



OFFER LETTER

March 11, 2022

Mike and Bonnie McLynn
2706 County Road 76
Grand Rapids, MN 55744

RE: Purchasing Public Service and Infrastructure Easement

Dear Mr. and Mrs. McLynn,

The City of Grand Rapids hereby submits to you an offer of **\$1,398.54**, 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 **Industrial Park Utility Extension** 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.

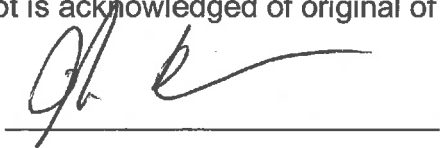
This letter is furnished to inform you of procedures and your rights in this acquisition. It is respectfully requested that you acknowledge its receipt by signing the attached copy in the space provided. Signing this acknowledgment does not in any way commit you to an acceptance of the offer.

Sincerely,



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

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



Mike McLynn



Bonnie McLynn

PUBLIC SERVICE AND INFRASTRUCTURE EASEMENT

THIS INDENTURE is made and entered into this 17th day of March 2022, **Mike and Bonnie McLynn, 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 91-726-0310
Existing Legal Description

Lot 1, Block 3, together with an undivided 1/8 Interest In Lot 2, Block 2 and Lot 2, Block 3, together with an undivided 1/8 interest in Lot 2, Block 2, Pokegama Pines, 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 91-726-0310
Mike and Bonnie McLynn, a married couple.

An easement for infrastructure purposes over, under, across and through that part of Lot 1, Block 3, POKEGAMA PINES, according to the plat on file and of record in the office of the county recorder, Itasca County, Minnesota, described as follows:

Beginning at the northwest corner of said Lot 1; thence South 89 degrees 16 minutes 30 seconds East, assigned bearing, along a northerly line of said Lot 1, a distance of 105.57 feet to an easterly line of said Lot 1; thence South 00 degrees 43 minutes 30 seconds West, along said easterly line a distance of 17.00 feet; thence North 89 degrees 16 minutes 30 seconds West a distance of 105.40 feet to the west line of said Lot 1; thence North 00 degrees 09 minutes 45 seconds East, along said west line, a distance of 17.00 feet to the point of beginning and terminating thereat.

Containing 1,793 SF, more or less.

Easement shown on attached EXHIBIT No. 1

IN WITNESS WHEREOF, said Grantor has caused this instrument to be executed on the day and year first above written.

GRANTOR: Mike and Bonnie McLynn, a married couple.

Mike McLynn (handwritten signature)

Mike McLynn, a married person

Bonnie McLynn (handwritten signature)

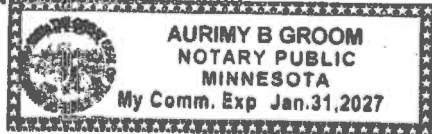
Bonnie McLynn, a married person

STATE OF MINNESOTA)

) ss:
COUNTY OF Itasca)

The foregoing instrument was acknowledged before me this 17th day of March, 2022, by **Mike and Bonnie McLynn, a married couple**, Grantor.

(Notary Stamp or Seal)



Aurim B Groom (handwritten signature)
Signature of Person Taking Acknowledgement

This conveyance is entitled to recording without payment of fee pursuant to Minnesota Statutes Section 386.77, it being for the benefit of the City of Grand Rapids, MN.

This instrument was drafted by: Christopher D. Munn, PLS (Lic. 45818, MN), Short Elliott Hendrickson Inc. 21 NE 5th Street, Suite 200, Grand Rapids MN 55744 for the City of Grand Rapids, MN, 420 N Pokegama Avenue, Grand Rapids, MN 55744.



Building a Better World
for All of Us[®]

OWNER: Mike and Bonnie McLynn

PARCEL(s): 91-726-0310

LEGAL LAND DESCRIPTION OF BURDENED PARCEL – DOC. NO. A000722776

Lot 1, Block 3, together with an undivided 1/8 Interest In Lot 2, Block 2 and Lot 2, Block 3, together with an undivided 1/8 interest in Lot 2, Block 2, Pokegama Pines, Itasca County, Minnesota.

PROPOSED PERMANENT INFRASTRUCTURE EASEMENT

An easement for infrastructure purposes over, under, across and through that part of Lot 1, Block 3, POKEGAMA PINES, according to the plat on file and of record in the office of the county recorder, Itasca County, Minnesota, described as follows:

Beginning at the northwest corner of said Lot 1; thence South 89 degrees 16 minutes 30 seconds East, assigned bearing, along a northerly line of said Lot 1, a distance of 105.57 feet to an easterly line of said Lot 1; thence South 00 degrees 43 minutes 30 seconds West, along said easterly line a distance of 17.00 feet; thence North 89 degrees 16 minutes 30 seconds West a distance of 105.40 feet to the west line of said Lot 1; thence North 00 degrees 09 minutes 45 seconds East, along said west line, a distance of 17.00 feet to the point of beginning and terminating thereat.

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.

A handwritten signature in black ink that reads "Daniel J. Bemboom".

Daniel J. Bemboom, PLS
Minnesota License No. 46562

March 11, 2022
Date

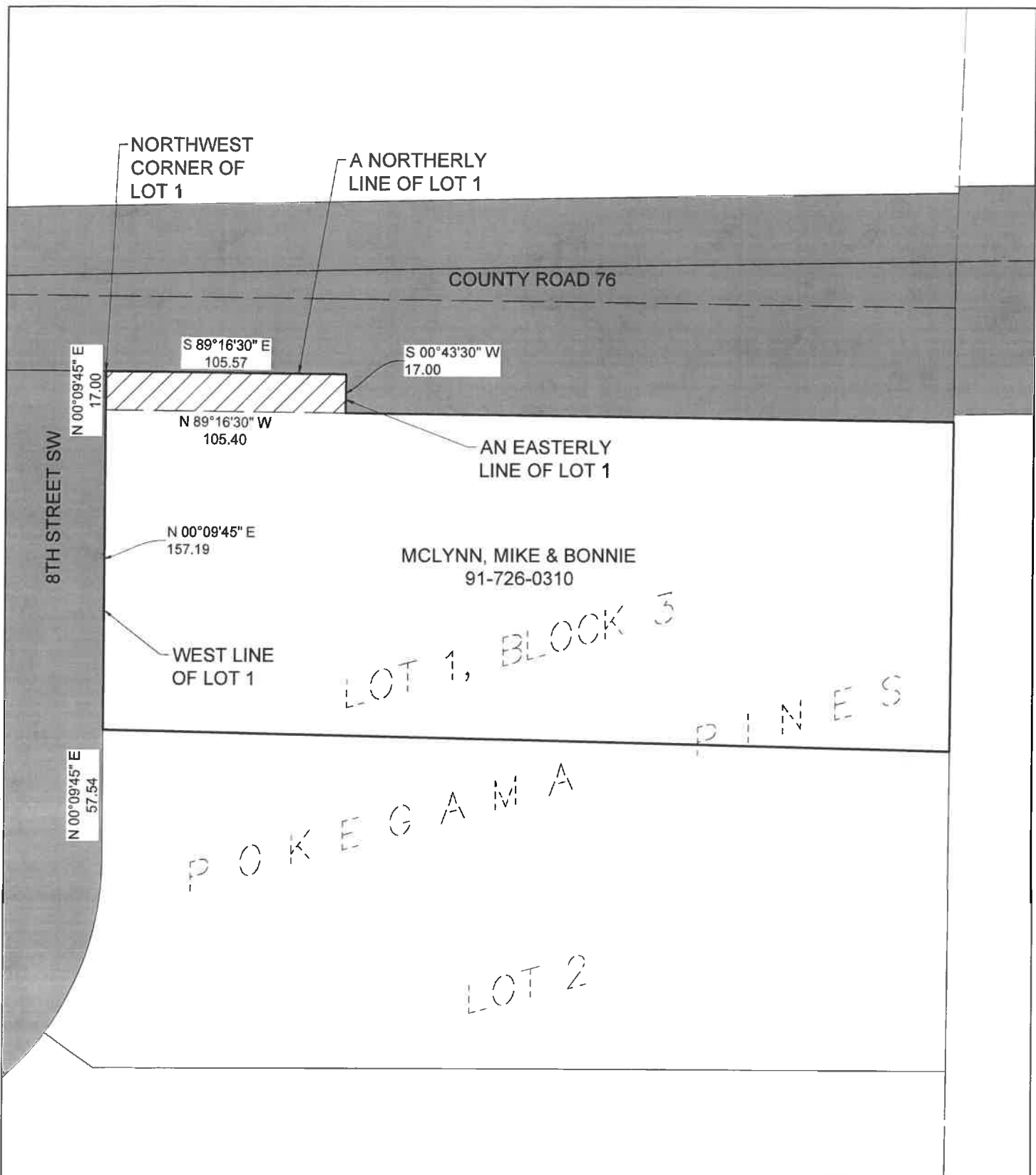
City of Grand Rapids
GRANR 163434

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 1200 25th Avenue South, MN 56301-4806




SEH is 100% employee-owned | sehinc.com | 320.229.4300 | 888.572.0617 | 888.908.8166 fax

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PARCEL NUMBER	91-726-0310
OWNER	MCLYNN, MIKE & BONNIE
AREA OF PARCEL	54606 SF
ZONING	SRR
AREA OF PROPOSED PERMANENT EASEMENT	1793 SF

LEGEND

-  EXISTING ROW
-  PERMANENT EASEMENT
-  PROPERTY BOUNDARY



	FILE NO. GRANR 163434	MCLYNN EASEMENT EXHIBIT GRAND RAPIDS / COHASSET INDUSTRIAL PARK	EXHIBIT NO. 1
	DATE: 3/8/2022		