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Yegen Grand Ave. Farm, Inc.
P.O. Box 959
Billings, MT 59103

PERPETUAL RIGHT-OF-WAY EASEMENT VACATION

WHEREAS, the plat of Cardwell Ranch Subdivision was recorded in the office of the clerk and recorded of Yellowstone County, Montana, under Document No. 3510813; and

WHEREAS, that certain Perpetual Right-of-way Easement, recorded under Document No. 3510816, was created to provide public sanitary sewer and water services to the lots within said Cardwell Ranch Subdivision; and

WHEREAS the Amended Plat of Lots of Lots 2, 3A, 4A, 5, 6A, & 7A, Block 2, Cardwell Ranch Subdivision, First Filing, recorded under Document No. _____, was created to aggregate those lots as one contiguous lot, eliminating the need for sanitary sewer and water services to those underlying lots; now

THEREFORE the undersigned does, on this ____ day of _____, 20____, hereby vacate, remise, and release a portion of said Perpetual Right-of-way Easement, more particularly described as follows, to-wit:

That portion of the right-of-way easement described as Sagegrass Drive and Sagegrass Place as shown on said Amended Plat of Lots 2, 3A, 4A, 5, 6A, & 7A, Block 2, Cardwell Ranch Subdivision, First Filing; said vacated right-of-way easement also being as shown and described on attached Exhibit 'A'.

HENCEFORTH, those said portions of the perpetual right-of-way easement shall be considered vacated and shall not have any further force or effect.

CITY OF BILLINGS, MONTANA

Mayor, City of Billings

ATTEST: _____
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 executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial seal the day and year hereinabove written.

Notary Public in and for the State of Montana

EXHIBIT A

VACATION OF PERPETUAL R.O.W. EASEMENT WITHIN LOTS 3A, 4A, 5, 6A, & 7A OF BLOCK 2, CARDWELL RANCH SUBDIVISION, FIRST FILING (aka SAGEGRASS DRIVE & SAGEGRASS PLACE)

PREPARED FOR : YEGEN GRAND AVENUE FARM, INC.

DECEMBER, 2021

PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA

