

# RELEASE OF EASEMENT

BLACKFOOT COMMUNICATIONS, 1211 N Russell Street, Missoula, MT 59808, a potential beneficiary of that certain 30' Public Roadway Easement per Book 726, Page 568; and that certain 60' Public Utility Easement per Forty-Four Ranch Estates Subdivision Plat; both located in Lot 4, Forty-Four Ranch Estates, in the northwest one-quarter of Section 13, Township 13 North, Range 20 West, Principal Meridian Montana, Missoula County, Montana, hereby agrees to release and relinquish any claim to said easement(s) as shown on attached Exhibit A.

DATED this 20<sup>th</sup> Day of SEPTEMBER, 2021.

BLACKFOOT COMMUNICATIONS

By Eric Schwenk

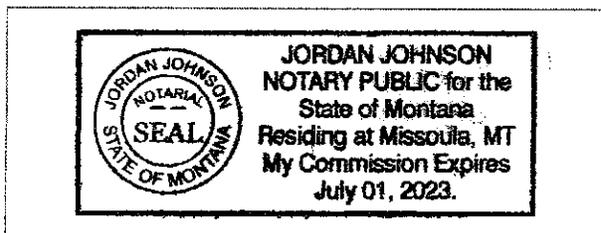
Title OSP Manager

STATE OF MONTANA       )  
  ) ss.  
County of Missoula       )

On this 20<sup>th</sup> day of SEPTEMBER 2021, before me the undersigned, a Notary Public for the State of Montana, personally appeared ERIC SCHWENK

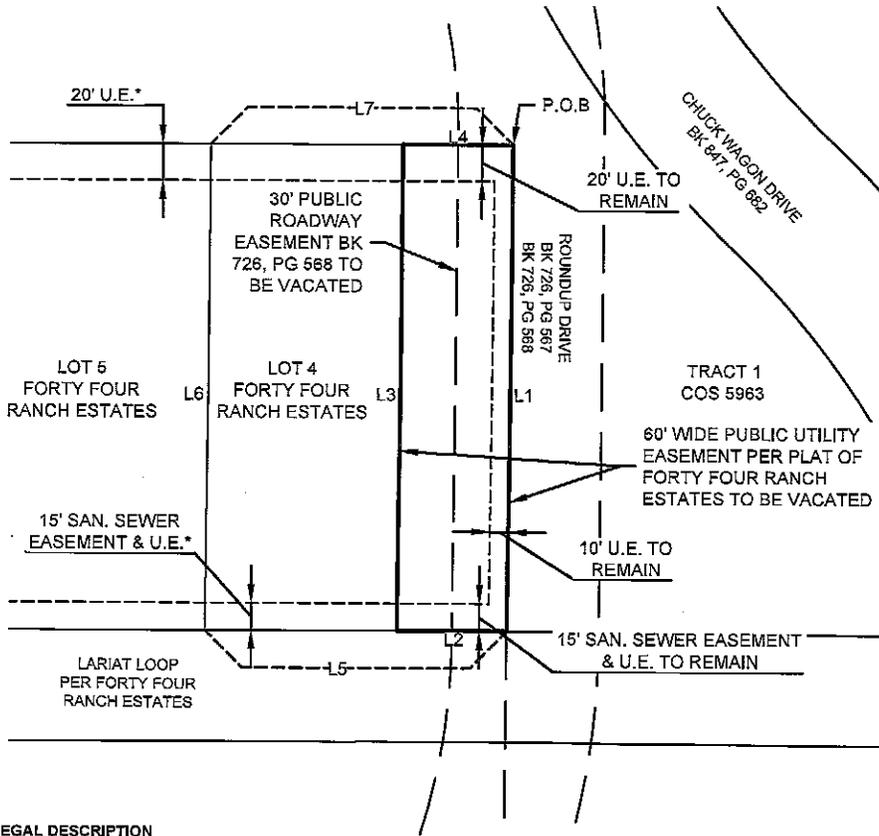
\_\_\_\_\_ known to me personally (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day, month, and year in this certificate first above written.



Jordan Johnson  
Notary Signature

# EXHIBIT 'A'



LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	264.87'	S 00° 31' 43" W
L2	60.00'	S 89° 59' 33" W
L3	264.87'	N 00° 31' 45" E
L4	60.00'	N 89° 59' 33" E
L5	164.47'	S 89° 59' 33" W
L6	264.87'	N 00° 31' 45" E
L7	164.47'	N 89° 59' 33" E

**LEGEND**

L#      LINE INDEX NUMBER  
 U.E.    PUBLIC UTILITY EASEMENT  
 P.O.B   POINT OF BEGINNING  
 \*        PER SUBDIVISION PLAT OF FORTY-FOUR RANCH ESTATES

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN LOT 4, FORTY-FOUR RANCH ESTATES, IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, FORTY FOUR RANCH ESTATES; THENCE S00°31'43"W ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 4, 264.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE S89°59'33"W ALONG THE SOUTHERLY PROPERTY LINE 60.00 FEET OF SAID LOT 4; THENCE LEAVING SAID SOUTHERLY PROPERTY LINE N00°31'43"E, 264.87 FEET TO A POINT ON THE NORTHERLY PROPERTY LINE OF SAID LOT 4; THENCE N89°59'33"E ALONG SAID NORTHERLY PROPERTY LINE 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 15,891 SQUARE FEET.

EXCEPTING AND RESERVING THE FOLLOWING THREE EASEMENTS:

- 15 FOOT SAN. SEWER EASEMENT AND PUBLIC UTILITY EASEMENT WITHIN THE ABOVE-DESCRIBED AREA AND CONTIGUOUS WITH THE SOUTHERN BOUNDARY OF SAID LOT 4.
- 20 FOOT PUBLIC UTILITY EASEMENT WITHIN THE ABOVE-DESCRIBED AREA AND CONTIGUOUS WITH THE NORTHERN BOUNDARY OF SAID LOT 4.
- 10 FOOT PUBLIC UTILITY EASEMENT WITHIN THE ABOVE-DESCRIBED AREA AND CONTIGUOUS WITH THE EASTERN BOUNDARY OF SAID LOT 4.

**CERTIFICATE OF SURVEYOR**

I, CRAIG SCHAEFFER, PROFESSIONAL ENGINEER AND LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2021

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
 CRAIG SCHAEFFER  
 MONTANA REGISTRATION NO. 14388ES



BASIS OF BEARING  
 BASIS OF BEARING IS PER  
 FORTY FOUR RANCH  
 ESTATES

<p><b>Morrison Maierle</b> engineers • surveyors • planners • scientists</p>	3011 Palmer Street Missoula, MT 59808  Phone: 406.542.8880 Fax: 406.542.4801  <small>COPYRIGHT © MORRISON-MAIERLE, INC. 2021</small>	DRAWN BY: WEH DSGN. BY: WEH APPR. BY: CAS DATE: 07/2021	LOT 4, 44 RANCH ESTATES ROW EASEMENT AND PUBLIC UTILITY EASEMENT VACATION MISSOULA MT	PROJECT NO. 6851.001
		EXHIBIT "A"	FIGURE NUMBER <b>1 OF 1</b>	

M:\8871 - Blockier\001\_00\_Lot 4, 44 Ranch Estates ROW Vacation\ACADE\Exhibits\Legal Vacation Exhibit\dwg Plotted by craig a. schaeffer on Aug/25/2021

**RELEASE OF EASEMENT**

MISSOULA ELECTRIC COOPERATIVE, INC. 1700 West Broadway, Missoula, MT 59808, a potential beneficiary of that certain 30' Public Roadway Easement per Book 726, Page 568; and that certain 60' Public Utility Easement per Forty-Four Ranch Estates Subdivision Plat; both located in Lot 4, Forty-Four Ranch Estates, in the northwest one-quarter of Section 13, Township 13 North, Range 20 West, Principal Meridian Montana, Missoula County, Montana, hereby agrees to release and relinquish any claim to said easement(s) as shown on attached Exhibit A.

DATED this 17<sup>th</sup> Day of September, 2021.

MISSOULA ELECTRIC COOPERATIVE, INC.

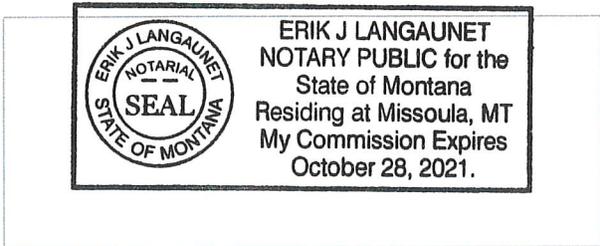
By [Signature]

Title G.M.

STATE OF MONTANA )  
 ) ss.  
County of Missoula )

On this 17<sup>th</sup> day of September 2021, before me the undersigned, a Notary Public for the State of Montana, personally appeared MARK P. HAYDEN GENERAL MANAGER OF MISSOULA ELECTRIC COOPERATIVE, INC. known to me personally (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day, month, and year in this certificate first above written.



[Signature]  
Notary Signature



**RELEASE OF EASEMENT**

CHARTER (SPECTRUM), 924 S. 3<sup>rd</sup> St. W., Missoula, MT 59801, a potential beneficiary of that certain 30' Public Roadway Easement per Book 726, Page 568; and that certain 60' Public Utility Easement per Forty-Four Ranch Estates Subdivision Plat; both located in Lot 4, Forty-Four Ranch Estates, in the northwest one-quarter of Section 13, Township 13 North, Range 20 West, Principal Meridian Montana, Missoula County, Montana, hereby agrees to release and relinquish any claim to said easement(s) as shown on attached Exhibit A.

DATED this 23<sup>rd</sup> Day of SEPTEMBER, 2021.

CHARTER (SPECTRUM)

By Benny Murphy

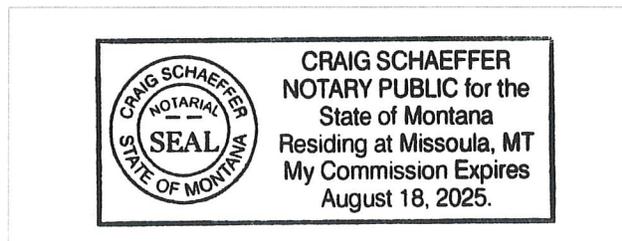
Title CONSTRUCTION COORDINATOR

STATE OF MONTANA )  
 ) ss.  
County of Missoula )

On this 23<sup>rd</sup> day of SEPTEMBER 2021, before me the undersigned, a Notary Public for the State of Montana, personally appeared BENNY MURPHY

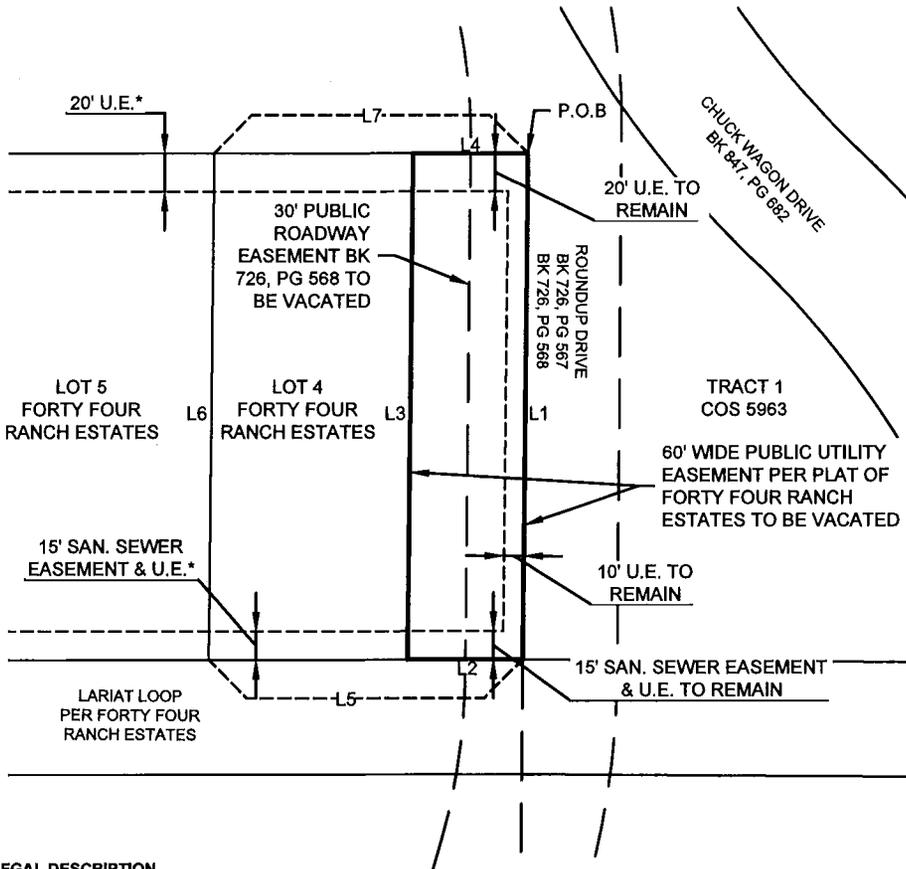
known to me personally (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day, month, and year in this certificate first above written.



Craig Schaeffer  
Notary Signature

# EXHIBIT 'A'



LINE TABLE		
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**LEGEND**

L#      LINE INDEX NUMBER  
 U.E.    PUBLIC UTILITY EASEMENT  
 P.O.B   POINT OF BEGINNING  
 \*       PER SUBDIVISION PLAT OF FORTY-FOUR RANCH ESTATES

**LEGAL DESCRIPTION**

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BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, FORTY FOUR RANCH ESTATES; THENCE S00°31'43"W ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 4, 264.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE S89°59'33"W ALONG THE SOUTHERLY PROPERTY LINE 60.00 FEET OF SAID LOT 4; THENCE LEAVING SAID SOUTHERLY PROPERTY LINE N00°31'43"E, 264.87 FEET TO A POINT ON THE NORTHERLY PROPERTY LINE OF SAID LOT 4; THENCE N89°59'33"E ALONG SAID NORTHERLY PROPERTY LINE 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 15,891 SQUARE FEET.

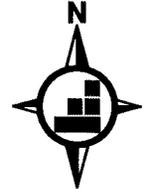
EXCEPTING AND RESERVING THE FOLLOWING THREE EASEMENTS:  
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**CERTIFICATE OF SURVEYOR**

I, CRAIG SCHAEFFER, PROFESSIONAL ENGINEER AND LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2021

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
 CRAIG SCHAEFFER  
 MONTANA REGISTRATION NO. 14388ES



**BASIS OF BEARING**  
 BASIS OF BEARING IS PER FORTY FOUR RANCH ESTATES

<p style="font-size: small;">engineers • surveyors • planners • scientists</p>	3011 Palmer Street Missoula, MT 59808  Phone: 406.542.8880 Fax: 406.542.4801	DRAWN BY: <u>WEH</u> DSGN. BY: <u>WEH</u> APPR. BY: <u>CAS</u> DATE: <u>07/2021</u>	LOT 4, 44 RANCH ESTATES ROW EASEMENT AND PUBLIC UTILITY EASEMENT VACATION MISSOULA MT	PROJECT NO. 6851.001
		EXHIBIT "A"	FIGURE NUMBER 1 OF 1	

M:\6871 - Blecker\001\_00\_Lot 4, 44 Ranch Estates ROW Vacation\ACAD\Exhibits\Legal Vacation Exhibit.dwg Plotted by craig a. schaeffer on Aug/25/2021



CenturyLink

10/14/2021

Steven & Rebekah Bleecker  
C/O Craig Schaeffer  
Morrison-Maierle  
1055 Mount Ave.  
Missoula, MT 59801

**No Reservations/No Objection**

**SUBJECT:** Request for vacation of a 30' Public Roadway Easement per Book 726 Page 568 and a 60' Public Utility Easement per Forty-Four Ranch Estates Subdivision plat, along the eastern property line of Lot 4, Forty-Four Ranch Estates, Missoula County, Montana  
**TAX ID:** 3194602

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

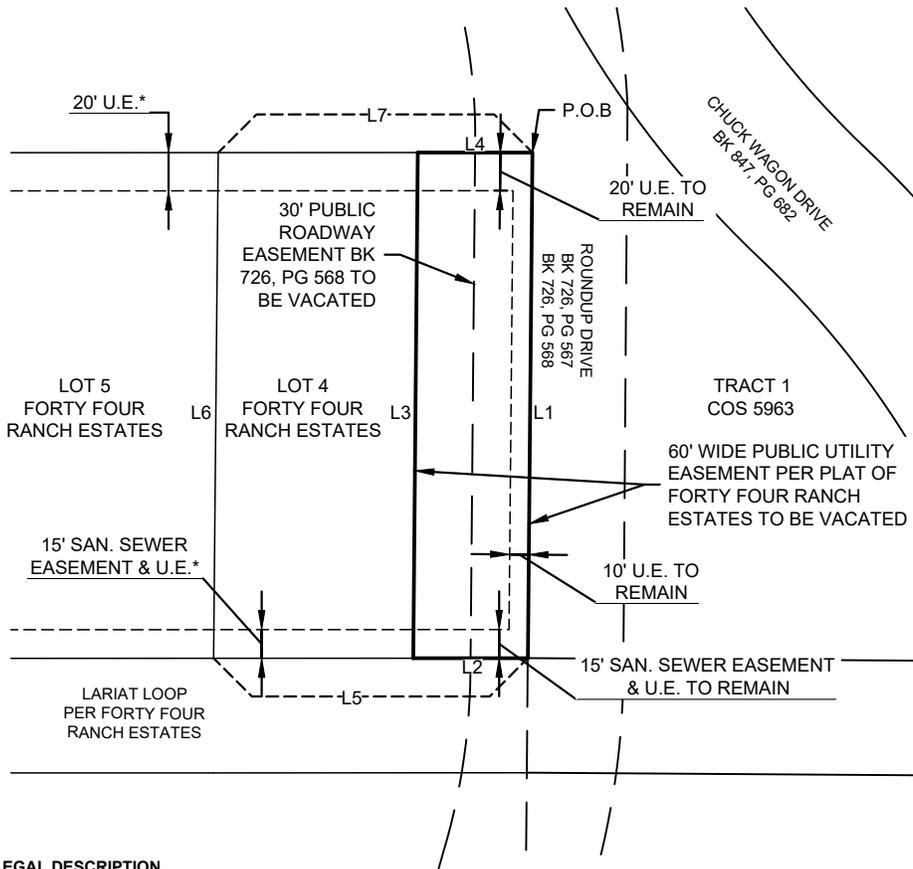
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Sincerely yours,

Diane Willatto  
Network Infrastructure Services  
CenturyLink  
P839021

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### LEGEND

L# LINE INDEX NUMBER  
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 P.O.B. POINT OF BEGINNING  
 \* PER SUBDIVISION PLAT OF FORTY-FOUR RANCH ESTATES

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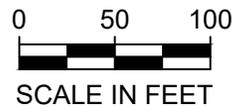
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### CERTIFICATE OF SURVEYOR

I, CRAIG SCHAEFFER, PROFESSIONAL ENGINEER AND LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2021

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
 CRAIG SCHAEFFER  
 MONTANA REGISTRATION NO. 14388ES



BASIS OF BEARING  
 BASIS OF BEARING IS PER  
 FORTY FOUR RANCH  
 ESTATES



3011 Palmer Street  
 Missoula, MT 59808  
 Phone: 406.542.8880  
 Fax: 406.542.4801

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DRAWN BY: WEH  
 DSGN. BY: WEH  
 APPR. BY: CAS  
 DATE: 07/2021

LOT 4, 44 RANCH ESTATES ROW EASEMENT  
 AND PUBLIC UTILITY EASEMENT VACATION  
 MISSOULA MT

PROJECT NO.  
 6851.001

FIGURE NUMBER

EXHIBIT "A"

1 OF 1