

Return to: City Clerk
City of Missoula
435 Ryman Street
Missoula MT 59802-4297

PUBLIC SANITARY SEWER EASEMENT

Geocode: 04-2200-27-2-12-02-0000
Property SUID: 5907376

THIS CONVEYANCE made this 22nd day of October 2024, by and between University of Montana, Grantor(s), referred to as "Owner" and the City of Missoula, Montana, a municipal corporation, organized and existing under and by virtue of the laws of the State of Montana, Grantee.

WITNESSETH:

That the Owner, for and in consideration to them by the City of Missoula, receipt of which is hereby acknowledged, hereby grants, conveys and warrants to the City of Missoula, its successors and assigns, a permanent Public Sanitary Sewer Easement across real property, for the purpose of constructing, maintaining, repairing, altering, reconstructing and/or removing a sanitary sewer main and appurtenances shown on the attached Exhibit "A" on a strip of land over, under and across a portion of the following described real property, to-wit:

Portion of the vacated right-of-way of Maurice Avenue as described in Book 284 Micro, Page 764, on file and of public record in Missoula County, Montana lying between Block 33 of Supplement to Hammond Addition No. 3 and Block 34 of Hammond Addition No. 3, Recorded subdivisions of Missoula County, Montana; located in the North half of Section 27, Township 13 North, Range 19 West, Principal Meridian, Montana.

Said easement across said portion being more particularly described on the attached Exhibit "A" and by this reference made a part hereof.

This conveyance shall be subject to the conditions that the City of Missoula, upon accepting the sanitary sewer main, shall have the right at all future times to enter upon the said premises for the purposes necessary to maintain and repair, replace, enlarge, place additional lines or remove said sanitary sewer main and appurtenances at the expense of the City of Missoula. Access to public sewer facilities, within these easements, may be on adjacent land that is designated for vehicle traffic. The surface of the ground shall be restored as close as

reasonably possible to its condition at the time of entry by the City of Missoula as promptly as possible.

The Owner agrees not to build any kind of a permanent structure that will prevent access to this easement for maintenance purposes.

The Grantor acknowledges that they are the lawful owner(s) and seized of the real property over which and upon said easement described herein are granted, and that they have good and lawful right and authority to grant said easement.

Binding Effect. This grant of easement, which shall be recorded at the Missoula County Clerk and Recorder's Office, is binding upon the heirs, executors, personal representatives, assigns and successors of the parties hereto and shall run with the land.

IN WITNESS WHEREOF, the Owner has hereunto set his/her hand and seal this _____ day of _____, 2024.

University of Montana (Owner)

By: _____ Date: _____
Seth Bodnar, President
University of Montana

State of _____)

County of _____)

This instrument was acknowledged before me on the _____ day of _____, 2024

By _____

CITY OF MISSOULA ACCEPTANCE

ATTEST:

APPROVED:

Claire Trimble, City Clerk

Andrea Davis, Mayor

(SEAL)

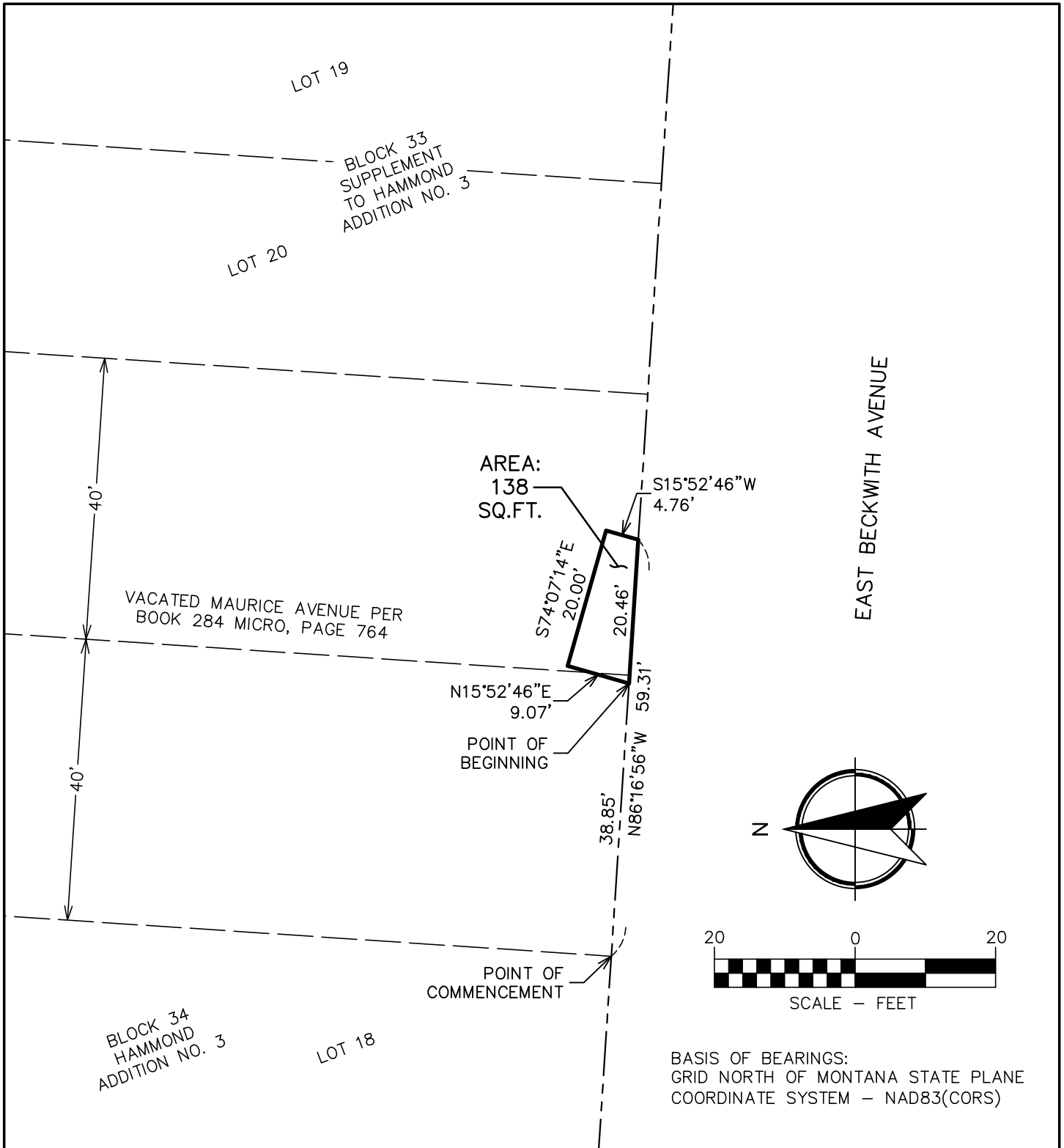


EXHIBIT "A"
LOCATED IN THE N 1/2 OF SECTION 27,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA



WGM GROUP
WWW.WMGROUP.COM

PROJECT: 23-01-06
FILE No: 230106_ease-sewer.dwg
FILE PATH
W:\Projects\230106\20 Data\CAD\02 Exhibits
LAYOUT: SH11
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: JAD
DATE: OCTOBER 2024
SHEET 1 OF 2 SHEETS


L E G A L D E S C R I P T I O N * * * * *

A TRACT OF LAND BEING A PORTION OF THE VACATED RIGHT-OF-WAY OF MAURICE AVENUE AS DESCRIBED IN BOOK 284 MICRO, PAGE 764, ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LYING BETWEEN BLOCK 33 OF SUPPLEMENT TO HAMMOND ADDITION NO. 3 AND BLOCK 34 OF HAMMOND ADDITION NO. 3, RECORDED SUBDIVISIONS OF MISSOULA COUNTY, MONTANA; LOCATED IN THE NORTH HALF OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

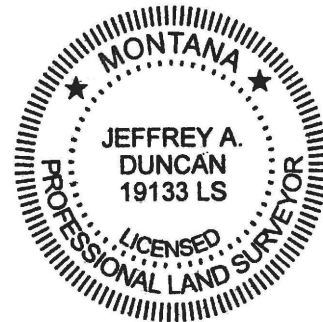
COMMENCING AT THE SOUTHEAST CORNER OF LOT 18 OF SAID BLOCK 34; THENCE S 86°16'56" E ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EAST BECKWITH AVENUE, 38.85 FEET TO THE POINT OF BEGINNING; THENCE N 15°52'46" E, 9.07 FEET; THENCE S 74°07'14" E, 20.00 FEET; THENCE S 15°52'46" W, 4.76 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE N 86°16'56" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 20.46 FEET TO THE POINT OF BEGINNING; CONTAINING 138 SQUARE FEET, MORE OR LESS.

S U R V E Y O R ' S S T A T E M E N T * * * * *

THIS EXHIBIT WAS PREPARED UNDER MY SUPERVISION.


JEFFREY A. DUNCAN, P.L.S.
MONTANA LICENSE NO. 19133LS
FOR WGM GROUP, INC.

10/21/2024
DATE



UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN WHOLE OR PART.

EXHIBIT "A"
LOCATED IN THE N 1/2 OF SECTION 27,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA



WGM GROUP
WWW.WGMGROUP.COM

PROJECT: 23-01-06
FILE No: 230106_ease-sewer.dwg
FILE PATH
N:\Projects\230106\20 Data\CAD\02 Exhibits
LAYOUT: SH12
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: JAD
DATE: OCTOBER 2024
SHEET 2 OF 2 SHEETS