

RETURN TO:

Yellowstone County Public Works  
P.O. Box 35024  
Billings, MT 59107

### **TEMPORARY CONSTRUCTION EASEMENT**

48th St. West Church of Christ, Billings, Montana, a Montana non-profit corporation, whose address is 14 48th Street West, Billings, MT 59106, the GRANTOR, in consideration of \$1.00 and for other and valuable considerations, receipt of which is acknowledged, grants to the County of Yellowstone, Montana, a political subdivision of the State of Montana, organized and existing under the laws of the State of Montana, GRANTEE, its successors and assigns, a temporary construction easement, in, through, and across a strip of land situated in Yellowstone County, Montana, to be located on the following described real property: That part of Section 4, Township 1 South, Range 25 East, of the Principal Montana Meridian, Yellowstone County, Montana, described as Tract 1B, of Certificate of Survey No. 1940 Amended Amending Tract 1 on file in the office of the Clerk and Recorder of said County, under Document #1657275.

The easement is more particularly described on the attached Exhibit A which by this reference is made a part hereof.

The GRANTOR states that he possesses the real property described above and that he has a lawful right to grant an easement thereon.

The terms, covenants, and provisions of this easement shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto.

Upon completion of the project for which access is hereby provided, the GRANTEE shall restore the property as nearly as possible to its original condition. The GRANTEE agrees to hold

GRANTOR harmless from any and all liability that may result or arise from the exercise of the rights granted hereby.

GRANTOR hereby covenants with GRANTEE that GRANTOR has good title to the above-described tract of land and covenants that GRANTEE shall have quiet and peaceable possession thereof and use thereof during the period of this Temporary Construction Easement. This Temporary Easement is in effect for a period beginning the 1st day of construction on the property, and ending two (2) years later, at which time this easement shall expire and be of no force and effect.

DATED this 17 day of October, 2025.

By: [Signature]  
Grantor

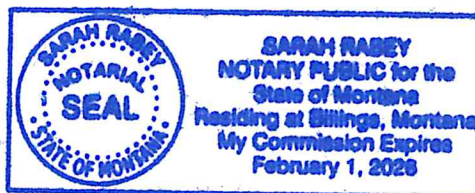
STATE OF Montana )  
 ) :ss  
County of Yellowstone )

On this 17 day of October, 2025, before me the undersigned, a Notary Public for the State of Montana, personally appeared Nolan Jewell, known to me to be Director of the 48th St. West Church of Christ, Billings, Montana, a Montana non-profit corporation and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the within instrument for and on behalf of the 48th St. West Church of Christ, Billings, Montana, a Montana non-profit corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(SEAL)

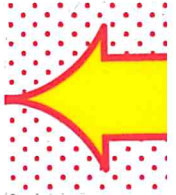
[Signature]  
Notary Public for the State of  
Sarah Rabe  
(Printed Name)  
Residing at Billings, Montana  
My Commission expires 02 / 01 / 2028



**ACKNOWLEDGEMENT AND ACCEPTANCE OF CONVEYENCE**

The Board of County Commissioners of Yellowstone County, Montana, acknowledges receipt of this Temporary Construction Easement and hereby accepts the property interest conveyed through this instrument.

**COUNTY OF YELLOWSTONE, MONTANA  
BOARD OF COUNTY COMMISSIONERS**



\_\_\_\_\_  
By: Chris White  
Title: Member

Date: \_\_\_\_\_

\_\_\_\_\_  
By: Mark Morse  
Title: Member

Date: \_\_\_\_\_

\_\_\_\_\_  
By: Mike Waters  
Title: Member

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
By: Jeff Martin  
Title: Clerk and Recorder

Date: \_\_\_\_\_

STATE OF MONTANA     )  
                                      )ss.  
County of Yellowstone    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public for the State of Montana, personally appeared Chris White, Mark Morse, Mike Waters, and Jeff Martin, known to me to be the Board of County Commissioners and the County Clerk and Recorder, respectively, of the County of Yellowstone, Montana, whose names are subscribed to

the foregoing instrument in such capacity and acknowledged to me that they executed the same on behalf of the County of Yellowstone, Montana.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(SEAL)

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Notary Public for the State of Montana

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(Printed Name)

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

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

# EXHIBIT A

## CONSTRUCTION EASEMENT WITHIN TRACT 1B, CERTIFICATE OF SURVEY No. 1940 AM.

PREPARED FOR : 48th STREET CHURCH

NOVEMBER, 2025

PREPARED BY : **sanbell**

BILLINGS, MONTANA

