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

TRAFFIC SIGNAL EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BOARD OF REGENTS FOR E M C (GRANTOR), does give and grant to the CITY OF BILLINGS, a Montana municipal corporation, Yellowstone County, Montana (GRANTEE), a permanent easement for traffic signal and conduit purposes, over, under and along the following described premises for the purposes of constructing, maintaining, operating, repairing and replacing the improvement of traffic signal and conduit at Rimrock Road and Virginia Lane, Billings, MT. Grantor shall not locate any structures or encroachments which may unreasonably or materially inhibit the functional purpose of the Easement.

The real property covered by this easement is described as follows, to wit:

A tract of unplatted land situated in the NW 1/4 of Section 32, T.1N., R.26E., P.M.M. Billings, Yellowstone County, Montana, generally located at the southeast corner of Rimrock Road and Virginia Lane, more particularly described as follows:

Basis of Bearings being GPS observation based on the Montana State Plane Coordinate System, NAD83, between a found brass cap monument being the P.C. Station 0+00, Begin Project of Montana Department of Highway Project M-1002(1), Virginia Lane to North 27TH Street and a found aluminum cap section corner monument of the Section Corner common to Sections 29, 30, 31, and 32, T.1N., R.26E., P.M.M., Yellowstone County, Montana, bearing being N 88°38'00" E; commencing from said Section Corner monument, thence S 54°26'17" E for a distance of 98.27 feet to the True Point of Beginning, point also being on the back of existing sidewalk on the south side of Rimrock Road; thence S 08°34'22" W and leaving said back of sidewalk for a distance of 4.00 feet; thence N 81°25'38" W for a distance of 12.15 feet; thence S 45°53'06" W for a distance of 28.35 feet; thence S 00°52'16' E for a distance of 4.71 feet; thence S 89°07'35" W for a distance of 5.00 feet, to a point on the back of the existing sidewalk on the east side of Virginia Lane; thence N 00°52'25" W and along said back of sidewalk for a distance of 10.04 feet to the beginning of a curve to the right; thence along said curve with a radius of 19.00 feet, an arc length of 32.98 feet, with a delta angle of 99° 26' 47", (chord bearing N 48°50'59" E a chord distance of 28.99 feet); thence S 81°25'38" E for a distance of 16.41 feet to the Point of Beginning. Said easement containing an area of 417 square feet more or less.

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

IN WITNESS WHEREOF, GRANTOR warrants that he owns in fee and has legal right to grant and convey, free and clear of all encumbrances, the above-described interests in the real estate described herein and has hereunto set his hand.

		ву:	_	
		As:	As:	
		Of:	BOARD OF REGENTS FOR E M C	
STATE OF MONTANA)			
C CV II	:ss			
County of Yellowstone)			
This instrument was	signed or ackr	nowledged b	efore me on thisday of,	
			of BOARD OF REGENTS	
FOR E M C, on behalf of G	RANTOR.			
		_	(Notary Signature)	
(Notary 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)	
2021, by WILLIAM A. CO	DLE, MAYOR	vledged before me on thisday of and DENISE R. BOHLMAN, CITY CLERK, on tana municipal corporation, as GRANTEE.
		(Notary Signature)
(Notarial Seal)		

