

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 _____ day of _____, 20____, by and between the following:

Aspen Grove Partnership
2510 Grand Ave
Billings, Montana 59102,
hereinafter referred to as **GRANTORS**

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 GRANTORS do 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 Tract 1, Certificate of Survey NO. 1232, per Document No. 901307, Documents of record at the Yellowstone County Clerk & Recorder, Billings, Yellowstone County, Montana, less Aspen Grove Subdivision and all inclusive additional Filings and inclusive of all Amendments to date.

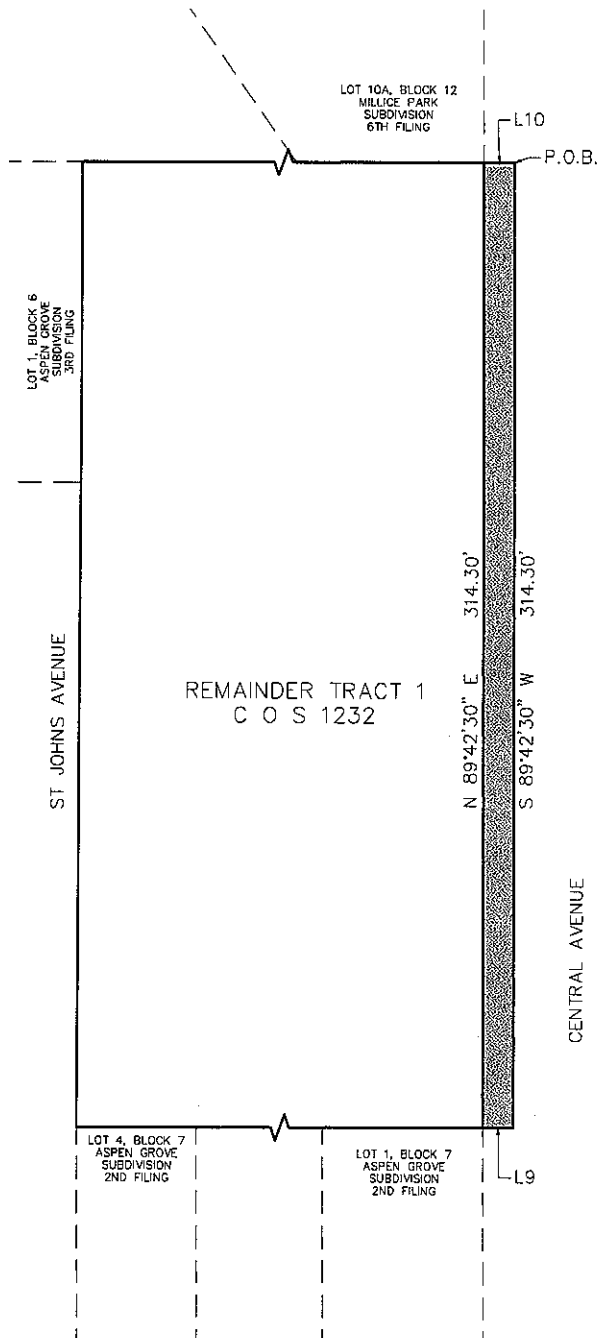
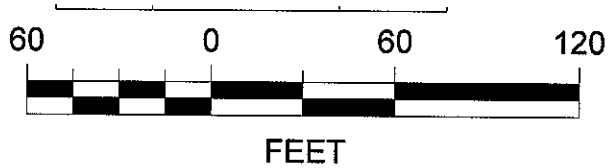
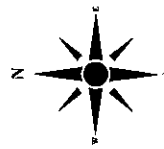
Basis of Bearings, Certificate of Survey No 1232, S 89°42'30" W

Said tract being more particularly described as follows: Beginning at the southeast corner of said Tract 1, point also being on the north right-of-way line of Central Avenue; thence S 89°42'30" W along said right-of-way for an approximate distance of 314.30 feet, point also being the southeast corner of Aspen Grove Subdivision, Second Filing, per Document No. 1363188, Documents of record at the Yellowstone County Clerk & Recorder, Billings, Yellowstone County; thence N 00°12'41" W along the east line of said Aspen Grove Subdivision for a distance of 10.0 feet to the southeast corner of Lot 1, Block 7 of said Aspen Grove Subdivision; thence N 89°42'30" E and parallel to the north right-of-way line of Central Avenue for an approximate distance of 314.30 feet to the southwest corner of Lot 10A Block 12, of Amended Plat of Lots 11, 12 and 13, Block 12 Millice Park Subdivision 6th Filing, per Document No. 1020152, Documents of record at the Yellowstone County Clerk & Recorder, Billings, Yellowstone County; thence S 00°11'52" E for a distance of 10.0 feet to the Point of Beginning, containing an area of 3,143 square feet more or less.

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

IN WITNESS WHEREOF, the **GRANTORS** warrant 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.

SIDEWALK EASEMENT
SITUATED IN TRACT 1,
CERTIFICATE OF SURVEY 1232
BILLINGS, YELLOWSTONE COUNTY, MONTANA



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Basis of Bearings, Certificate of Survey No 1232,
(S 89°42'30" W)

Said tract being more particularly described as follows: Beginning at the southeast corner of said Tract 1, point also being on the north right-of-way line of Central Avenue; thence S 89°42'30" W along said right-of-way for an approximate distance of 314.30 feet, point also being the southeast corner of Aspen Grove Subdivision, Second Filing, per Document No. 1363188, Documents of record at the Yellowstone County Clerk & Recorder, Billings, Yellowstone County; thence N 00°12'41" W along the east line of said Aspen Grove Subdivision for a distance of 10.0 feet to the southeast corner of Lot 1, Block 7 of said Aspen Grove Subdivision; thence N 89°42'30" E and parallel to the north right-of-way line of Central Avenue for an approximate distance of 314.30 feet to the southwest corner of Lot 10A Block 12, of Amended Plat of Lots 11, 12 and 13, Block 12 Millice Park Subdivision 6th Filing, per Document No. 1020152, Documents of record at the Yellowstone County Clerk & Recorder, Billings, Yellowstone County; thence S 00°11'52" E for a distance of 10.0 feet to the Point of Beginning, containing an area of 3,143 square feet more or less.

CENTRAL AVENUE

LEGEND

PROPOSED SIDEWALK EASEMENT

CITY OF BILLINGS, MONTANA
SIDEWALK RIGHT-OF-WAY
EASEMENT EXHIBIT

CITY W.O. 10-27

THIS EXHIBIT IS PREPARED BY THE CITY OF BILLINGS, MONTANA

Parcel Line Table		
Line #	DIRECTION	LENGTH
L9	N00° 12' 41"W	10.00
L10	S00° 11' 52"E	10.00