

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:

Janice I Ward  
5416 Grand Avenue  
Billings, Montana 59106,  
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 overhead power over, across, under, and through the real property more particularly described as follows:

A tract of land being a portion of the E1/2E1/2NW1/4NW1/4 of Section 4, T. 1 S., R. 25 E., P.M.M., Yellowstone County, Montana, more particularly described as follows, to-wit:

Beginning at a point on the east line of said E1/2E1/2NW1/4NW1/4, said point being at the intersection of said east line with the south line of the existing 30' wide county road easement running parallel to and 30' south of the north line of said E1/2E1/2NW1/4NW1/4, whence said point bears S 00°12'36" E along said east line, a distance of 30.00 feet from the northeast corner of said E1/2E1/2NW1/4NW1/4; thence, from said Point of Beginning, continuing S 00°12'36" E along said east line, a distance of 6.09 feet to a point on said east line that bears N 00°12'36" W along said east line, a distance of 23.52 feet from the northwest corner of Lot 7, Block 1, Vintage Estates Subdivision; thence, leaving said east line, N 82°43'31" W a distance of 48.37 feet to a point on said south line of the 30' wide county road easement; thence, S 89°57'25" E along said south line, a distance of 47.96 feet to said Point of Beginning;

Said described tract having an area of 146 square feet more or less.

**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.

JANICE I WARD

BY: \_\_\_\_\_

PRINTED  
NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

State of Arizona

County of \_\_\_\_\_

This instrument was signed and sworn to before me  
on \_\_\_\_\_ by \_\_\_\_\_

(Name of signer)

\_\_\_\_\_  
(Notary Signature)

[Affix seal/stamp to the left or below]

**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.

\_\_\_\_\_  
Mayor, City of Billings

**ATTEST:**

\_\_\_\_\_  
City Clerk

State of Montana

County of \_\_\_\_\_

This instrument was signed and sworn to before me

on \_\_\_\_\_ by \_\_\_\_\_

(Name of signer)

\_\_\_\_\_  
(Notary Signature)

[Affix seal/stamp to the left or below]

# EXHIBIT B

OVERHEAD POWER LINE OVERHANG EASEMENT WITHIN THE  
E1/2E1/2NW1/4NW1/4 OF SECTION 4, T. 1 S., R. 25 E., P.M.M.

PREPARED FOR : CITY OF BILUNGS  
PREPARED BY : SANDERSON STEWART

JANUARY, 2017  
BILUNGS, MONTANA

