

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:

GERALD A NEUMANN and EDWARD JORDEN
2609 Selvig Ln
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**

2015 SEP 29
MONTANA
NOTARY PUBLIC for the State of Montana
Residing at Billings, Montana
My Commission Expires
September 29, 2018
ZUZAN WELBROOK



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 Lot 7, Block 9 Central Acres 5TH Filing, per Document No. 565737, documents of record at the Yellowstone County Clerk & Recorder, Billings, Yellowstone County, Montana.

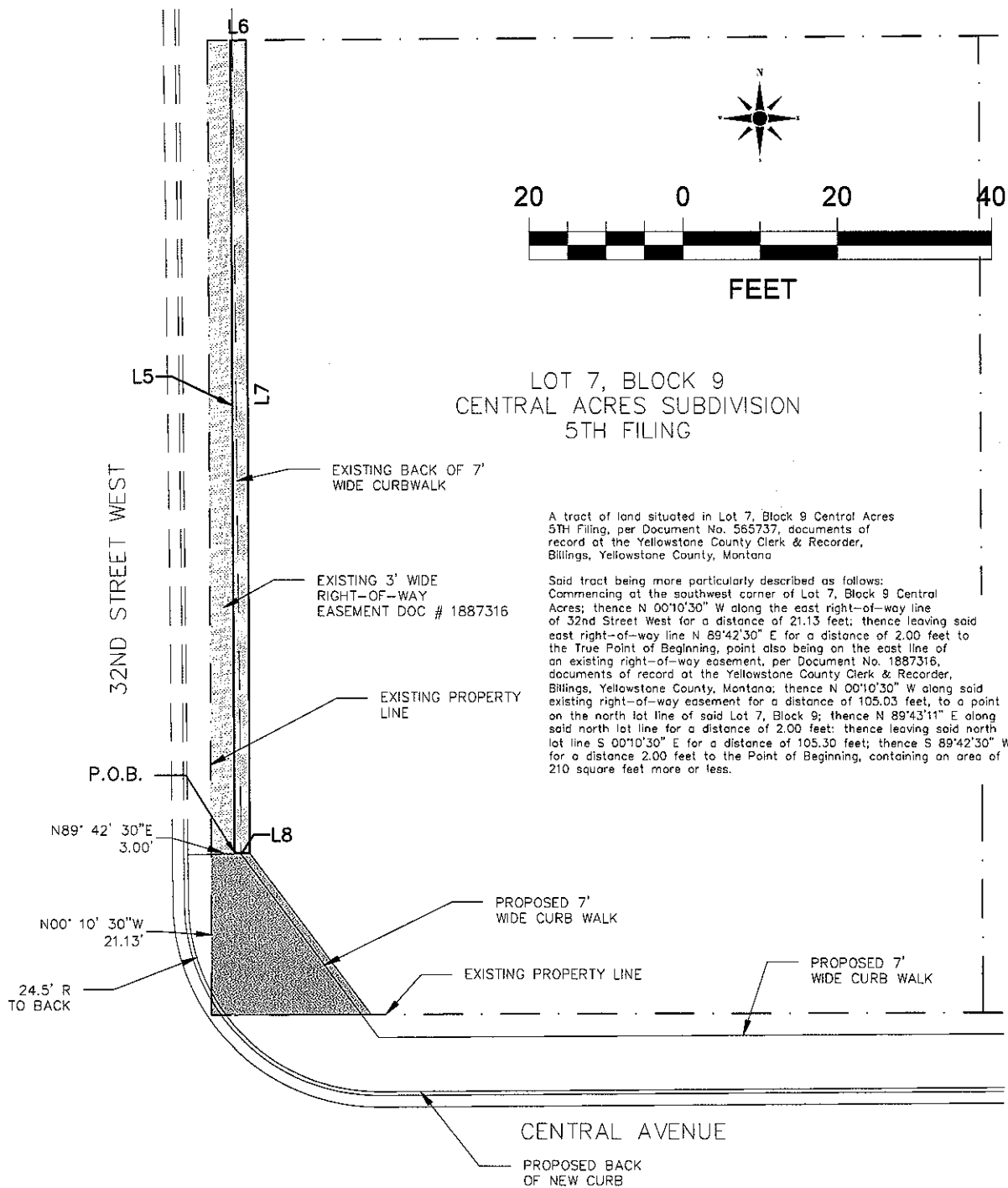
Said tract being more particularly described as follows: Commencing at the southwest corner of Lot 7, Block 9 Central Acres; thence N 00°10'30" W along the east right-of-way line of 32nd Street West for a distance of 21.13 feet; thence leaving said east right-of-way line N 89°42'30" E for a distance of 2.00 feet to the True Point of Beginning, point also being on the east line of an existing right-of-way easement, per Document No. 1887316, documents of record at the Yellowstone County Clerk & Recorder, Billings, Yellowstone County, Montana; thence N 00°10'30" W along said existing right-of-way easement for a distance of 105.03 feet, to a point on the north lot line of said Lot 7, Block 9; thence N 89°43'11" E along said north lot line for a distance of 2.00 feet; thence leaving said north lot line S 00°10'30" E for a distance of 105.30 feet; thence S 89°42'30" W for a distance 2.00 feet to the Point of Beginning, containing an area of 210 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.

EXHIBIT A

SIDEWALK EASEMENT SITUATED IN LOT 7, BLOCK 9 CENTRAL ACRES 5TH FILING BILLINGS, YELLOWSTONE COUNTY, MONTANA



A tract of land situated in Lot 7, Block 9 Central Acres 5th Filing, per Document No. 565737, documents of record of the Yellowstone County Clerk & Recorder, Billings, Yellowstone County, Montana

Said tract being more particularly described as follows:
Commencing at the southwest corner of Lot 7, Block 9 Central Acres; thence N 00°10'30" W along the east right-of-way line of 32nd Street West for a distance of 21.13 feet; thence leaving said east right-of-way line N 69°42'30" E for a distance of 2.00 feet to the True Point of Beginning, point also being on the east line of an existing right-of-way easement, per Document No. 1887316, documents of record at the Yellowstone County Clerk & Recorder, Billings, Yellowstone County, Montana; thence N 00°10'30" W along said existing right-of-way easement for a distance of 105.03 feet, to a point on the north lot line of said Lot 7, Block 9; thence N 89°43'11" E along said north lot line for a distance of 2.00 feet; thence leaving said north lot line S 00°10'30" E for a distance of 105.30 feet; thence S 89°42'30" W for a distance 2.00 feet to the Point of Beginning, containing an area of 210 square feet more or less.

LEGEND

- EXISTING SIDEWALK EASEMENT
- PROPOSED SIDEWALK EASEMENT
- PROPOSED SIDEWALK RIGHT-OF-WAY

Parcel Line Table		
Line #	DIRECTION	LENGTH
L5	N00° 10' 30"W	105.03
L6	N89° 43' 11"E	2.00
L7	S00° 10' 30"E	105.03
L8	S89° 42' 30"W	2.00

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