

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

RIGHT-OF-WAY EASEMENT

THIS EASEMENT, made and entered into this . day of _____, 20 ____, by and between the following:

Russell L. and Nicole M. Anderson
605 Calhoun Lane
Billings, Montana 59101-4819,
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, and accessibility ramps over, across, under, and through the real property more particularly described as follows:

A tract of land situated in Lot 10, Block 1 of Southwest Billings Subdivision, First Filing, Document No. 542416. Of record at the Yellowstone County Clerk & Recorder, City of Billings, Yellowstone County, Montana;
Basis of Bearing being the plat of Southwest Billings Subdivision, First Filing, Document No. 542416.

Said tract being more particularly described as follows:
Beginning at the southwest corner of said Lot 10, Block 1, point also being on the east R-O-W of Calhoun Lane; thence N 00°10'00" W along said R-O-W for a distance of 10.00 feet; thence leaving said R-O-W S 45°06'15" E for a distance of 14.16 feet to a point on the north R-O-W of Phillip Street; thence S 89°57'30" W along said R-O-W for a distance of 10.00 feet to the Point of Beginning.

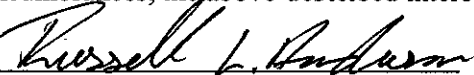
Said tract of land containing 50 square feet more or less.

More commonly referred to as 605 CALHOUN LANE

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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.



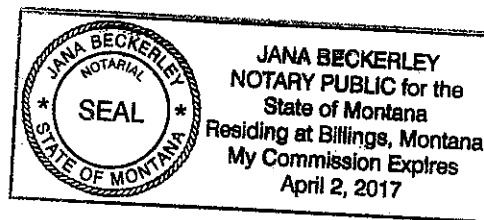
RUSSELL L. ANDERSON (Co-Owner)



NICOLE M. ANDERSON (Co-Owner)

STATE OF MONTANA)
 :SS
County of Yellowstone)

On this 12th day of August, 2014, before me, a Notary Public in and for the State of Montana, personally appeared RUSSELL L. ANDERSON and NICOLE M. ANDERSON, known to me to be the owners of said property whose names are subscribed to the foregoing instrument, and acknowledged to me that they 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.



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ACKNOWLEDGMENT AND ACCEPTANCE OF CONVEYANCE

The Mayor and City Council of the City of Billings acknowledges receipt of this perpetual easement and hereby accepts the property interest conveyed through this instrument.

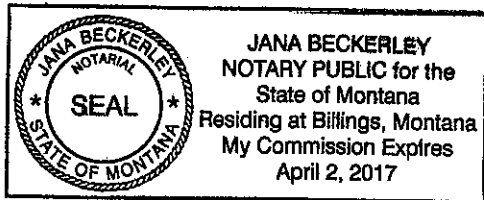
THOMAS W. HANEL,
Mayor, City of Billings

ATTEST:

CARI MARTIN, City Clerk

STATE OF MONTANA)
 :SS
County of Yellowstone)

On this 12th day of August, 2014, before me, a Notary Public in and for the State of Montana, personally appeared THOMAS W HANEL and CARI MARTIN, known to me to be the Mayor and City Clerk of Billings, respectively, and acknowledged to me that they 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.



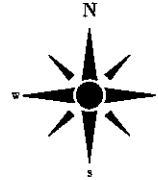
Jana Beckerley
Notary Public in and for the State of Montana
Printed Name: Jana Beckerley
Residing at Yellowstone County
My commission expires 4-2-17

EXHIBIT A

SIDEWALK EASEMENT SITUATED IN LOT 10, BLOCK 1 SOUTHWEST BILLINGS SUBDIVISION, FIRST FILING DOCUMENT NUMBER 542416 BILLINGS, YELLOWSTONE COUNTY, MONTANA

LOT 11, BLOCK 2
PINNICK SUBDIVISION 1ST FILING

ALLEY
N89° 57' 30"E 63.00'



FEET

Parcel Line Table		
Line #	DIRECTION	LENGTH
L10	N00° 10' 00"W	10.00
L11	S45° 06' 15"E	14.16
L12	S89° 57' 30"W	10.00

A-14148-A
LOT 10, BLOCK 1
SOUTHWEST BILLINGS
SUBDIVISION 1ST FILING
605 CALHOUN LANE

LOT 9, BLOCK 1
SOUTHWEST BILLINGS
SUBDIVISION 1ST FILING

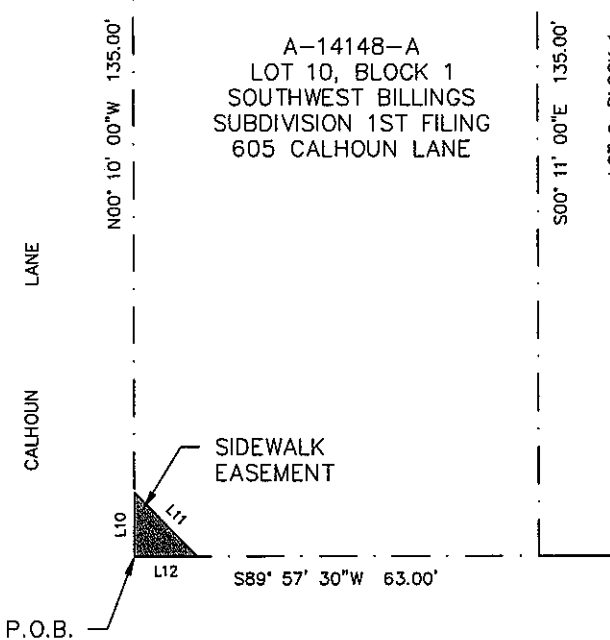
SIDEWALK EASEMENT DESCRIPTION

A tract of land situated in Lot 10, Block 1 of Southwest Billings Subdivision, First Filing, Document No. 542416. Of record at the Yellowstone County Clerk & Recorder, City of Billings, Yellowstone County, Montana.

Basis of Bearing being the plot of Southwest Billings Subdivision, First Filing, Document No. 542416.

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Said tract of land containing 50 square feet more or less.



LEGEND

SIDEWALK EASEMENT

RESERVED FOR CLERK AND RECORDER

CITY OF BILLINGS, MONTANA
SIDEWALK EASEMENT EXHIBIT

CITY W.O. 13-15
THIS EXHIBIT IS PREPARED BY THE CITY OF BILLINGS, MONTANA