

Return to
The City of Billings
P.O. Box 1178
Billings, MT 59103

DECLARATION OF EASEMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned, (the "Owner"), does hereby create as written below a perpetual easement across, over and through certain real property located in the SW ¼ of Section 17, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, more particularly described as follows, to wit:

An easement five feet in width being the westerly five feet of Lot 4 in Block 3 of Weil Subdivision, as recorded in the office of the Clerk and Recorder of Yellowstone County, Montana under Document No 1088656, and as shown and described on the attached EXHIBIT A as "5' WIDE SIDEWALK EASEMENT".

The Owner does hereby create this perpetual easement for the purpose of constructing, reconstructing, maintaining, operating, repairing, improving, replacing and using a public sidewalk and any necessary fixtures and appurtenances over, across and upon said real property.

This perpetual easement is created for the benefit of the City of Billings, Montana, shall run with the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, executors, successors, administrators and assignees, and shall bind each owner thereof.

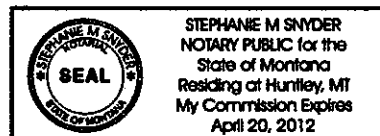
TNC DEVELOPMENT, LLC

By: Natalie Carson
Title: Member

STATE OF MONTANA)
County of ~~Gallatin~~ Yellowstone)

This instrument was acknowledged before me on June 23, 2011,
by Natalie Carson as Member of
TNC Development, LLC.

Stephanie M. Snyder
Notary Public in and for the State of Montana
Printed Name Stephanie M. Snyder
Residing at Huntley, MT
My commission expires April 20, 2012



GRANTEE

This Easement interest is hereby accepted and the terms set forth herein are agreed to.

CITY OF BILLINGS

By: _____
Thomas W. Hanel, Mayor

Attest: _____
Cari Martin, City Clerk

STATE OF MONTANA)
 :SS
County of Yellowstone)

On this ____ day of _____, 20__ , before me, the undersigned Notary Public for the State of Montana, personally appeared Thomas W. Hanel and Cari Martin , known to me to be the persons who signed the forgoing instrument as Mayor and City Clerk, respectively, of The City of Billings, Montana, and acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana
Printed Name _____
Residing at _____
My commission expires _____

EXHIBIT A SIDEWALK EASEMENT

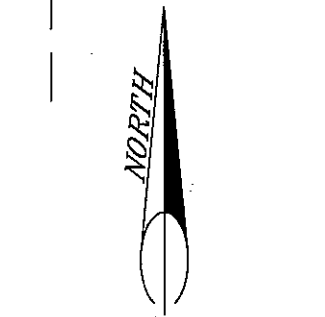
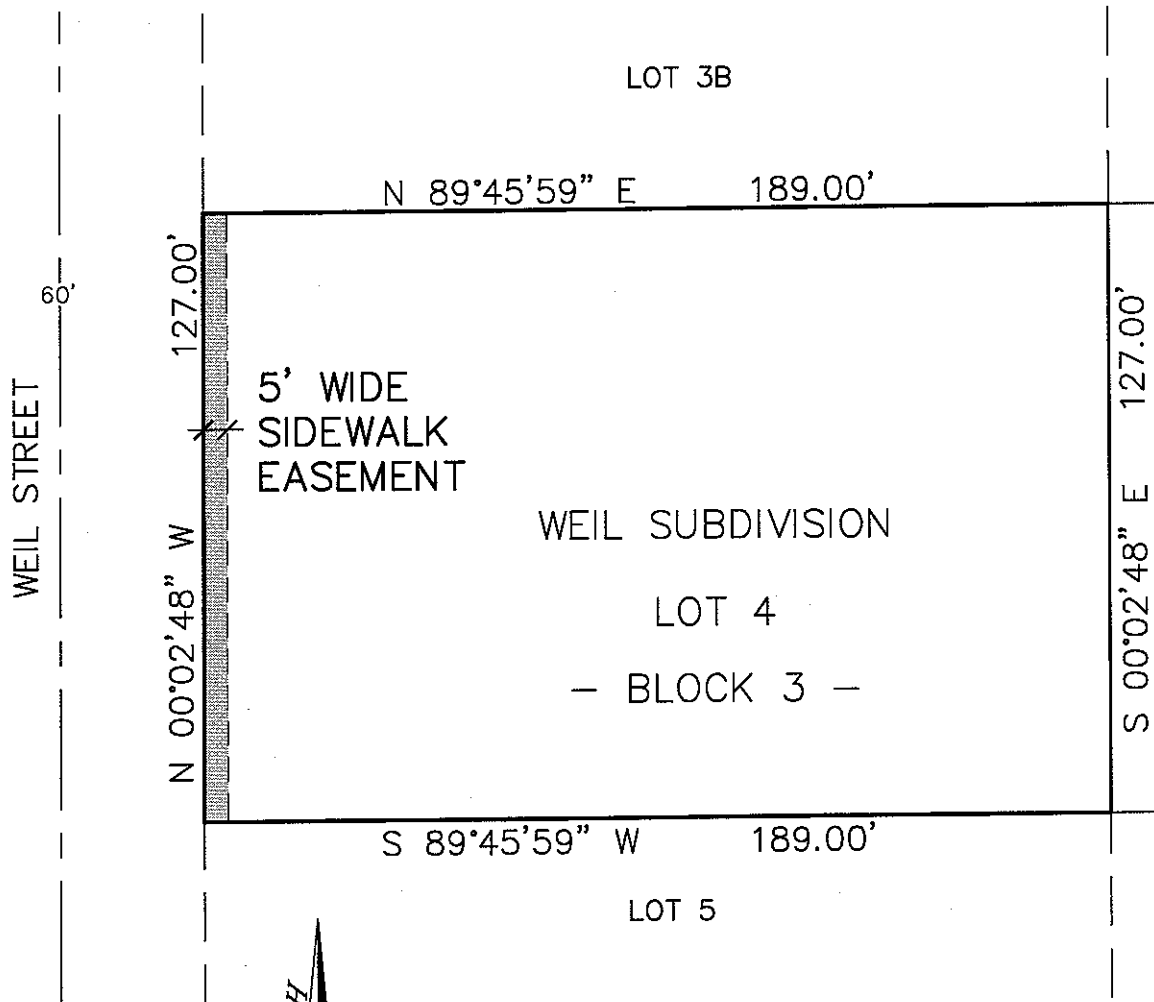
WITHIN
LOT 4, BLOCK 3, WEIL SUBDIVISION

PREPARED FOR : TNC DEVELOPMENT, LLC

JUNE 2011

PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA



SCALE: 1" = 40'

WEIL-L4-B3.DWG

75052.69

06/23/11 BEG