

Attachment 2: Legal Easement Description and Diagram

L:\3194-Brown_Berry\00121_West_University_District\DWG\Survey\3194-00121 North Sewer Easmt.dwg, EXHIBIT A ESMT, Plotted: Feb 01, 2023 - 12:31pm, jugh

EXHIBIT A

A description of Sewer Main Easements located within the South East One Quarter and the North East One Quarter of Section 14, Township 2 South, Range 5 East, Principal Meridian Montana, City of Bozeman, Gallatin County, Montana.

EASEMENT DESCRIPTIONS:

EASEMENT A
A 30' Wide, Sewer Main Easement, located within Parcel B of COS 1245 Less COS 1245A, that is further located within the South East One Quarter of Section 14, Township 2 South, Range 5 East, Principal Meridian Montana, City of Bozeman, Gallatin County, Montana, and being more particularly described as follows:

Beginning at a point (POB 1), that bears S 88° 55' 43" E, a distance of 479.22 feet from the angle point corner of said Parcel B;

thence, N 02° 16' 27" E, a distance of 299.98 feet.
thence, S 88° 55' 12" E, a distance of 30.01 feet.
thence, S 02° 16' 27" W, a distance of 299.98 feet.
thence, N 88° 55' 43" E, a distance of 30.01 feet to the POB 1.

Said easement contains 8,999 square feet more or less.

EASEMENT B
A 30' Wide, Sewer Main Easement, located within Tract D of COS 1243A that is further located within the North East One Quarter of Section 14, Township 2 South, Range 5 East, Principal Meridian Montana, City of Bozeman, Gallatin County, Montana, and being more particularly described as follows:

Beginning at a point (POB 2), that bears S 88° 55' 43" E, a distance of 479.22 feet and N 02° 16' 27" E, a distance of 299.98 feet from the angle point corner of Parcel B of COS 1245 Less COS 1245A, that is further located within the South East One Quarter of Section 14, Township 2 South, Range 5 East, Principal Meridian Montana, City of Bozeman, Gallatin County, Montana;

thence, N 02° 16' 27" E, a distance of 18.97 feet.
thence, S 88° 56' 56" E, a distance of 14.84 feet.
thence, S 88° 40' 20" E, a distance of 15.17 feet.
thence, S 02° 16' 27" W, a distance of 18.91 feet.
thence, N 88° 55' 12" W, a distance of 30.01 feet to the POB 2.

Said easement contains 569 square feet more or less.

BASIS OF BEARING:
STATE PLANE GRID NORTH WITH GROUND INTERNATIONAL FEET PROJECTION AT:
NORTH LATITUDE: 45°-39'-37.205013"
WEST LONGITUDE: 111°-04'-02.746723"
ELLIPSOID HT: 4882.358 sft.
DERIVED FROM MTSU CORS STATION (BOZEMAN, MONTANA)
VERTICAL DATUM: NAVD88 (GEOID12A)
MERIDIAN CONVERGENCE ANGLE=(-) 01°-08'-48"

- ALL DISTANCES ARE IN INT. FT GROUND UNITS.
- ALL BEARINGS ARE GRID NORTH
- ALL DATA COLLECTED RTK USING TRIMBLE R8 GPS RECIEVERS, L1/L2 FREQ. TYPE

GENERAL NOTES:

1. DATE OF SURVEY: July 2021 - September 2022
2. OWNER OF RECORD: Montana State University.

SCALE IN FEET

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EXHIBIT A
30' WIDE SEWER MAIN EASEMENTS

WEST UNIVERSITY LLC

LOCATED WITHIN THE E2 OF SECTION 14, T2S, R5E, P1M
CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

FIELD: J. PUGH
DRAWN: J. PUGH
CHECKED: C. POOL
DATE: 01-31-23

SHEET
1 OF 1