

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:

**MARK McMANUS** As: **CEO**  
of **POWER of ABUNDANT RECOVERY MINISTRIES**  
2335 Lewis Avenue  
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 7A of the Amended Plat of the South 140.0' of Lots 6 & 7, Arnold Subdivision, Second Filing, on file and of record under in the office of the Yellowstone County Clerk and Records Office, recorded June 9th, 1978 under document No. 1092668, less the west 10 feet for street and highway purposes, on file and of record under in the office of the Yellowstone County Clerk and Records Office, recorded July 13th, 1978 under document No. 1097181 more particularly described as follows, Basis of Bearing being the West line of said Lot 7A;

### EASEMENT

Commencing at the southwest corner of Lot 7A of said Amended Plat of the South 140.0' of Lots 6 & 7, Arnold Subdivision, Second Filing, Thence N 89° 57' 27" E for a distance of 10.00 feet, to the true Easement Point of Beginning, point also being on the north right-of-way of Lewis Avenue; Thence N 89° 57' 27" E and along said north right-of-way for a distance of 15.50 feet; Thence N 57° 16' 48" W and leaving said right-of-way for a distance of 12.48 feet; Thence N 32°43'12" E for a distance of 4.00 feet; Thence N 57°16'48" W for a distance of 8.60 feet to a point on the east right-of-way of 24th Street West; Thence S 00° 16' 00" E and along said east right-of-way for a distance of 14.77 feet. to the Easement Point of Beginning, said easement containing an area of 107 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.

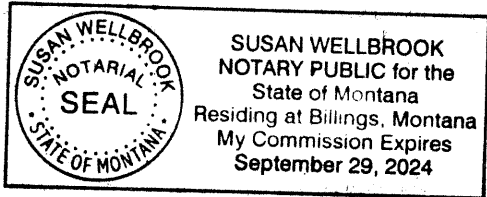
By: [Signature]  
MARK McMANUS

As: CEO  
Of POWER of ABUNDANT RECOVERY MINISTRIES

STATE OF MONTANA     )  
  :SS  
County of Yellowstone     )

This instrument was signed or acknowledged before me on this 6 day of January, 2023 by Mark McManus as CEO of Power of Abundant Recovery Ministries as **GRANTOR**.

[Signature]  
(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     )

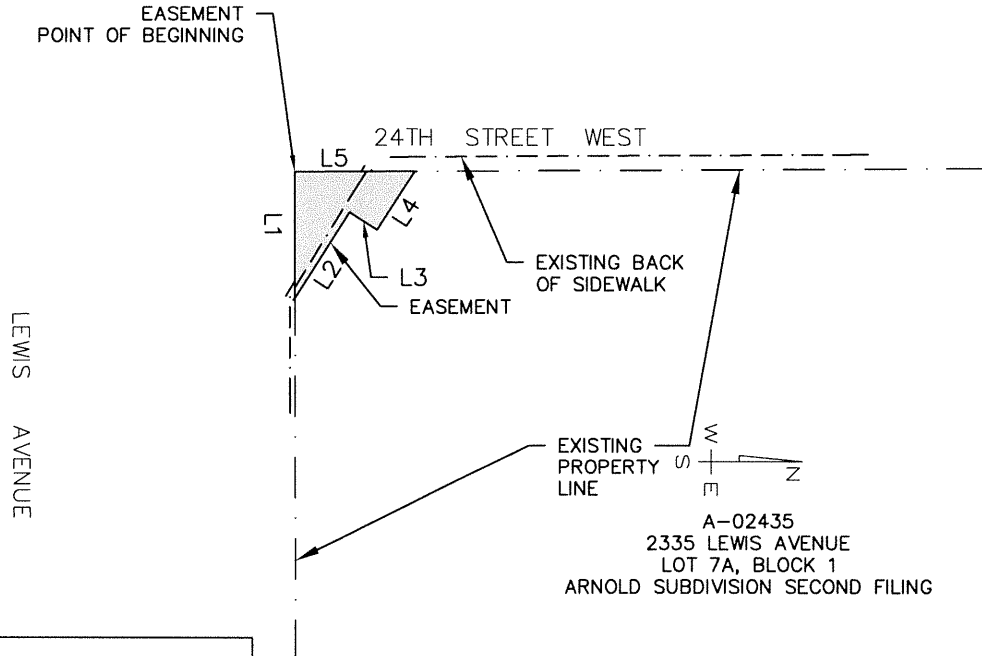
This instrument was signed or acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by **WILLIAM A. COLE, MAYOR** and **DENISE R. BOHLMAN, CITY CLERK**, on behalf of the **CITY OF BILLINGS, a Montana municipal corporation**, as **GRANTEE**.

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

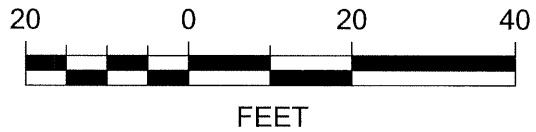
(Notarial Seal)

## EXHIBIT "A"

TRAFFIC SIGNAL FIXTURES AND SIDEWALK EASEMENT  
 WITHIN A PORTION OF LOT 7A OF THE AMENDED PLAT OF THE  
 SOUTH 140.0' OF LOTS 6 & 7, ARNOLD SUBDIVISION, SECOND FILING,  
 ON FILE AND OF RECORD UNDER IN THE OFFICE OF THE YELLOWSTONE COUNTY  
 CLERK AND RECORDERS OFFICE, RECORDED JUNE 9TH, 1978 UNDER DOCUMENT NO. 1092668,  
 LESS THE WEST 10 FEET FOR STREET AND HIGHWAY PURPOSES, ON FILE  
 AND OF RECORD UNDER IN THE OFFICE OF THE YELLOWSTONE COUNTY CLERK AND  
 RECORDERS OFFICE, RECORDED JULY 13TH, 1978 UNDER DOCUMENT NO. 1097181  
 CITY OF BILLINGS, MONTANA



Parcel Line Table		
Line #	DIRECTION	LENGTH
L1	N89° 57' 27"E	15.50
L2	N57° 16' 48"W	12.48
L3	N32° 43' 12"E	4.00
L4	N57° 16' 48"W	8.60
L5	S00° 16' 00"E	14.77



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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
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