

(Top 3 inches reserved for recording data)

EASEMENT DEED

Individual to Entity

eCRV number: **Exempt**

DEED TAX DUE: **\$Exempt**

DATE: 6/1/22, 2022

FOR VALUABLE CONSIDERATION, **Helmer Halverson and Susan Halverson, married to each other, and MeReilyn Bray, a single person ("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

Helmer Halverson

Helmer Halverson

Susan Halverson

Susan Halverson

MeReyn Bray

MeReyn Bray

State of Minnesota, County of Crow Wing

This instrument was acknowledged before me on June 1, 2022 by **Helmer Halverson and Susan Halverson, married to each other, and MeReyn Bray, a single person**

(Stamp)



Shawn Stearns

(signature of notarial officer)

Title (and Rank): Notary Public

My commission expires: January 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

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 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 1,890 square feet of land.

EXHIBIT A
SHEET 1 OF 2

MINNESOTA DEPARTMENT OF
TRANSPORTATION RIGHT OF WAY
PLAT NO. 18-30
SOUTHERLY R/W LINE
FOLEY ROAD

FOLEY ROAD

B20

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

120.0'

B2920
POINT OF
BEGINNING

15.0'
EASEMENT AREA
1,890 SQ. FT +/-

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

320.0'

GOVERNMENT
LOT 2

120.0'

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

PREMISES

SECTION 7

MERELYN BRAY AND
HELMER & SUSAN HALVERSON
PARCEL NO. 40070813

T133N

R28W



SCALE IN FEET

PERCH LAKE

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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
MERELYN BRAY & HELMER AND SUSAN HALVERSON

JOB NUMBER: T42.120675

FIELD BOOK: SEE FILE

DRAWN BY: ZLZ

S7-T133-R28-30

EXHIBIT A SHEET 2 OF 2

PREMISES

East 120 feet of the West 320 feet of that part of Government Lot 2, Section 7, Township 133, Range 28, lying South of the Northern Pacific Railway Company's right-of-way, Crow Wing County, Minnesota

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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
 License Number 52694

02/04/2022
 Date

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CERTIFICATE OF EASEMENT
BAXTER, MINNESOTA



**BOLTON
& MENK**

PART OF GOV'T LOT 2
SECTION 7, T133N, R28W
CROW WING COUNTY
MINNESOTA
FOR: CITY OF BAXTER
MERELYN BRAY & HELMER AND SUSAN HALVERSON

JOB NUMBER: T42.120675

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DRAWN BY: ZLZ

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