

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

## RIGHT-OF-WAY EASEMENT

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

Sarah Florence Moore  
403 Calhoun Lane  
Billings, Montana 59101-4815,  
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 Tract B of Certificate of Survey No. 610, Amended Plat of Block 1, Burns Subdivision Document No. 515173, of record at the Yellowstone County Clerk & Recorder, City of Billings, Yellowstone County, Montana.

Basis of Bearings being Certificate of Survey No. 610, Amended Plat of Block 1, Burns Subdivision Document No. 515173.

Said tract being more particularly described as follows; Beginning at the southwest corner of said Tract B, point also being on the east R-O-W of Calhoun Lane; thence N 00°11'00" W along said R-O-W for a distance of 10.00 feet; thence leaving said R-O-W S 45°06'30" E for a distance of 14.16 feet to a point on the north R-O-W of Lux Avenue; thence S 89°58'00" 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 403 CALHOUN LN.

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

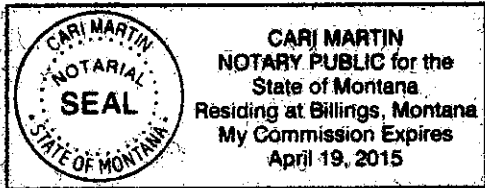
**IN WITNESS WHEREOF**, the **GRANTOR** warrants that they have good right to convey, free and clear of all encumbrances; the above-described interests in the real estate described and have hereunto set their hand.

  
SARAH FLORENCE MOORE (Owner)

STATE OF MONTANA        )  
  :SS  
County of Yellowstone    )

On this 25th day of July, 2014, before me, a Notary Public in and for the State of Montana, personally appeared SARAH FLORENCE MOORE, 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.

*Cari Martin*



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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

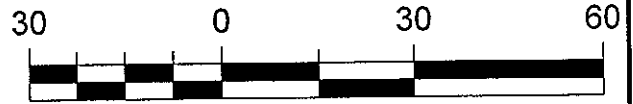
STATE OF MONTANA        )  
                                      :ss  
County of Yellowstone    )

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.

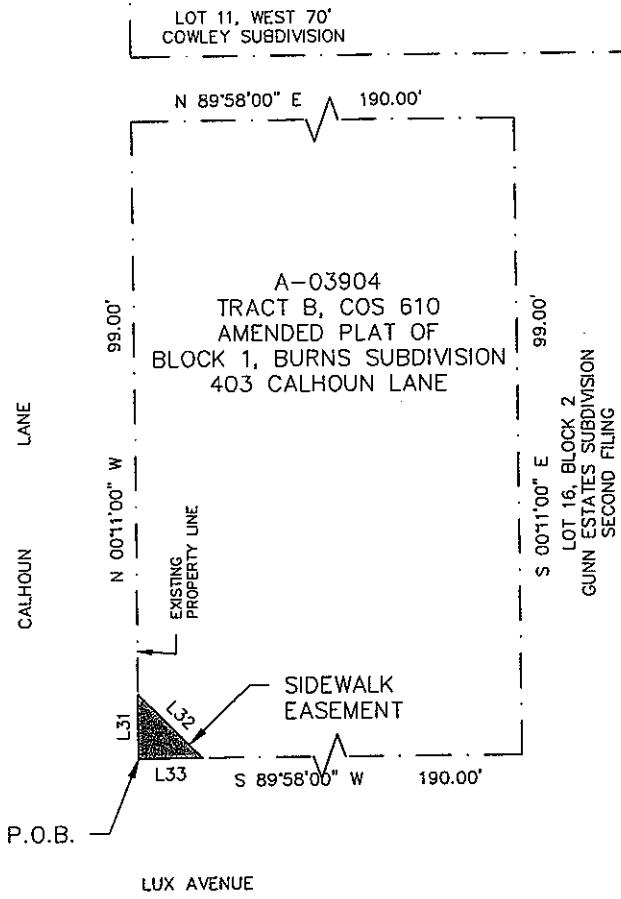
\_\_\_\_\_  
Notary Public in and for the State of Montana  
Printed Name: \_\_\_\_\_  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

# EXHIBIT A

SIDEWALK EASEMENT  
 SITUATED IN TRACT B, CERTIFICATE OF SURVEY NO. 610,  
 DOCUMENT NUMBER 515173  
 BILLINGS, YELLOWSTONE COUNTY, MONTANA



FEET



**SIDEWALK EASEMENT DESCRIPTION**  
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Said tract of land containing 50 square feet more or less.

Parcel Line Table		
Line #	DIRECTION	LENGTH
L31	N00° 11' 00"W	10.00
L32	S45° 06' 30"E	14.16
L33	S89° 58' 00"W	10.00

**LEGEND**

SIDEWALK EASEMENT

CITY OF BILLINGS, MONTANA  
 SIDEWALK EASEMENT EXHIBIT

CITY W.O. 13-15

THIS EXHIBIT IS PREPARED BY THE CITY OF BILLINGS, MONTANA

RESERVED FOR CLERK AND RECORDER