

ROWForms\Pln\520

Revised 11/06/09

**State of Montana  
Department of Transportation**

Right-of-Way Bureau  
2701 Prospect Avenue  
PO Box 201001  
Helena, MT 59620-1001

R/W ID.: NH 53-1(38)0 Parcel No.: 100 County: Yellowstone  
Designation: 27TH ST - 1ST AVE S TO AIRPORT  
Project No.: 7910-038-000

**Bargain and Sale Deed**

**This Deed**, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration now paid, the receipt of which is acknowledged, **witnesses that,**

Montana State University-Billings which acquired title as  
The State of Montana, for the use and benefit of Eastern Montana College  
1500 N. 30<sup>th</sup> Street  
Billings, MT 59101-0245

does hereby **grant, bargain, sell** and **convey** to the **Montana Department of Transportation** the following-described real property:

Parcel No. 100 on Montana Department of Transportation Project NH 53-1(38)0, as shown on the Right-of-Way plan for said project recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana. Said parcel is also described as a tract of land within Certificate of Survey No. 547 filed under Document #499229, situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 32 and SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 29, Township 1 North, Range 26 East, P.M.,M., in the City of Billings, Yellowstone County Montana, as shown by the shaded area on the plat, consisting of 1 sheet, attached hereto and made a part hereof, containing an area of 4,445 sq. ft., more or less.

D5:7910000:P100

**Bargain and Sale Deed**  
R/W ID.: NH 53-1(38)0  
Designation: 27TH ST - 1ST AVE S TO AIRPORT

**Parcel No.: 100**

**Excepting and reserving to Grantor(s)**, however, all gas, oil and minerals beneath the surface of the above-described and conveyed premises, together with the right to extract the same, provided that in the exercise of such right, the surface thereof shall not be disturbed, interfered with or damaged. This exception and reservation does not include sand, gravel and other road building materials, which are conveyed by this Deed.

**Further excepting and reserving** unto the Grantor(s), its successors and assigns, all water, water rights, ditches, canals, irrigation systems, existing or as relocated, if any, including but not limited to, water stock or shares, bonds, certificates, contracts and any and all other indicia of water, water right and ditch ownership, or any interest therein appurtenant to the land described therein, save and except groundwater for the use, benefit and purposes of the Grantee(s).

**To have and to hold** the above-described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the Montana Department of Transportation, and to its successors and assigns forever.

This Deed was executed on the date of its last acknowledgment.

\_\_\_\_\_  
(Signature) Clayton Christian as Commissioner of Higher Education of The Board of Regents, Montana State University System  
(Type of Authority) (Name of Entity)

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ (date)

by \_\_\_\_\_ (name of person(s))

as \_\_\_\_\_ (type of authority, e.g., president, trustee, member, partner, etc.)

of The Board of Regents, Montana State University System (name of entity on behalf of whom instrument was executed)

\_\_\_\_\_  
Notary Signature Line

\_\_\_\_\_  
Notary Printed Name

Notary Public for State of \_\_\_\_\_

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_ / \_\_\_\_\_ / 20\_\_

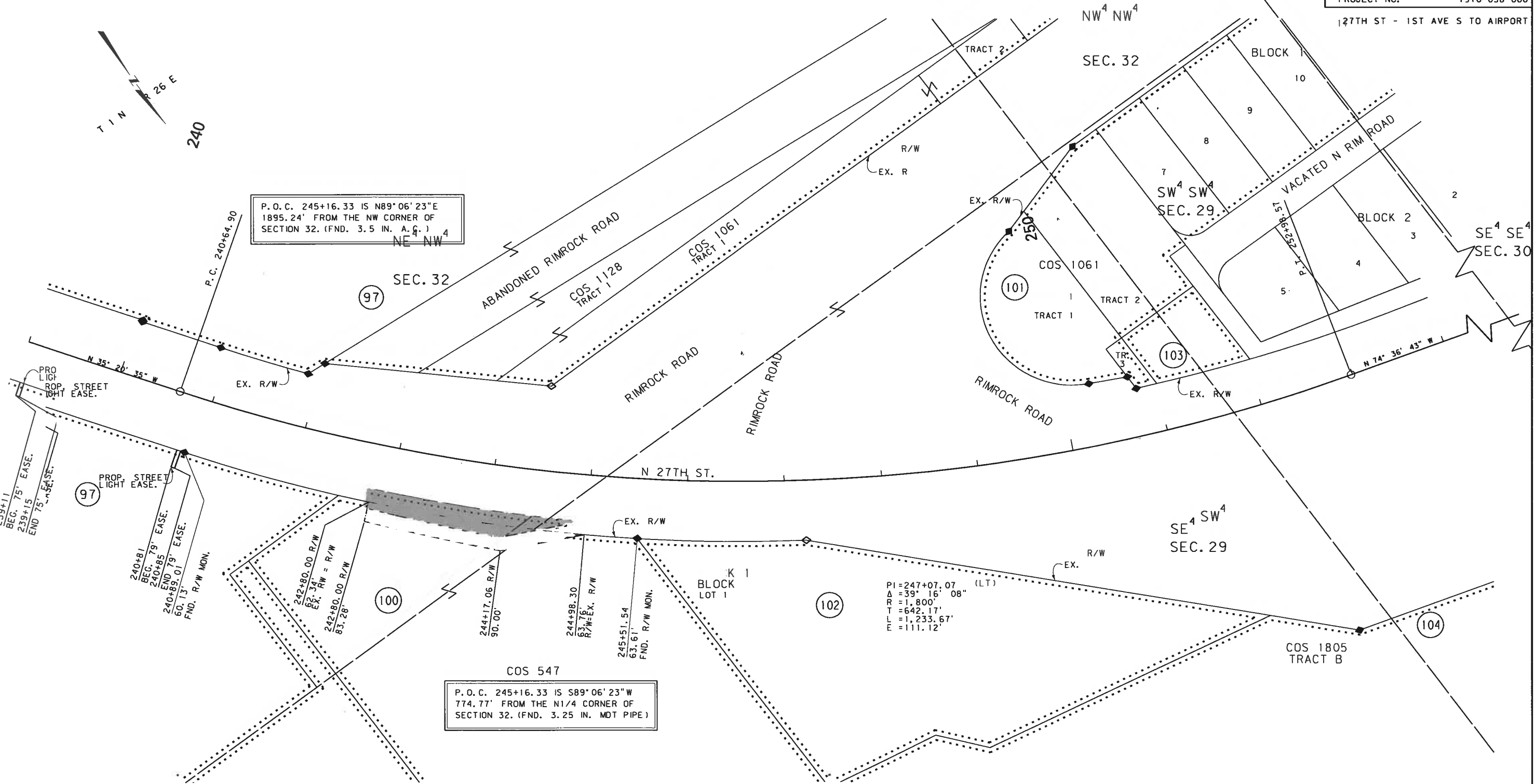
(Seal)

*Recording Information*

STATE	RIGHT OF WAY	SHEET NO.	TOTAL SHEETS
MONTANA			
R/W ID.		NH 53-1(38)0	
PROJECT NO.		7910-038-000	

127TH ST - 1ST AVE S TO AIRPORT

09-19-2017-07:43  
FOR INFORMATIONAL USE ONLY



P.O.C. 245+16.33 IS N89°06'23"E  
1895.24' FROM THE NW CORNER OF  
SECTION 32. (FND. 3.5 IN. A.G.)

P.O.C. 245+16.33 IS S89°06'23"W  
774.77' FROM THE N1/4 CORNER OF  
SECTION 32. (FND. 3.25 IN. MDT PIPE)

PI=247+07.07 (LT)  
Δ=39° 16' 08"  
R=1,800'  
T=642.17'  
L=1,233.67'  
E=111.12'

PARCEL 100 ; SHEET 1 OF 1

THIS PLAT IS PREPARED FROM THE MONTANA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS AND IS RECORDED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER. OFFICIAL PLANS AND EXHIBITS CAN BE FOUND AT THE DEPARTMENT OF TRANSPORTATION, HELENA, MONTANA.

FOR EXISTING R/W RETRACEMENT, SEE CERTIFICATE OF SURVEY NO. 3645 & 3656 OF YELLOWSTONE COUNTY RECORDS

GRID STATE PLANE COORDINATES  
THIS IS A STATE PLANE COORDINATE PROJECT. ALL DIMENSIONS, DISTANCES AND AREAS ON THIS PROJECT ARE GRID, EXCEPT FOR THE EXISTING R/W WIDTH DIMENSION, WHICH IS RECORD.  
THE COMBINATION SCALE FACTOR IS 0.99946250

- NOTES:
1. THE PROPOSED R/W LINE WHERE A SPIRAL CURVE TRANSITION IS USED IS A CHORD RATHER THAN A CONCENTRIC CURVE.
  2. ALL STATIONS AND OFFSETS FOR R/W BREAKS ARE IN REFERENCE TO THE R/W BASELINE.

LEGEND	
OWNERSHIP BOUNDARY	-----
RIGHT OF WAY LINE	=====
R.R. R/W LINE	-----
CENTERLINE	-----
FULL ACCESS CONTROL	--- ---
LIMITED ACCESS CONTROL	--- ---
TRACT CONVEYED	████████
DATE PREPARED	9-5-17
DATE REVISED	

MONTANA DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY EXHIBIT**  
YELLOWSTONE COUNTY

SCALE 1"=100'