

After recording return to:
WWC Engineering
550 South 24th Street West
Billings, MT 59102

STORMWATER EASEMENT

THIS STORMWATER EASEMENT, made and entered into this _____ day of _____, 2022, by and between Canal Vista, LLC, a Montana limited liability company with an address of 2519 Sunnyview Lane, Billings, MT 59102 ("Grantor") and the City of Billings, Montana, a Montana municipality, whose address is 210 N. 27th Street, Billings MT 59101 ("Grantee").

Recitals

WHEREAS, Grantor desires to develop its property in Yellowstone County, Montana, described as follows (the "Property"):

Lot 1A-2 of Amended Plat of Lake Hills Subdivision--Twenty-Fifth Filing Amended

WHEREAS, Grantee requires that Grantor provide Grantee with a stormwater easement as part of the development approval process for that portion of the Property described on Exhibit "A" hereto (the "Easement Area");

WHEREAS, Grantor is willing to provide Grantee with a stormwater easement in the Easement Area in order to obtain development approval of the Property.

NOW THEREFORE, for valuable consideration and the mutual agreements herein contained, Grantor does, by these presents, grant, convey, and transfer unto Grantee, its successors and assigns, a non-exclusive, perpetual easement to install, maintain and keep in repair stormwater management facilities, together with the reasonable right of ingress and egress to, from, and along the Easement Area for the purpose of exercising the rights herein granted.

The parties hereto also covenant and agree as follows:

1. Grantor shall maintain the Easement Area and any Grantor improvements upon or in the Easement Area in good order and repair in accordance with any Construction Plans and Permits relating to the Property, the Grantee's City Code, and any stormwater regulations adopted by the Grantee relating to the Property.

IN WITNESS WHEREOF, Grantee has executed this instrument the day and year first hereinabove written.

City of Billings, Montana

By: _____
Its: _____

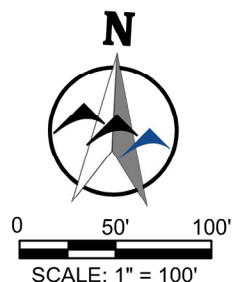
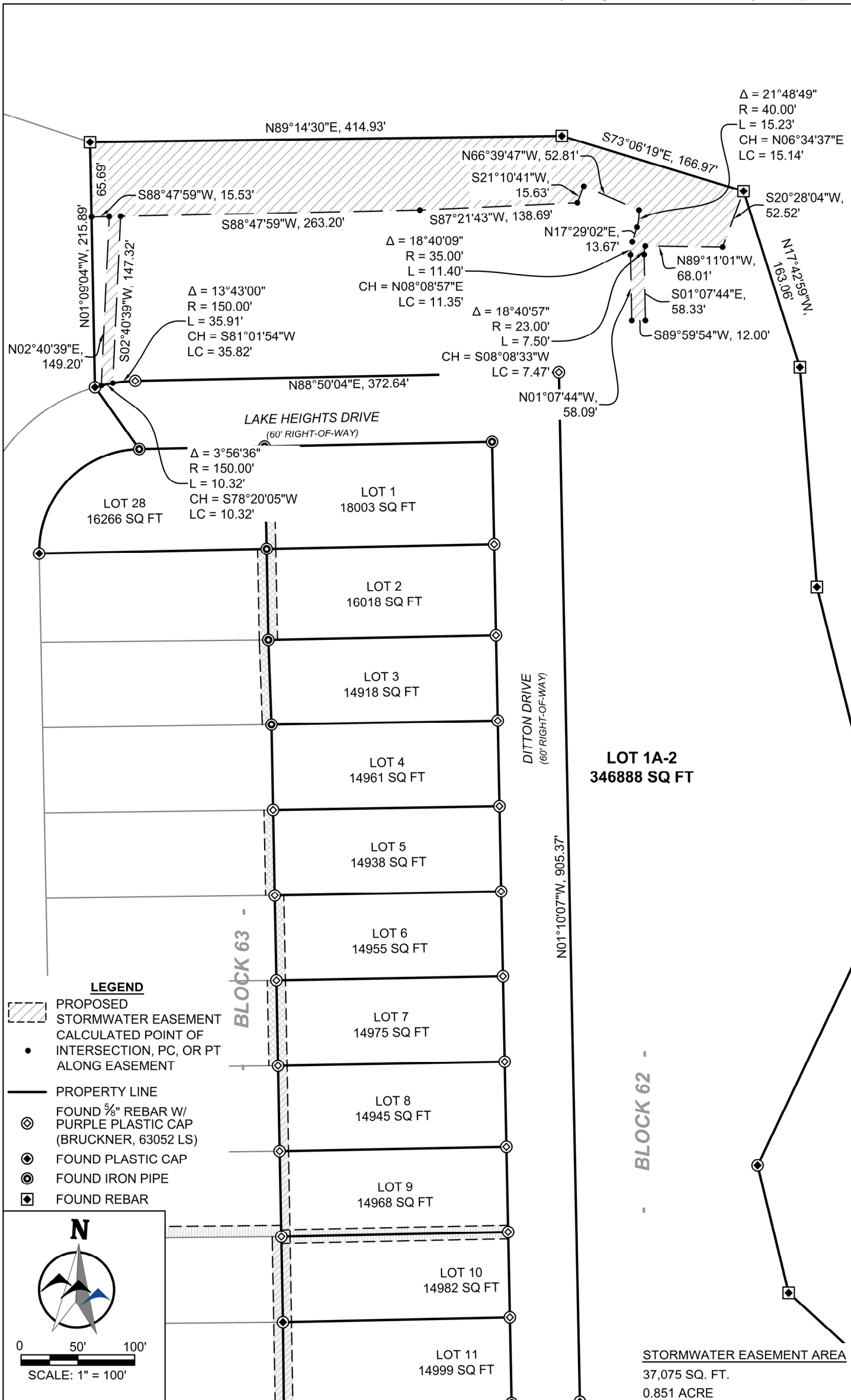
STATE OF MONTANA)
 : ss.
County of Yellowstone)

On this ____ day of _____, 2022, before me, the undersigned, a Notary Public for the State of Montana, personally appeared _____, known to me to be the _____ of the City of Billings, Montana and the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

NOTARIAL SEAL

Printed Name: _____
Notary Public for the State of Montana
Residing at _____
My Commission Expires: _____
(mm/dd/yy)



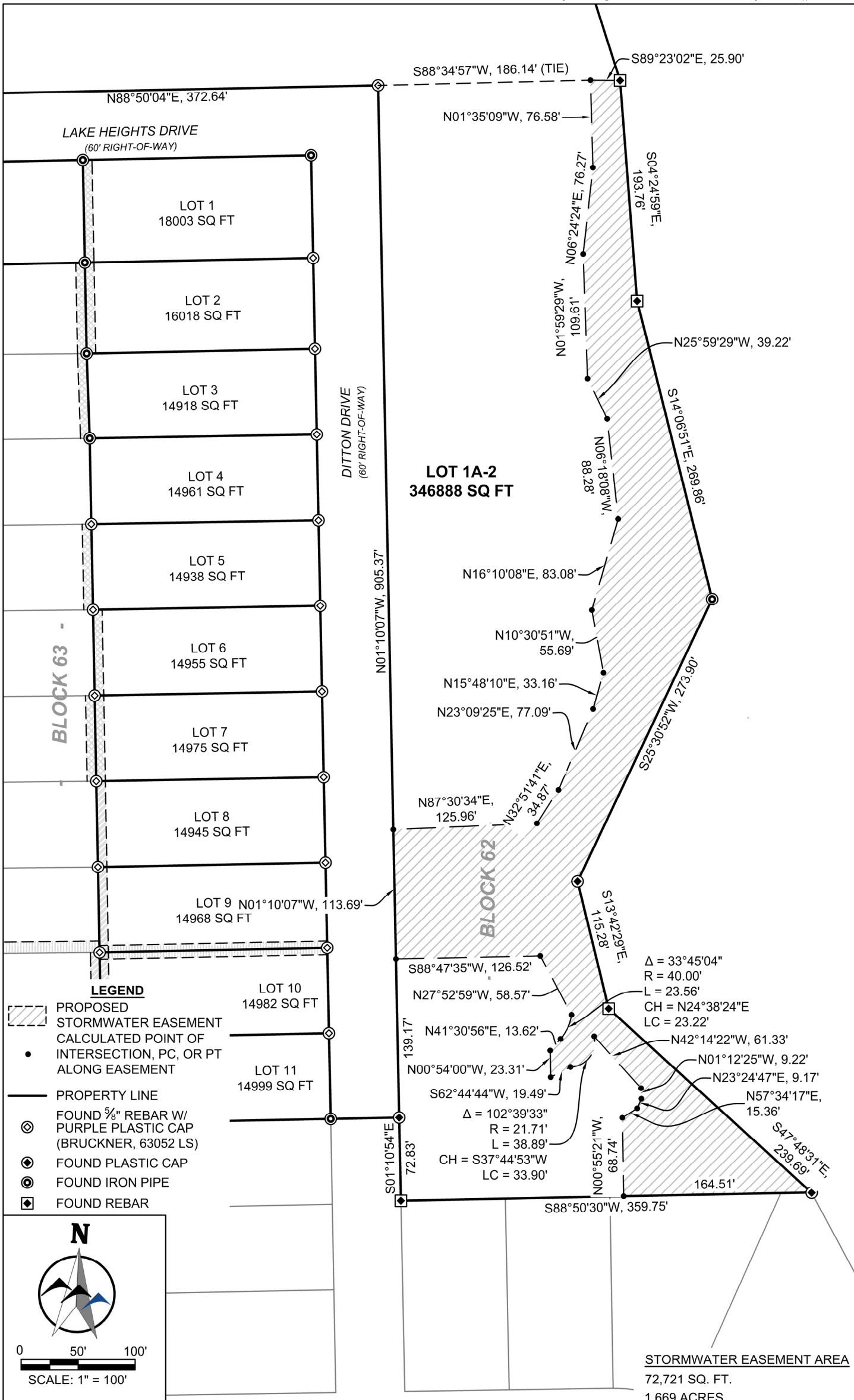
EASEMENT EXHIBIT A
 STORMWATER EASEMENT
 WITHIN LOT 1A-2 OF AMENDED PLAT OF LAKE HILLS
 SUBDIVISION - TWENTY-FIFTH FILING AMENDED
 LOCATED WITHIN W1/2SE1/4 OF
 SECTION 9, T01N, R26E, P.M.M.
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MT

PREPARED FOR
CANAL VISTA, LLC
 2519 SUNNYVIEW LANE
 BILLINGS, MT 59102

PREPARED BY
WWC ENGINEERING
 550 S. 24TH ST. W., SUITE 201
 BILLINGS, MT 59102
 (406) 894-2210
 www.wwcengineering.com

DESIGNED BY: JPB
 DRAWN BY: GWJ
 CHECKED BY: JPB
 DATE: 02/11/22

SHEET
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 STORMWATER EASEMENT
 WITHIN LOT 1A-2 OF AMENDED PLAT OF LAKE HILLS
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