

MEMORANDUM OF UNDERSTANDING

City of Baxter Project 4068

On this 30 day of February, 2026, Mark Johnson and Diane Johnson, married to each other (“Owner”), Owner of property located in the City of Baxter, County of Crow Wing, and State of Minnesota identified as Parcel Identification Number: 40020631, did execute and deliver a conveyance of real estate rights, specifically a Permanent Drainage and Utility Easement to the City of Baxter (“City”).

This agreement is now made and entered as a memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The City is engaged in a project to install sanitary sewer and water utilities along Clearwater Road as part of the 2026 Clearwater Road (“Project”), adjacent to the Owner’s property. The City intends to install a sanitary sewer service pipe and sanitary cleanout, and a water service pipe and curb stop within the easement area. These improvements are being completed by the City to facilitate a future extension of utilities to the property in this area. In addition, private utility lines may be relocated or placed in the easement, as part of the project or in the future. The Owner understands that the acquired property rights are for use in connection with the construction of the Project.
2. That in full compensation for the conveyance of said property rights, the City shall pay the Owner the sum of **\$12,200.00** for the easement and any resulting damages. Owner understands that payment by the City must await City Council approval.
3. In the event of a clerical error, Owner agrees to cooperate in correcting the error including but not limited to resigning all documents.

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Understanding, the Permanent Drainage and Utility Easement dated February 30, 2026 and that these documents and agreements include all oral agreements, representations, and negotiations between the parties.

[Signatures on the following pages]

LANDOWNER:

Mark Johnson
Mark Johnson

Diane Johnson
Diane Johnson

STATE OF MINNESOTA)
COUNTY OF *Crow Wing*) ss.

The foregoing instrument was acknowledged before me on *30th* day of *February*, 2026, by Mark Johnson and Diane Johnson, married to each other.

Mary Anne Haugen
Notary Public



