

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:

Michael G. Sr. Rhodes
431 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 Lot 1, Block 3 of Burns Subdivision Document No. 428539, of record at the Yellowstone County Clerk & Recorder, City of Billings, Yellowstone County, Montana.

Basis of Bearings being Burns Subdivision Document No. 428539.

Said tract being more particularly described as follows;

Beginning at the southwest corner of said Lot 1, Block 3, 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 Mitchell 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 431 CALHOUN LN.

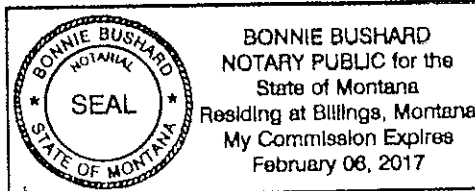
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TO HAVE AND TO HOLD unto **GRANTEE** and to its successors and assigns forever.

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.

Michael G. Rhodes Sr
MICHAEL G. Sr. RHODES (Owner)

STATE OF MONTANA)
 :SS
County of Yellowstone)



Bonnie Bushard

On this 24 day of July, 2014, before me, a Notary Public in and for the State of Montana, personally appeared MICHAEL G. Sr. RHODES, known to me to be the owner of said property whose name is subscribed to the foregoing instrument, 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.

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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 1, BLOCK 3, BURNS SUBDIVISION,
 DOCUMENT NUMBER 428539
 BILLINGS, YELLOWSTONE COUNTY, MONTANA



FEET



LOT 1, BLOCK 2
 BURNS SUBDIVISION, BLOCK 2 AMENDED

N89° 58' 00"E 70.00'

BENT REBAR

EXISTING
 PROPERTY LINE

N00° 11' 00"W 120.00'

S00° 11' 00"E 120.00'

A-03906
 LOT 1, BLOCK 3
 BURNS SUBDIVISION
 431 CALHOUN LANE

LOT 2, BLOCK 3
 BURNS SUBDIVISION

SIDEWALK
 EASEMENT

L28

L29

L30

S89° 58' 00"W 70.00'

P.O.B.

MITCHELL AVENUE

SIDEWALK EASEMENT DESCRIPTION

A tract of land situated in Lot 1, Block 3 of Burns Subdivision Document No. 428539, of record at the Yellowstone County Clerk & Recorder, City of Billings, Yellowstone County, Montana.

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 a distance of 10.00 feet to the Point of Beginning.

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Parcel Line Table		
Line #	DIRECTION	LENGTH
L28	N00° 11' 00"W	10.00
L29	S45° 06' 30"E	14.16
L30	S89° 58' 00"W	10.00

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