

RETURN TO
City Clerk
City of Billings
P.O. Box 1178
Billings, MT 59103

RIGHT-OF-WAY EASEMENT

THIS INDENTURE, made and entered into this 28 day of October 2011, by and between the following:

LAIS DEVELOPMENT INC
3307 Grand Ave Ste 103A
Billings, Montana 59102,
hereinafter referred to as **GRANTOR**

and

CITY OF BILLINGS, a Municipal Corporation
City Hall – 210 North 27th Street
PO Box 1178
Billings, Montana 59103-1178,
hereinafter referred to as **GRANTEE**

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged;

WITNESSETH THAT GRANTOR does hereby grant, sell, and convey unto the **GRANTEE**, perpetual easement and right-of-way to construct, reconstruct, maintain, operate, repair and improve necessary fixtures and appurtenances for sidewalk, accessibility ramps, and fire hydrants over, across, under, and through the real property more particularly described as follows:

A tract of land situated in Lot 6, Block 19 of Lampman Subdivision, Document No. 557995, documents of record at the Yellowstone County Clerk & Recorder, Billings, Yellowstone County, Montana

Said tract being more particularly described as follows:

Beginning at the southwest corner of said Lot 6, Block 19, point also being on the east right-of-way line of South 32nd Street West; thence N 00°35'00" E along said east right-of-way for a distance of 125.00 feet, to a point on the north lot line of said Lot 6, Block 19; thence S 89°30'45" E along said north lot line for a distance of 6.24 feet; thence S 36°34'39" W and leaving said north lot line for a distance of 7.21 feet; thence S 00°35'00" W for a distance of 115.17 feet; thence S 07°16'28" E for a distance of 4.04 feet, to a point on the north right-of-way line of Rosebud Drive; thence N 89°30'45" W along said north right-of-way line for a distance of 2.55 feet to the Point of Beginning.

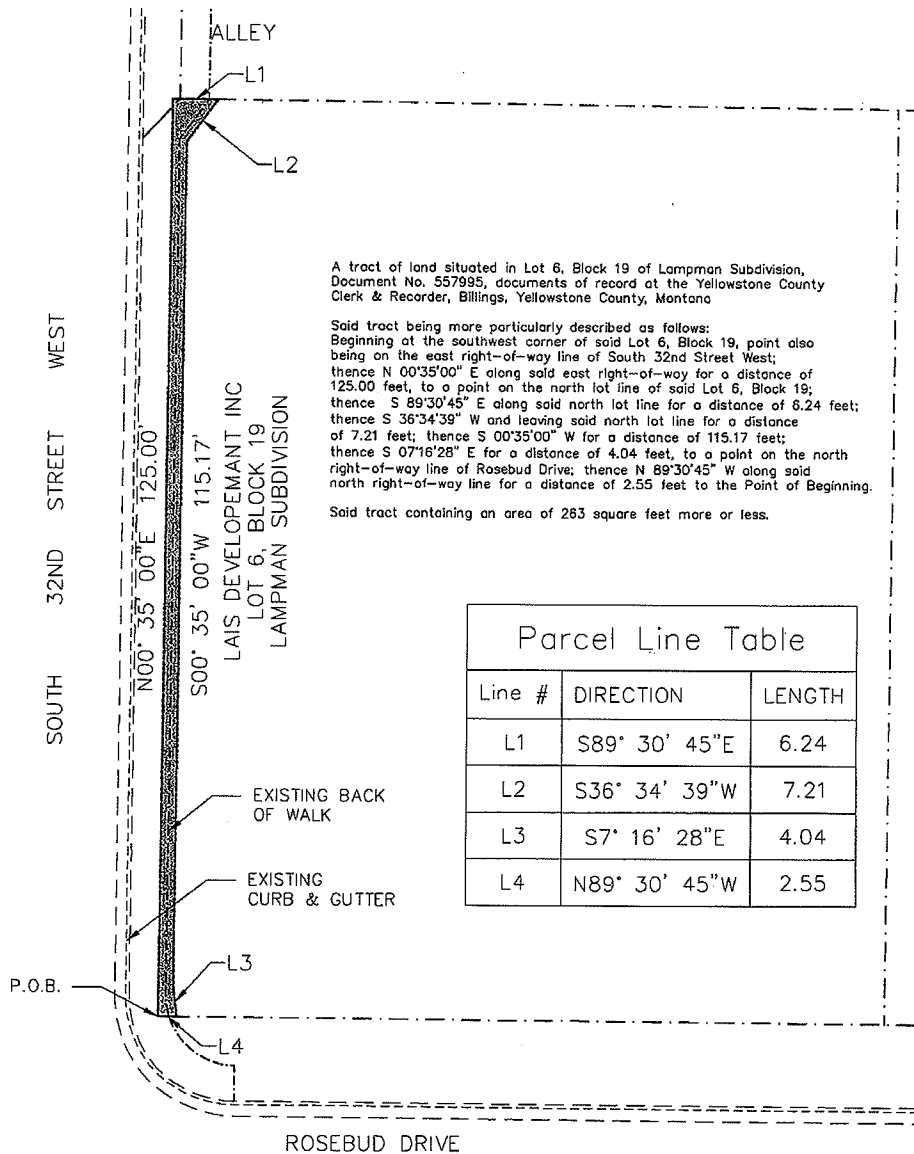
Said tract containing an area of 263-square feet more or less.

TO HAVE AND TO HOLD unto **GRANTEE** and to its successors and assigns forever.

IN WITNESS WHEREOF, the **GRANTOR** warrants that they have good right to convey, free and clear of all encumbrances; the above-described interests in the real estate described and have hereunto set their hand.

EXHIBIT A

SIDEWALK EASEMENT SITUATED IN LOT 6, BLOCK 19 OF LAMPMAN SUBDIVISION, DOCUMENT NUMBER 557995 BILLINGS, YELLOWSTONE COUNTY, MONTANA

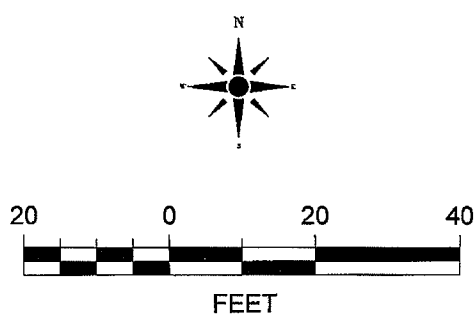


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thence S 89°30'45" E along said north lot line for a distance of 6.24 feet;
thence S 36°34'39" W and leaving said north lot line for a distance of 7.21 feet;
thence S 00°35'00" W for a distance of 115.17 feet;
thence S 07°16'28" E for a distance of 4.04 feet, to a point on the north right-of-way line of Rosebud Drive; thence N 89°30'45" W along said north right-of-way line for a distance of 2.55 feet to the Point of Beginning.

Said tract containing an area of 263 square feet more or less.

Line #	DIRECTION	LENGTH
L1	S89° 30' 45"E	6.24
L2	S36° 34' 39"W	7.21
L3	S7° 16' 28"E	4.04
L4	N89° 30' 45"W	2.55



LEGEND

 SIDEWALK EASEMENT

CITY OF BILLINGS, MONTANA
SIDEWALK EASEMENT EXHIBIT

CITY W.O. 11-02
THIS EXHIBIT IS PREPARED BY THE CITY OF BILLINGS, MONTANA

UPDATED: 10/06/2011 X:\Backup\Chl 20 2011 Projects\WO 11-04 3257 W et Hyle/Coverment Exhibits.DWG