

Return to:
Zachary Taylor
5005 US Highway 3
Billings, MT 59106

DECLARATION OF EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned owner, ZACHARY J. TAYLOR, does, on this 19th day of July, 2017, hereby grant an easement through and across certain real property located in the SE1/4 of Section 17, T. 1 N., R. 25 E., P.M.M., Yellowstone County, Montana, described as Tract 1 of Certificate of Survey No. 3668, on file in the office of the clerk and recorder of said County, under Document No. 3824817; said easement center line being as shown on the attached Exhibit "A".

The Owner does hereby create this PRIVATE ACCESS EASEMENT for the purposes of maintaining, repairing, improving, replacing, and using an existing asphalt driveway and any necessary fixtures and appurtenances through and across said real property, together with the right of free ingress and egress for said purposes.

This easement is created for the benefit of the owner of Tract 2 of said Certificate of Survey, their heirs, executors, successors, administrators, and assignees and shall run with the real property and is binding on all parties having any right, title, or interest in said Tract 1 or any part thereof, their heirs, executors, successors, administrators, and assignees, and shall bind each owner thereof.

The existing asphalt driveway currently provides access to said Tract 2. This easement is created to also provide access to one additional tract should said Tract 2 is subdivided in the future.

ZACHARY J. TAYLOR

STATE OF MONTANA)

County of Yellowstone)

On this 19th day of July, 2017, before me, the undersigned Notary Public for the State of Montana, personally appeared ZACHARY J. TAYLOR, known to me to be the persons who signed the forgoing instrument and acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

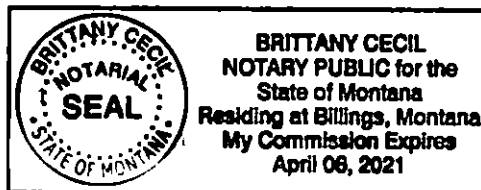




EXHIBIT A

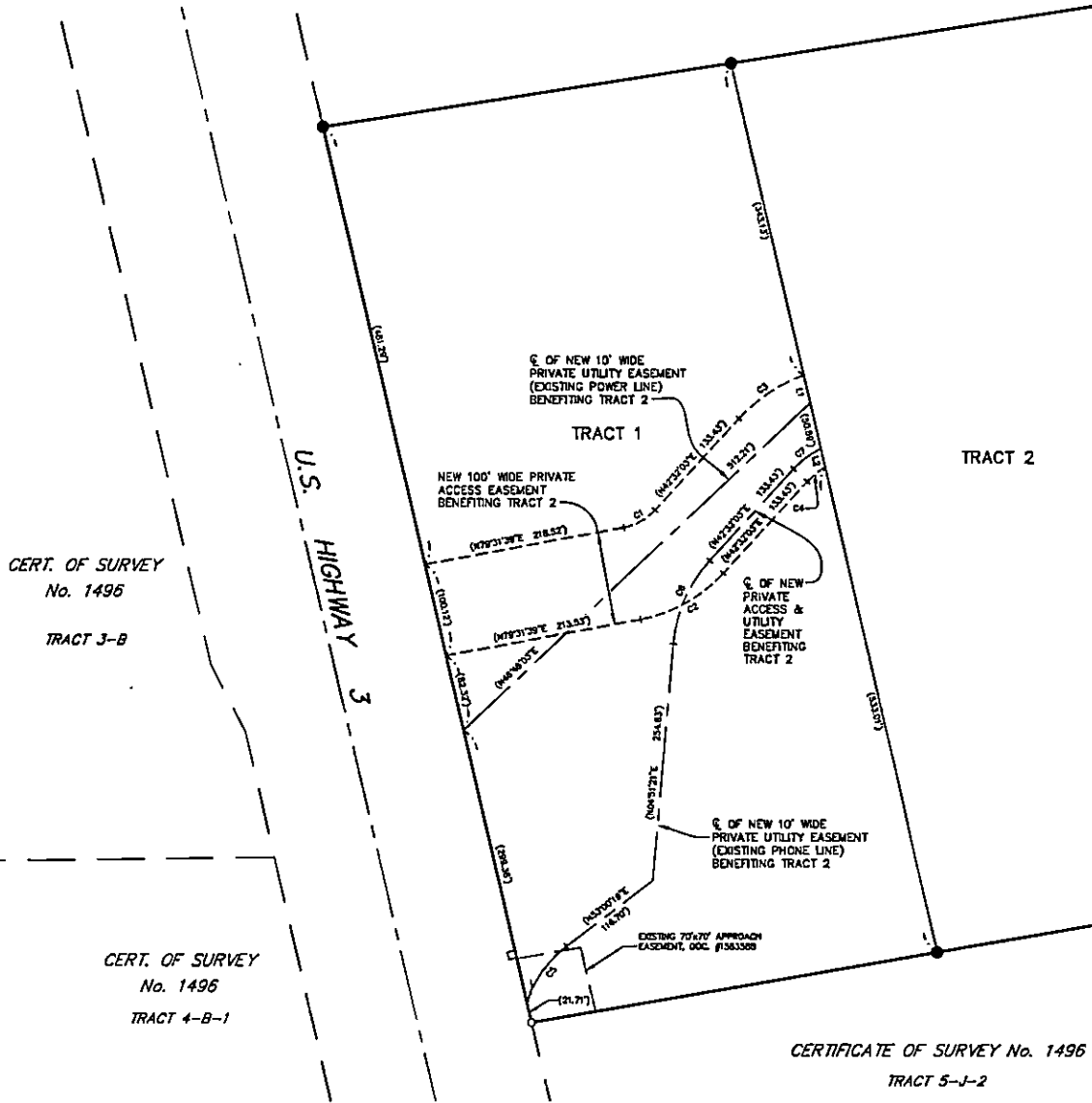
EASEMENTS WITHIN TRACT 1 OF CERTIFICATE OF SURVEY No. _____

PREPARED FOR : ZACHARY TAYLOR

JULY, 2017

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



CERT. OF SURVEY
No. 1496
TRACT 3-B

CERT. OF SURVEY
No. 1496
TRACT 4-B-1

CERTIFICATE OF SURVEY No. 1496
TRACT 5-J-2



SCALE: 1"=200'

Line #	Bearing	Distance
L1	N 13°19'29" W	30.39'
L2	N 13°19'29" W	20.52'

Curve #	Delta	Radius	Length
C1	36°59'36"	60.00'	38.74'
C2	36°59'36"	160.00'	103.30'
C3	27°43'34"	175.00'	84.66'
C4	19°01'46"	75.00'	24.91'
C5	35°45'31"	120.00'	74.89'
C6	37°40'42"	150.00'	98.64'
C7	22°15'50"	95.00'	38.91'

Aerial photo view of approximate edge of access easement (measurements).
(not part of easement document)

