

PERPETUAL RIGHT-OF-WAY EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged on this 20th day of APRIL, 2014 the undersigned,

LYLE W. ORELUP
BARBARA F. ORELUP

of the address of 441 HALLOWELL LN, BILLINGS, MT 59101, hereinafter called "GRANTORS", hereby grant and convey unto THE CITY OF BILLINGS, a Montana municipal corporation and political subdivision of the State of Montana, of the address of City Hall, Billings, Montana 59101, hereinafter called "GRANTEE", a perpetual easement and right-of-way over, across, under and through the following described tracts of real property in Yellowstone County Montana:

A 10 ft. wide strip easement over, across, under & through a portion of Lots 19 & 20, Homecroft Acres Sub., located in Section 9, Township 1 South, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, also described in the Warranty Deed, Bk 818, Pg 66 filed in the Yellowstone County Court House, also referenced by Geocode: 03-0927-09-4-23-20-0000, for the purposes of constructing, accessing, maintaining, and improving a sewer pipeline; and other associated appurtenances; and for any other purposes deemed necessary for the safe operation & maintenance of said facilities, more particularly described as follows:

Beginning at the Southeast corner of above referenced parcel; thence a 10 ft. wide strip running N 01° 13' 11" W, to the north line of said parcel, adjacent to & paralleling the easterly boundary line of said parcel being a portion of Lots 19 & 20, Homecroft Acres Sub..

A diagram, or map, showing the location and route of the easement, is attached to this Easement and is made a part of it by this reference.

GRANTORS grant and convey this Perpetual easement to **GRANTEE** for the purpose of constructing, reconstructing, maintaining, operating, servicing, repairing and replacing sanitary sewers and/or water lines over, across, under and through the said real property, together with the right of free ingress and egress at all times for the purpose of constructing, reconstructing, maintaining, operating, servicing, repairing and replacing said sanitary sewers and/or water lines and appurtenances, and, if **GRANTEE** deems it in the best interest of the City of Billings, Montana, adding additional sanitary sewer and/or water lines.

GRANTORS shall continue to have the right to use and enjoy the above-described property, except as to the rights herein granted, subject to the following restrictions:

1. **GRANTORS** agree not to construct, nor cause or permit to be constructed, any type of building or structure within the easement right-of-way, such as, but not limited to, houses, garages, sheds, kennels, nor any other fixed objects of any kind, shape or form, unless **GRANTEE** expressly agrees to the construction in writing. **GRANTEE** agrees to allow fences within the easement right-of-way with the condition that the **GRANTOR** complies with all the rights, restrictions, obligations or responsibilities contained in this agreement.

2. **GRANTORS** agree not to plant, nor cause to be planted, any trees, bushes, shrubs, hedges, nor any other plantings of a similar nature within the easement right-of-way, unless **GRANTEE** expressly agrees to the construction in writing.
3. **GRANTORS** agree that authorized representatives of the City of Billings shall be permitted to freely travel within the easement right-of-way with their equipment in the performance of their duties at any time, day or night, regardless of outside weather conditions.
4. **GRANTORS** shall obtain the permission of the Public Works Department or **GRANTEE** prior to placing or removing any fill dirt, or causing fill dirt to be placed on or removed from the easement right-of-way and, in addition, in the event such permission is granted, the **GRANTORS** agree to perform any work necessary to modify the existing sanitary sewers and/or water lines and appurtenances, which work may be required prior to placing or removing any fill dirt within the easement right-of-way and all such work shall be done at **GRANTORS'** expense and without expense to the City.
5. **GRANTORS** agree that the sole responsibility of **GRANTEE** for any surface restoration due to any construction, replacement, repair or service work to the sanitary sewer and/or water lines by the City of Billings, shall be limited to trench backfill compaction and placement of backfill material to existing grade by the City of Billings.
6. HOLD HARMLESS AGREEMENT:
 - **GRANTORS** agree that the owner or owners of the above described property shall at all times fully relieve and save harmless the City of Billings and its authorized representatives for any and all damages of property that may be caused within said easement right-of-way, such as, but not limited to, ruts or deep tracks in lawns, gardens, or flower beds, broken or crushed shrubs, bushes, hedges, trees or any other type of plantings; crushed, cracked split or otherwise damaged, irrigation piping and appurtenances; and, any other damage to any other type of object, material or equipment located within the easement right-of-way which cannot, with a minimum of human effort and within a few minutes time period, be removed from easement right-of-way by authorized representatives of the City of Billings in exercise of any of their rights under this easement right-of-way.
 - **GRANTORS** agree the owners of the above described real property shall reimburse the City of Billings for any and all damage claims paid by the City for damages of any type or nature to any and all persons and entities in the event such damage results from or was caused to happen by such owner's failure to comply with any portion of the rights, restrictions, obligations or responsibilities contained in this agreement.
7. The restrictions, Covenants and Hold Harmless Agreements herein contained shall attach to and run with the land and shall bind the parties hereto and all persons claiming thereunder.

GRANTORS warrant and covenant that there are no liens or other encumbrances on the described tract or tracts that would impair any rights or privileges granted or conveyed to the **GRANTEE** by this Easement.

IN WITNESS WHEREOF, the GRANTORS and GRANTEE do make and enter into this Easement the day and year first above written.

Lyle W Orelup
LYLE W. ORELUP, GRANTOR

STATE OF MONTANA)

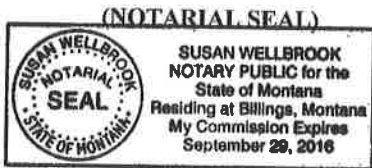
:SS
County of Yellowstone)

On this 29th day of April, 2014, before me, a Notary Public in and for the State of Montana, personally appeared LYLE W. ORELUP, GRANTOR, and acknowledged to me that he duly executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Susan Wellbrook (Signature)

(Printed Name)
Notary Public for the State of Montana
Residing in Billings, Montana
My Commission Expires: _____



Barbara F Orelup
Power of Attorney
BARBARA F. ORELUP, GRANTOR

STATE OF MONTANA)

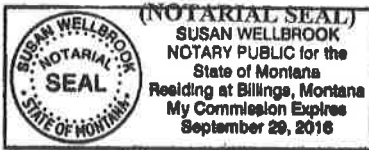
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County of Yellowstone)

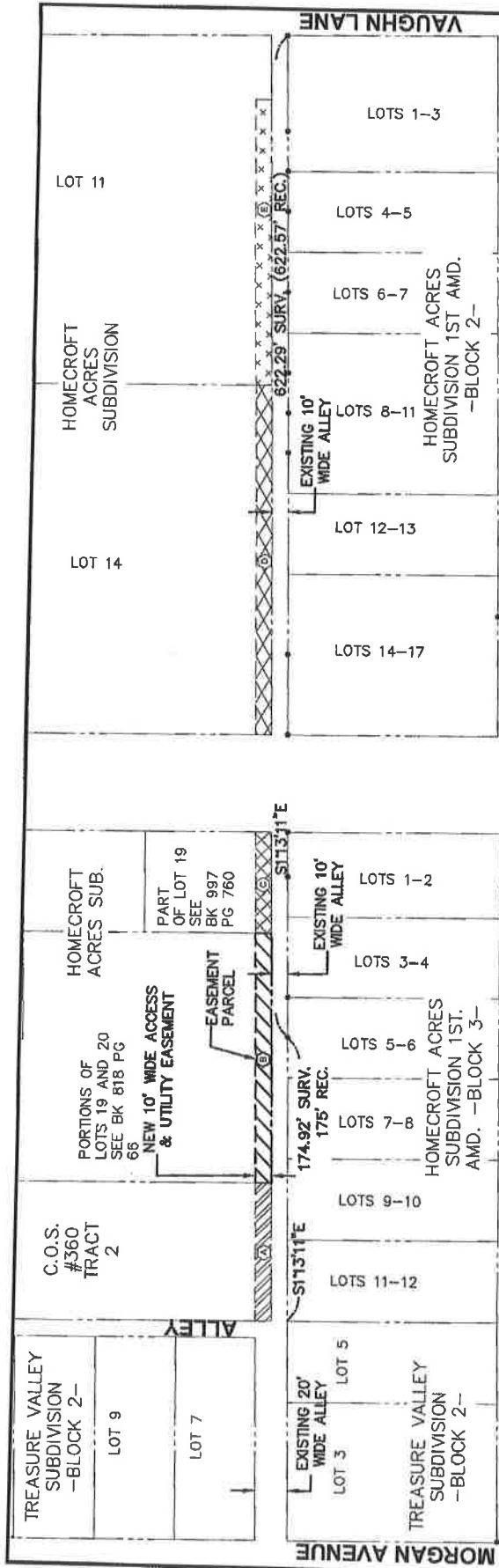
On this 29th day of April, 2014, before me, a Notary Public in and for the State of Montana, personally appeared LYLE W. ORELUP AS POWER OF ATTORNEY FOR BARBARA F. ORELUP, GRANTOR, and acknowledged to me that he duly executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

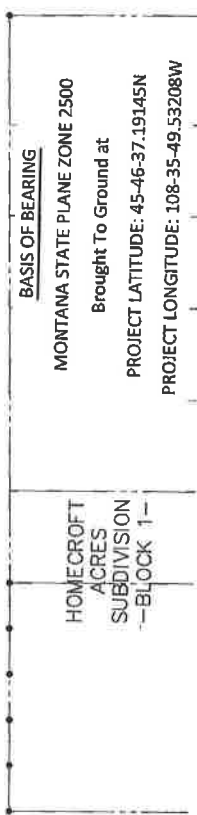
Susan Wellbrook (Signature)

(Printed Name)
Notary Public for the State of Montana
Residing in Billings, Montana
My Commission Expires: _____





HILLVIEW LANE



MITCHELL AVENUE



LEGEND

- FOUND PROPERTY CORNER
- ▣ PROPOSED NEW EASEMENT
- PROPERTY LINE



PROJECT	4028.20736.01
DATE	02/14/2014

SANITARY SEWER EASEMENT EXHIBIT
SOUTH BILLINGS URBAN RENEWAL DISTRICT (SBURD)
SEC. 9, T. 01 S., R. 26 E. - YELLOWSTONE COUNTY, MT.

DOWL HKM
 222 N. 10th Street, Suite 170
 Billings, Montana 59101
 Phone: (406) 251-1111

EXHIBIT B