

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

## **SIDEWALK EASEMENT**

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

**GREG McCALL As: MANAGING MEMBER  
of JOSEPHINE CORNER APARTMENTS LLC.,**  
1560, 1562, 1566 River Edge Road  
Billings, Montana 59101,  
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 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 SW1/4 of Section 17, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said easement being a portion of Lot 26A, Block 10 of the Amended Plat Lots 25 and 26, Block 10, Riverfront Pointe Subdivision, on file and of record in the office of the Yellowstone County Clerk and Records Office, recorded July 7th, 2016 under document No. 3782047 more particularly described as follows;

### EASEMENT

Being the west 7.50 feet of said Lot 26A, Block 10 of the Amended Plat Lots 25 and 26, Block 10, Riverfront Pointe Subdivision, said easement containing an area of 2,306 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:** \_\_\_\_\_  
**GREG McCALL**

**As:** **MANAGING MEMBER**  
**of JOSEPHINE CORNER APARTMENTS LLC.**

STATE OF MONTANA     )  
  :SS  
County of Yellowstone     )

This instrument was signed or acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by Greg McCall as Managing Member of Josephine Corner Apartments LLC as **GRANTOR**.

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

(Notarial Seal)

**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)

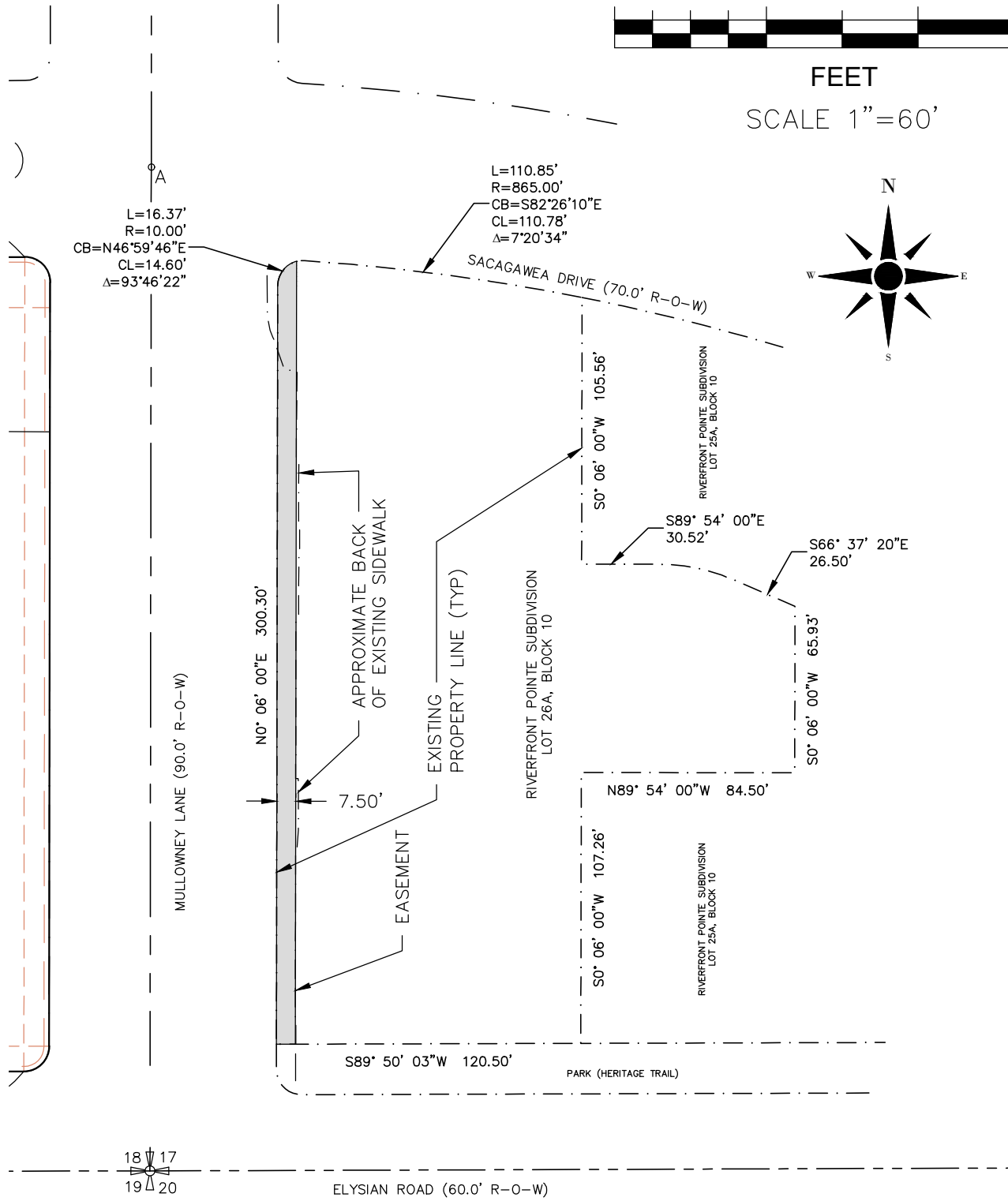
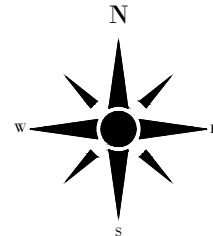
(Notarial Seal)

# EXHIBIT "A"

SIDEWALK EASEMENT WITHIN A PORTION OF LOT 26A OF THE AMENDED PLAT OF LOTS 25 AND 26, BLOCK 10, RIVERFRONT POINTE SUBDIVISION, ON FILE AND OF RECORD UNDER IN THE OFFICE OF THE YELLOWSTONE COUNTY CLERK AND RECORDERS OFFICE, RECORDED JULY 7TH, 2016 UNDER DOCUMENT NO. 3782047 CITY OF BILLINGS, MONTANA



FEET  
SCALE 1"=60'



## EASEMENT LAND DESCRIPTION

Tract of land situated in the SW1/4 of Section 17, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said easement being a portion of Lot 26A, Block 10 of the Amended Plat Lots 25 and 26, Block 10, Riverfront Pointe Subdivision, on file and of record in the office of the Yellowstone County Clerk and Records Office, recorded July 7th, 2016 under document No. 3782047 more particularly described as follows;

### EASEMENT

Being the west 7.50 feet of said Lot 26A, Block 10 of the Amended Plat Lots 25 and 26, Block 10, Riverfront Points Subdivision, said easement containing an area of 2,306 square feet more or less.

CITY OF BILLINGS, MONTANA SIDEWALK EASEMENT EXHIBIT
W.O. 22-07, MULLOWNEY LANE
EXHIBIT IS PREPARED FOR AND BY THE CITY OF BILLINGS, MONTANA