

Return to:
Shane Stack
Director of Public Works, Missoula County
6089 Training Dr
Missoula, MT 59808-8654

Dedication of Public Right of Way Easement

Project ID: Mullan BUILD **Parcel No.:** EB 2-6 **County:** Missoula
Designation: England BLVD
Project No.: N/A

This Easement is granted and dedicated to public use this 14th day of April, 2022, by

Dougherty Ranch LLC, a Montana limited liability company

as property owner(s), and referenced herein as "GRANTOR";

Witnesses that, the GRANTOR does hereby grant, convey, and dedicate to the public, subject to the conditions and limitations herein set forth, a nonexclusive Public Right of Way Easement to construct, maintain, and operate a roadway open to public use and other right-of-way usages over, upon, under, and across the herein below described real estate including, but not limited to, the right to install, construct, maintain and operate, or permit installation, construction, maintenance and operation of public and/or private utilities upon, over, under and across the defined easement as well as provide regulatory enforcement as may be necessary, covering and embracing the following described land, described as follows, to-wit:

Tract F of Certificate of Survey No. 6850, located in the NW¼ & SW¼ of Section 7, Township 13 North, Range 19 West and the NE¼ & SE¼ of Section 12, Township 13 North, Range 20 West, P.M.M., Missoula County, Montana

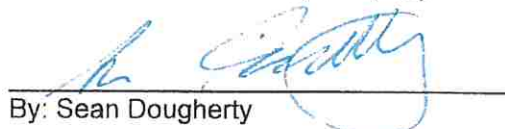
**As per Exhibit "A" attached hereto and by reference made a part hereof
containing an area of 0.68 acres, more or less**

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Binding Effect. This grant of Easement is binding upon the heirs, executors, personal representatives, assigns and successors of the parties hereto and shall run with the land.

Dougherty Ranch LLC
a Montana limited liability company


By: Sean Dougherty

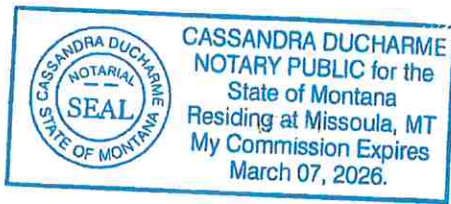

By: Brian Dougherty

Public Right of Way Easement
Project ID: Mullan BUILD
Designation: England BLVD

Parcel No.: EB 2-6

STATE OF MONTANA)
) ss.
COUNTY OF MISSOULA)

On this 14th day of April, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Sean Dougherty, whose name as authorized member of the Dougherty Ranch LLC, a Montana limited liability company, is signed to the foregoing instrument and who acknowledged before me on this that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.



[Signature]
Notary Signature Line
Cassandra Ducharme
Notary Printed Name

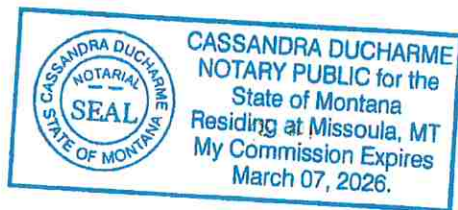
Notary Public for State of Montana
Residing at: Missoula
My Commission Expires: 3-7-26

Public Right of Way Easement
Project ID: Mullan BUILD
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Parcel No.: EB 2-6

STATE OF MONTANA)
) ss.
COUNTY OF MISSOULA)

On this 15th day of April, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Brian Dougherty, whose name as authorized member of the Dougherty Ranch LLC, a Montana limited liability company, is signed to the foregoing instrument and who acknowledged before me on this that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

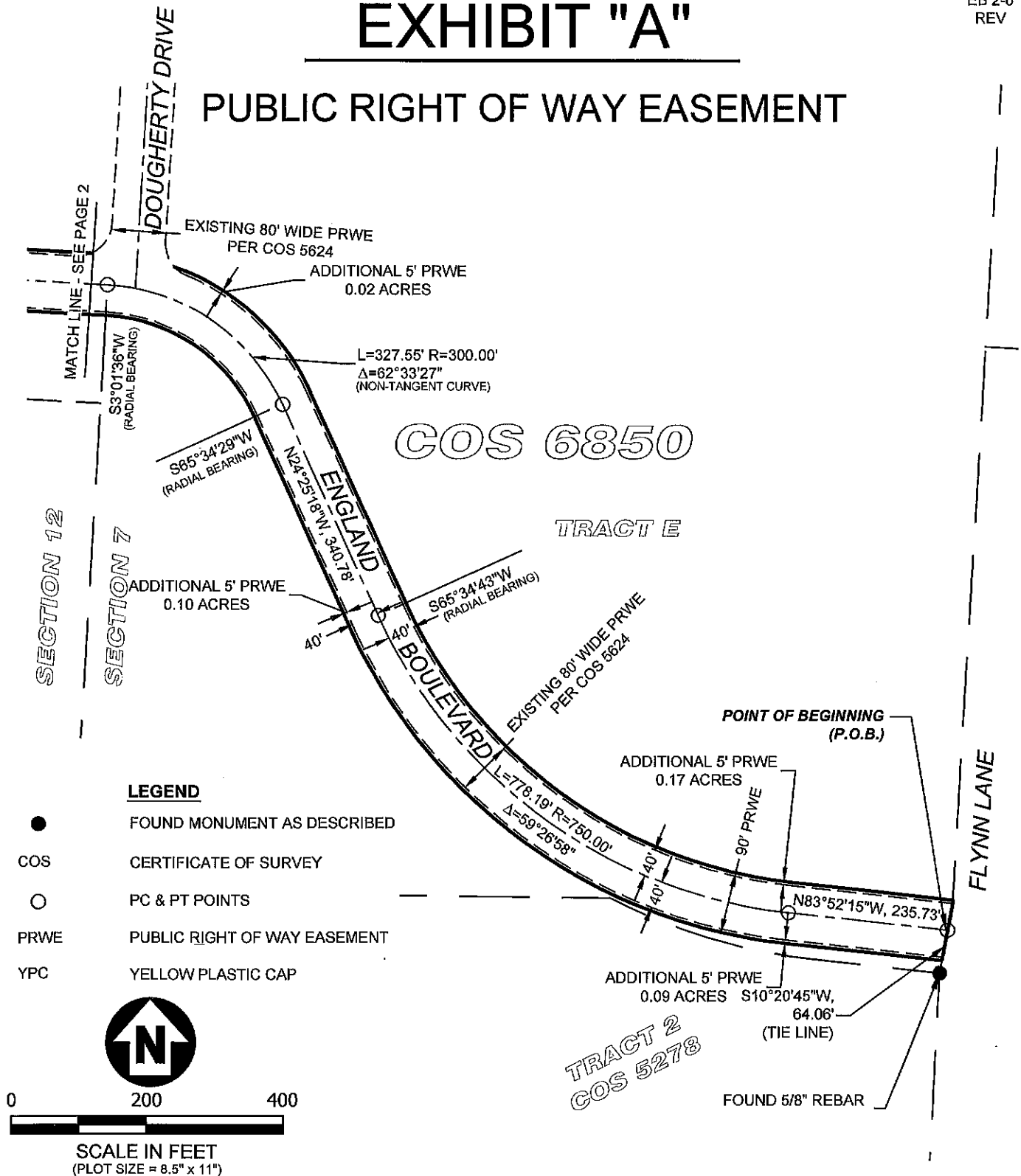


Cassandra Ducharme
Notary Signature Line
Cassandra Ducharme
Notary Printed Name

Notary Public for State of Montana
Residing at: Missoula
My Commission Expires: March 7, 2026

EXHIBIT "A"

PUBLIC RIGHT OF WAY EASEMENT



ENGINEERS
PLANNERS
SURVEYORS

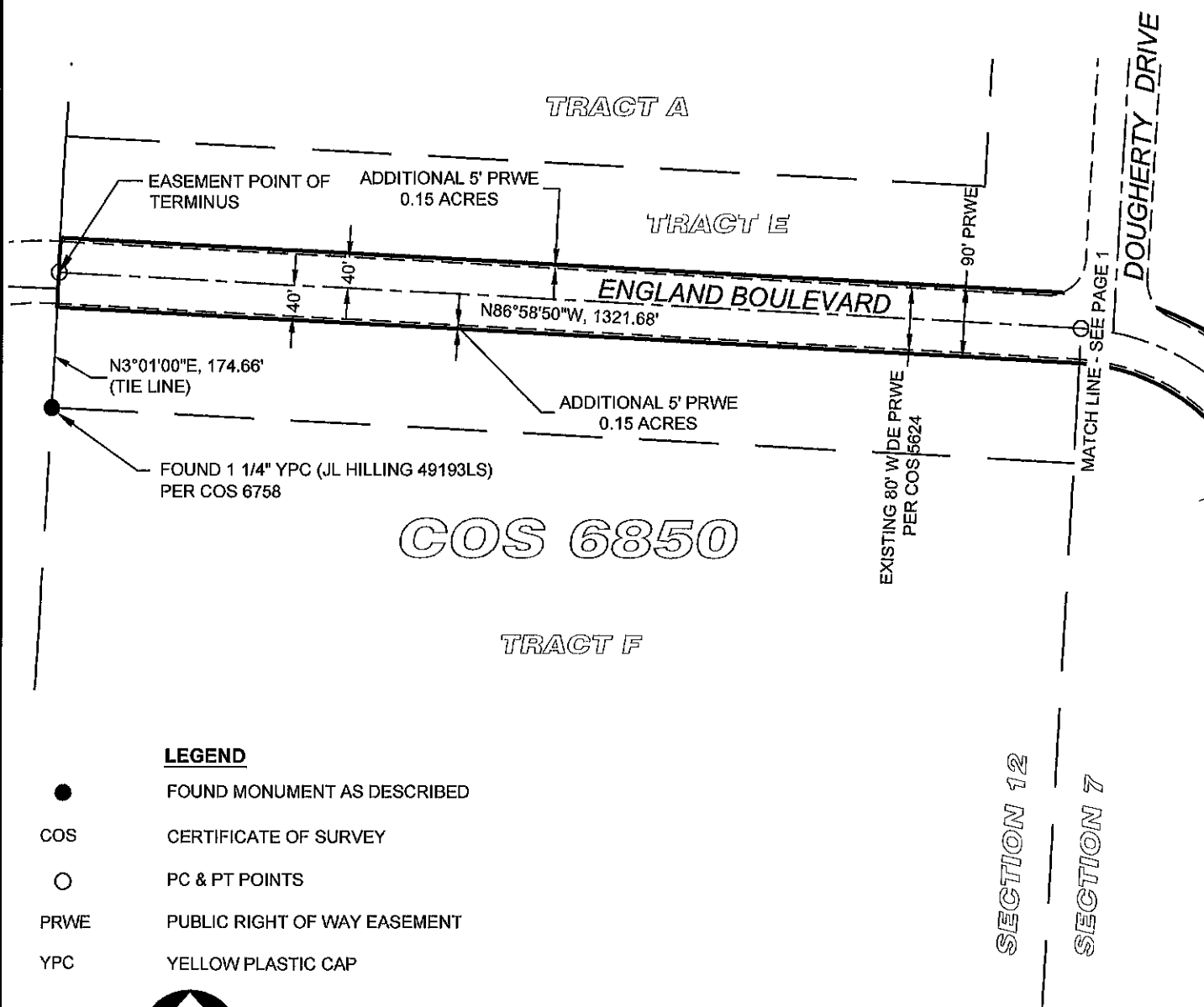
BASIS OF BEARING: MONTANA STATE PLANE
GRID NORTH BASED ON GNSS OBSERVATION

APRIL, 2022

4622-1758 KEVIN FOTOS MULLAN BULL DOGS 0.0 RIGHT OF WAY PER EASEMENT AND BOULEVARD 0.05 PER RW EXH. 2022-04-05 DWG

EXHIBIT "A"

PUBLIC RIGHT OF WAY EASEMENT



LEGEND

- FOUND MONUMENT AS DESCRIBED
- COS CERTIFICATE OF SURVEY
- PC & PT POINTS
- PRWE PUBLIC RIGHT OF WAY EASEMENT
- YPC YELLOW PLASTIC CAP



0 200 400

SCALE IN FEET
(PLOT SIZE = 8.5" x 11")

LOCATED IN THE SE 1/4 AND NE 1/4,
SECTION 12, T. 13 N., R. 20 W., P.M.
MISSOULA COUNTY, MONTANA



ENGINEERS
PLANNERS
SURVEYORS

BASIS OF BEARING: MONTANA STATE PLANE
GRID NORTH BASED ON GNSS OBSERVATION

APRIL, 2022

EXHIBIT "A"

PUBLIC RIGHT OF WAY EASEMENT

LEGAL DESCRIPTION:

A 90 FOOT WIDE PUBLIC RIGHT OF WAY EASEMENT FOR RIGHT OF WAY AND UTILITY PURPOSES, OVER AND ACROSS TRACT E, CERTIFICATE OF SURVEY NO. 6850, AS RECORDED IN MISSOULA COUNTY, MT. RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 13 NORTH., RANGE 19 WEST, AND THE SOUTHEAST ONE-QUARTER AND THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 13 NORTH., RANGE 20 WEST, P. M., M. AND MORE PARTICULARLY DESCRIBED AS BEING A STRIP OF LAND 90.00 FEET WIDE, 45 FEET WIDE ON EACH SIDE OF THE FOLLOWING CENTERLINE:

BEGINNING AT A POINT ON THE WEST BOUNDARY OF SAID TRACT E AND FROM WHICH THE SOUTHEAST CORNER OF SAID TRACT E BEARS SOUTH 10°20'45" WEST 64.06 FEET; THENCE, ALONG THE EXISTING CENTERLINE OF ENGLAND BOULEVARD THE FOLLOWING FIVE (5) COURSES:

1. NORTH 83°52'15" WEST 235.73 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT.
2. ALONG A TANGENT CURVE TO THE RIGHT, 778.19 FEET THROUGH A CENTRAL ANGLE OF 59°26'58" AND HAVING A RADIUS OF 750.00 FEET TO A POINT ON A NON-TANGENT LINE.
3. NORTH 24°25'18" WEST 340.78 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT.
4. ALONG A NON-TANGENT CURVE TO THE LEFT, 327.55 FEET THROUGH A CENTRAL ANGLE OF 62°33'27" AND HAVING A RADIUS OF 300.00 FEET TO A POINT ON A NON-TANGENT LINE.
5. NORTH 86°58'50" WEST 1321.68 FEET, MORE OR LESS, TO THE POINT OF TERMINUS ON THE WEST BOUNDARY OF SAID TRACT E.

FROM WHICH POINT THE WEST CORNER COMMON TO TRACTS E AND F, CERTIFICATE OF SURVEY NO. 6850, BEARS SOUTH 3°01'00" WEST 174.66 FEET.

THE SIDELINES OF THIS EASEMENT LENGTHEN OR SHORTEN TO INTERSECT THE WEST AND THE EAST BOUNDARIES OF SAID TRACT E, CERTIFICATE OF SURVEY NO. 6850.

EXCEPTING THEREFROM THAT PORTION OF SAID TRACT E, CERTIFICATE OF SURVEY NO. 6850 PREVIOUSLY DEDICATED TO THE PUBLIC AS ENGLAND BOULEVARD AND DOUGHERTY DRIVE.

CONTAINING 0.68 ACRE OF LAND, MORE OR LESS.

I HEREBY STATE THAT THIS EASEMENT EXHIBIT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF APRIL, 2022.

THIS WAS PREPARED TO UPDATE THE CALL OUTS FOR PARCELS TO REFLECT THE CHANGES SHOWN ON CERTIFICATE OF SURVEY NO. 6850, FILED JAN 5, 2022, AND WITH CONCURRENCE OF SIGNATORIES OF THE RW AGREEMENT.

NO CHANGES WERE MADE TO AFFECT THE AREAS OR THE PHYSICAL LOCATION OF THE EASEMENT.

SIGNED Donald M. Roedel
DONALD M. ROEDEL, P.L.S. 10999LS

DATE 04/06/2022



BASIS OF BEARING: MONTANA STATE PLANE
GRID NORTH BASED ON GNSS OBSERVATION

APRIL, 2022

