



## OFFER LETTER

March 5, 2024

Joan Richardson  
420 NE 7<sup>th</sup> Street  
Grand Rapids, MN 55744

RE: Purchasing Public Service and Infrastructure Easement

Dear Miss Richardson,

The City of Grand Rapids hereby submits to you an offer of **\$450.00**, which is the amount of the minimum easement value of the above referenced property and/or certain rights therein, as contained in "PUBLIC SERVICE AND INFRASTRUCTURE EASEMENT EXHIBIT" attached hereto, disregarding any change in the before value of the property caused by **NE 3<sup>rd</sup> Ave & NE 7<sup>th</sup> St Reconstruction** project.

The City's appraisal of market value is based on information compiled from the Itasca County Assessors Office and/or an independent appraiser. This purchase offer does not prohibit you from donating the land necessary to complete this project.

You will have a reasonable length of time to consider the offer (approximately 30 days). To aid in your decision you may want to secure your own appraisal. The City of Grand Rapids will reimburse you a reasonable amount for that appraisal fee, limited to the amount set by law. Reimbursement cannot be made, however, until after your property is acquired.

Minnesota Law also provides that the owner and/or occupants of the property being acquired will be reimbursed for the actual cost of moving personal property. Certain incidental costs incurred in transferring the title will be paid by the City.

If you decide to accept the City's offer, you will be paid upon your providing the City with an executed Public Service and Infrastructure Easement. If the City cannot be vested with good title to the property, or if the offer is unacceptable, the City may acquire said easement in eminent domain proceedings.

Also the City is required to obtain a completed W-9 when it compensates any individual or company more than \$600 in a calendar year. At the end of the year, you will then receive a 1099-S reporting the

proceeds you received from the City. You may need to report some of the proceeds on your tax return. Your tax preparer will know what tax consequences you may have as a result of this income. If you or your accountant would like to further discuss this information, you should contact Barb Baird, Finance Director, at 218.326.7615

**Also this is not a purchase of this property, only an easement on the land, you still own the land, but the county will reduce the land value to reflect the easement.**

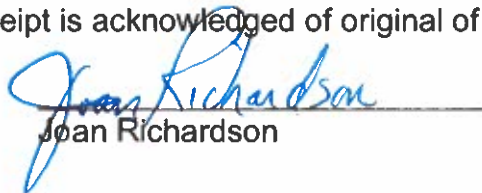
This letter is furnished to inform you of procedures and your rights in this acquisition. It is respectfully requested that you acknowledge its receipt by signing the attached copy in the space provided. Signing this acknowledgment does not in any way commit you to an acceptance of the offer.

Sincerely,

A handwritten signature in blue ink that reads "Matt Wegwerth". The signature is fluid and cursive, with a long horizontal stroke at the end.

By: Matt Wegwerth, PE  
Director of Public Works/City Engineer

Receipt is acknowledged of original of this letter, enclosures and attachments mentioned herein.

A handwritten signature in blue ink that reads "Joan Richardson". The signature is cursive and written over a horizontal line.

Joan Richardson

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**PUBLIC SERVICE AND INFRASTRUCTURE EASEMENT**

THIS INDENTURE is made and entered into this 1st day of April, 2024, **Joan Richardson**, a **single person**, of Grand Rapids, Minnesota, hereinafter referred to as "Grantor," and the CITY OF GRAND RAPIDS, Minnesota, Municipal Corporation, and road authority, hereinafter referred to as "Grantee."

WITNESSETH:

WHEREAS, said Grantor is the owner of real property situated in Itasca County, Minnesota, described as follows, to-wit:

**Parcel 91-415-0310**  
**Existing Legal Description (Doc. No. 437477)**

**LOTS ONE AND TWO (1 & 2), BLOCK THREE (3), GRAND RAPIDS FIRST DIVISION, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND STATE.**

WHEREAS, Grantor has agreed to grant Grantee an easement for public service and infrastructure purposes across said property.

NOW, THEREFORE, said Grantor, for other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby grant and convey an easement unto the CITY OF GRAND RAPIDS, MN, as Grantee, for public service and infrastructure purposes, free and clear of all encumbrances, the below described real estate in the County of Itasca, State of Minnesota, and the said grantor for (himself) (his) (themselves) (their) heirs executors and assigns, does release the City of Grand Rapids, State of Minnesota, its successors and assigns, from all claims for any and all damages resulting to the lands contained within the permanent easement area as hereinafter described by reason of the location, grading, construction, maintenance, and use of public service and infrastructure and upon and the removal of materials from the premises hereby conveyed and from the uses incident thereto, and the City of Grand Rapids, State of Minnesota, shall have the right to use and remove all earth and materials contained within the permanent easement area as hereinafter described and the right to construct and maintain upon the lands contained within the permanent easement area as herein after described and the right to allow utilities within the easement more particular described as follows, to-wit:  
Rights to be Acquired:

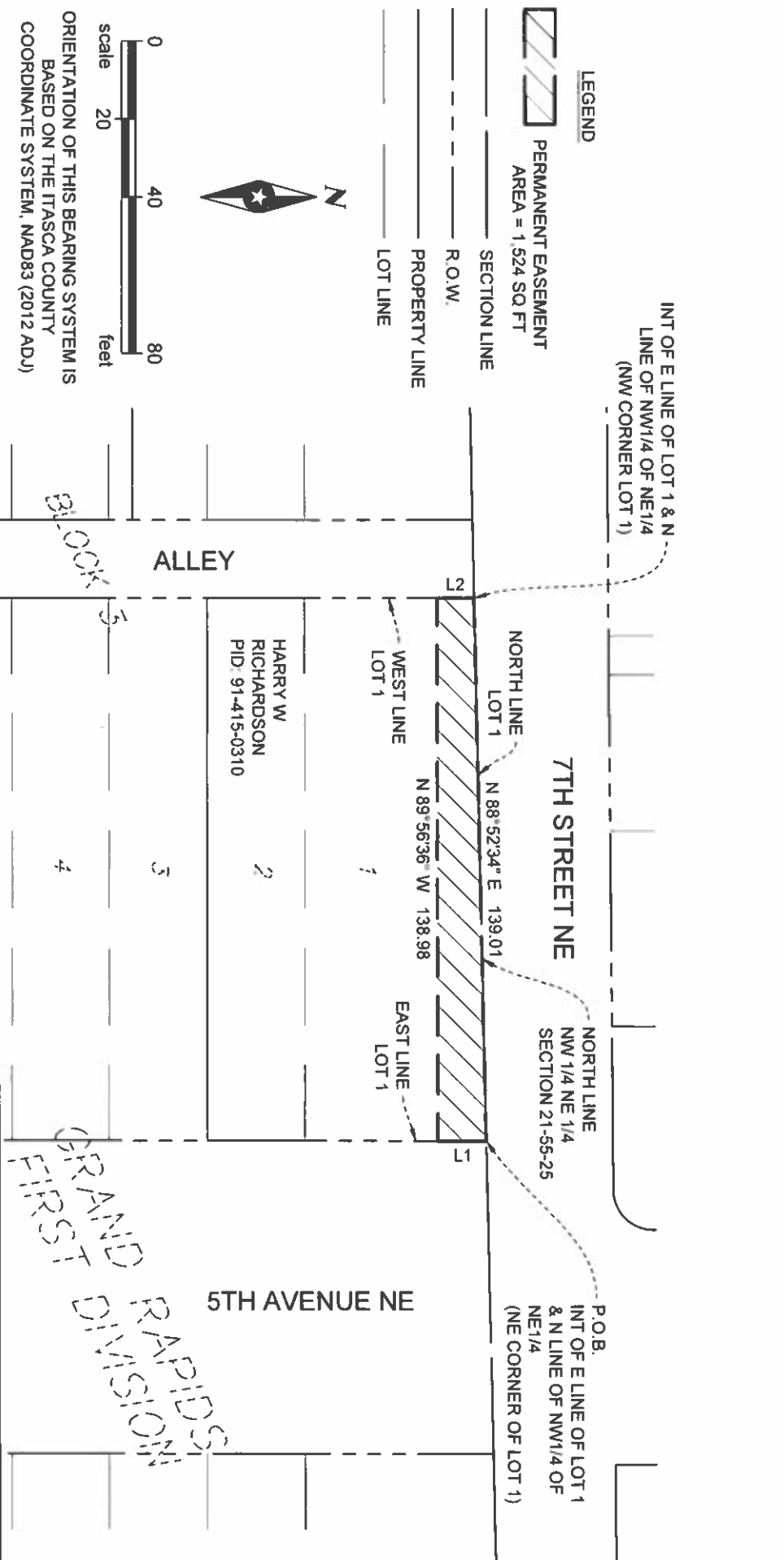
**Parcel 91-415-0310**  
Joan Richardson, a single person.



**DESCRIPTION OF PROPOSED PERMANENT INFRASTRUCTURE EASEMENT**  
 A Permanent Infrastructure Easement over, under, across and through that part of Lot 1, Block 3, GRAND RAPIDS FIRST DIVISION, according to the recorded plat thereof, Itasca County, Minnesota, described as follows:

Beginning at east line of said Lot 1 and the north line of the Northwest Quarter of the Northeast Quarter of Section 21, Township 55 North Range 25 West, said Itasca County (also known as the Northeast corner of said Lot 1); thence South 00 degrees 00 minutes 56 seconds West along said east line of Lot 1, a distance of 12.40 feet; thence North 89 degrees 00 minutes 36 seconds West, a distance of 138.98 feet to the west line of said Lot 1; thence North 00 degrees 00 minutes 56 seconds East along said west line of Lot 1, a distance of 9.53 feet to the north line of said Northwest Quarter of the Northeast Quarter; thence North 88 degrees 52 minutes 34 seconds East along said north line, a distance of 139.01 feet to the Point of Beginning

PARCEL LINE DATA			
SEGMENT	LENGTH	DIRECTION	
L1	12.40	S 00°00'56" W	
L2	9.53	N 00°00'56" E	



GRAND RAPIDS, MINNESOTA

EASEMENT EXHIBIT FOR:

420 7TH ST NE  
 GRAND RAPIDS, MN 55744

I HEREBY CERTIFY THAT THIS PLAN 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.

*Daniel J. Bemboom*  
 DANIEL J. BEMBOOM

DATE 03/04/2024

LICENSE NO. 46562



EX2

SEH Project GRANR 176779  
 Drawn By LCS  
 Surveyed By TM  
 Checked By DJB