

RETURN TO
City Clerk
City of Billings
P.O. Box 1178
Billings, MT 59103

TRAFFIC SIGNAL EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JOHN V. NEGU (GRANTOR)**, does give and grant to the **CITY OF BILLINGS**, a Montana municipal corporation, Yellowstone County, Montana (**GRANTEE**), a permanent easement for traffic signal and conduit purposes, over, under and along the following described premises for the purposes of constructing, maintaining, operating, repairing and replacing the improvement of traffic signal and conduit at Gabel Road and Overland Avenue. Grantor shall not locate any structures or encroachments which may unreasonably or materially inhibit the functional purpose of the Easement.

The real property covered by this easement is described as follows, to wit:

A tract of land situated in the NE1/4 of Section 13, T. 1 S., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being a portion of Lot 4A, Block 4, of the Amended Plat of Cenex Park Subdivision, on file and of record in the office of the Yellowstone County Clerk and Records Office, recorded December 12th/, 2007, under document No. 3448336, more particularly described as follows;

Commencing at the northwest corner of said Lot 4A, basis of bearing being the north line of said Lot 4A; thence N 89° 51'35" E along the north right-of-way line of Overland Avenue for a distance of 273.27 feet to the True Point of Beginning; thence S 36° 50' 12" E and leaving said west right-of-way line of Overland Avenue for a distance of 32.07 feet to a P.C. on the westerly right-of-way line of Gabel Road; thence along a curve to the left on said right-of-way line with a radius of 20.00 feet a distance of 37.21 feet (chord bearing N 36° 50'12" W, chord distance of 32.07 feet) to the Point of Beginning. Said described tract having an area of 180.5 square feet (0.004 acres), more or less.

See also **Exhibit A** attached and incorporated herein, showing said easement area.

IN WITNESS WHEREOF, GRANTOR warrants that he owns in fee and has legal right to grant and convey, free and clear of all encumbrances, the above-described interests in the real estate described herein and has hereunto set his hand.

By: _____
JOHN V. NEGU, GRANTOR

STATE OF MONTANA)
 :SS
County of Yellowstone)

This instrument was signed or acknowledged before me on this ____ day of _____, 2020, by **JOHN V. NEGU** as **GRANTOR**.

(Notary Signature)

(Notary Seal)

ACKNOWLEDGMENT AND ACCEPTANCE OF CONVEYANCE

The Mayor and City Council of the City of Billings, a Montana municipal corporation, acknowledges receipt of this permanent easement and hereby accepts the property interest conveyed through this instrument.

By: _____

**WILLIAM A. COLE, MAYOR
CITY OF BILLINGS**

ATTEST:

By: _____

**DENISE R. BOHLMAN, CITY CLERK
CITY OF BILLINGS**

STATE OF MONTANA)

:ss

County of Yellowstone)

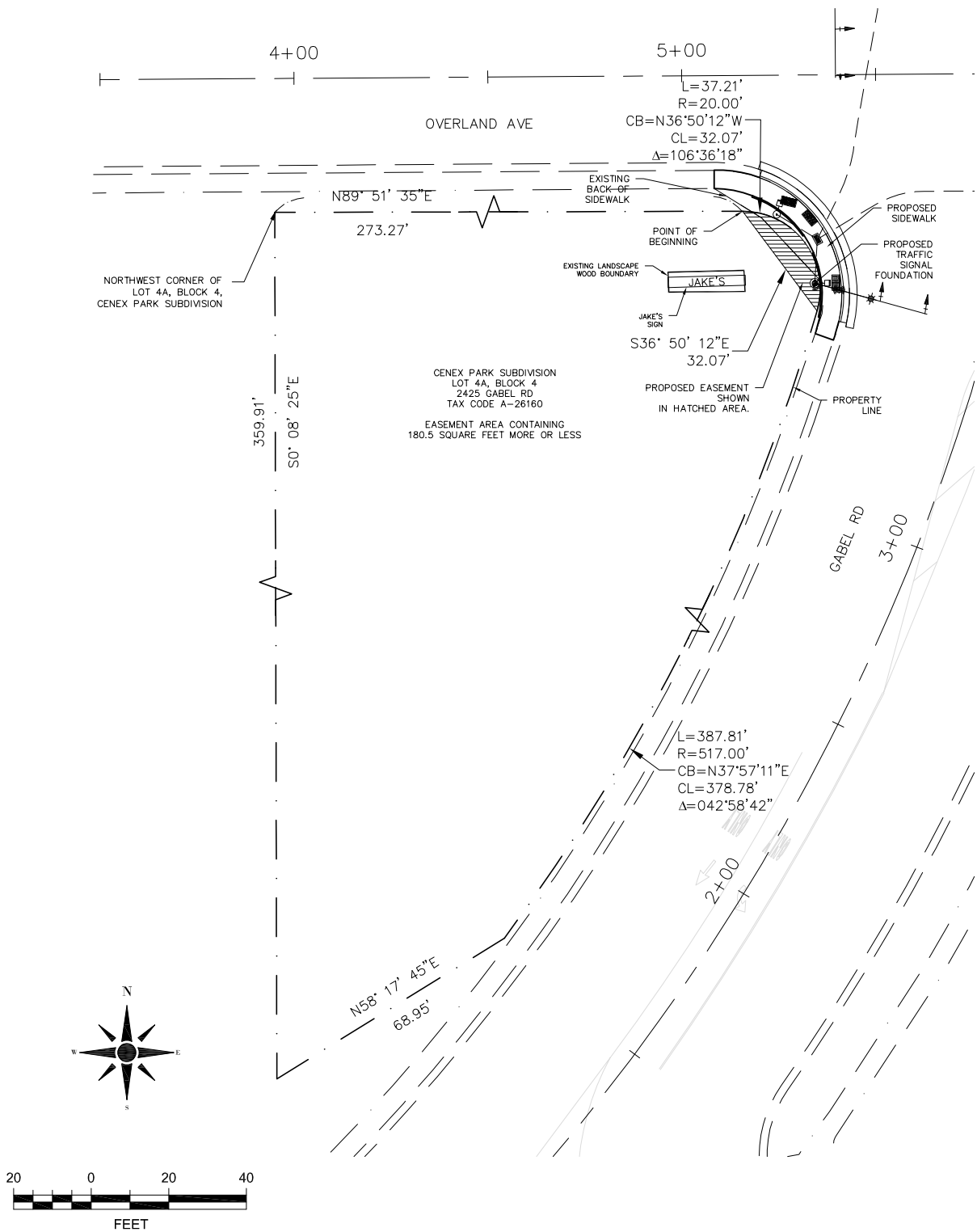
This instrument was signed or acknowledged before me on this ____ day of _____, 2020, by **WILLIAM A. COLE, MAYOR** and **DENISE R. BOHLMAN, CITY CLERK**, on behalf of the **CITY OF BILLINGS, a Montana municipal corporation**, as **GRANTEE**.

(Notary Signature)

(Notarial Seal)

EXHIBIT "A"

TRAFFIC SIGNAL EASEMENT DESCRIPTION WITHIN LOT 4A, BLOCK 4, OF THE AMENDED PLAT OF CENEX PARK SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE YELLOWSTONE COUNTY CLERK AND RECORDERS OFFICE, RECORDED DECEMBER 12th, 2007, UNDER DOCUMENT NO. 3448336 CITY OF BILLINGS, MONTANA



LAND DESCRIPTION FOR TRAFFIC SIGNAL EASEMENT

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Said described tract having an area of 180.5 square feet (0.004 acres), more or less.

CITY OF BILLINGS, MONTANA
EASEMENT EXHIBIT
CITY W.O. 20-09

THIS EXHIBIT IS PREPARED BY:
THE CITY OF BILLINGS, MONTANA