

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 27<sup>th</sup> Aug, 2014, by and between the following:

Shanna L. Fredrickson and Thomas Hopkins, Jr.  
4548 Phillip Street  
Billings, Montana 59101-4935,  
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, and fire hydrants over, across, under, and through the real property more particularly described as follows:

A tract of land situated in Lot 11, Block 2 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 northwest corner of said Lot 11, Block 2, point also being on the south R-O-W of Phillip Street; thence N 89°57'30" E along said R-O-W for a distance of 10.00 feet; thence leaving said R-O-W S 34°27'57" W for a distance of 17.60 feet to a point on the east R-O-W of Calhoun Lane; thence N 00°10'00" W along said R-O-W for a distance of 14.50 feet to the Point of Beginning.

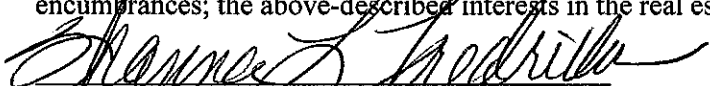
Said tract of land containing 73 square feet more or less.

More commonly referred to as 4548 PHILLIP STREET

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

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

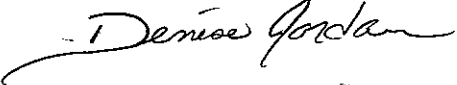
**IN WITNESS WHEREOF**, the GRANTOR warrants that they have good right to convey, free and clear of all encumbrances; the above-described interests in the real estate described and have hereunto set their hand.

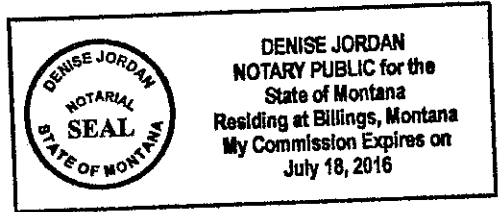
  
SHANNA L.FREDRICKSON (Owner)

  
THOMAS HOPKINS JR. (Owner)

STATE OF MONTANA        )  
                                      :SS  
County of Yellowstone     )

On this 27 day of August, 2014, before me, a Notary Public in and for the State of Montana, personally appeared SHANNA L.FREDRICKSON and THOMAS HOPKINS Jr., 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.





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

**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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.

\_\_\_\_\_  
Notary Public in and for the State of Montana

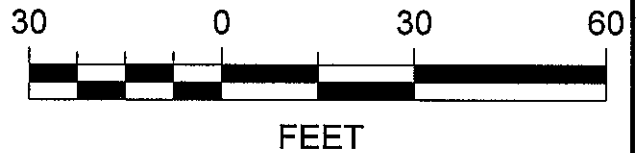
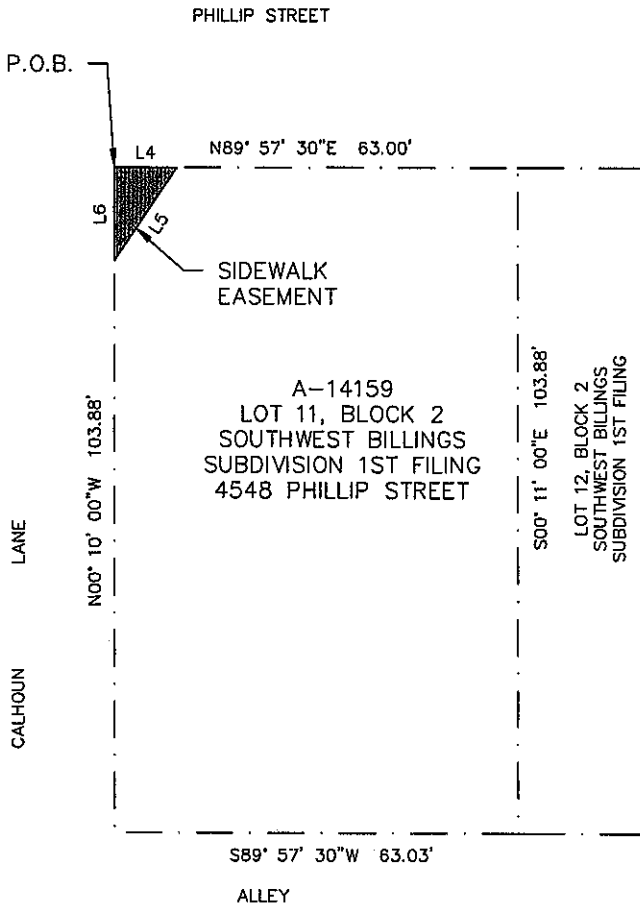
Printed Name: \_\_\_\_\_

Residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

# EXHIBIT A

SIDEWALK EASEMENT  
SITUATED IN LOT 11, BLOCK 2  
SOUTHWEST BILLINGS SUBDIVISION FIRST FILING  
DOCUMENT NUMBER 542416  
BILLINGS, YELLOWSTONE COUNTY, MONTANA



Parcel Line Table		
Line #	DIRECTION	LENGTH
L4	N89° 57' 30"E	10.00
L5	S34° 27' 57"W	17.60
L6	N00° 10' 00"W	14.50

SIDEWALK EASEMENT DESCRIPTION

A tract of land situated in Lot 11, Block 2 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 northwest corner of said Lot 11, Block 2, point also being on the south R-O-W of Phillip Street; thence N 89°57'30" E along said R-O-W for a distance of 10.00 feet; thence leaving said R-O-W S 34°27'57" W for a distance of 17.60 feet to a point on the east R-O-W of Calhoun Lane; thence N 00°10'00" W along said R-O-W for a distance of 14.50 feet to the Point of Beginning.

Said tract of land containing 73 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