose of any trade, professional, manufacturing, or business of any description, and no noxious or offensive activity shall be carried on, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

4. For Lots 2, 3 and 4 in Block 8, Lots 2, 3, 4, 5, 12, 13 and 14 in Block 7, and all lots in Block 1, any residence erected shall have one main floor area exclusive of open porches, garages, breezeways, basements, and the lower level of a split level plan, of not less than 1,200 square feet. The provision of 1,200 square feet shall be interpreted for two-story residences as meaning 1,200 square feet on the lower main floor area. For all other lots covered by these restrictions, any residence erected shall have one main floor area exclusive of open porches, garages, breezeways, basements, and the lower level of a split level plan, of not less than 1,000 square feet. The provision of 1,000 square feet shall be interpreted for two-story residences as meaning 1,000 square feet on the lower main floor area. Any building or residences erected on said lots shall be of new construction and no old building or buildings shall be moved on to said premises. New construction shall include modular homes of good quality, if placed on a permanent foundation.

5. No trailer, basement, tent, shack, garage, or other outbuildings erected on said lots shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

6. No swine, goats, bulls or other offensive animals shall be kept on the said premises. No dogs or pets shall be raised or cared for on a commercial basis. Horses, steers, cows or calves may be raised, kept or cared for on said lots, but the number of said animals shall be limited to one per acre. Any horses, steers, cows or calves kept on said lots shall be confined within the boundaries of the lot or lots. No manure cleanings shall be allowed to accumulate on the lots.

7. No signs, billboards, posters, or advertising devices of any kind or character shall be erected or displayed upon any of the tracts, excepting subdivision promotion signs and signs displayed to identify the occupants of a dwelling, and contractors' construction signs. Contractors' signs shall not exceed 3 feet by 2 feet and shall be displayed only during construction.

8. No trash, ashes, or other refuse may be thrown or dumped on any vacant tract in said subdivision. All trash, or other refuse, shall be confined to a garbage can which shall be covered with a metal top.

9. Sidewalks, curbs, gutters and street improvements, and other special improvements such as water, sewer, and storm sewers, when and if installed shall be installed in accordance with requirements established by Yellowstone County, Montana. Water wells shall be so located on the lots as to comply with the sanitary restrictions on file in the Clerk and Recorder's office and installation of septic tanks shall be approved by the County Sanitarian.

10. No buildings or other structures shall be located less than 30 feet from the front lot line or less than 8 feet from the side and rear lot lines. No fence or wall hereafter erected along a side or rear lot line shall exceed 5 feet in height, but this shall not be construed to preclude the use of a fence or wall not exceeding 6 feet in height to screen a patio, swimming pool or similar area if

no portion of the fence or wall is less than 10 feet from the side or rear lot lines. The aforementioned fence and wall restrictions also apply to hedges or mass planting in the front yard.

11. When feasible, all utilities, including but not limited to, electricity, gas, water, and telephone, are to be underground, and all connections for individual services from the street to the dwelling or residences shall be likewise constructed underground. No outside illumination equipment or fixtures shall be constructed unless attached to the main residential structure or garage or unless attached to a pole not to exceed 10 feet in height, which pole shall conform with the general architectural plan of the residence. Any connection between the residence or garage and any other outside illuminations, if such illuminations are not attached to such residence or garage, shall be underground.

12. TV antennas located outside the dwelling or garage shall be no higher than 6 feet above the peak of the roof and must be placed on a pole attached to the roof or eave of the house or garage. No radio aerials or antennas for reception or transmission shall be erected, placed or permitted to remain in said subdivision except indoors.

13. No construction equipment or materials of any nature can be moved onto a lot more than 60 days prior to start of construction, and any buildings started shall have its exterior completed within one year from the time construction is commenced.

14. In the interest of public health and sanitation, and so that the land above described and all other land in the same locality may be benefited by a decrease in the hazards of stream pollution and by the protection of water supplies, recreation, wild life, and other public uses thereof, the above-described property will not be used for any purpose that would result in the pollution of any water way that flows through or adjacent to such property by refuse, sewage, or other material that might tend to pollute the waters of any such stream or streams or otherwise impair the ecological balance of the surrounding lands.

RIGHT TO ENFORCE

The restrictions herein set forth shall run with the land and bind the present owners, their heirs, devisees, trustees, and assigns; and any and all parties claiming by, through, or under them, shall be taken to hold, agree and covenant with the owners of said lots, their heirs, devisees, trustees, and assigns, and with each of the owners of said lots, to conform to and observe said restrictions as to the use of said lots and the construction of improvements thereon; but no restrictions herein set forth shall be personally binding upon any corporation or person except in respect to breaches committed during its or his ownership of or interest in said land. The owner or owners of any of the above lands shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of, or to enforce the observance of, the restrictions set forth above, in addition to the ordinary legal action for damages; and the failure of the present owners, or the owner or owners of any lot in this subdivision to enforce the restrictions herein set forth at the time of any violation thereof shall not be construed as a waiver of the right to do so. The above restrictions may be altered.

or amended at any time upon the written consent thereto by the owners of at least 70% of the lots in the above-described subdivision.

Clinton E. Fuchs
Clinton E. Fuchs

Baldwin I. Madsen
Baldwin I. Madsen

Evelyn M. Madsen
Evelyn M. Madsen

Oscar R. Madsen
Oscar R. Madsen

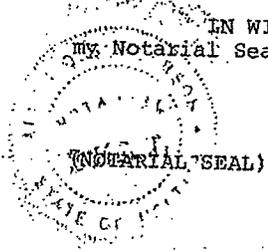
Dorothy L. Madsen
Dorothy L. Madsen

Irv Reinke
Irv Reinke

STATE OF MONTANA)
County of Yellowstone) ss.

On this 6th day of April, 1978, before me, the undersigned, a Notary Public for the State of Montana, personally appeared CLINTON E. FUCHS, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



Robert Henderson
Notary Public for the State of Montana
Residing at Billings, Montana
My Commission expires Oct 10, 1978

STATE OF COLORADO)
County of Larimer) ss.

On this 28th day of March, 1978, before me, the undersigned, a Notary Public for the State of Colorado, personally appeared BALDWIN I. MADSEN and EVELYN M. MADSEN, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(NOTARIAL SEAL)

Allyson
Notary Public for the State of Colorado
Residing at Coulevard, Colorado
My Commission expires _____

My Commission expires Sept. 27, 1978

STATE OF WASHINGTON)
County of Clallam) ss.

On this 31 day of March, 1978, before me, the undersigned, a Notary Public for the State of Washington, personally appeared OSCAR R. MADSEN and DOROTHY L. MADSEN, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(NOTARIAL SEAL)

Howard J. [Signature]
Notary Public for State of Washington
Residing at Carson, Washington
My Commission expires Aug 1, 1981

STATE OF MONTANA)
County of Yellowstone) ss.

On this 5th day of April, 1978, before me, the undersigned, a Notary Public for the State of Montana, personally appeared IRV REINKE, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

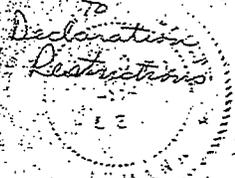
(NOTARIAL SEAL)

Robert G. [Signature]
Notary Public for the State of Montana
Residing at Billings, Montana
My Commission expires Oct 10, 1978

1-24681

Clinton E. Fuchs

0400
100111



STATE OF MONTANA }
 County of Yellowstone }
 I hereby certify that the in-
 struments was filed in my office for
 record on this _____
 day of APR 5 1972 }
 at 10:40 o'clock A.M. and is
 duly recorded in Book 1192
 page 1065
 Witness my hand and seal of said
 office this 5th day of April
 1972.

 County Clerk & Recorder
 By: Sullivan Deputy

Haywood, Galley & Linderman
Box 926

STATE OF MONTANA
DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
CERTIFICATE OF SUBDIVISION PLAT APPROVAL
(Section 69-5001 through 69-5010, R.C.M. 1947)

To: County Clerk and Recorder
Yellowstone County
Billings, Montana

No. 56-78-L11-46
E.S. S 78/84

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as Oxbow Subdivision, Second Filing, in Section 1, T1N, R26E consisting of eight-two (82) lots have been reviewed by personnel of the Subdivision Bureau, and,

THAT the documents and data required by Section 69-5001 through 69-5010, R.C.M. 1947 and the rules of the Department of Health and Environmental Sciences made and promulgated pursuant thereto have been submitted and found to be in compliance therewith, and,

THAT approval of the plat of said subdivision is made with the understanding that the following conditions shall be met:

THAT the lot sizes as indicated on the plat to be filed with the county clerk and recorder will not be further altered without approval, and,

THAT the lots shall be used for single-family dwellings, and,

THAT the individual water system will consist of cisterns constructed in accordance with the criteria established in ARM 16-2.14(10)-S14340 and the most current standards of the Department of Health and Environmental Sciences, and,

THAT water for cisterns shall be obtained from the City of Billings and shall be hauled by a licensed water hauler, and,

THAT the individual sewage treatment system will consist of a septic tank and subsurface drainfield of such size and description as will comply with Yellowstone County Septic System Regulations and ARM 16-2.14(10)-S14340, and,

THAT the subsurface drainfields for lots in Blocks 2 and 4 shall have absorption areas of sufficient size to provide 205 square feet per bedroom and the subsurface drainfields for lots in Blocks 1, 3 & 5 shall have absorption areas of sufficient size to provide 190 square feet per bedroom and the subsurface drainfields for lots in Block 6 shall have absorption areas of sufficient size to provide 175 square feet per bedroom, and,

THAT the bottom of the drainfield shall be at least four feet above the water table, and,

THAT no sewage treatment system shall be constructed within 100 feet of the maximum highwater level of a 100 year flood of any stream, lake, watercourse, or irrigation ditch, nor within 100 feet of any domestic water supply source, and,

THAT water supply and sewage treatment systems will be located as shown on the approved plans, and,

THAT plans for the proposed water and individual sewage treatment systems will be reviewed and approved by the Yellowstone County Health Department before construction is started, and,

THAT the developer shall provide each purchaser of property with a copy of the plat, approved location of water supply and sewage treatment system and a copy of this document, and,

THAT instruments of transfer for this property shall contain reference to these conditions, and,

THAT departure from any criteria set forth in the approved plans and specifications and ARM 16-2.14(10)-S14340 when erecting a structure and appurtenant facilities in said subdivision without Department approval, is grounds for injunction by the Department of Health and Environmental Sciences.

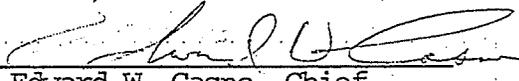
No. 56-78-L11-46
E.S. S 78/84
Page 2

YOU ARE REQUESTED to record this certificate by attaching it to the plat of said subdivision filed in your office as required by law.

DATED this 23rd day of Jnauary, 1978.

A.C. KNIGHT, M.D., F.C.C.P.
DIRECTOR

By:


Edward W. Casne, Chief
Subdivision Bureau
Environmental Sciences Division

~~Owners Name:~~

Clinton Fuchs

11 1083717

State Board of Health

to

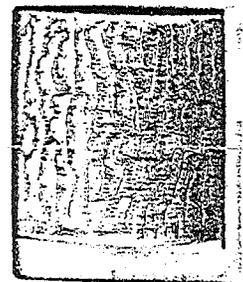
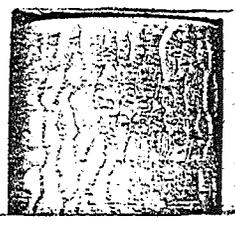
Restrictions

Release Sundry

Apr 2nd 1919

STATE OF MONTANA, (ss.
 County of Yellowstone, (ss.
 This instrument was filed in my office
 this _____ day of _____ 1919
 at _____ o'clock _____ M.
 MERRILL H. KLUNDY
 County Clerk & Recorder
 Deputy.

By *[Signature]*
[Signature]



SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made and entered into this 15 day of March, 1978, by and between Clinton E. Fuchs, hereinafter referred to as "Subdivider" and Yellowstone County, Montana, a municipal corporation, hereinafter referred to as "County".

WITNESSETH

THAT WHEREAS, a preliminary plat of an area known as Oxbow Subdivision, Second Filing, was submitted to the City-County Planning Board on 15 MARCH, 1978, and

WHEREAS, said plat was approved by the City-County Planning Board subject to certain recommendations made by the Board on 15 MARCH, 1978, and further recommended its approval to the Board of County Commissioners, and

WHEREAS, a Subdivision Improvements Agreement is required between the County and Subdivider prior to the approval of the final plat by the Board of County Commissioners.

NOW, THEREFORE, THE PARTIES TO THIS AGREEMENT, for and in consideration of the mutual promises herein contained and for other good and valuable consideration, do hereby agree as follows:

1. Subdivider agrees to submit plans to and for the approval of the County Surveyor and to construct at his cost and expense all improvements required and in conformance with the Yellowstone County Subdivision Regulations.
2. Subdivider agrees that the improvements will consist of:
 - A. Streets
 1. All dedicated streets shall be built to grade with satisfactory sub-base, base course and gravel surface. The design section shall be submitted to, and approved by, the County Surveyor. Said streets to be constructed within 24 months of filing of subdivision plat.
 2. Surface drainage will be provided in conformance with a design approved by the County Surveyor.
 3. Street name signs shall be installed at all street intersections as approved by the County Surveyor.
 - B. Utilities
 1. Subdivider shall coordinate the installation of all utility facilities with the various utility companies and make provisions for them prior to final gravelling of roads.
 - C. Survey Monuments
 1. All survey monuments shall be installed as required by the Yellowstone County Subdivision Regulations.
3. Billings Bench Water Users Association agrees to remove loose talus rock on the upper slopes of the prominent hill in the park area, and further agrees to dress up the top of the hill to a uniform grade so as to leave a pleasing appearance, as per County Commissioners' Resolution #51022.
4. Subdivider agrees that each lot having a minimum of 25 per cent of its area within the R-15,000 zone will conform to all specifications and requirements of that zone.
5. Subdivider stipulates that, although adjoining properties have discovered adequate well water for home use and it is believed that the supply of water is sufficient for this subdivision, no guarantee is made nor implied as to the quantity or quality of subterranean water within this subdivision.
6. Subdivider agrees, as a condition of approval, that all improvements listed under "2" above will be completed prior to recordation of the final plat.
7. Subdivider hereby grants unto all Public Utility Companies, as such are defined and established by Montana Law, an easement for the location, maintenance, repair, replace and removal of their lines and other facilities over, under, on and across the areas designated on the attached plat as "Utility Easement" to have and hold forever and furthermore grant is hereby given to Yellowstone County for Authority to enforce the No Vehicle Access Strips as shown on the plat.

THIS AGREEMENT made and entered into this 31 / 1 day of January, 1978, by and between Yellowstone County, Montana, a quasi-municipal corporation and body politic, FIRST PARTY, and Billings Bench Water Users Association, also of Yellowstone County, Montana, SECOND PARTY, WITNESSETH:

WHEREAS, in order for the subdivider and platter of Oxbow Subdivision, Second Filing, to file said plat, it is necessary that said subdivider meet certain conditions in regard to the park in said subdivision, as required by the City of Billings-Yellowstone County Planning Board, one of which of said requirements is that said subdivider will place said park in a condition satisfactory to the Board of County Commissioners of Yellowstone County or their representatives, and

WHEREAS, the Second party herein is at this time excavating and taking certain material from said park and is desirous to continue to do so when said plat is filed and said park becomes part of the park property and system of the First Party herein,

NOW, THEREFORE, IT IS HEREBY AGREED:

1. That the Second Party will pay to Yellowstone County eight (8) cents for each cubic yard of material removed from the hill in said park, and
2. Further agrees to remove all loose material from the talus slope around the perimeter thereof and contour the excavated area to present a pleasing appearance, all to the satisfaction of the Board of County Commissioners of Yellowstone County or their representatives.

DATED this 31st day of January, 1978.

THE BOARD OF COUNTY COMMISSIONERS
Yellowstone County, Montana

Duane E. Christensen
Duane E. Christensen, Chairman

M. R. McClintock, Member

Leo Kamp, Member

Attest:

Merrill H. Klundt
Merrill H. Klundt, Clerk and Recorder

BILLINGS BENCH WATER USERS ASSOCIATION

By A. B. D...

IN WITNESS WHEREOF, PARTIES HERETO HAVE SET THEIR HANDS AND OFFICIAL SEALS ON THE DATE FIRST ABOVE WRITTEN.

Clinton E. Fuchs
Clinton E. Fuchs "Subdivider"

On this 15 day of March, 1978, before me, LESTER L MUHLBEIER, a Notary Public for the State of Montana, personally appeared Clinton E. Fuchs known to me to be the person who executed the foregoing instrument and who acknowledged to me that he executed the same.

Lester L. Muhlbeier
Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires 2-15-79

COUNTY OF YELLOWSTONE
STATE OF MONTANA

Chairman

Member

Member

ATTEST:

County Clerk & Recorder

1083718

Clinton E. Freeha

to

Yellowstone County

Agreement

STATE OF MONTANA, (ss.
County of Yellowstone,
This instrument was filed in my office

this day of MAR 29 1918 19

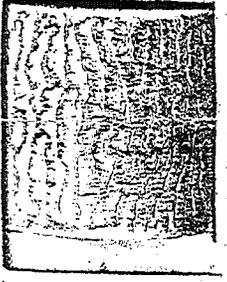
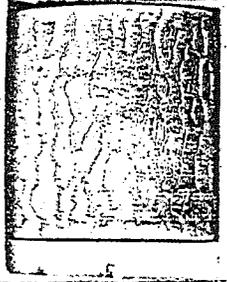
at 9:41 o'clock A M.

VERBIL H. KUMER

County Clerk & Recorder

By *[Signature]* Deputy.

[Signature]



✓

W A I V E R

FOR A VALUABLE CONSIDERATION, the undersigned, owner of the hereinafter described real property, does hereby waive the right to protest the formation of one or more special improvement district(s) or rural special improvement district or districts for the construction of streets, curbs and gutter, sidewalks, driveways, survey monuments, street name signs, street lights, water lines, sanitary sewer lines, and storm sewer lines, either within or without the area to provide drainage for run-off water from the real property hereinafter described, and other incidental improvements which the County of Yellowstone may require.

This waiver and agreement shall run with the land and shall be binding upon the undersigned, its successors and assigns, and the same shall be recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana.

The real property hereinabove mentioned is more particularly described as follows, to-wit:

OXBOW SUBDIVISION, SECOND FILING, in W $\frac{1}{2}$ of Section 1, Township 1 North, Range 26 East, Yellowstone County, Montana.

Signed and dated this 29 day of March, 1978.

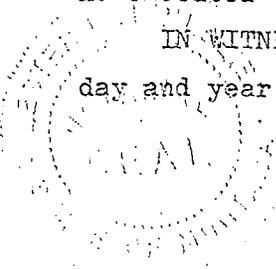
By Clint E. Fuchs
"Subdivider"

STATE OF MONTANA)
County of Yellowstone(ss.

On this 29 day of March, 1978, before me, LESTER L. MUEHLBEIER, a Notary Public for the State of Montana, personally appeared Clint E. Fuchs known to me to be the person who signed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Lester L. Muehlbeier
Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires 2-15-79



1083719

Clinton E. Jack

vs

Yellowstone County

vs

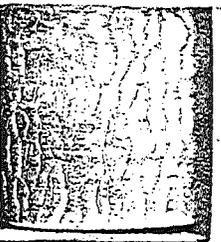
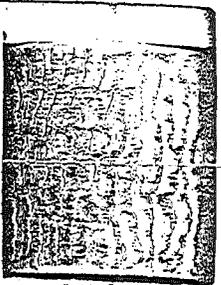
STATE OF MONTANA,
County of Yellowstone, ss.
This instrument was filed in my office

this 9th day of MAR 29 1989
at 9:42 o'clock A M.

MERRILL H. KLUNING
County Clerk & Recorder

BY J. J. J. J. Deputy.

102





Yellowstone County, Montana

Property Tax Detail For C09565



TaxCode: C09565

Owner Listed On Last Tax Statement

Last Updated: July 22, 2024

Primary Owner: KUNZ, KENNETH A & CAROL A

Owner as of July 22, 2024

Primary Owner Name: KUNZ, KENNETH A & CAROL A

2024 Mailing Address

Mailing Address: KUNZ, KENNETH A & CAROL A
1920 PLATEAU RD
BILLINGS, MT 59105-5607

Property Information

Property Address: 1920 PLATEAU RD

Township: 01 N Range: 26 E Section: 01

Subdivision: OXBOW SUBD 2ND FILING Block: 6 Lot: 6

Full Legal: OXBOW SUBD 2ND FILING, S01, T01 N, R26 E, BLOCK 6, Lot 6

GeoCode: 03-1033-01-2-09-13-0000

Levy District: O52 - INDEPENDENT SCHOOL OUT (463.85 Mills)

2023 Assessed Value Summary

Assessed Land Value =	\$56,928.00
Assessed Building(s) Value =	\$283,172.00
Personal Property Value =	\$0.00
Total Assessed Value =	\$340,100.00

Assessed Value Detail Tax Year: 2023

Description	Tax Rate	Amount
Tract Land	0.68%	\$0.00
Property Tax Asst. Land 80% reduction	0.68%	\$56,928.00
Property Tax Asst. Improvements 80% reduction	0.68%	\$143,072.00
Improvements on Rural Land	0.68%	\$140,100.00
		Total: \$340,100.00

SID Payoff Information

**Rural SID
NONE**

Property Tax Billing History

Year	1st Half	2nd Half	Total
2023 ‡	709.26 P	709.26 P	1,418.52
2023 ‡	0.00	42.06 P	42.06
2022 ‡	884.86 P	884.85 P	1,769.71
2021	1,145.90 P	1,145.89 P	2,291.79
2020	1,099.38 P	1,099.36 P	2,198.74
2019	1,117.12 P	1,117.10 P	2,234.22
2018	1,192.84 P	1,192.82 P	2,385.66
2017	1,197.08 P	1,197.06 P	2,394.14
2016	1,017.24 P	1,017.22 P	2,034.46
2015	967.53 P	967.51 P	1,935.04
2014	965.63 P	965.61 P	1,931.24
2013	958.19 P	958.16 P	1,916.35
2012	882.11 P	882.08 P	1,764.19
2011	880.57 P	880.56 P	1,761.13
2010	884.51 P	884.49 P	1,769.00
2009	873.36 P	873.33 P	1,746.69
2008	792.45 P	792.41 P	1,584.86
2007	786.00 P	786.00 P	1,572.00
2006	733.44 P	733.42 P	1,466.86
2005	771.56 P	771.53 P	1,543.09
2004	754.74 P	754.74 P	1,509.48
2003	734.40 P	734.39 P	1,468.79
2002	715.57 P	659.14 P	1,374.71
2001	680.20 P	680.20 P	1,360.40
2000	85.32 P	85.30 P	170.62

(P) indicates paid taxes.

‡-Property Tax Assistance Program

Jurisdictional Information

Commissioner:

[District - 2](#)
[Mark Morse \(R\)](#)
PO Box 35000
Billings, MT 59107
406-256-2701 - Work

Senate: [District - 20](#)

[Barry Usher \(R\)](#)
6900 S Frontage
Rd
Billings,
MT 59101
(406) 252-2888 -
Home

House:

[District - 39](#)
[Gary Parry \(R\)](#)
PO Box 455
Colstrip, MT 59323
(406) 749-0543 -
Work

Ward: Outside City Limits

Precinct: [6](#)

High School: Skyview

Middle School: Medicine Crow

Elementary School: Independent

Zoning:

N4-Large Lot Suburban Neighborhood
[Click Here to view Billings Regulations](#)
[Click Here to view Laurel Regulations](#)
[Click Here to view Broadview Regulations](#)
[Click Here to view Yellowstone County Regulations](#)

Trustee:

[School District](#)
[Trustee Links](#)

Clerk & Recorder Documents For Tax Code:

Recording #	Document type	Recorded Date	Document Date	Book	Page
3791285	Quit Claim Deed	10/3/2016	5/6/2016		
			6/15/1999	0030	54948
			3/12/1997	0018	66561
			6/9/1995	0017	86676
			7/14/1994	0017	48414

Orion Detail

Owner Information

Primary Owner: KUNZ, KENNETH A & CAROL A

Tax Code: C09565

GeoCode: 03-1033-01-2-09-13-0000

Property Address: 1920 PLATEAU RD BILLINGS 59105

Legal Description: OXBOW SUBD 2ND FILING, S01, T01 N, R26 E, BLOCK 6, Lot 6

Property Type: IMP_R - Improved Property - Rural

Site Information - [View Codes](#)

Levy District: 03-1989UF-O52-UF **Location:**
Neighborhood Code: 203.200.E **Fronting:**
Parking type: **Parking Prox:**
Utilities: **Access:**
Lot Size: 1.002 Acres **Topography:**

Residential Building

Type: SFR **Index:** 0.93
Year Built: 2000 **ECF:** 1.12
Year Remodeled: **Degree Remodeled:**
Effective Year: **Utility:** Average (7)
Style: 08 - Conventional **Exterior:** 1 - Frame - 3 - Masonite
Story Height: 1.5 **Condition:** Good (8)
Roof Type: 3 - Gable **Roof Material:** 10 - Asphalt Shingle
Foundation: 2 - Concrete **Basement:** 3 - Full
Central/AC: 3 - Gas **Grade-Factor:** 5-1
Percent Complete: 100% **CDU:**

Bedrooms: 3 **Full Baths:** 2
Family Rooms: **Half Baths:** 1 **Addl Fixtr:** 3
1st Floor: 857 **2nd Floor:** 0
Additional Area: 0 **Bsmt Fnsh:** 421
Basement: 841 **Heated Flr:**
Half Floor: 631 **Daylight Basement:** N
Attic: 0 **Built-in Garage:**
Attic Type: 0 - None **Masonry F/P:**
Total:* 2329 **F/P Stacks:**
Pre Fab F/P:

* includes finished,unfinished & attic footprint area(s).

Residential Building Additions

Addition Code	Area(Sq Ft)
14 - Porch, Frame, Enclosed	96
33 - Deck, Wood	55
69 - Garage, Frame, Unfinished	576

Other Building and Yard Improvements

Code - Type	Quantity	Area/Unit	Classcode
RPA2 - Concrete	1		3301
RPA2 - Concrete	1		3301
RPA2 - Concrete	1	16	3301
RRS1 - Shed, Frame	1		3301
RRS1 - Shed, Frame	1		3301

GENERAL TAX DETAIL

Levy Description	1st Half	2nd Half	Total
COUNTY			
BRIDGE	\$4.23	\$4.23	\$8.46
COUNTY PLANNING	\$1.47	\$1.47	\$2.94
EXTENSION SERVICE	\$0.86	\$0.86	\$1.72
GENERAL FUND	\$40.20	\$40.20	\$80.40
LIABILITY & PROPERTY INSURANCE	\$2.55	\$2.55	\$5.10
LIBRARY	\$7.09	\$7.09	\$14.18
MENTAL HEALTH	\$1.09	\$1.09	\$2.18
METRA (CIVIC CENTER)&COUNTY FAIR	\$9.77	\$9.77	\$19.54
MUSEUM	\$2.15	\$2.15	\$4.30
PERMISSIVE MEDICAL LEVY	\$11.48	\$11.48	\$22.96
PUBLIC HEALTH	\$8.06	\$8.06	\$16.12
PUBLIC SAFETY - MENTAL HEALTH	\$3.62	\$3.62	\$7.24
PUBLIC SAFETY - SHERIFF	\$31.82	\$31.82	\$63.64
PUBLIC SAFETY- COUNTY ATTORNEY	\$13.55	\$13.55	\$27.10
ROAD	\$45.69	\$45.69	\$91.38
SENIOR CITIZENS-ELDERLY ACTIVITIES	\$4.63	\$4.63	\$9.26
WEED CONTROL	\$0.95	\$0.95	\$1.90
COUNTY TOTALS:	\$189.21	\$189.21	\$378.42
OTHER			
BIG SKY ECONOMIC DEVELOPMENT AUTHORITY	\$3.66	\$3.66	\$7.32
OTHER TOTALS:	\$3.66	\$3.66	\$7.32
SCHOOL			
ELEM & HIGH SCH TRANSPORTATION	\$2.98	\$2.98	\$5.96
ELEMENTARY RETIREMENT	\$27.93	\$27.93	\$55.86

HIGH SCHOOL RETIREMENT	\$15.92	\$15.92	\$31.84
SD #2 (BILLINGS) - HS ADULT EDUCATION	\$3.73	\$3.73	\$7.46
SD #2 (BILLINGS) - HS BUILDING RESERVE	\$1.12	\$1.12	\$2.24
SD #2 (BILLINGS) - HS DEBT SERVICE	\$1.34	\$1.34	\$2.68
SD #2 (BILLINGS) - HS GENERAL	\$45.96	\$45.96	\$91.92
SD #2 (BILLINGS) - HS TECHNOLOGY	\$3.66	\$3.66	\$7.32
SD #2 (BILLINGS) - HS TRANSPORTATION	\$8.28	\$8.28	\$16.56
SD #2 (BILLINGS) - HS TUITION	\$4.95	\$4.95	\$9.90
SD #52 (INDEPENDENT) ELEM BUILDING RESV	\$3.06	\$3.06	\$6.12
SD #52 (INDEPENDENT) ELEM DEBT SERVICE	\$33.66	\$33.66	\$67.32
SD #52 (INDEPENDENT) ELEM GENERAL	\$61.15	\$61.15	\$122.30
SD #52 (INDEPENDENT) ELEM TRANSPORTATION	\$16.68	\$16.68	\$33.36
SD #52 (INDEPENDENT) ELEM TUITION	\$36.96	\$36.96	\$73.92
SCHOOL TOTALS:	\$267.38	\$267.38	\$534.76
STATE			
ACCREDITED HIGH SCHOOL	\$21.88	\$21.88	\$43.76
GENERAL SCHOOL	\$32.82	\$32.82	\$65.64
STATE EQUALIZATION AID	\$39.99	\$39.99	\$79.98
UNIVERSITY MILLAGE	\$7.29	\$7.29	\$14.58
VOCATIONAL-TECHNICAL SCHOOLS	\$1.58	\$1.58	\$3.16
STATE TOTALS:	\$103.56	\$103.56	\$207.12
TOTAL GENERAL TAXES	\$563.81	\$563.81	\$1,127.62

* = Voted Levy to impose a New Mill Levy

** = Voted Levy Increase to a Levy Submitted to Electors

*** = Voted Levy to Exceed Levy Limit (MCA 15-10-420)

This Property has the following tax exemptions: Property Tax Asst. Land 80% reduction Property Tax Asst. Improvements 80% reduction

SPECIAL ASSESSMENTS

Description	1st Half	2nd Half	Total
BLGS URBAN FIRE DISTRICT	\$45.00	\$45.00	\$90.00
CRED COUNTY REFUSE DISTRICT	\$12.50	\$12.50	\$25.00
ELEM GENERAL ADD'L MILLS	\$0.00	\$14.59	\$14.59
HS GENERAL ADD'L MILLS	\$0.00	\$9.72	\$9.72
RSID 717M: OXBOW ROAD	\$87.50	\$87.50	\$175.00
SOIL SOIL CONSERVATION	\$0.45	\$0.45	\$0.90
STATE EQUAL ADD'L MILLS	\$0.00	\$17.26	\$17.26
VO-TECH EQUAL ADD'L MILLS	\$0.00	\$0.49	\$0.49
TOTAL SPECIAL ASSESSMENTS	\$145.45	\$187.51	\$332.96

General Taxes	District	Mill Levy	1st Half	2nd Half
INDEPENDENT SCHOOL OUT	O52	463.85	563.81	563.81

TOTAL TAXES DUE CURRENT YEAR: \$1,460.58

This property may qualify for a Property Tax Assistance Program. This may include: Intangible Land Value Assistance, Property Tax Assistance, Disabled or Deceased Veteran's Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Department of Revenue at (406)896-4000 for further information.

This Information is current as of 9/6/2024 2:10:35 PM