



**BOLTON  
& MENK**

Real People. Real Solutions.

7656 Design Road  
Suite 200  
Baxter, MN 56425-8676

Ph: (218) 825-0684  
Fax: (218) 825-0685  
Bolton-Menk.com

## ACQUISITION SUMMARY

Project Description: 2022 Foley Road, Isle Drive & Forthun Road Improvements  
Municipal Improvement No. 4114

PID of  
Affected Property: 40120815

Property Address: 13511 Cardinal Drive, Baxter, MN 56425

Property Owner  
of Record: Patrice Erickson, Jan Nelson, and Ellyssa Nelson

Size and Type of  
Acquisition: 1,561 square feet of permanent easement

| SUMMARY OF COMPENSATION                                |                |
|--|----------------|
| Permanent Drainage and Utility Easement                |                |
| • 1,561 square feet x \$1.04 per square foot (Rounded) | \$1,600        |
| <b>Total</b>   | <b>\$1,600</b> |

(Top 3 inches reserved for recording data)

**EASEMENT DEED**  
**Individual to Entity**

eCRV number: **Exempt**

DATE: 6-2-2022, 2022

DEED TAX DUE: **\$Exempt**

FOR VALUABLE CONSIDERATION, **Patrice Erickson, a married person, and Jan Nelson and Ellyssa Nelson, single persons** ("**Grantor**"), hereby conveys and quitclaims to **City of Baxter** ("**Grantee**"), real property in **Crow Wing** County, Minnesota, legally described as follows:

**See Exhibit A**

*Check here if all or part of the described real property is Registered (Torrens)*

together with all hereditaments and appurtenances belonging thereto.

Grantor

*Jan Nelson*  
\_\_\_\_\_

Jan Nelson

*Patrice Erickson*  
\_\_\_\_\_

Patrice Erickson

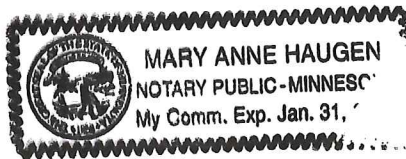
*Ellyssa Nelson*  
\_\_\_\_\_

Ellyssa Nelson

State of Minnesota, County of Crow Wing

This instrument was acknowledged before me on June 2, 2022 by **Patrice Erickson, a married person, and Jan Nelson and Ellyssa Nelson, single persons**

(Stamp)



*Mary Anne Haugen*  
\_\_\_\_\_

(signature of notarial officer)

Title (and Rank): Notary

My commission expires: Jan. 31, 2027  
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

**Brad Person**  
**Box 472**  
**Brainerd, MN 56401**  
**218-828-1248**

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

**No change**

## Exhibit A

A permanent utility easement over, under and across a 15.00 foot wide strip of land being that part of the hereinbefore described PREMISES and being part of Government Lot 2, Section 7, Township 133 North, Range 28 West, Crow Wing County, Minnesota, that lies southeasterly of, parallel with and adjoining the following described line:

Commencing at the west quarter corner of said Section 7; thence North 00 degrees 54 minutes 29 seconds West (Minnesota County Coordinate System, Crow Wing County, 2011 adjustment) along the west line of said Government Lot 2, a distance of 167.12 feet to MNDOT Monument B2920, as delineated on Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-30, according to the recorded plat thereof, Crow Wing County, Minnesota, and the point of beginning of the line to be described; thence northeasterly a distance of 1126.40 feet along the southerly right of way line of Foley Road as delineated on said Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-30 and a non-tangential curve concave to the southeast having a radius of 11259.16 feet, a central angle of 05 degrees 43 minutes 55 seconds, and the chord of said curve is 1125.93 feet in length and bears North 72 degrees 48 minutes 28 seconds East, to MNDOT Monument B20, as delineated on said Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-30 said line there terminating.

Contains 1,561 square feet of land.

EXHIBIT A  
SHEET 1 OF 2

MINNESOTA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY PLAT NO. 18-30

FOLEY ROAD

CH=1125.93 CB=N 72°48'28" E  
L=1126.40 R=11259.16 Δ=5°43'55"

SOUTHERLY R/W LINE  
FOLEY ROAD

B2920  
POINT OF  
BEGINNING

EASEMENT AREA  
1,561 SQ. FT +/-

33FT INGRESS/EGRESS  
EASEMENT PER  
DOCUMENT NO. 841593

N 00°54'29" W  
167.12  
WEST LINE  
GOV'T LOT 2

WEST QUARTER  
CORNER  
SECTION 7-133-28  
POINT OF COMMENCING

GOVERNMENT  
LOT 2

JAN NELSON, PATRICE NELSON  
AND ELIYSSA NELSON  
PARCEL NO. 40070815

SECTION 7

T133N

R28W

PERCH LAKE

PREMISES



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CERTIFICATE OF EASEMENT  
BAXTER, MINNESOTA



7656 DESIGN ROAD, SUITE 200  
BAXTER, MINNESOTA 56425  
(218) 825-0684

PART OF GOV'T LOT 2  
SECTION 7, T133N, R28W  
CROW WING COUNTY  
MINNESOTA  
FOR: CITY OF BAXTER  
JAN, PATRICE AND ELIYSSA NELSON

JOB NUMBER: T42.120675

FIELD BOOK: SEE FILE

DRAWN BY: ZLZ

S7-T133-R28-30

# EXHIBIT A SHEET 2 OF 2

## PREMISES

That part of Government Lot 2, Section 7, Township 133 North, Range 28 West, Crow Wing County, Minnesota, described as follows:

Commencing at the West Quarter corner of said Section 7; thence North 90 degrees 00 minutes 00 seconds East, bearings are based on the west line of the Northwest Quarter of said Section 7 bearing North 00 degrees 54 minutes 29 seconds West, a distance of 520.07 feet to the intersection with a line which lies 520.00 feet east of and parallel with said west line of said Northwest Quarter, said point being the point of beginning; thence North 00 degrees 54 minutes 29 seconds West, parallel to said west line of said Northwest Quarter, a distance of 341.93 feet to the intersection with the southerly right of way line of Foley Road shown as parcel 200 on Minnesota Department of Transportation Right of Way Plat No. 18-30; thence northeasterly 104.09 feet along a non-tangential curve concave to the southeast, being said southerly right of way line, to the intersection with a line which lies 620.00 feet east of and parallel with said west line of said Northwest Quarter, said curve having a central angle of 00 degrees 31 minutes 47 seconds, a radius of 11259.16 feet and a chord bearing North 72 degrees 59 minutes 08 seconds East; thence South 00 degrees 54 minutes 29 seconds East, parallel to said west line of said Northwest Quarter, a distance of 224.89 feet; thence North 89 degrees 05 minutes 31 seconds East, a distance of 100.00 feet to the intersection with a line which lies 720.00 feet east of and parallel with said west line of said Northwest Quarter; thence South 00 degrees 54 minutes 29 seconds East, parallel to said west line of said Northwest Quarter, a distance of 149.00 feet to the intersection with a line which bears North 90 degrees 00 minutes 00 seconds East from the point of beginning; thence South 01 degrees 29 minutes 38 seconds East, parallel to that portion of the west line of said Government Lot 2 which lies southerly of the West Quarter corner of said Section 7, a distance of 378 feet, more or less, to the northerly shoreline of Perch Lake, said line hereinafter referred to as "Line A"; thence westerly along said shoreline to the intersection with a line which bears South 01 degrees 29 minutes 38 seconds East from the point of beginning; thence North 01 degrees 29 minutes 38 seconds West, parallel to that portion of the west line of said Government Lot 2 which lies southerly of the West Quarter corner of said Section 7, a distance of 382 feet, more or less, to the point of beginning.

## EASEMENT AREA

A 15.00 foot wide strip of land being that part of the hereinbefore described PREMISES and being part of Government Lot 2, Section 7, Township 133 North, Range 28 West, Crow Wing County, Minnesota, that lies southeasterly of, parallel with and adjoining the following described line:

Commencing at the west quarter corner of said Section 7; thence North 00 degrees 54 minutes 29 seconds West (Minnesota County Coordinate System, Crow Wing County, 2011 adjustment) along the west line of said Government Lot 2, a distance of 167.12 feet to MNDOT Monument B2920, as delineated on Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-30, according to the recorded plat thereof, Crow Wing County, Minnesota, and the point of beginning of the line to be described; thence northeasterly a distance of 1126.40 feet along the southerly right of way line of Foley Road as delineated on said Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-30 and a non-tangential curve concave to the southeast having a radius of 11259.16 feet, a central angle of 05 degrees 43 minutes 55 seconds, and the chord of said curve is 1125.93 feet in length and bears North 72 degrees 48 minutes 28 seconds East, to MNDOT Monument B20, as delineated on said Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-30 said line there terminating.

Contains 1,561 square feet of land.

### SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

  
Zachary Zetah  
License Number 52694

02/04/2022  
Date

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### CERTIFICATE OF EASEMENT BAXTER, MINNESOTA



7656 DESIGN ROAD, SUITE 200  
BAXTER, MINNESOTA 56425  
(218) 825-0684

PART OF GOV'T LOT 2  
SECTION 7, T133N, R28W  
CROW WING COUNTY  
MINNESOTA  
FOR: CITY OF BAXTER  
JAN, PATRICE AND ELILYSSA NELSON

JOB NUMBER: T42.120675

FIELD BOOK: SEE FILE

DRAWN BY: ZLZ

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