

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 8th SEPT., 2014, by and between the following:

John M Martin
530 Calhoun Lane
Billings, Montana 59101-4836,
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 3-B of Simpson Subdivision, 2nd Filing, Document No. 937651, of record at the Yellowstone County Clerk & Recorder, City of Billings, Yellowstone County, Montana.

Basis of Bearing being the plat of Simpson Subdivision, 2nd Filing, Document No. 937651.

Said tract being more particularly described as follows:

Beginning at the northeast corner of said Lot 3-B, point also being on the west right-of-way of Calhoun Lane; thence S 00°11'00" W and along said west right-of-way for a distance of 10.00 feet; thence N 44°56'30" W for a distance of 14.11 feet to a point on the south right-of-way line of Ruth Avenue; thence N 89°56'00" E and along said south right-of-way 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 530 CALHOUN LANE

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

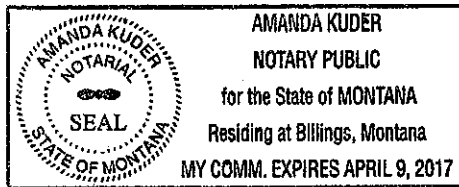
IN WITNESS WHEREOF, the **GRANTOR** warrants that they have good right to convey, free and clear of all encumbrances; the above-described interests in the real estate described and have hereunto set their hand.



JOHN M. MARTIN (Owner)

STATE OF MONTANA)
 :SS
County of Yellowstone)

On this 8 day of September, 2014, before me, a Notary Public in and for the State of Montana, personally appeared JOHN M. MARTIN, known to me to be the owner of said property whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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 _____ 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

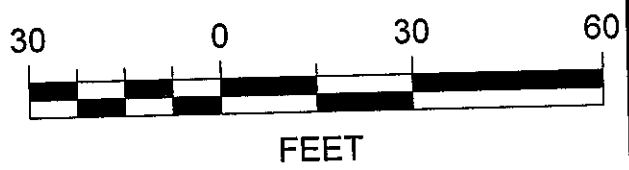
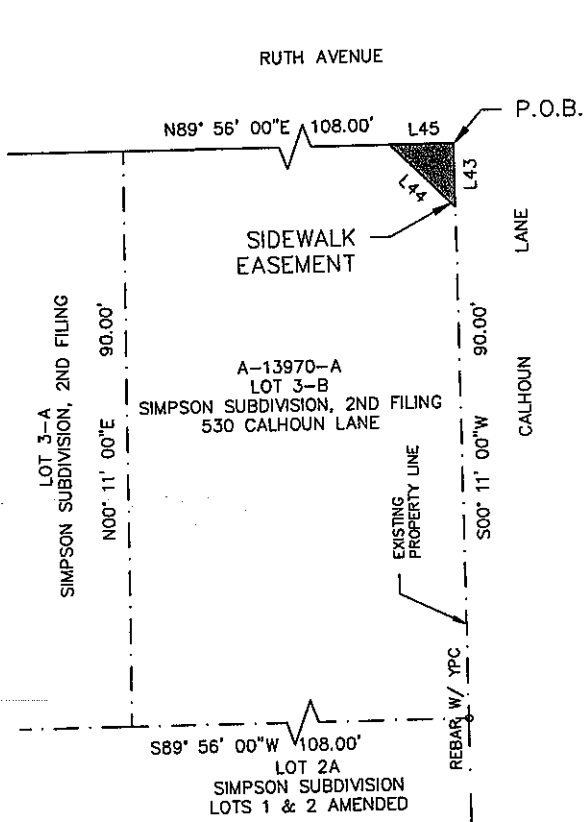
Printed Name: _____

Residing at _____

My commission expires _____

EXHIBIT A

SIDEWALK EASEMENT
SITUATED IN LOT 3-B OF SIMPSON SUBDIVISION, 2ND FILING
DOCUMENT NUMBER 937651
BILLINGS, YELLOWSTONE COUNTY, MONTANA



SIDEWALK EASEMENT DESCRIPTION

A tract of land situated in Lot 3-B of Simpson Subdivision, 2nd Filing, Document No. 937651, of record at the Yellowstone County Clerk & Recorder, City of Billings, Yellowstone County, Montana

Said tract being more particularly described as follows:
Beginning at the northeast corner of said Lot 3-B, point also being on the west right-of-way of Calhoun Lane; thence S 00°11'00" W and along said west right-of-way for a distance of 10.00 feet; thence N 44°56'30" W for a distance of 14.11 feet to a point on the south right-of-way line of Ruth Avenue; thence N 89°56'00" E and along said south right-of-way for a distance of 10.00 feet, to the Point of Beginning.
Said tract of land containing 50 square feet more or less.

Parcel Line Table		
Line #	DIRECTION	LENGTH
L43	S00° 11' 00"W	10.00
L44	N44° 56' 30"W	14.11
L45	N89° 56' 00"E	10.00

LEGEND

SIDEWALK EASEMENT

CITY OF BILLINGS, MONTANA
SIDEWALK EASEMENT EXHIBIT

RESERVED FOR CLERK AND RECORDER

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