



## OFFER LETTER

March 19, 2024

Gary J. and Patricia T. Doyle  
25886 N Balsam  
Bovey, MN 55709

RE: Purchasing Public Service and Infrastructure Easement

Dear Mr. and Mrs. Doyle,

The City of Grand Rapids hereby submits to you an offer of **\$952.24**, 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 3rd Ave & NE 7th Street 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.**

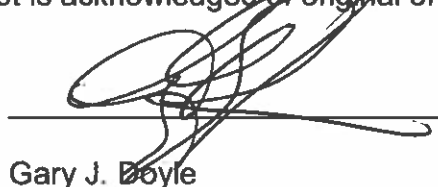
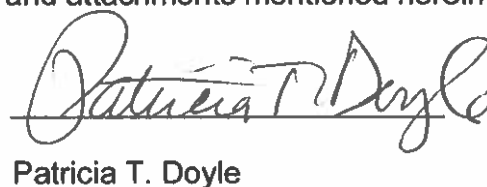
This letter is furnished to inform you of procedures and your rights in this acquisition. It is respectfully requested that you acknowledge its receipt by signing the attached copy in the space provided. Signing this acknowledgment does not in any way commit you to an acceptance of the offer.

Sincerely,



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

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

  
Gary J. Boyle  
Patricia T. Doyle

**Offer Summary**

Revised Offer	Area	\$/sf	Total	Notes
	320 sf	\$ 1.70	\$ 544.00	Area of new curb and gutter
	280 sf	\$ 0.85	\$ 238.00	Grading for new curb, 2' wide
	608 sf	\$ 0.28	\$ 170.24	Additional area for utilities and sloping
<b>Total</b>	<b>1208 sf</b>		<b>\$ 952.24</b>	



**PUBLIC SERVICE AND INFRASTRUCTURE EASEMENT**

THIS INDENTURE is made and entered into this 28<sup>th</sup> day of March, 2024, **Gary J. and Patricia T. Doyle, a married couple**, 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 91-415-0390**  
**Existing Legal Description (Doc. No. 746933)**

**THE NORTH 19 FEET OF LOT 22, AND ALL OF LOTS 23 AND 24, BLOCK 3, GRAND RAPIDS FIRST DIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, ITASCA COUNTY, MINNESOTA.**

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 91-415-0390**  
**Gary J. and Patricia T. Doyle, a married couple.**

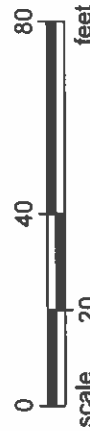
**DESCRIPTION OF PROPOSED PERMANENT INFRASTRUCTURE EASEMENT**

A Permanent Infrastructure Easement over, under, across and through that part of Lot 24, Block 3, GRAND RAPIDS FIRST DIVISION, according to the recorded plat thereof, Itasca County, Minnesota, described as follows:

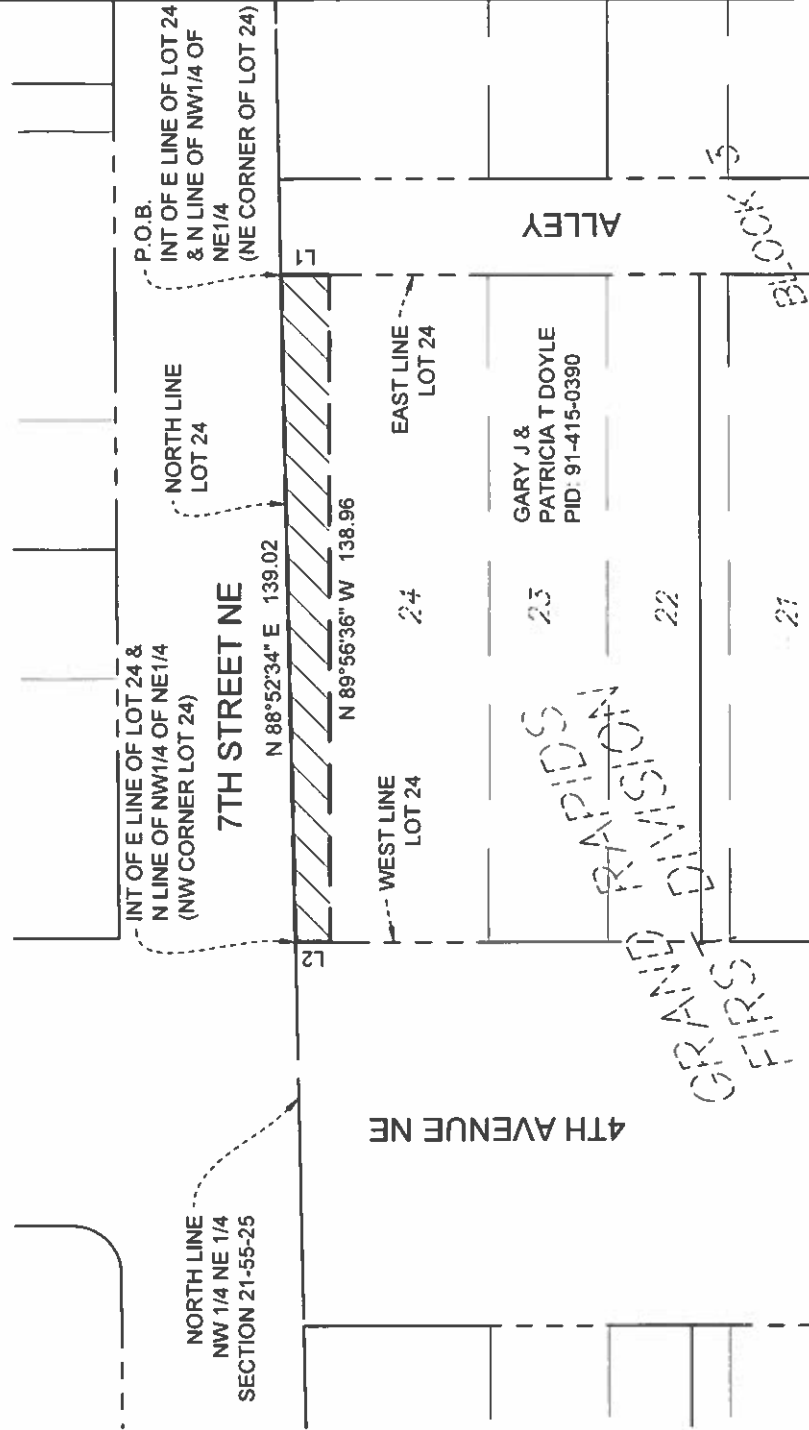
Beginning at the intersection of the east line of said Lot 24 and the north line of the Northwest Quarter of the Northeast Quarter of Section 21, Township 55 North Range 25 West, said Itasca County (also known as the Northeast corner of said Lot 24); thence South 00 degrees 06 minutes 53 seconds West along said east line of Lot 24, a distance of 10.12 feet; thence North 89 degrees 56 minutes 36 seconds West, a distance of 138.96 feet to the west line of said Lot 24; thence North 00 degrees 03 minutes 56 seconds West along said west line of Lot 24, a distance of 7.26 feet to said north line of the Northwest Quarter of the Northeast Quarter; thence North 88 degrees 52 minutes 34 seconds East along said north line, a distance of 139.02 feet to the Point of Beginning.

**LEGEND**

-  PERMANENT EASEMENT  
AREA = 1,208 SQ. FT.
-  SECTION LINE
-  R.O.W.
-  PROPERTY LINE
-  LOT LINE



ORIENTATION OF THIS BEARING SYSTEM IS  
BASED ON THE ITASCA COUNTY  
COORDINATE SYSTEM, NAD83 (2012 ADJ)



**PARCEL LINE DATA**

SEGMENT	LENGTH	DIRECTION
L1	10.12	S 00°06'53" W
L2	7.26	N 00°03'56" W

**EASEMENT EXHIBIT FOR:**  
620 4TH AVENUE NE  
GRAND RAPIDS, MN 55744

GRAND RAPIDS,  
MINNESOTA

SEH Project GRANR 176779

Drawn By LCS

Surveyed By TM

Checked By DJB

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



EX1

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