

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

## TRAFFIC SIGNAL EASEMENTS

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **JAMES PELISSIER AND TINA PELISSIER AS LEGAL TITLE LANDOWNERS AND , CODY PELISSIER AND TANYA PELISSIER AS EQUITABLE TITLE LANDOWNERS (GRANTORS)**, 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 on the North Side of Central Avenue at Moore Lane. 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 these easements are described as follows, to wit:

### DAHL SUBDIVISION EASEMENT

A tract of land situated in the SE1/4 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 5, Block 1 of the Dahl Subdivision, on file and of record in the office of the Yellowstone County Clerk and Records Office, recorded July 30, 1950, under document No. 465409, more particularly described as follows;

Basis of Bearings being the West line of said Lot 5, Commencing at the southwest corner of said Lot 5 of the Dahl Subdivision, point also being on the north right-of-way line of Central Avenue; Thence N 89° 39' E and along said right-of-way for a distance of 5.50 feet to the True Point of Beginning; Thence N 89° 39' E continuing along said right-of-way for a distance of 11.00 feet; Thence N 00° 15' W and leaving said right-of-way for a distance of 5.00 feet; Thence S 89° 39' W for a distance of 11.00 feet; Thence S 00° 15' E for a distance of 5.00 feet to the Point of Beginning, easement containing an area of 55 square feet, more or less.

### MOORBERG SUBDIVISION EASEMENT

A tract of land situated in the SE1/4 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 6, Block 1 of the Moorberg Subdivision, on file and of record in the office of the Yellowstone County Clerk and Records Office, recorded February 6, 1969, under document No. 835943, more particularly described as follows;

Basis of Bearing being the East line of said Lot 6, Commencing at the southeast corner of said Lot 6 of the Moorberg Subdivision, point also being on the north right-of-way line of the Central Avenue; Thence S 89° 39' W and along said right-of-way for a distance of 41.2 feet to the True Point of Beginning; Thence S 89° 39' W continuing along said right-of-way for a distance of 7.00 feet; Thence N 00° 15' W and leaving said right-of-way for a distance of 5.00 feet; Thence N 89° 39' E for a distance of 7.00 feet; Thence S 00° 15' E for a distance of 5.00 feet to the Point of Beginning, easement containing an area of 35 square feet, more or less.

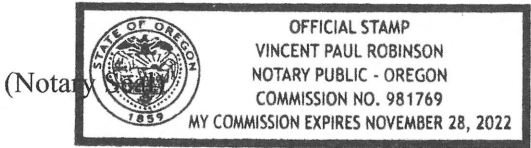
See also **Exhibit A** attached and incorporated herein, showing said easement area.

IN WITNESS WHEREOF, GRANTORS warrant ownership in fee and equitable fee and have 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: *James Pelissier*  
JAMES PELISSIER, GRANTOR

<sup>Oregon</sup>  
STATE OF ~~MONTANA~~ )  
County of <sup>Douglas</sup>~~Yellowstone~~ ) :SS

This instrument was signed or acknowledged before me on this 12 day of June, 2020, by JAMES PELISSIER as GRANTOR.



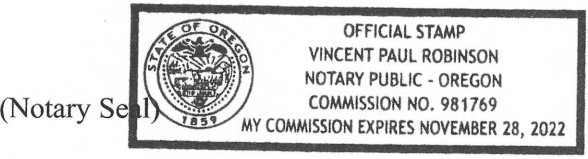
*Vincent Paul Robinson*  
(Notary Signature)

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By: *Tina Pelissier*  
TINA PELISSIER, GRANTOR

<sup>Oregon</sup>  
STATE OF ~~MONTANA~~ )  
County of <sup>Douglas</sup>~~Yellowstone~~ ) :SS

This instrument was signed or acknowledged before me on this 12 day of June, 2020, by TINA PELISSIER as GRANTOR.



*Vincent Paul Robinson*  
(Notary Signature)

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**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     )

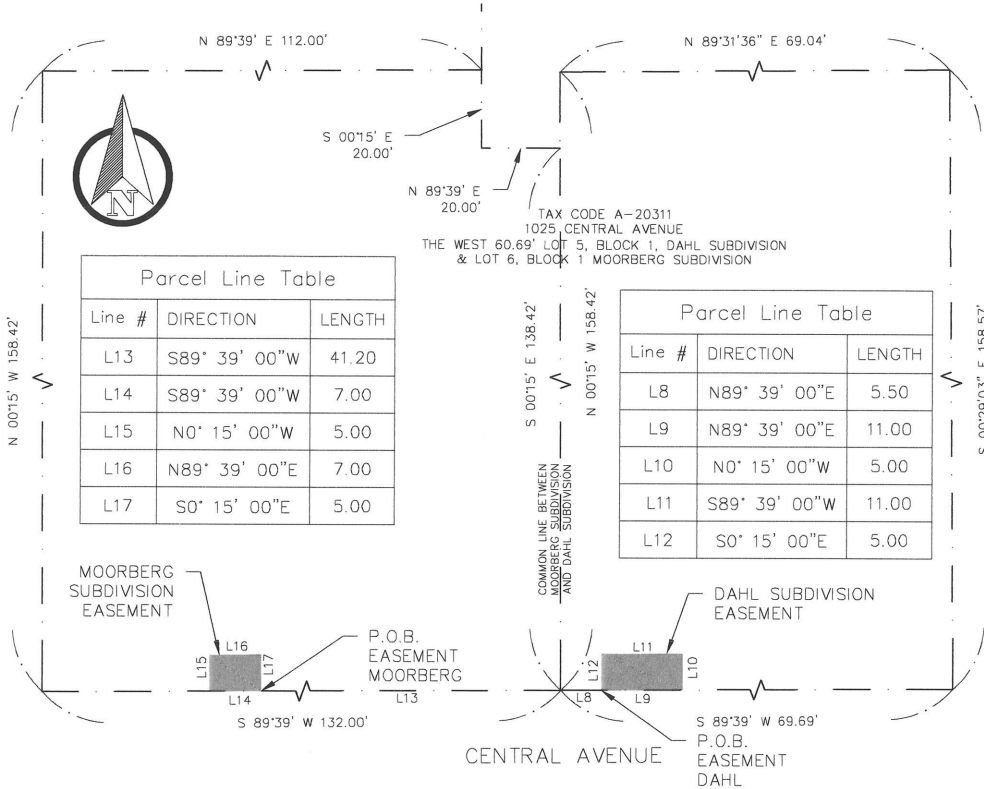
This instrument was signed or acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2020, by **WILLIAM A. COLE**, Mayor and Denise R. Bohlman, City Clerk, on behalf of the **CITY OF BILLINGS, a Montana municipal corporation**, as **GRANTEE**.

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

(Notary Seal)

# EXHIBIT "A"

SIDEWALK AND SIGNAL UTILITY EASEMENT WITHIN  
 LOT 5, BLOCK 1 OF DAHL SUBDIVISION AND  
 LOT 6, BLOCK 1 OF MOORBERG SUBDIVISION  
 ON FILE AND OF RECORD IN THE OFFICE OF THE YELLOWSTONE  
 COUNTY CLERK AND RECORDERS OFFICE,  
 RECORDED JULY 30th, 1950, UNDER DOCUMENT NO. 465409  
 AND FEBRUARY 6, 1969, UNDER DOCUMENT NO. 835943 RESPECTIVELY  
 CITY OF BILLINGS, MONTANA



Line #	DIRECTION	LENGTH
L13	S89° 39' 00"W	41.20
L14	S89° 39' 00"W	7.00
L15	N0° 15' 00"W	5.00
L16	N89° 39' 00"E	7.00
L17	S0° 15' 00"E	5.00

Line #	DIRECTION	LENGTH
L8	N89° 39' 00"E	5.50
L9	N89° 39' 00"E	11.00
L10	N0° 15' 00"W	5.00
L11	S89° 39' 00"W	11.00
L12	S0° 15' 00"E	5.00

### DAHL EASEMENT LAND DESCRIPTION

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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