

CITY OF BILLINGS
PUBLIC WORKS DEPARTMENT

Project No. W.O. 19-15 County of Yellowstone
Designation 24th S W & Central Signal Improvements

RIGHT OF WAY AGREEMENT

Parcel from Station-To-Station Subdivision Section Township Range

A part of Lot 1, Block 29, Descro Subdivision 7th Filing situated in the SE1/4, of Section 1, T1S, R25E, P.M.M, City of Billings, Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder, Yellowstone County, Montana; (document number: 821408).

Said part being more particularly described as follows:

Commencing at the southeast corner of said Section 1, thence N 52° 41' 10" W 82.03 feet to the true Point of Beginning, thence N 38° 06' 53" E 31.44 feet; thence N 0° 15' 47" W 206.35 feet; thence N 8° 25' 24" E 36.42 feet to a point on the westerly right-of-way of 24th Street West; thence along the westerly right-of-way of 24th Street West S 0° 15' 47" E 242.00 feet to the beginning of a curve having a radius of 25.00 feet, and being subtended by a chord that bears S 44° 44' 47" W, length 35.36 feet; thence along said curve southwesterly 39.28 feet through a central angle of 90° 01' 07" to the point of beginning. Said part contains 1,476 square feet, 0.034 acre, more or less.

List Names & Addresses of the Grantor, Con. Purchaser & Lessee

Marvin P Kosow, Manager
for 2425 Central Ave, LLC
181 Wells Ave Ste 303
Newton Center, MA 02459-3344

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- 1. IN CONSIDERATION OF THE PAYMENTS HEREIN SET FORTH AND THE SPECIFIC AGREEMENTS TO BE PERFORMED BY BOTH PARTIES HERETO AND WRITTEN IN THIS AGREEMENT, THE PARTIES HERETO BIND THEMSELVES TO THE TERMS AND CONDITIONS SET FORTH HEREIN. NO VERBAL AGREEMENTS SHALL BE BINDING UPON EITHER PARTY**

conveyance of Right of Way located Commencing at the southeast corner of said Section 1, thence N 52° 41' 10" W 82.03 feet to the true Point of Beginning, thence N 38° 06' 53" E 31.44 feet; thence N 0° 15' 47" W 206.35 feet; thence N 8° 25' 24" E 36.42 feet to a point on the westerly right-of-way of 24th Street West; thence along the westerly right-of-way of 24th Street West S 0° 15' 47" E 242.00 feet to the beginning of a curve having a radius of 25.00 feet, and being subtended by a chord that bears S 44° 44' 47" W, length 35.36 feet; thence along said curve southwesterly 39.28 feet through a central angle of 90° 01' 07" to the point of beginning. Said part contains 1,476 square feet, 0.034 acre, more or less, as according to the attached Exhibit A.

WITNESS WHEREOF, the parties hereto have executed this agreement the day and year as written below.

RECOMMENDED FOR APPROVAL

 3/17/2021
For Engineering Division (Date)

 3/29/2021
Marvin P Kosow, Manager (Date)
for 2425 Central Ave, LLC

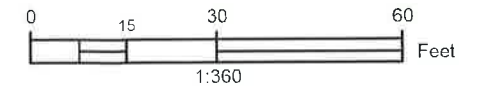
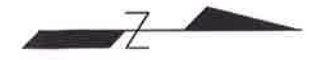
**APPROVED FOR AND ON BEHALF OF
THE CITY OF BILLINGS**

ATTEST

BY: _____
William A. Cole, Mayor (Date)

BY: _____
Denise R. Bohlman, City Clerk (Date)

EXHIBIT B



U.S. BANK

CENTRAL AVE

24TH ST W

PHILLIPS
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