

## RIGHT-OF-WAY EASEMENT

**THIS INDENTURE**, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the following:

Atonement Lutheran Church  
407 Wicks Lane  
Billings, Montana 59105,  
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 being in the SW1/4 of Section 17, T.1N., R.26E., P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows:

Beginning at the southeast corner of Lot 1B Block 3 Amended Plat of Lot 1 Block 3 High Sierra Subdivision 2<sup>nd</sup> Filing recorded October 30, 2007, under document no. 3443907, records of Yellowstone County, Montana; thence on a curve to the right with a central angle of 19° 01' 27", a radius of 970 feet, and a length of 322.08 feet, (chord bearing S62°42' 43" W, chord distance of 320.59 feet,) thence S72°13'28"W a distance of 212.99 feet, thence N62°46'32" W, a distance of 14.14 feet, thence N17°46'32" W, a distance of 423.16 feet, Then along a curve to the left with a central angle of 21°38'18", a radius of 1060.00 feet, and a length of 400.32 feet ( chord bearing N28°35'41" W, chord distance of 397.94 feet,) thence N 04° 05'37" E a distance of 14.45 feet, thence N 47°52'57" E a distance of 47.28 feet, Then along a curve to the right with a central angle of 42°10'51", a radius of 430.00 feet, and a length of 316.56 feet, ( chord bearing N68°58'22" E ,chord distance of 309.46 feet,) thence N 89°56' 12" W, a distance of 162.94 feet, to the point of terminus at the northeast corner of Lot 1A Block 3 of Amended plat of Lot 1 Block 3 High Sierra Subdivision 2<sup>nd</sup> Filing. Said easement is 10 feet in width and lying within Lot 1B and Lot 1A Block 3 (See Exhibit A).

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



# EXHIBIT A

## 10' WIDE SIDEWALK EASEMENT FOR LOTS 1A & 1B, BLOCK 3, HIGH SIERRA SUBDIVISION, 2ND FILING BILLINGS, MONTANA

