

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 23rd Aug., 2014, by and between the following:

Gale L. Rukstad and Carolyn Rukstad
8627 Lauzon Lane
Property Address: 345 Calhoun Lane
Billings, Montana 59101
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, 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 over, across, under, and through the real property more particularly described as follows:

A tract of land situated in Lot 11, of 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 northwest corner of said Lot 11, point also being on the south R-O-W of Vaughn Lane; thence N 89°58'00" E along said R-O-W for a distance of 10.00 feet; thence leaving said R-O-W, S 44°53'30" W for a distance of 14.12 feet to a point 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 to the Point of Beginning.

Said tract of land containing 50 square feet more or less.

More commonly referred to as 345 CALHOUN LANE

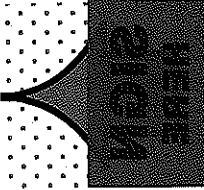
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TO HAVE AND TO HOLD unto **GRANTEE** and to its successors and assigns forever.

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.

Gale L. Rukstad
GALE L. RUKSTAD
(Owner)


Carolyn Rukstad
CAROLYN RUKSTAD
(Owner)



STATE OF MONTANA)
 :SS
County of Yellowstone)

On this 23rd day of AUGUST, 2014, before me, a Notary Public in and for the State of Montana, personally appeared GALE L. RUKSTAD and CAROLYN RUKSTAD, 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.

Martin J. Schaff

**MARTIN J. SCHAFF**
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
February 4, 2018

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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

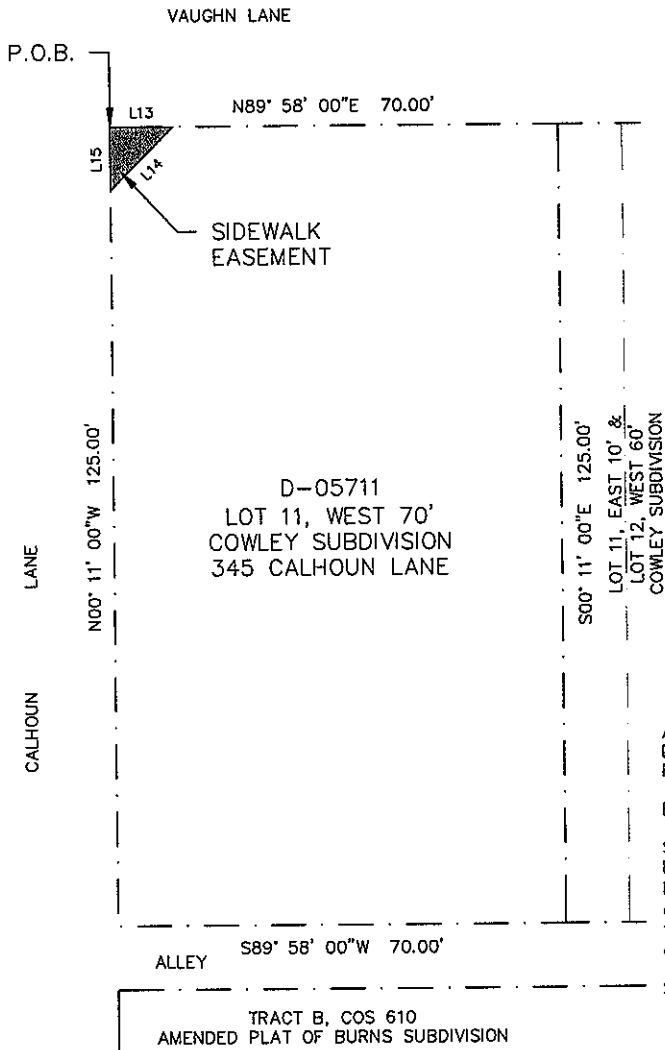
Printed Name: _____

Residing at _____

My commission expires _____

EXHIBIT A

SIDEWALK EASEMENT
SITUATED IN LOT 11, COWLEY SUBDIVISION,
DOCUMENT NUMBER 494878
BILLINGS, YELLOWSTONE COUNTY, MONTANA



Parcel Line Table		
Line #	DIRECTION	LENGTH
L13	N89° 58' 00"E	10.00
L14	S44° 53' 30"W	14.12
L15	N00° 11' 00"W	10.00

SIDEWALK EASEMENT DESCRIPTION

A tract of land situated in West 70.00 feet of Lot 11, 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.

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Said tract of land containing 50 square feet more or less.

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