

Return to:
IMEG Corp
550 N 31st Street, Suite 111
Billings, MT 59101

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Public Access Easement

This easement is made by Hardrives Construction Inc. (**GRANTOR**), as owners of the following land located in the Southeast one-quarter of Section 30, Township 1 South, Range 25 East, P.M.M., Yellowstone county:

GRANTOR PROPERTY:

Tract 1b of Amended Tract 1, Certificate of Survey 3206, recorded as document number 4070942, records of Yellowstone county, located in Southeast quarter (SE1/4) of section 30, Township 1 South, Range 25 East, P.M.M., (Principal Meridian Montana), Yellowstone county

This easement is provided to allow access over and across Tract 1B, of Amended Tract 1 of Certificate of Survey 3206, and is more particularly described as follows and depicted on the attached Exhibit A:

A STRIP OF LAND, BEING 30 FEET WIDE, BEING A PORTION OF TRACT 1B OF AMENDED TRACT 1, CERTIFICATE OF SURVEY 3206, RECORDED AS DOCUMENT NUMBER 4070942, RECORDS OF YELLOWSTONE COUNTY, LOCATED IN SOUTHEAST QUARTER (SE1/4) OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M., (PRINCIPAL MERIDIAN MONTANA), YELLOWSTONE COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1B OF AMENDED TRACT 1, CERTIFICATE OF SURVEY 3206 FILED AS DOCUMENT NO. 4070942, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 1B, S89°34'09"W 30.00 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S00°19'34"E 245.35 FEET; THENCE S89°35'05"W 259.61 FEET; THENCE S00°19'34"E 30.00 FEET TO A POINT ON THE LINE COMMON TO TRACT 1B AND TRACT 1A OF SAID AMENDED TRACT 1 OF CERTIFICATE OF SURVEY 3206; THENCE ALONG SAID LINE, N89°35'05"E 289.61 FEET; THENCE N00°19'34"W 275.36 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID STRIP OF LAND.

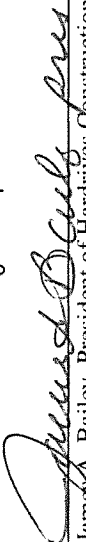
CONTAINING 0.37 ACRES, MORE OR LESS.

Hardrives Construction Inc. also hereby grants to Yellowstone County the right to use the access in the event that fire, police, maintenance, and emergency vehicles and personnel require access.

Additional burden may be placed on this easement from the development of adjacent parcels.

This easement shall continue until access is abandoned.

Dated this 25 day of July, 2025.


James A. Bailey, President of Hardrives Construction Inc. (Grantor)

State of Montana }
Yellowstone county }

ss.

On 25th July, 2025, James A. Bailey, President of Hardrives Construction Inc. appeared before me and acknowledged to me that he executed this Public Access Easement.

(Notarial Seal)


Notary Public for the State of Missouri

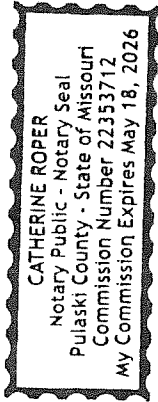


EXHIBIT 'A'

LOCATED IN THE SE1/4 OF SEC. 30, T.01S., R.25E., P.M.M., YELLOWSTONE COUNTY, MONTANA

LEGAL DESCRIPTION - (PUBLIC ACCESS EASEMENT):

A STRIP OF LAND, BEING 30 FEET WIDE, BEING A PORTION OF TRACT 1B OF AMENDED TRACT 1, CERTIFICATE OF SURVEY 3206, RECORDED AS DOCUMENT NUMBER 4070942, RECORDS OF YELLOWSTONE COUNTY, LOCATED IN SOUTHEAST QUARTER (SE1/4) OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M., (PRINCIPAL MERIDIAN MONTANA), YELLOWSTONE COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

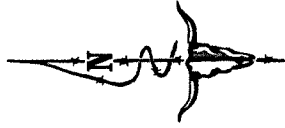
BEGINNING AT THE NORTHEAST CORNER OF TRACT 1B OF AMENDED TRACT 1, CERTIFICATE OF SURVEY 3206 FILED AS DOCUMENT NO. 4070942, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 1B, S89°34'09"W 30.00 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S00°19'34"E 245.35 FEET; THENCE S89°35'05"W 259.61 FEET; THENCE S00°19'34"E 30.00 FEET TO A POINT ON THE LINE COMMON TO TRACT 1B AND TRACT 1A OF SAID AMENDED TRACT 1 OF CERTIFICATE OF SURVEY 3206; THENCE ALONG SAID LINE, N89°35'05"E 289.61 FEET; THENCE N00°19'34"W 275.36 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID STRIP OF LAND. CONTAINING 0.37 ACRES, MORE OR LESS.

AMENDED
TRACT 1A

S89°34'09"W 30.00'

T.P.O.B.

APPROXIMATE CENTERLINE OF
10' WIDE UNDERGROUND
ELECTRIC POWERLINE EASEMENT
PER DOC. NO. 3970979



BASIS OF BEARING
AMENDED TRACT 1,
C.O.S. 3206

30' WIDE PUBLIC ACCESS
EASEMENT BY REFERENCE
TO THIS DOCUMENT

30' WIDE
PUBLIC
ACCESS
EASEMENT
PER
EASTSLOPE
MEADOWS
SUBDIVISION

30.00'
30.00'
30.00' BASIS OF BEARING
N0°19'34"W 275.36'

TRACT 1B

S89°35'05"W 259.61'

S0°19'34"E 30.00'
N89°35'05"E 289.61'

PUBLIC ACCESS EASEMENT
(WESTWIND WAY) PER EASTSLOPE
MEADOWS SUBDIVISION

30' WIDE PUBLIC ACCESS
EASEMENT PER EASTSLOPE
MEADOWS SUBDIVISION

AMENDED
TRACT 1A

LEGEND

T.P.O.B. = TRUE POINT OF BEGINNING
⊙ = FOUND 1-1/4" RPC (JACOBSON 13748LS)
RPC = RED PLASTIC CAP



550 N. 31ST. ST. STE. 111 PH: 406.248.9000
BILLINGS, MT FAX: 406.721.5224
59101 www.imegcorp.com

EXHIBIT 'A'
PUBLIC ACCESS EASEMENT
SE1/4 OF SEC. 30,
T.01S., R.25E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PROJ: 23000514
TAB: EXH. A
DRAFTER: DA
DATE: 7/15/2025
SHEET 1 OF 1

ACCEPTANCE OF PUBLIC ACCESS EASEMENT

Mark Morse, Chair

Michael J. Waters, Member

ATTEST

Jeff Martin, Clerk and Recorder

STATE OF MONTANA)
 :
County of Yellowstone)

On the ____ day of _____, 20____, before me, a Notary Public in and for the State of Montana, personally appeared Mark Morse, Michael J. Waters, Chris White, and Jeff Martin know to me to be the Board of County Commissioners and the Clerk and Recorder of Yellowstone County, Montana, and who signed the foregoing instrument and who acknowledged to me that they executed the same.

WITNESS my hand and seal the day and year hereinabove written.
