

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 _____, 20____, by and between the following:

Gary Leroy and Barbara Jean Klipstein
2404 Rosewyn Lane
Billings, Montana 59102,
hereinafter referred to as **GRANTOR**

Karen L. and Gregory A. Robey
8936 Susanna Drive
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, 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 1A of Certificate of Survey No. 546 Amended, Document No. 1540312, of record at the Yellowstone County Clerk & Recorder, City of Billings, Yellowstone County, Montana. Basis of Bearings being Certificate of Survey No. 546 Amended, Document No. 1540312.

Said tract being more particularly described as follows;

Commencing at the southeast corner of Tract 1A of said C.O.S. No. 546 Amended; thence S 89°56'00" W along the south line of said Tract 1A for a distance of 30.00 feet to the true Point of Beginning, point also being on the west line of the existing Calhoun Lane road easement; thence S 89°56'00" W along the south line of said Tract 1A for a distance of 2.00 feet; thence N 00°11'00" W and being parallel to the said existing Calhoun Lane road easement for a distance of 132.00 feet, to a point on the north line of said Tract 1A; thence N 89°56'00" E along the said north line for a distance of 2.00 feet, to a point on the said existing Calhoun Lane road easement; thence S 00°11'00" E along the said existing Calhoun Lane road easement for a distance of 132.00 feet to the Point of Beginning.

Said tract of land containing 264 square feet more or less.

More commonly referred to as 506 CALHOUN LN.

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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 AND FIRE HYDRANT EASEMENT SITUATED IN TRACT 1A OF CERTIFICATE OF SURVEY NO. 546 AMENDED, DOCUMENT NUMBER 1540312, BILLINGS, YELLOWSTONE COUNTY, MONTANA

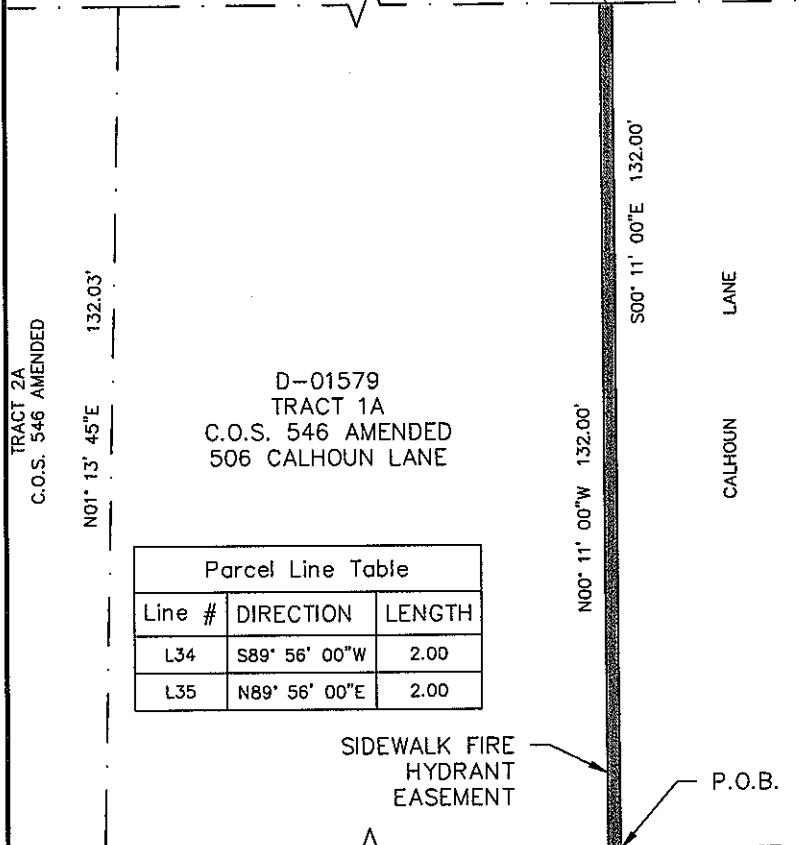


FEET



LOT 12 & E 20' OF 11, BLOCK 3
LUX SUBDIVISION
444 CALHOUN LANE

N 89°56'00" E ALLEY 252.14' L35 N 89°56'00" E 30.00'



D-01579
TRACT 1A
C.O.S. 546 AMENDED
506 CALHOUN LANE

Parcel Line Table		
Line #	DIRECTION	LENGTH
L34	S89° 56' 00"W	2.00
L35	N89° 56' 00"E	2.00

SIDEWALK FIRE
HYDRANT
EASEMENT

P.O.B.

S 89°56'00" W 255.40' L34 S 89°56'00" W 30.00'
C.O.S. 100
516 CALHOUN LANE

SIDEWALK EASEMENT DESCRIPTION

A tract of land situated in Tract 1A of Certificate of Survey No. 546 Amended, Document No. 1540312, of record at the Yellowstone County Clerk & Recorder, City of Billings, Yellowstone County, Montana.

Basis of Bearings being Certificate of Survey No. 546 Amended, Document No. 1540312.

Said tract being more particularly described as follows; Commencing at the southeast corner of Tract 1A of said C.O.S. No. 546 Amended; thence S 89°56'00" W along the south line of said Tract 1A for a distance of 30.00 feet to the true Point of Beginning, point also being on the west line of the existing Calhoun Lane road easement; thence S 89°56'00" W along the south line of said Tract 1A for a distance of 2.00 feet; thence N 00°11'00" W and being parallel to the said existing Calhoun Lane road easement for a distance of 132.00 feet, to a point on the north line of said Tract 1A; thence N 89°56'00" E along the said north line for a distance of 2.00 feet, to a point on the said existing Calhoun Lane road easement; thence S 00°11'00" E along the said existing Calhoun Lane road easement for a distance of 132.00 feet to the Point of Beginning.

Said tract of land containing 264 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