

Return to:
Yellowstone County
Public Works
PO Box 35024
Billings MT 59107

DRY HYDRANT EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, STALEY FAMILY TRUST (the “Owner”), does hereby grant unto YELLOWSTONE COUNTY, a political subdivision of the state of Montana (the “Grantee”) an easement across, over and upon certain real property located in the SW1/4 of Section 18, T. 1 S., R. 25 E., P.M.M., Yellowstone County, Montana, being a portion of the Public Park in Block 4 of Maplewood Estates Subdivision, according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. _____; said easement being as shown on said plat and more particularly described on attached ‘EXHIBIT A’.

The Owner does hereby give, grant and convey unto the Grantee, its successors and assigns, the right, privilege and authority to construct, reconstruct, maintain, operate, repair, improve, replace and use a dry hydrant facility and any necessary fixtures and appurtenances over, across and upon said real property.

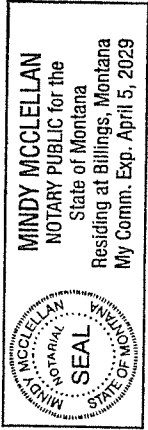
This easement shall run with the real property, and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, executors, successors, administrators and assignees, and shall bind each owner thereof.

STALEY FAMILY TRUST

By: Larry Staley
Title: Trustee

STATE OF MONTANA)
County of Yellowstone):ss

On this 20 day of July, 2026, before me, the undersigned Notary Public for the State of Montana, personally appeared Larry Staley, known to me to be the person who signed the forgoing instrument as Trustee of STALEY FAMILY TRUST, and acknowledged to me that said trust executed the same. Witness my hand and seal the day and year herein above written.



Mindy McClellan
Notary Public in and for the State of Montana

EXHIBIT A

DRY HYDRANT EASEMENT IN BLOCK 4 OF
MAPLEWOOD ESTATES SUBDIVISION

PREPARED FOR : STALEY FAMILY TRUST

APRIL, 2026

PREPARED BY : **sanbell**

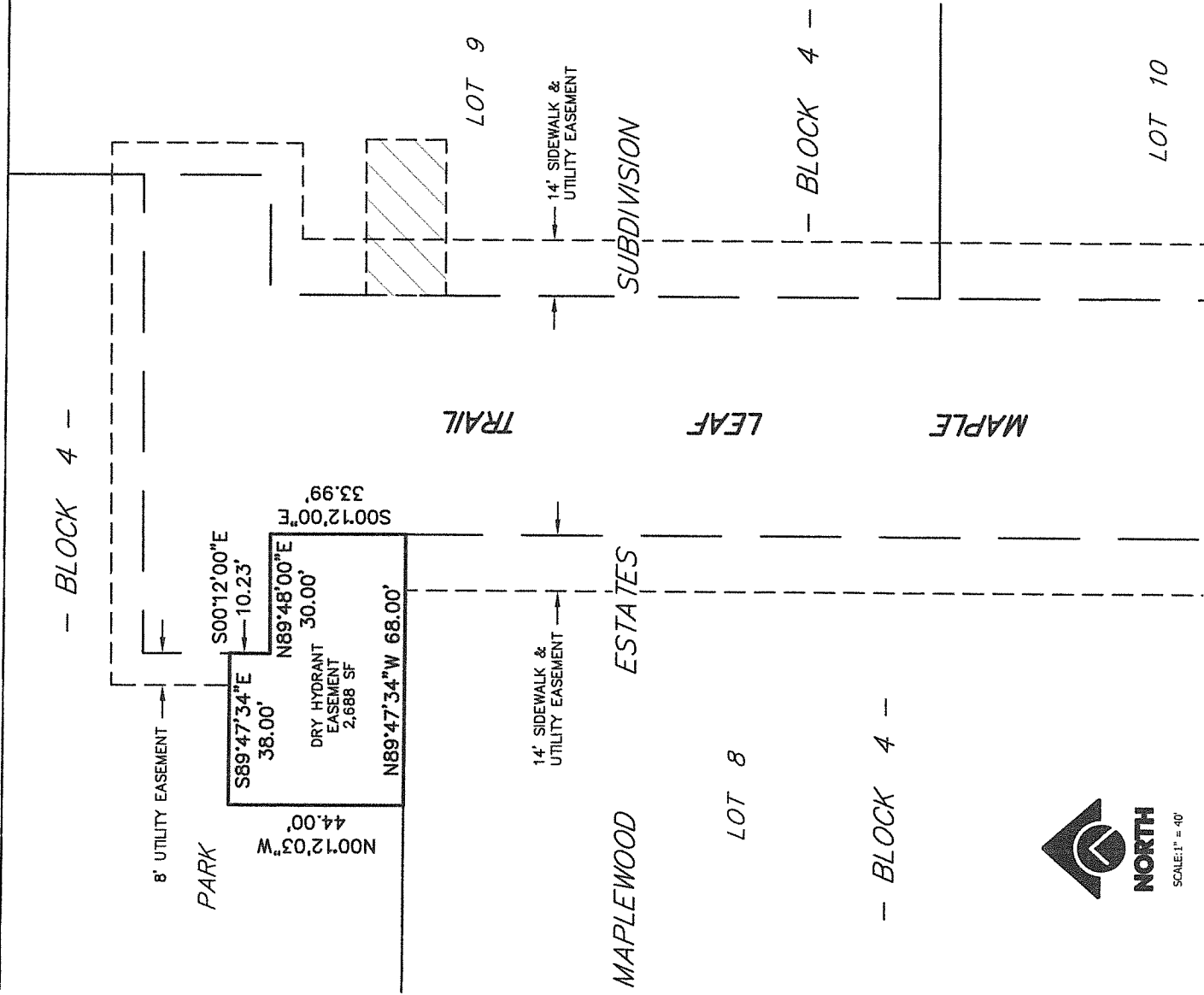
BILLINGS, MONTANA

TRACT 1A

CERTIFICATE OF SURVEY

No. 1233 AM.

O'DONNELL LANE



ACCEPTANCE OF DRY HYDRANT EASEMENT
(Maplewood Estates Subdivision

Mark Morse, Chair

Michael J. Waters, Member

ATTEST

Jeff Martin, Clerk and Recorder

Chris White, Member

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.
