

City Clerk
P.O. Box 1230
Bozeman, MT 59771-1230

PUBLIC ACCESS EASEMENT

Baxter Meadows Development L.P., GRANTOR, in consideration of \$ 1.00 and for other and valuable considerations, receipt of which is hereby acknowledged, grants to The City of Bozeman, a Municipal Corporation of the State of Montana, with offices at 411 East Main, Bozeman, Montana 59715, GRANTEE, a public access easement for driveways and sidewalks for the use of the public in, through, and across a strip of land situated in Gallatin County, Montana, which is located on the following described property:

Lots 1-4 of Block 14 of the Plat of Baxter Meadows Subdivision, Phases 2C & 2D, located in the southeast quarter of Section 34, Township 1 South, Range 5 East, P.M.M., City of Bozeman,
Gallatin County, Montana

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

The GRANTOR agrees:

- (1) To construct and maintain the driveways and sidewalks at their own expense in accordance with relevant City Ordinances, including, but not limited to, snow removal and all major and minor repair work.
- (2) To allow the City to make any and all inspections of the driveways and sidewalks and land appurtenant thereto as the City reasonably deems necessary.

The GRANTOR warrant that they are lawfully seized and possessed of the real property described above, that they have a lawful right to convey the property, or any part of it, and that they will forever defend the title to this property against the claims of all persons.

The GRANTOR further agrees that the GRANTEE may peaceably hold and enjoy the rights and privileges herein granted without any interruption by the GRANTOR. 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.



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02/20/2007 02:41P

PLATTED *[Signature]*

DATED this 13 day of Dec., 2006

By: [Signature]

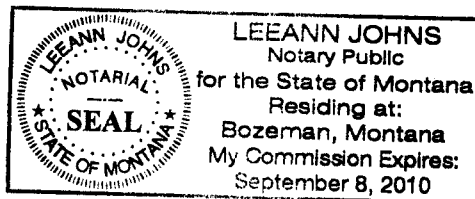
Gerald R. Williams, President

STATE OF MONTANA)
)ss
County of Gallatin)

On this 13th day of December, 2006, before me the undersigned, a Notary Public for the State of Montana, personally appeared Gerald R. Williams, known to me to be President of Baxter Meadows Construction, Inc., General Partner of Baxter Meadows Development, L.P., formerly known as W.B.C., L.P., 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 Baxter Meadows Development, L.P.

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

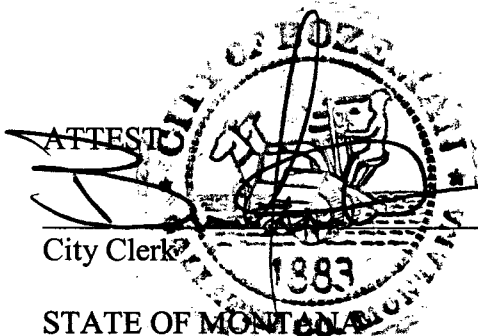
(SEAL)



[Signature]
Notary Public for the State of Montana
LeeAnn Johns
(Printed Name)
Residing at Bozeman
My Commission expires September 8 / 2010

ACCEPTED:

[Signature]
CITY OF BOZEMAN
by _____
City Manager



ATTEST

City Clerk
STATE OF MONTANA)
)ss.
County of Gallatin)

On this 13th day of December, 2006, before me, a Notary Public for the State of Montana, personally appeared CHRIS KUKULSKI and BRIT T. FONTENOT, known to me to be the City Manager and City Clerk, respectively, of the City of Bozeman and the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of the City of Bozeman.

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



Heather Bienvenue
Notary Public for the State of Montana
Heather Bienvenue
(Printed Name)
Residing at Bozeman MT
My Commission Expires 1/26/2010



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EXHIBIT A

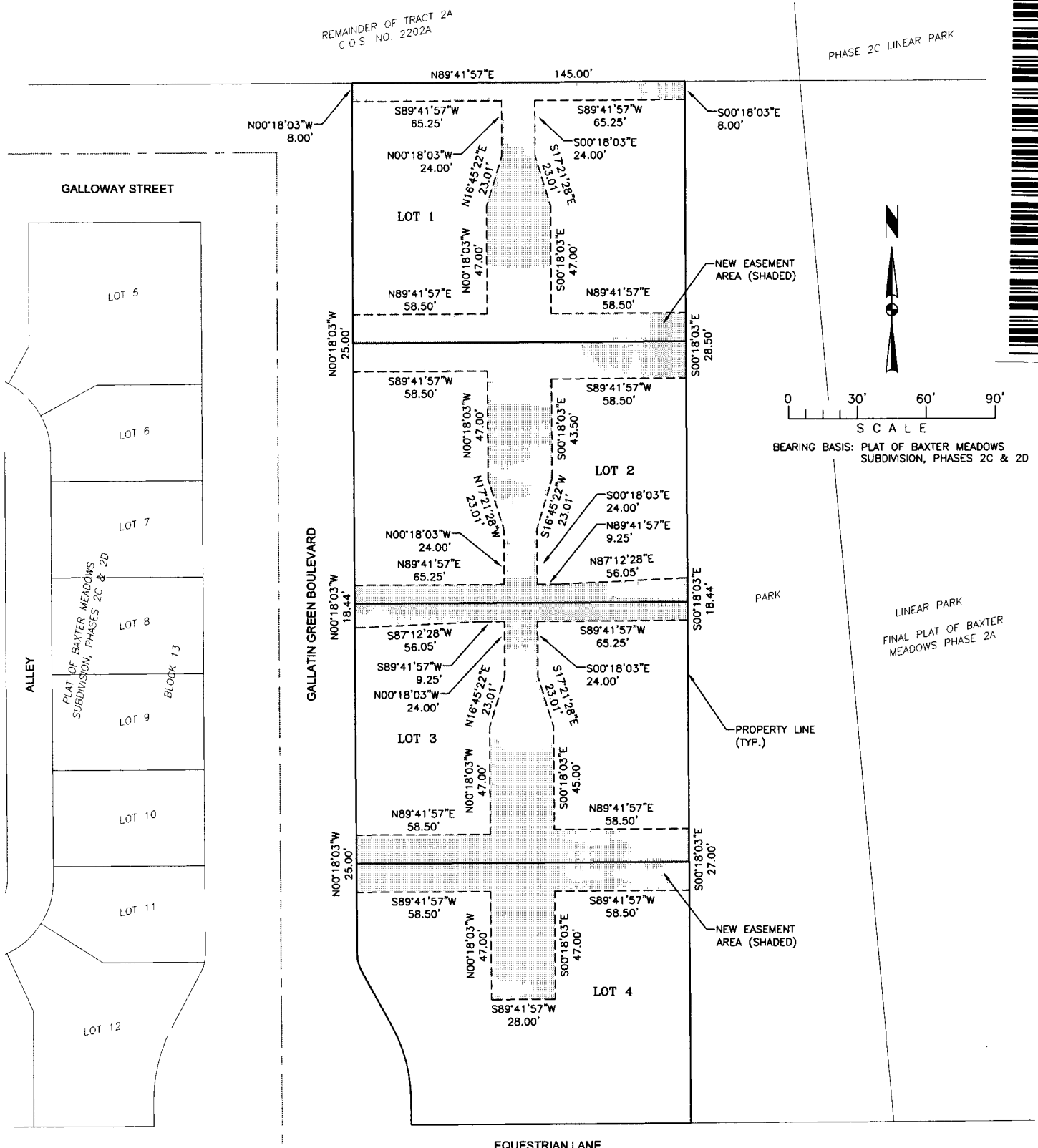
PUBLIC ACCESS EASEMENT

ACROSS LOTS 1-4 OF BLOCK 14 OF THE PLAT OF BAXTER MEADOWS SUBDIVISION, PHASES 2C & 2D, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

TOTAL AREA = 0.434 ACRES

REMAINDER OF TRACT 2A
C.O.S. NO. 2202A

PHASE 2C LINEAR PARK



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Charlotte Mills-Gallatin Co MTMISC 44.00

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GALLATIN GREEN LIVE-WORK CONDOMINIUMS
BOZEMAN, MONTANA



THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
GREAT FALLS-BOZEMAN-KALISPELL
SPOKANE
LEWISTON
MONTANA
WASHINGTON
IDAHO

EXHIBIT A
PUBLIC ACCESS EASEMENT

DRAWN BY:	EWB	DATE:	12/08/06
DESIGNED BY:	EWB	JOB NO.	806-068
QUALITY CHECK:	NWJ	CAD NO.	668AccessE.DWG

SHEET 1