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City Clerk
City of Billings
PO Box 1178
Billings, MT 59103

CITY OF BILLINGS
DEPARTMENT OF PARKS, RECREATION AND PUBLIC LANDS

UTILITY RIGHT-OF-WAY EASEMENT

The **City of Billings** for and in consideration of One Hundred Dollars \$100.00 in hand paid by **NorthWestern Corporation d/b/a NorthWestern Energy, Grantee**, the receipt whereof is hereby acknowledged, as agreed, hereby grants and conveys to **Grantee, a Utility Right-of Way Easement (“Easement”)** on the following described **City of Billings** property:

TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MT

Section 11: That portion of the N2 of Section 11, described as Block 2, PARK, of the Plat of Parkland West Subdivision, Second Filing, being Tracts 1-A and 2-B of the Amended Tracts 1 and 2 of Certificate of Survey No. 2185, on file in the office of the Clerk and Recorder of Yellowstone County, Montana under Document No. 1413418, and that portion described as Block 21, Lot 1, PARK, of the Plat of Parkland West Subdivision, Second Filing, being Tracts 1-A and 2-B of the Amended Tracts 1 and 2 of Certificate of Survey No. 2185, on file in the office of the Clerk and Recorder of Yellowstone County, Montana under Document No. 1413418, and Block 21, Lots 2 through 4, and Lot 35, and Block 24, Lot 19, PARK, of the Plat of Parkland West Subdivision, Fifth Filing, being a portion of Tract 1 of Certificate of Survey No. 2481 and a portion of Tracts 2A-1 and 2A-3 of Amended Tracts 1B and 2A of Amended Tracts 1 & 2 of Certificate of Survey No. 2185, on file in the Office of the Clerk and Recorder of Yellowstone County, Montana under Document No. 1914765, and Block 24, Lot 10 through 18, and Lot 1, and Block 25, Lot 16, PARK, of the Plat of Parkland West Subdivision, Fourth Filing, being Tracts 2 of Certificate of Survey No. 2481, on file in the office of the Clerk and Recorder of Yellowstone County, Montana under Document No. 1738401, and Block 25, Lots 17 through 20, and Block 28, Lot 25, PARK, of the Plat of Parkland West Subdivision, Third Filing, being Tract 1B-2 of Amended Tracts 1B and 2A of Amended Tracts 1 and 2 of Certificate of Survey No. 2185, on file in the office of the Clerk and Recorder of Yellowstone County, Montana under Document No. 1731937.

This Easement to **Grantee**, is for the purpose of constructing, operating, maintaining, replacing and removing utility systems as described in the attached Exhibit “A” concerning the above-described property, together with the right of free ingress and egress over and across said

property for the above stated purpose subject to the conditions provided below. However, the **City of Billings** reserves the right to occupy and/or use the property in question for all purposes not inconsistent with the rights herein granted.

It is understood and agreed that the following conditions shall apply to this Easement:

1. All utility installation located within this Easement shall be located as required by the **Policy on Utility Easements in City Parks, Section III, B** of the **City of Billings**.
2. **Grantee** shall install the overhead utility and restore the lot to its original condition as approved by the **City of Billings**. Installation and restoration shall be completed within 45 days after construction.
3. **Grantee** shall notify the Parks, Recreation and Public Lands (“PRPL”) offices 48 hours in advance of any construction, maintenance or repairs. In the event of an emergency **Grantee** shall provide notice within 24 hours after access.
4. During operations in the Easement, **Grantee** shall keep the site clear of any debris caused by **Grantee’s** operations. The Easement area shall be left in a condition equal to or better than the existing condition prior to access satisfactory to the PRPL. **Grantee** shall coordinate all access routes with the **City of Billings** Park Superintendent or designee.
5. **Grantee** shall take all necessary precautions to protect existing infrastructure including but not limited to structures, vegetation, utilities, irrigation, fencing, sidewalks and paths. Any and all damage caused by **Grantee** shall be repaired at **Grantee’s** expense to the satisfaction of PRPL. Damage not repaired in a reasonable time period shall be undertaken by PRPL and all expenses shall be billed to the **Grantee**.
6. To allow travel over and across the park by **Grantee**, linear portions of the utility installation shall be ten (10) feet in width (sufficient to allow access to necessary equipment for installation and repair purposes).
7. Protection of trees and facilities in the vicinity of the utility during installation and during any replacement, maintenance, or repairs shall comply with the **Policy on Utility Easements in City Parks, Section III, L**.
8. **Grantee** shall maintain any surface equipment in such a manner as to preserve or enhance the safety and aesthetics of the surrounding park area and private housing lots as approved by the **City of Billings**.
9. All overhead wire and cable installation shall be in conduit.
10. The Easement shall not be assignable by the **Grantee** to any other utility for any use other than that specifically described in the Easement.
11. Subject to the condition in # 10 above, this Easement shall run with the land and be binding upon successors in interest should ownership of said described tract change in the future.
12. **Indemnity and Insurance:** As partial consideration for the permission to obtain this Easement across **City of Billings** parkland, **Grantee** agrees to indemnify, defend and save the **City of Billings**, its officers, agents and employees harmless from any and all losses, damages, judgments, causes of action and liability, including reasonable attorney’s fees occasioned by, growing out of, or in any way arising or resulting from any intentionally wrongful or negligent act or omission on the part of **Grantee** or its contractors, subcontractors, agents or employees. For this purpose, **Grantee** has provided the **City of Billings** with proof of self-insurance attached as Exhibit “B” and shall maintain the liability limits listed thereon.

13. Noncompliance with any of the above terms and conditions, may result in the **City of Billings** exercising any or all available remedies up to and including termination of this Easement if **Grantee** fails to initiate action to remedy the non-compliance after fifteen (15) calendar days written notice from the City.

Dated this _____ day of February, 2022.

By: _____
Mayor

Attest:

By: _____
City Clerk

State of Montana)
) ss.
County of Yellowstone)

On this ___ day of _____ 20____, before me, a Notary Public in and for the State of Montana, personally appeared _____ and _____, known to me to be the Mayor and City Clerk of Billings, respectively, and acknowledged to me that they duly executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of Montana

Printed Name

Residing at _____

My commission expires _____
