

(Top 3 inches reserved for recording data)

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**EASEMENT DEED**

**Individual to Entity**

eCRV number: **Exempt**

DEED TAX DUE: **\$Exempt**

DATE: May 26, 2022

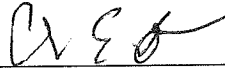
FOR VALUABLE CONSIDERATION, **Christopher E. Groenwold and Rebecca R. Groenwald, married to each other** ("Grantor"), hereby conveys and quitclaims to **City of Baxter** ("Grantee"), real property in **Crow Wing** County, Minnesota, legally described as follows:

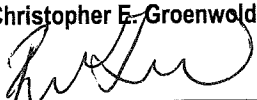
**See Exhibit A**

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

together with all hereditaments and appurtenances belonging thereto.

Grantor

  
 Christopher E. Groenwold

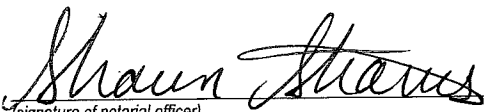
  
 Rebecca R. Groenwold

State of Minnesota, County of Crow Wing

This instrument was acknowledged before me on May 26, 2022, 2022 by Christopher E. Groenwold and Rebecca R. Groenwald, married to each other.

(Stamp)



  
(signature of notarial officer)

Title (and Rank): \_\_\_\_\_

My commission expires: 1-31-2026  
(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 3,136 square feet of land.

**EXHIBIT A  
SHEET 1 OF 2**

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

**FOLEY ROAD**

SOUTHERLY R/W LINE  
FOLEY ROAD  
CH=1125.93 CB=N 72°48'28" E  
L=1126.40 R=11259.16 Δ=5°43'55"

EASEMENT AREA  
3,136 SQ. FT +/-

GOVERNMENT  
LOT 2

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

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

520.0'

200.0'

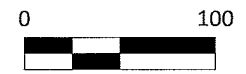
PREMISES

SECTION 7

T133N

CHRISTOPHER E. AND  
REBECCA R. GROENWOLD  
PARCEL NO. 40070814

R28W



SCALE IN FEET

**PERCH LAKE**

120.0'

B2920  
POINT OF  
BEGINNING

B20

H:\BAXT\T42120675\CAD\C3D\FIGR\_120675\_EASEMENT EXHIBITS.dwg 2/4/2022 10:09 AM

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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  
CHRISTOPHER E. AND REBECCA R. GROENWOLD

JOB NUMBER: T42.120675

FIELD BOOK: SEE FILE

DRAWN BY: ZLZ

57-T133-R28-30

# EXHIBIT A SHEET 2 OF 2

## PREMISES

The East 200 feet of the West 520 feet of Government Lot 2 in Section 7, Township 133, Range 28, Crow Wing County, Minnesota, lying South of the right-of-way of Northern Pacific Railway right-of-way.

## EASEMENT AREA


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### 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      02/04/2022  
License Number 52694      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  
CHRISTOPHER E. AND REBECCA R. GROENWOLD