

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 <sup>18<sup>th</sup></sup> day of November, 2014, by and between the following:

Lola A. Berlinsky  
331 Calhoun Lane  
Billings, Montana 59101-4944,  
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 1, Cowley Subdivision, Document No. 494878. Of record at the Yellowstone County Clerk & Recorder, City of Billings, Yellowstone County, Montana;

Basis of Bearing being the plat of Cowley Subdivision, Document No. 494878.

Said tract being more particularly described as follows:

Beginning at the southwest corner of said Lot 1, 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 Vaughn Lane; 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 331 CALHOUN LANE

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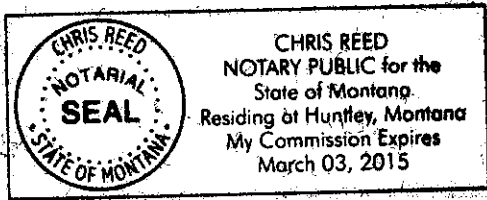
**TO HAVE AND TO HOLD** unto **GRANTEE** and to its successors and assigns forever.

**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.

Marlene L. Janich, P.O.A.  
for Lola A. Berlinsky  
LOLA A. BERLINSKY (Owner)

STATE OF MONTANA        )  
  :SS  
County of Yellowstone    )

On this 18<sup>th</sup> day of November, 2014, before me, a Notary Public in and for the State of Montana, personally appeared MARLENE L. JANICH AS POWER OF ATTORNEY FOR LOLA A. BERLINSKY, 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.



*Chris Reed*    *Chris Reed*

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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

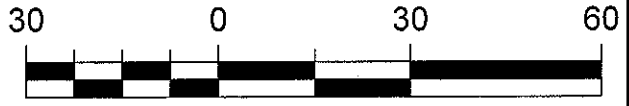
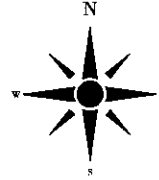
STATE OF MONTANA        )  
                                      :ss  
County of Yellowstone    )

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 \_\_\_\_\_

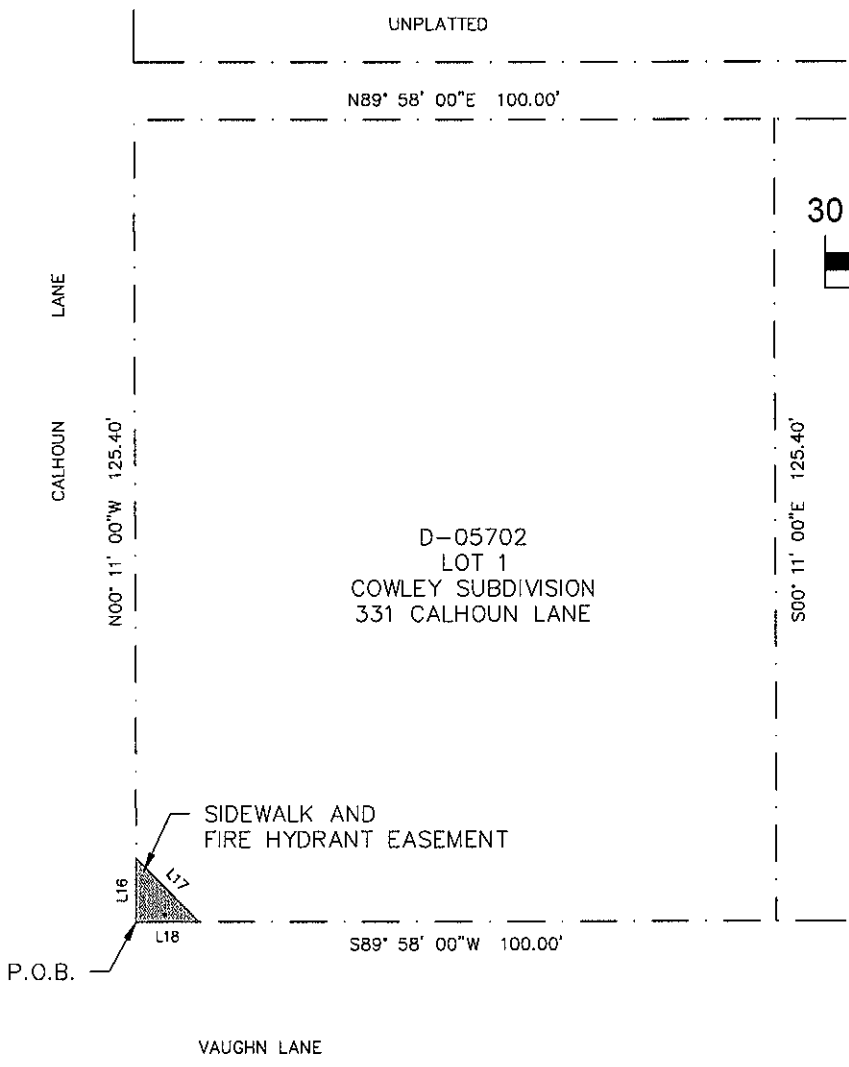
# EXHIBIT A

SIDEWALK EASEMENT  
SITUATED IN LOT 1, COWLEY SUBDIVISION,  
DOCUMENT NUMBER 494878  
BILLINGS, YELLOWSTONE COUNTY, MONTANA



FEET

Parcel Line Table		
Line #	DIRECTION	LENGTH
L16	N00° 11' 00"W	10.00
L17	S45° 06' 30"E	14.16
L18	S89° 58' 00"W	10.00



**SIDEWALK EASEMENT DESCRIPTION**

A tract of land situated in 1, Cowley Subdivision, Document No. 494878. Of record at the Yellowstone County Clerk & Recorder, City of Billings, Yellowstone County, Montana

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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