

May 20, 2021

Troy Monroe
City Engineer
City of Missoula
435 Ryman Street
Missoula, MT 59802

Re: Millsite Subdivision Block 6 – Public Easement Vacation

Dear Troy:

Attached is the following information for step 2 of the City of Missoula public vacation process in reference to the public easement vacation on Block 6 of the Millsite Subdivision.

- Metes and Bounds Description
- Map of Existing Utilities – Vicinity Map and Easement Vacation Exhibit
- Signed and Notarized Release of Easement Documents

Please feel welcome to contact me at (406) 728-4611 or sreichert@wgmggroup.com with any questions or concerns regarding this project.

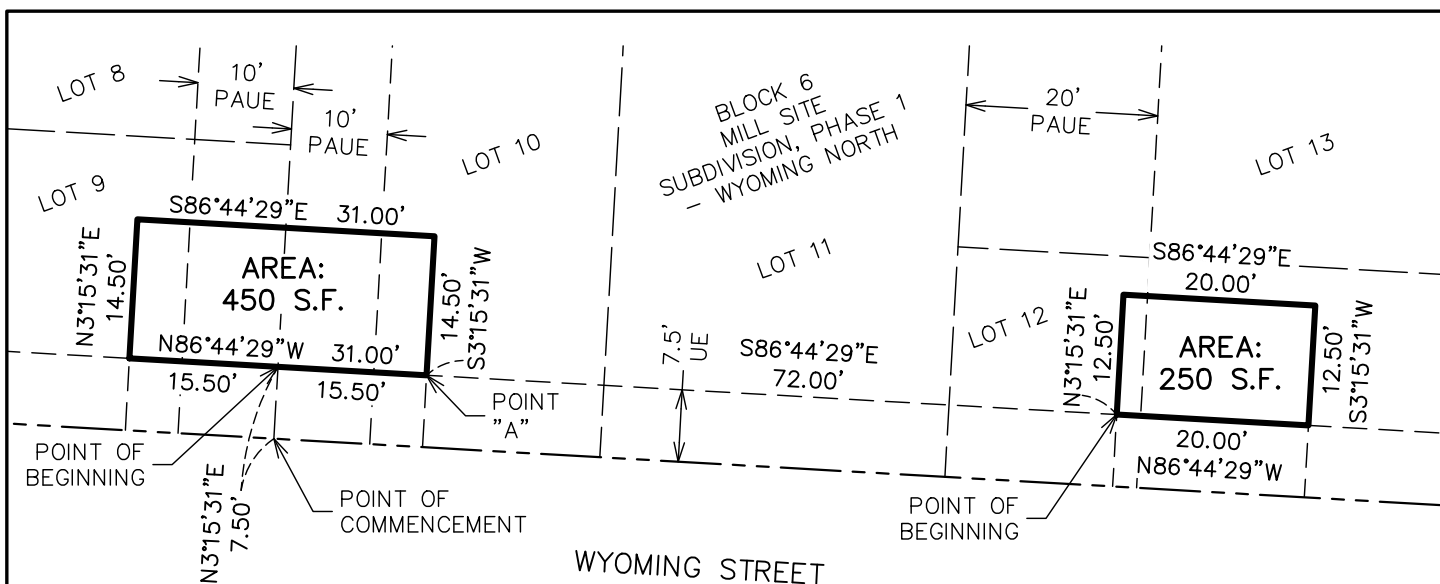
Sincerely,
WGM Group, Inc.



Steve Reichert, EI
PROJECT REPRESENTATIVE

SR:aes

\\wgm-fs01-azure\Projects\Projects\050603\050603.10_Wyoming-North\Docs\Misc\Phase 03 - Block 6\1-Easement Vacation\Step 2\Submittal Cover Letter 05-20-2021.docx



UE = UTILITY EASEMENT PER BOOK 910 MICRO,
PAGE 804 AND SHOWN ON COS 6362

PAUE = PRIVATE ACCESS EASEMENT AND PRIVATE UTILITY EASEMENT
PER MILL SITE SUBDIVISION, PHASE 1 - WYOMING NORTH

BASIS OF BEARINGS:
MILL SITE SUBDIVISION,
PHASE 1 - WYOMING NORTH

LEGAL DESCRIPTION *****

A TRACT OF LAND BEING PORTIONS OF LOTS 9 AND 10 OF BLOCK 6 OF MILL SITE SUBDIVISION, PHASE 1 - WYOMING NORTH, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA; LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER COMMON TO SAID LOTS 9 AND 10; THENCE N 03°15'31" E ALONG THE LINE COMMON TO SAID LOTS 9 AND 10, 7.50 FEET TO THE POINT OF BEGINNING; THENCE N 86°44'29" W, 15.50 FEET TO A POINT ON THE WESTERLY LINE OF A 22.00 FOOT BY 31.00 FOOT UTILITY EASEMENT AS DESCRIBED IN BOOK 910 MICRO, PAGE 804, AND SHOWN ON CERTIFICATE OF SURVEY NO. 6362, BOTH ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA; THENCE ALONG THE WESTERLY, NORTHERLY, AND EASTERLY LINES OF SAID UTILITY EASEMENT THE FOLLOWING THREE (3) COURSES:
1) N 03°15'31" E, 14.50 FEET; 2) S 86°44'29" E, 31.00 FEET;
3) S 03°15'31" W, 14.50 FEET TO POINT "A"; THENCE N 86°44'29" W, 15.50 FEET TO THE POINT OF BEGINNING; CONTAINING 450 SQUARE FEET, MORE OR LESS.

(CONTINUED ON SHEET 2)

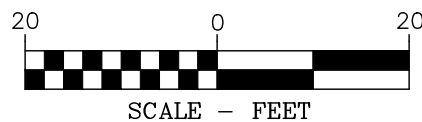
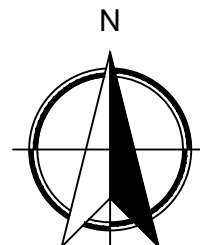


EXHIBIT "A"
LOCATED IN THE NW 1/4 OF SECTION 21,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA



WGM GROUP
WWW.WGMGROUP.COM

PROJECT: 05-06-03.10
FILE No: 050603.10_ease vac-leg.dwg
FILE PATH
W:\Projects\050603\050603.10_Wyoming-North\CAD Data\Exhibit
LAYOUT: Sh11
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: KFA
DATE: MARCH 8, 2021
SHEET 1 OF 2 SHEETS

L E G A L D E S C R I P T I O N (CONTINUED)

TOGETHER WITH A TRACT OF LAND BEING A PORTION OF LOT 12 OF BLOCK 6 OF SAID MILL SITE SUBDIVISION, PHASE 1 – WYOMING NORTH; LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE HEREINABOVE DESCRIBED POINT "A"; THENCE S 86°44'29" E ALONG THE NORTHERLY LINE OF A 7.50 FOOT WIDE UTILITY EASEMENT AS DESCRIBED IN SAID BOOK 910 MICRO, PAGE 804, AND SHOWN ON SAID CERTIFICATE OF SURVEY NO. 6362, 72.00 FEET TO A POINT ON THE WESTERLY LINE OF A 20.00 FOOT BY 20.00 FOOT UTILITY EASEMENT AS DESCRIBED IN SAID BOOK 910 MICRO, PAGE 804, AND SHOWN ON SAID CERTIFICATE OF SURVEY NO. 6362, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY, NORTHERLY, AND EASTERLY LINES OF LAST SAID UTILITY EASEMENT THE FOLLOWING THREE (3) COURSES: 1) N 03°15'31" E, 12.50 FEET; 2) S 86°44'29" E, 20.00 FEET; 3) S 03°15'31" W, 12.50 FEET; THENCE N 86°44'29" W, 20.00 FEET TO THE POINT OF BEGINNING; CONTAINING 250 SQUARE FEET, MORE OR LESS.

S U R V E Y O R ' S S T A T E M E N T * * * *

THIS EXHIBIT WAS PREPARED UNDER MY SUPERVISION.



KIRK F. ADKINS, P.L.S.
MONTANA LICENSE NO. 16734LS
FOR WGM GROUP, INC.

03/08/2021
DATE



UNLESS SIGNED, SEALED, AND DATED, THIS IS
A PRELIMINARY OR UNOFFICIAL DOCUMENT AND
CANNOT BE RELIED UPON IN WHOLE OR PART.

EXHIBIT "A"
LOCATED IN THE NW 1/4 OF SECTION 21,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA



WGM GROUP
WWW.WGMGROUP.COM

PROJECT: 05-06-03.10
FILE No: 050603.10_ease vac-leg.dwg
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SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: KFA
DATE: MARCH 8, 2021
SHEET -2 OF 2 SHEETS

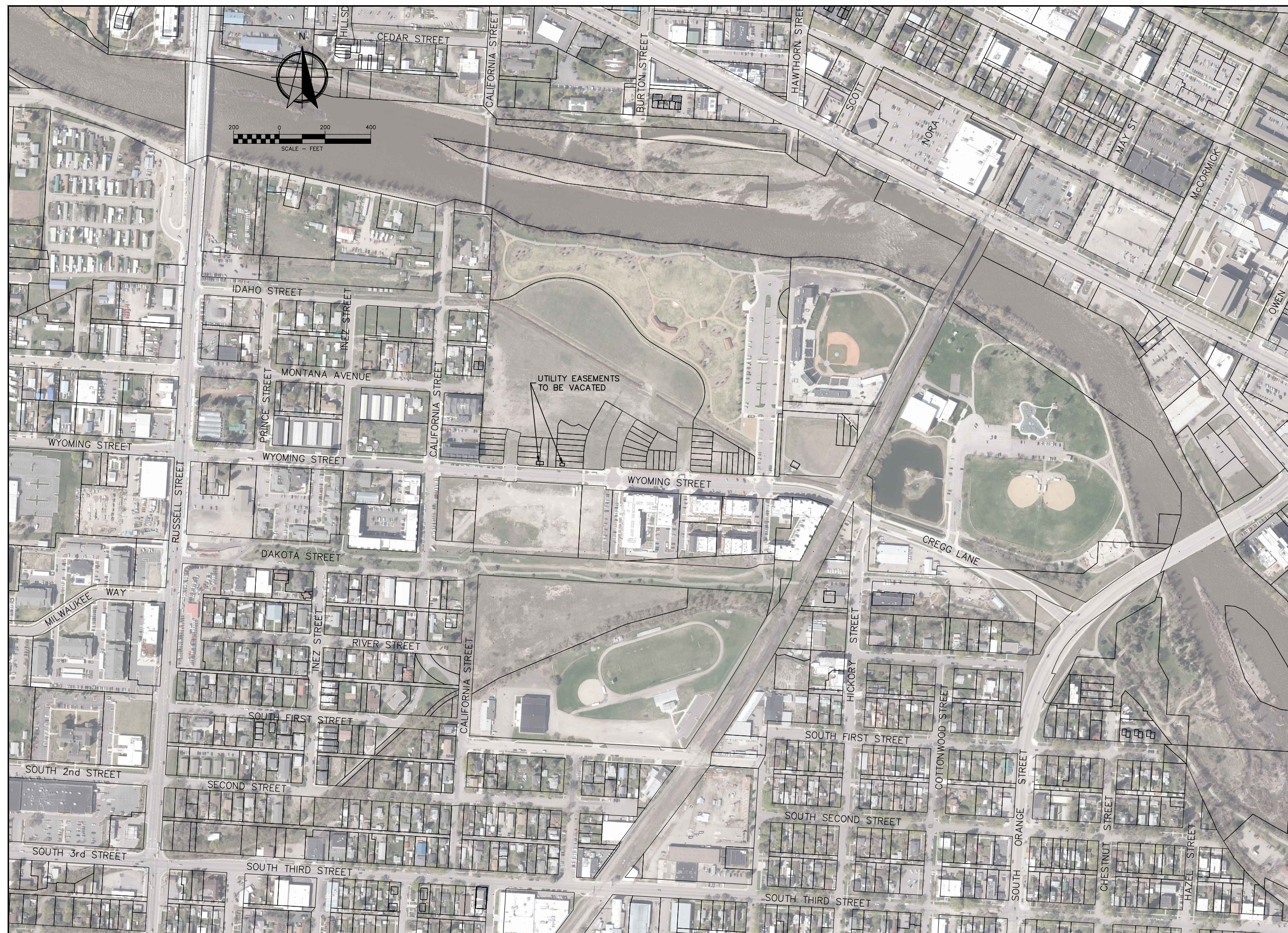


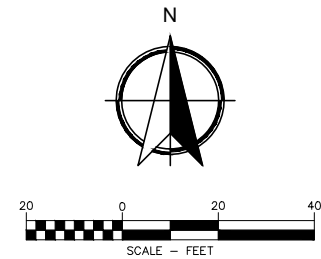
REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT: 05--06--03.10
LAYOUT: Layout1
DESIGNED BY: ---
DESIGN: ---
DRAFT: CEG
APPROVE: RJS
DATE:

OCTOBER 2020

1 OF 1



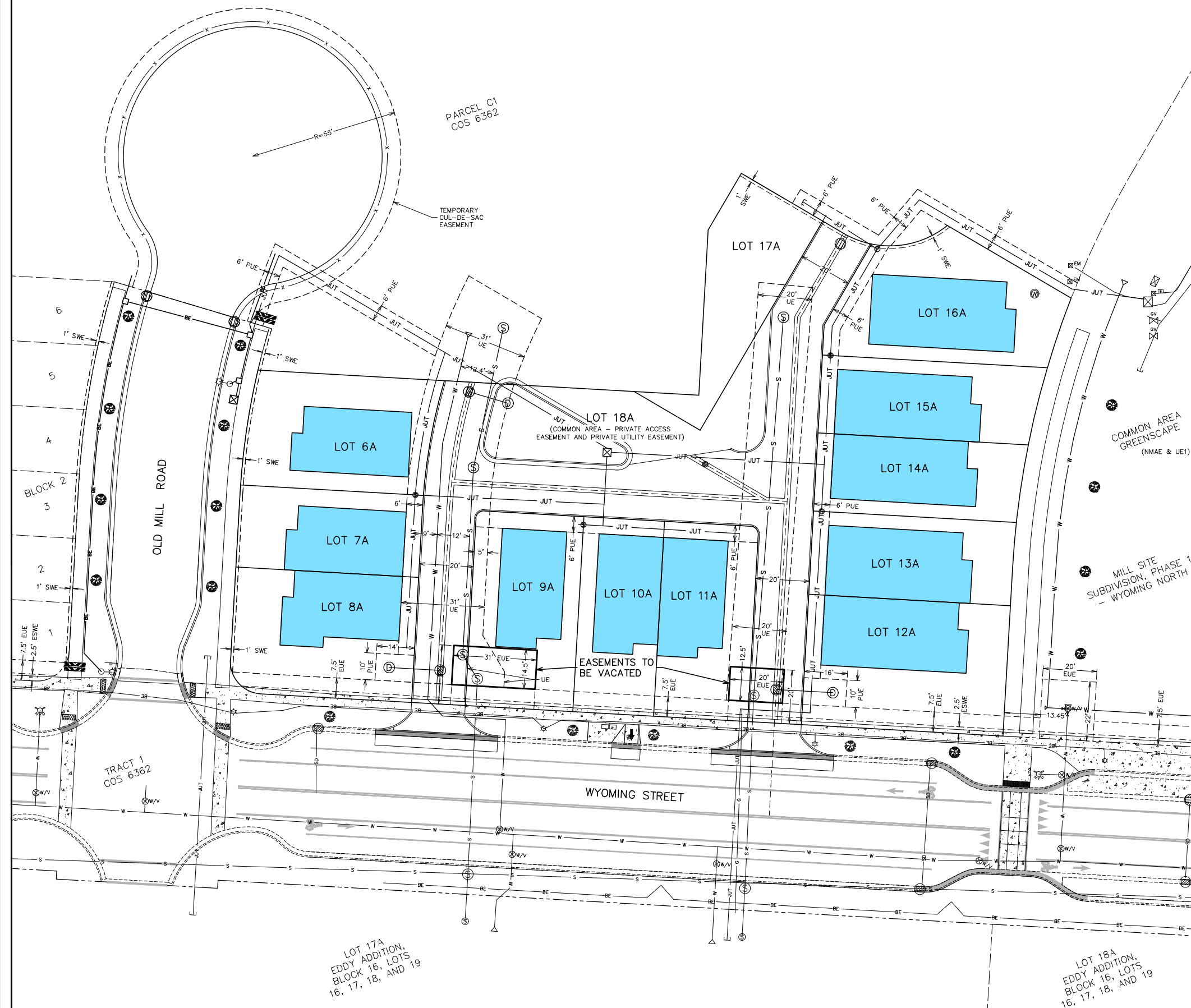


LEGEND-EXISTING

- SUBJECT PROPERTY BOUNDARY
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- - - LOT LINE
- [Pattern] CONCRETE SIDEWALK
- [Pattern] EDGE OF ASPHALT
- [Pattern] CURB AND GUTTER
- [Pattern] CURB AND GUTTER W/LAYDOWN
- W WATER MAIN
- S SANITARY SEWER MAIN
- SD STORM DRAIN LINE
- BE BURIED ELECTRIC LINE
- JUT JOINT UTILITY TRENCH
- ⊗ W/V WATER VALVE
- ⊗ FIRE HYDRANT
- ⊗ BLOW OFF
- ⊗ WELL
- ⊗ SANITARY SEWER MANHOLE
- ⊗ HOODED DRAINAGE SUMP
- ⊗ DRAINAGE INLET
- ⊗ LIGHT POLE
- ⊗ SIGN
- UE1 UTILITY EASEMENT PER MILL SITE SUBDIVISION, PHASE 1 - WYOMING NORTH
- SWE PUBLIC SIDEWALK EASEMENT PER MILL SITE SUBDIVISION, PHASE 1 - WYOMING NORTH
- NMAE NON-MOTORIZED ACCESS EASEMENT PER BOOK 944 MICRO, PAGE 743
- EUE UTILITY EASEMENT PER BOOK 910 MICRO, PAGE 36 AND CERTIFICATE OF SURVEY NO. 6362
- ESWE PUBLIC SIDEWALK MAINTENANCE EASEMENT PER BOOK 910 MICRO, PAGE 36 AND CERTIFICATE OF SURVEY NO. 6362

LEGEND-PROPOSED

- [Blue Fill] LOT LINE
- [Blue Fill] BUILDING
- [Pattern] EDGE OF ASPHALT
- [Pattern] CURB AND GUTTER
- [Pattern] CURB AND GUTTER W/LAYDOWN
- W WATER MAIN
- S SANITARY SEWER MAIN
- SD STORM DRAIN
- BE BURIED ELECTRIC LINE
- JUT JOINT UTILITY TRENCH
- ⊗ BLOW OFF
- ⊗ SANITARY SEWER MANHOLE
- ⊗ STORM DRAIN MANHOLE
- ⊗ DRAINAGE INLET
- ⊗ HOODED DRAINAGE SUMP
- UE UTILITY EASEMENT (PUBLIC)
- PUE PRIVATE UTILITY EASEMENT



**EASEMENT VACATION EXHIBIT
LOTS 6-18, BLOCK 6, MILL SITE SUBDIVISION,
PHASE 1 - WYOMING NORTH
MISSOULA, MONTANA**

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT: 05-06-03.10
LAYOUT: SHT1
SURVEYED: ---
DESIGN: SR
DRAFT: CEG
APPROVE: RJS
DATE: MARCH 2021

RELEASE OF EASEMENT

Northwestern Corporation d/b/a Northwestern Energy, 11 E. Park St., Butte, MT 59701-1711, a potential beneficiary of that certain UTILITY EASEMENT in MILL SITE SUBDIVISION, PHASE 1 – WYOMING NORTH, S21, T13 N, R19 W, BLOCK 6, LOTS 9 AND 10 and LOT 12 as recorded in the office of the Clerk and Recorder, Missoula County, Montana, hereby agrees to release and relinquish any claim to said easement(s) as shown on attached Exhibit A.

DATED this 10TH Day of MARCH, 2021.

Northwestern Corporation d/b/a Northwestern Energy

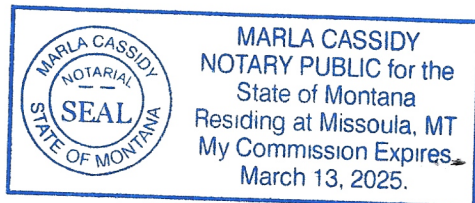
By Mike Cassidy

Title REAL ESTATE REPRESENTATIVE

STATE OF MONTANA)
) ss.
County of Missoula)

On this 10th day of March, 2021, before me the undersigned, a Notary Public for the State of Montana, personally appeared Mike Cassidy, proven to me 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 by Official Seal on the day, month, and year in this certificate first above written.



(SEAL)

ss Marla Cassidy
Printed Notary Name: Marla Cassidy
Notary Public for the State of _____
Residing at _____
My Commission Expires: _____

MM/DD/YYYY

RELEASE OF EASEMENT

Charter Communications, located at 924 S. 3rd St. W., Missoula, MT 59801, a potential beneficiary of that certain UTILITY EASEMENT in MILL SITE SUBDIVISION, PHASE 1 – WYOMING NORTH, S21, T13 N, R19 W, BLOCK 6, LOTS 9 AND 10 and LOT 12 as recorded in the office of the Clerk and Recorder, Missoula County, Montana, hereby agrees to release and relinquish any claim to said easement(s) as shown on attached Exhibit A.

DATED this 12 Day of APRIL, 2021.

Charter Communications

By

Title

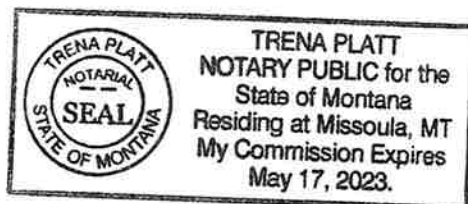
CONSTRUCTION

COORDINATOR

STATE OF MONTANA)
) ss.
County of Missoula)

On this 12th day of April, 2021, before me the undersigned, a Notary Public for the State of Montana, personally appeared Benny Murphy, proven to me 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 by Official Seal on the day, month, and year in this certificate first above written.



(SEAL)

ss

Printed Notary Name:

Notary Public for the State of

Residing at

My Commission Expires:

Trena Platt

Montana

Missoula

05/17/2023

MM/DD/YYYY

RELEASE OF EASEMENT

Blackfoot Communications, a potential beneficiary of that certain UTILITY EASEMENT in MILL SITE SUBDIVISION, PHASE 1 – WYOMING NORTH, S21, T13 N, R19 W, BLOCK 6, LOTS 9 AND 10 and LOT 12 as recorded in the office of the Clerk and Recorder, Missoula County, Montana, hereby agrees to release and relinquish any claim to said easement(s) as shown on attached Exhibit A.

DATED this 8th Day of March 2021.

Blackfoot Communications

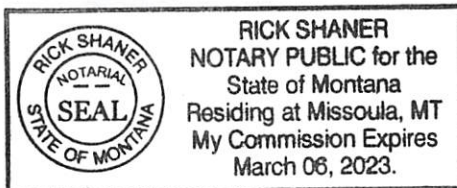
By 

Title: OSP Engineering Manager

STATE OF MONTANA)
) ss.
County of Missoula)

On this 8th day of March 2021, before me the undersigned, a Notary Public for the State of Montana, personally appeared Jared Jarrett, proven to me 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 by Official Seal on the day, month, and year in this certificate first above written.



(SEAL)

ss _____


Printed Notary Name: RICK SHANER

Notary Public for the State of MONTANA

Residing at MISSOULA, MT

My Commission Expires: MARCH 06, 2023

MM/DD/YYYY



RELEASE OF EASEMENT

Missoula Electric Cooperative, Inc., a potential beneficiary of that certain UTILITY EASEMENT in MILL SITE SUBDIVISION, PHASE 1 – WYOMING NORTH, S21, T13 N, R19 W, BLOCK 6, LOTS 9 AND 10 and LOT 12 as recorded in the office of the Clerk and Recorder, Missoula County, Montana, hereby agrees to release and relinquish any claim to said easement(s) as shown on attached Exhibit A.

DATED this 8th Day of March, 2021.

Missoula Electric Cooperative, Inc.

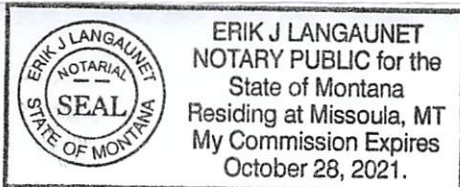
By *Mark P. Haydon*

Title *General Mgr*

STATE OF MONTANA)
) ss.
County of Missoula)

On this 8 day of March, 2021, before me the undersigned, a Notary Public for the State of Montana, personally appeared *Mark P. Haydon*, proven to me 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 by Official Seal on the day, month, and year in this certificate first above written.



(SEAL)

ss *Erik J. Langaunet*

Printed Notary Name: _____

Notary Public for the State of _____

Residing at _____

My Commission Expires: _____

MM/DD/YYYY

RECORDING INFORMATION ABOVE

RELEASE OF PUBLIC UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS that, Qwest Corporation, d/b/a CenturyLink QC, a Colorado Corporation, hereinafter called "Company"

For and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby confessed and acknowledged, does hereby release all the right and interest acquired by the Company or its assignors under that certain right of way grant, recorded in the official records of the Clerk of Records office of Missoula County, State of Montana, unto the present owner or owners, as their respective interest may appear therein, in the following described property to wit:

Platted a potential beneficiary of that certain UTILITY EASEMENT in MILL SITE SUBDIVISION, PHASE 1 – WYOMING NORTH, S21, T13 N, R19 W, BLOCK 6, LOTS 9 AND 10 and LOT 12 as recorded in the office of the Clerk and Recorder, Missoula County, Montana, hereby agrees to release and relinquish any claim to said easement(s) as shown on attached Exhibit A as shown in Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

And hereby expressly excepting and reserving to the Company, all interest otherwise acquired in said property, except as stated above.

IN WITNESS WHEREOF, the Company has caused these presents to be executed this 17 day
of May, 2021.

Qwest Corp. d/b/a CenturyLink QC

BY 

Danett R Kennedy, Right of Way

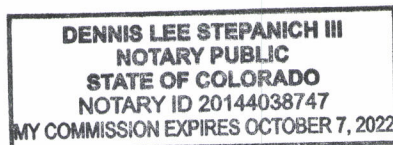
STATE OF COLORADO)
) ss.
COUNTY OF BROOMFIELD)

The foregoing instrument was acknowledged before me this 14 day of MAY,
2021, by DANETT KENNEDY as Sr. Mgr., of QWEST CORP./CTL, a
CORPORATION.

My commission expires: OCT. 7, 2022

WITNESS my hand and official seal.

Dennis Lee Stepanich III
Notary Public



(SEAL)

STATE OF MONTANA)

) ss.

County of Missoula)

On this _____ day of _____, 2021, before me the undersigned, a Notary Public for the State of Montana, personally appeared _____, proven to me 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 by Official Seal on the day, month, and year in this certificate first above written.

Ss: _____

Printed Notary Name:

Notary Public for the State of

(SEAL)

Residing at

My Commission Expires: