

RETURN TO  
City Clerk  
City of Billings  
P.O. Box 1178  
Billings, MT 59103

## TRAFFIC SIGNAL FIXTURES AND SIDEWALK EASEMENT

**THIS INDENTURE**, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the following:

**SHARON J. QUAST As: TRUSTEE**  
of the **SHARON J. QUAST TRUST**  
Easement Address 1031 24th Street West  
Billings, Montana 59102,  
hereinafter referred to as **GRANTOR**

and

**CITY OF BILLINGS**, a Municipal Corporation  
City Hall – 210 North 27th Street  
PO Box 1178  
Billings, Montana 59103-1178,  
hereinafter referred to as **GRANTEE**

**FOR VALUABLE CONSIDERATION**, the receipt of which is hereby acknowledged;

**WITNESSETH THAT GRANTOR** does hereby grant, sell, and convey unto the **GRANTEE**, perpetual easement and right-of-way to construct, reconstruct, maintain, operate, repair and improve necessary traffic signal fixtures and appurtenances and for sidewalk over, across, under, and through the real property more particularly described as follows:

### EASEMENT LAND DESCRIPTION

Tract of land situated in the NW1/4 of Section 6, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said easement being a portion of Lot 8A-1 of the Plat of Amended Lots 8A, 8B and 8C of Amended Lot 8, Arnold Subdivision, Second Filing, on file and of record under in the office of the Yellowstone County Clerk and Records Office, recorded February 27th, 1997 under document No. 1864781 more particularly described as follows,  
Basis of Bearing being the West line of said Lot 8A-1;

### EASEMENT

Beginning at the northwest corner of Lot 8A-1 of said Plat of Amended Lots 8A, 8B and 8C of Amended Lot 8, Arnold Subdivision, Second Filing, point also being on the south right-of-way of Lewis Avenue; Thence N 89° 57' 00" E and along said south right-of-way for a distance of 19.00 feet; Thence S 49°45'33" W and leaving said south right-of-way for a distance of 24.79 feet, to a point on the east right-of-way of 24th Street West; Thence N 00°16'00" W and along said east right-of-way for a distance of 16.00 feet to the Easement Point of Beginning, said easement containing an area of 152 square feet more or less.

See also Exhibit A attached and incorporated herein, showing said easement area.

TO HAVE AND TO HOLD unto GRANTEE and to its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR warrants that they have good right to convey, free and clear of all encumbrances; the above-described interests in the real estate described and have hereunto set their hand.

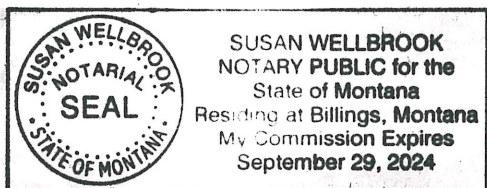
By: Sharon J. Quast  
SHARON J. QUAST

As: TRUSTEE  
Of the SHARON J. QUAST TRUST

STATE OF MONTANA )  
  :SS  
County of Yellowstone )

This instrument was signed or acknowledged before me on this 27 day of September, 2022, by Sharon J. Quast as Trustee of the Sharon J. Quast Trust as GRANTOR.

Susan Wellbrook  
(Notary Signature)



**ACKNOWLEDGMENT AND ACCEPTANCE OF CONVEYANCE**

The Mayor and City Council of the City of Billings, a Montana municipal corporation, acknowledges receipt of this permanent easement and hereby accepts the property interest conveyed through this instrument.

By: \_\_\_\_\_  
WILLIAM A. COLE, MAYOR  
CITY OF BILLINGS

ATTEST:

By: \_\_\_\_\_  
DENISE R. BOHLMAN, CITY CLERK  
CITY OF BILLINGS

STATE OF MONTANA )  
  :SS  
County of Yellowstone )

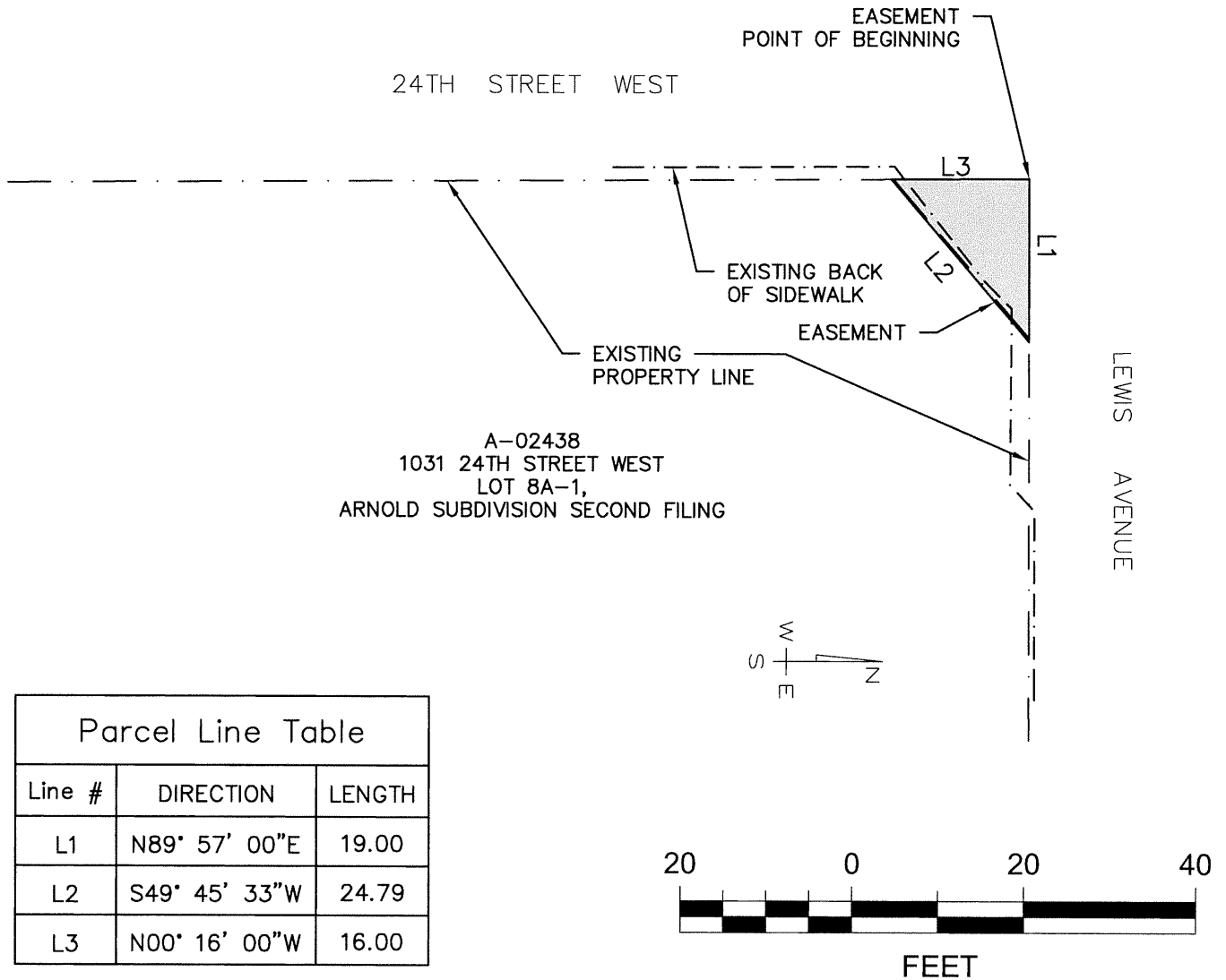
This instrument was signed or acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by WILLIAM A. COLE, MAYOR and DENISE R. BOHLMAN, CITY CLERK, on behalf of the CITY OF BILLINGS, a Montana municipal corporation, as GRANTEE.

\_\_\_\_\_  
(Notary Signature)

(Notarial Seal)

# EXHIBIT "A"

TRAFFIC SIGNAL FIXTURES AND SIDEWALK EASEMENT  
 WITHIN A PORTION OF LOT 8A-1 OF THE PLAT OF AMENDED LOTS 8A, 8B AND 8C OF  
 AMENDED LOT 8, ARNOLD SUBDIVISION, SECOND FILING, ON FILE AND OF RECORD UNDER IN  
 THE OFFICE OF THE YELLOWSTONE COUNTY CLERK AND RECORDERS OFFICE, RECORDED  
 FEBRUARY 27TH, 1997 UNDER DOCUMENT NO. 1864781  
 CITY OF BILLINGS, MONTANA



Parcel Line Table		
Line #	DIRECTION	LENGTH
L1	N89° 57' 00"E	19.00
L2	S49° 45' 33"W	24.79
L3	N00° 16' 00"W	16.00

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**EASEMENT**

Beginning at the northwest corner of Lot 8A-1 of said Plat of Amended Lots 8A, 8B and 8C of Amended Lot 8, Arnold Subdivision, Second Filing, point also being on the south right-of-way of Lewis Avenue; Thence N 89° 57' 00" E and along said south right-of-way for a distance of 19.00 feet; Thence S 49°45'33" W and leaving said south right-of-way for a distance of 24.79 feet, to a point on the east right-of-way of 24th Street West; Thence N 00°16'00" W and along said east right-of-way for a distance of 16.00 feet to the Easement Point of Beginning, said easement containing an area of 152 square feet more or less.

CITY OF BILLINGS, MONTANA TRAFFIC SIGNAL FIXTURES AND SIDEWALK EASEMENT EXHIBIT
W.O. 22-29, 24TH STREET WEST SIGNAL CONDUIT UPGRADES EXHIBIT IS PREPARED FOR AND BY THE CITY OF BILLINGS, MONTANA