



**BOLTON
& MENK**

Real People. Real Solutions.

7656 Design Road
Suite 200
Baxter, MN 56425-8676

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Bolton-Menk.com

ACQUISITION SUMMARY

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

PID of
Affected Property: 40120811

Property Address: 6441 Foley Road, Baxter, MN 56425

Property Owner
of Record: Matthew Dunlap and Nicolette Sibbert

Size and Type of
Acquisition: 4,757 square feet of permanent easement

SUMMARY OF COMPENSATION	
Permanent Drainage and Utility Easement	
• 4,757 square feet x \$0.96 per square feet (Rounded)	\$4,600
Total	\$4,600

Indicated Value of Damages to Subject Site:

Before Acquisition Value of Subject Site:	\$209,100
After Acquisition Value of Subject Site:	<u>- 205,300</u>
Indicated Damages:	\$ 3,800

Severance Damages

Severance damages relate to the loss of value to that portion of a property left after a taking, above and beyond the value of the land and any structures taken by a government entity. The difference in value before the taking and after the taking falls under the general definition of severance damages.

It is this Appraiser's opinion that the subject property will not experience any severance damages.

(Top 3 inches reserved for recording data)

EASEMENT DEED
Individual to Entity

eCRV number: **Exempt**

DEED TAX DUE: **\$Exempt**

DATE: 4/3/ _____, 2022

FOR VALUABLE CONSIDERATION, **Mathew E. Dunlap and Nicholette L. Sibbert, both 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.

Exhibit A

EASEMENT AREA

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 4 and the Southeast Quarter of the Northeast Quarter, Section 12, Township 133 North, Range 29 West, Crow Wing County, Minnesota, that lies southwesterly of, parallel with and adjoining the following described line:

Commencing at the southeast corner of said Southeast Quarter of the Northeast Quarter; thence North 00 degrees 54 minutes 29 seconds West (Minnesota County Coordinate System, Crow Wing County, 2011 adjustment) along the east line of said Southeast Quarter of the Northeast Quarter, a distance of 167.12 feet to MNDOT Monument B2920, as delineated on Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-29, according to the recorded plat thereof, Crow Wing County, Minnesota, and the point of beginning of the line to be described; thence southwesterly a distance of 92.91 feet along the southerly right of way line of Foley Road as delineated on said Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-29 and a non-tangential curve concave to the southeast having a radius of 11259.16 feet, a central angle of 0 degrees 28 minutes 22 seconds, and the chord of said curve is 92.91 feet in length and bears South 69 degrees 42 minutes 19 seconds West, to MNDOT Monument B30, as delineated on said Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-29; thence South 69 degrees 28 minutes 08 seconds West, tangent to said curve, along said southerly right of way line, a distance of 407.25 feet to MNDOT Monument B31, as delineated on said Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-29; thence continuing South 69 degrees 28 minutes 08 seconds West along said southerly right of way line, a distance of 60.00 feet and said line there terminating.

TOGETHER WITH the North 273.00 feet of the West 5.00 feet of the East 316.50 feet of said Government Lot 4.

TOGETHER WITH the West 5.00 feet of the East 316.50 feet of said Southeast Quarter of the Northeast Quarter lying southerly of the above described line.

Contains 4,757 square feet of land.

Grantor

Mathew Dunlap

Mathew E. Dunlap

Nichollette Sibbert

Nichollette L. Sibbert

State of Minnesota, County of Crow Wing

This instrument was acknowledged before me on June 3, 2022 by **Mathew E. Dunlap and Nichollette L. Sibbert, both single persons.**

(Stamp)



Shannon Mehr

(signature of notarial officer)

Title (and Rank): Notarial Officer

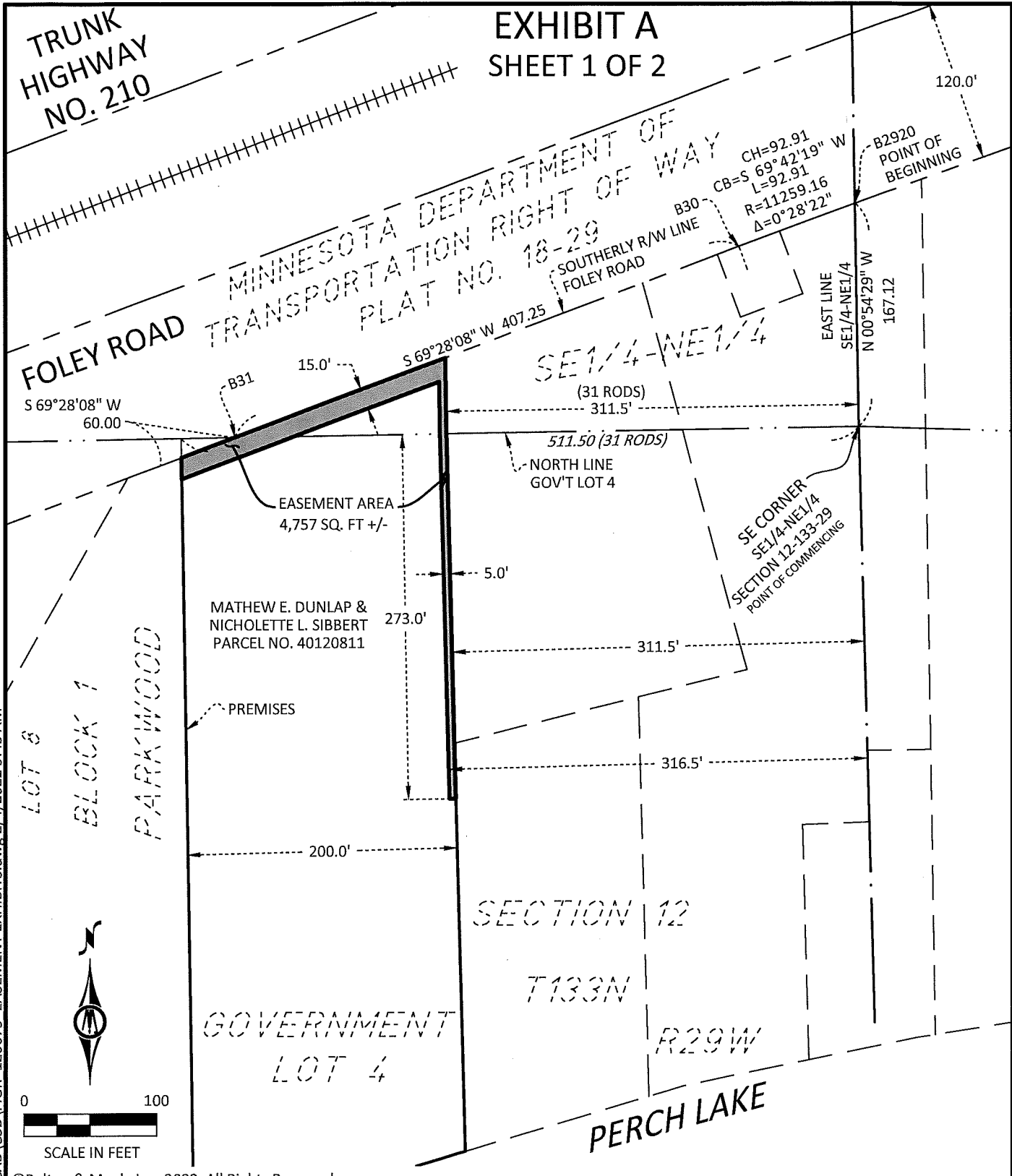
My commission expires: Indeterminate

(month/day/year)

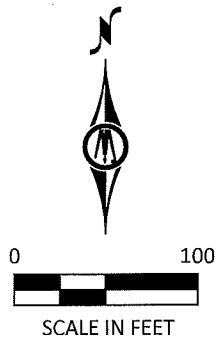
THIS INSTRUMENT WAS DRAFTED BY:
Brad Person
Box 472
Brainerd, MN 56401
218-828-1248

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
No change

EXHIBIT A
SHEET 1 OF 2



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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 4 AND PART OF THE SE1/4-NE1/4
SECTION 12, T133N, R29W
CROW WING COUNTY
MINNESOTA
FOR: CITY OF BAXTER
MATHEW E. DUNLAP AND NICHOLETTE L. SIBBERT

S12-T133-R29-10

EXHIBIT A

SHEET 2 OF 2

PREMISES

The West 200 feet of that part of Government Lot Four (4), Section Twelve (12), Township One Hundred Thirty-three (133), Range Twenty-nine (29) described as follows: Beginning at the margin of the lake (Perch) shore (at water's edge) on the East line of Lot 4; thence North on section line to the Northeast corner of said Lot 4, 26 rods; thence West 31 rods on North line of said lot; thence South parallel to East line said Lot 4 to lower margin of lakeshore; thence along water's edge easterly to the point of beginning.

AND

That part of the Southeast Quarter of the Northeast Quarter (SE1/4 NE 1/4), Section Twelve (12), Township One Hundred Thirty-three (133), Range Twenty-nine (29), lying South of the Northern Pacific Railroad Right-of-Way, EXCEPT the part deeded to Lauritz A. Schee and Pearl Schee as described in Book 138 of Deeds, page 446 which is described as follows: The east 31 rods of that portion of the SE1/4 of the of Section 12, Township 133, Range 29, lying south of the Northern Pacific Railway right-of-way.

EASEMENT AREA

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TOGETHER WITH the North 273.00 feet of the West 5.00 feet of the East 316.50 feet of said Government Lot 4.

TOGETHER WITH the the West 5.00 feet of the East 316.50 feet of said Southeast Quarter of the Northeast Quarter lying southerly of the above described line.

Contains 4,757 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 4 AND PART OF THE SE1/4-NE1/4
SECTION 12, T133N, R29W
CROW WING COUNTY
MINNESOTA
FOR: CITY OF BAXTER
MATHEW E. DUNLAP AND NICHOLETTE L. SIBBERT

JOB NUMBER: T42.120675

FIELD BOOK: SEE FILE

DRAWN BY: ZLZ

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S12-T133-R29-10