

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, **CNJ DISTRIBUTING CORP. (GRANTOR)**, P.O. Box 2878, Billings, MT 59104-0878, does give and grant to the **CITY OF BILLINGS**, a Montana municipal corporation, Yellowstone County, Montana (**GRANTEE**), a permanent easement for sidewalk, 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 Broadwater Avenue & 14<sup>th</sup> Street West. 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 NW1/4 of Section 5, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being a portion of Lot 1, Block 1, of the Houser Subdivision, on file and of record in the office of the Yellowstone County Clerk and Records Office, recorded November 10<sup>th</sup>, 1948, under document No. 444070, more particularly described as follows;

Basis of Bearings being the East line of said Lot 1, beginning at the southeast corner of said Lot 1 of Houser Subdivision, point also being on the north right-of-way line of Broadwater Avenue; Thence S 89° 33' 09" W along said north right-of-way for a distance of 20.00 feet; Thence N 52° 44' 08" E and leaving said right-of-way for a distance of 25.03 feet to a point on the west right-of-way line of 14<sup>th</sup> Street West; Thence S 00° 18' 00" E along said west right-of-way line for a distance of 15.00 feet, to the Point of Beginning, easement containing an area of 150 square feet, more or less.

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

**IN WITNESS WHEREOF**, **GRANTOR** warrants ownership in fee and 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: \_\_\_\_\_  
**GEORGE FRANK, President**  
**CNJ DISTRIBUTING CORP.**

STATE OF MONTANA     )  
                                          :ss  
County of Yellowstone     )

This instrument was signed or acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2020, by **GEORGE FRANK**, as President of CNJ DISTRIBUTING CORP., on behalf of **GRANTOR**.

\_\_\_\_\_  
Notary

**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.

**CITY OF BILLINGS**

By: \_\_\_\_\_

WILLIAM A. COLE, MAYOR

Attest:

By: \_\_\_\_\_

Denise R. Bohlman, City Clerk

STATE OF MONTANA     )

:ss

County of Yellowstone     )

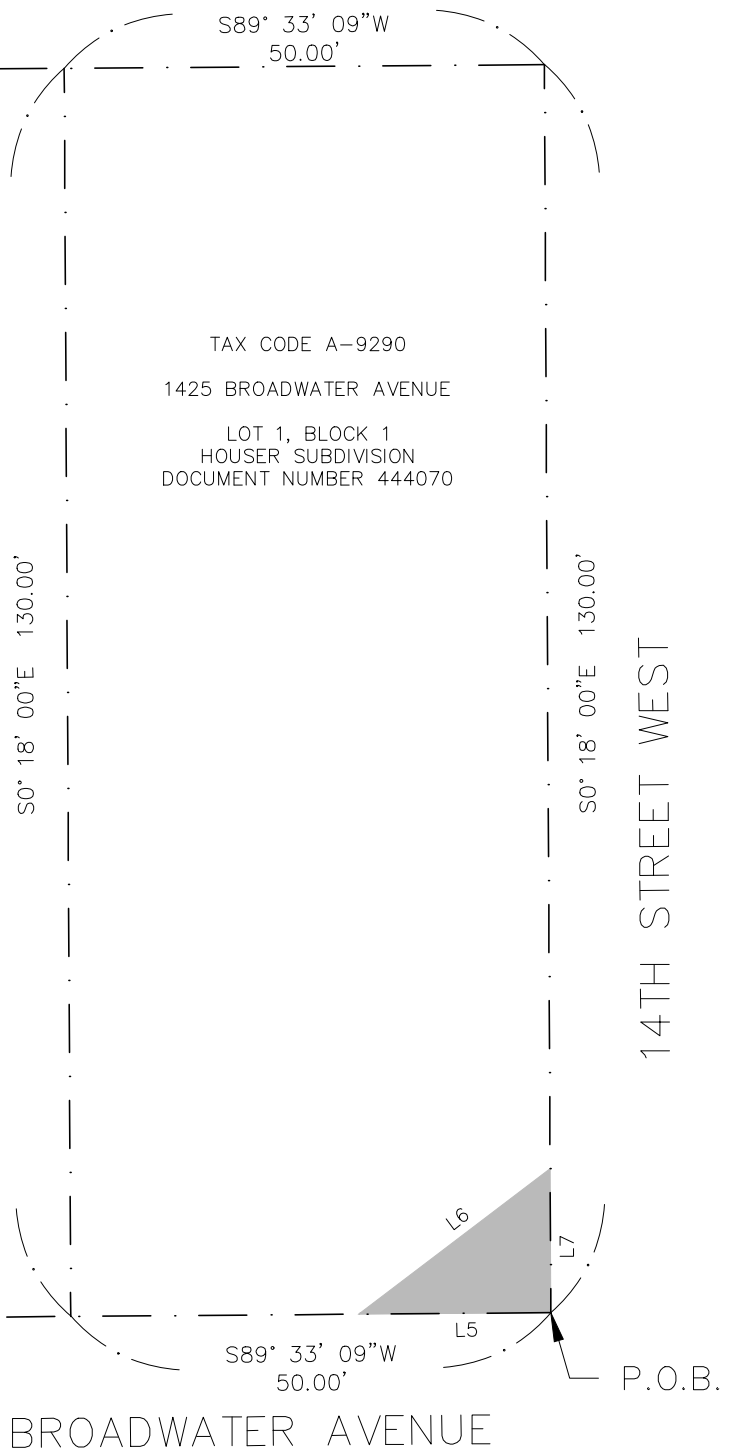
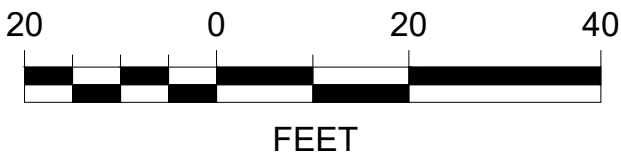
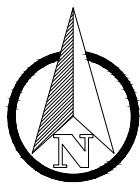
This instrument was signed or acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2020, by **WILLIAM A. COLE**, Mayor and Denise R. Bohlman, City Clerk, on behalf of the **CITY OF BILLINGS, a Montana municipal corporation**, as **GRANTEE**.

\_\_\_\_\_  
Notary

# EXHIBIT "A"

SIDEWALK AND SIGNAL UTILITY EASEMENT WITHIN LOT 1, BLOCK 1  
 OF HOUSER SUBDIVISION ON FILE AND OF RECORD IN THE OFFICE  
 OF THE YELLOWSTONE  
 COUNTY CLERK AND RECORDERS OFFICE,  
 RECORDED NOVEMBER 10th, 1948, UNDER DOCUMENT NO. 444070  
 CITY OF BILLINGS, MONTANA

Parcel Line Table		
Line #	DIRECTION	LENGTH
L5	S89° 33' 09"W	20.00
L6	N52° 44' 08"E	25.03
L7	S0° 18' 00"E	15.00



## EASEMENT LAND DESCRIPTION

A tract of land situated in the NW1/4 of Section 5, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said easement being a portion of Lot 1 Block 1 of Houser Subdivision, on file and of record under in the office of the Yellowstone County Clerk and Recorders Office, recorded November 10<sup>th</sup>, 1948 under document No. 444070, more particularly described as follows;

Basis of Bearings being the East line of said Lot 1, Beginning at the southeast corner of said Lot 1 of Houser Subdivision, point also being on the north right-of-way line of Broadwater Avenue;  
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## LEGEND

 EASEMENT AREA

CITY OF BILLINGS, MONTANA  
 SIDEWALK AND SIGNAL UTILITY  
 EASEMENT EXHIBIT

CITY W.O. 20-38

THIS EXHIBIT IS PREPARED FROM THE CITY OF BILLINGS, MONTANA