

PUBLIC SERVICE AND INFRASTRUCTURE EASEMENT

THIS INDENTURE is made and entered into this 8 day of March, 2022, **Itasca Economic Development Corporation, a Corporation**, 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 05-024-4401
Existing Legal Description

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 55 NORTH, RANGE 26 WEST OF THE 4TH PRINCIPAL MERIDIAN, ITASCA COUNTY, MINNESOTA, LYING EASTERLY OF COUNTY STATE AID HIGHWAY NO. 76 AS NOW ESTABLISHED.

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 05-024-4401
Itasca Economic Development Corporation, a Corporation.

An easement for infrastructure purposes over, under, across and through the East 30.00 feet of the Southeast Quarter of the Southeast Quarter of Section 24, Township 55 North, Range 26 West, Itasca County, Minnesota, lying north of the northerly and easterly right of way line of County Road No. 76.

RECEIVED MAR 17 2022

Containing 37,804 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.

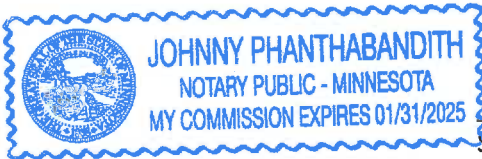
GRANTOR: Itasca Economic Development Corporation, a Corporation.

Tamara Lowney
Tamara Lowney, President

STATE OF MINNESOTA)
) ss:
COUNTY OF ITASCA)

The foregoing instrument was acknowledged before me this 18th day of MARCH, 2022, by **Tamara Lowney, President, Itasca Economic Development Corporation, a Corporation, Grantor.**

(Notary Stamp or Seal)



[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.



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OWNER: Itasca Economic Development Corp.
PARCEL(s): 05-024-4401

LEGAL LAND DESCRIPTION OF BURDENED PARCEL – DOC. NO. A000640665

That part of the Southeast Quarter of the Southeast Quarter of Section 24, Township 55 North, Range 26 West of the 4th Principal Meridian, Itasca County, Minnesota, lying Easterly of County State Aid Highway No. 76 as now established,

PROPOSED PERMANENT INFRASTRUCTURE EASEMENT

An easement for infrastructure purposes over, under, across and through the East 30.00 feet of the Southeast Quarter of the Southeast Quarter of Section 24, Township 55 North, Range 26 West, Itasca County, Minnesota, lying north of the northerly and easterly right of way line of County Road No. 76.

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

February 24, 2022
Date

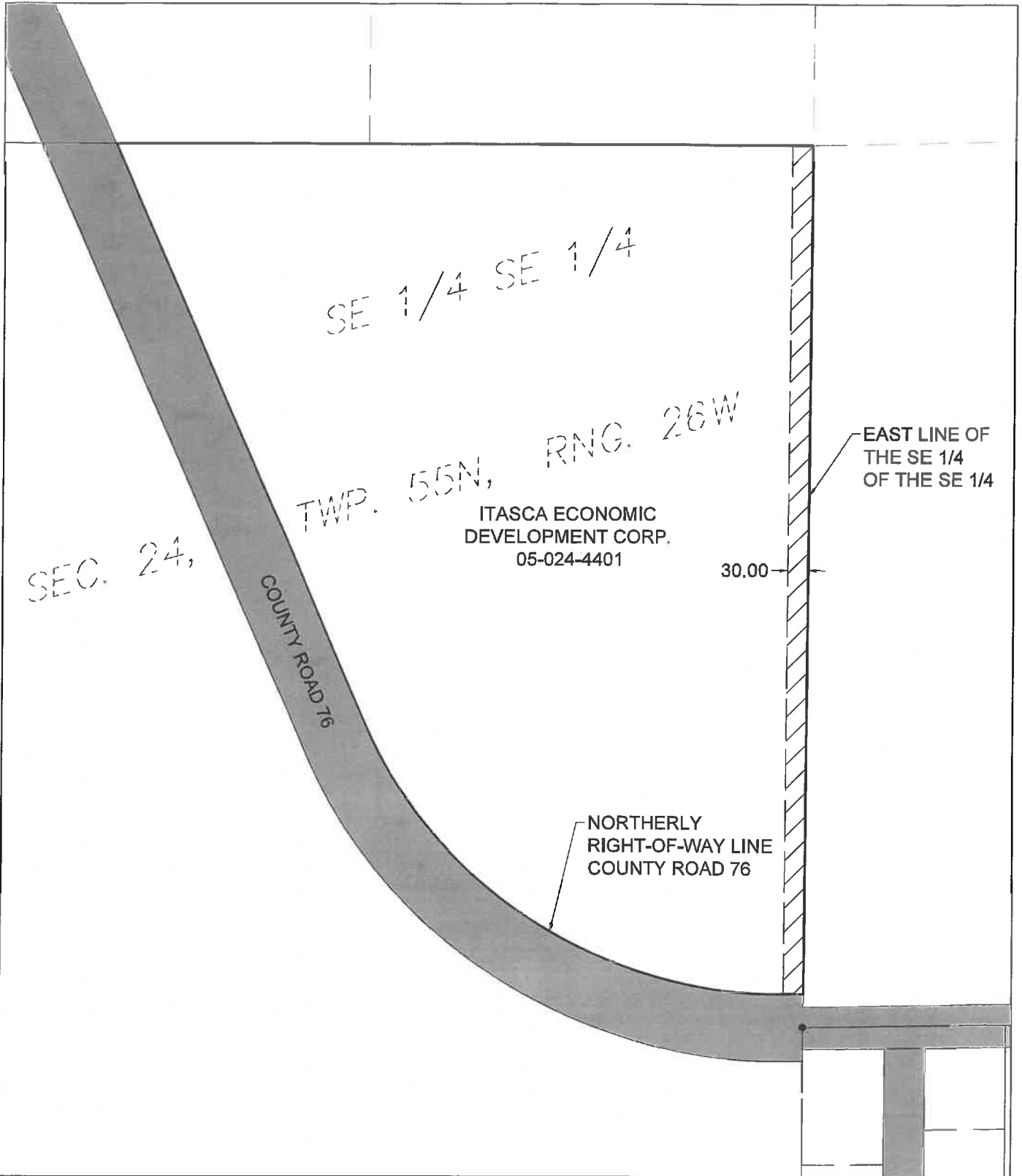
City of Grand Rapids
GRANR 163434

Engineers | Architects | Planners | Scientists

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

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Save: 3/3/2022 11:23 AM nhrudac Plot: 3/3/2022 11:26 AM X:\F:\J\GRANR\1634345-final-dsgn51-drawings\10-Civil\cad\dwg\exhibit\ItascaEconomic_Exhibit3.dwg



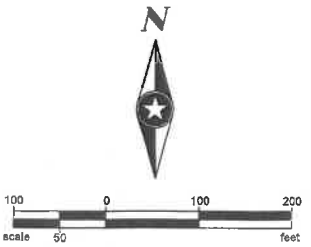
PARCEL NUMBER	05-024-4401
OWNER	ITASCA ECONOMIC DEVELOPMENT CORP.
AREA OF PARCEL	917894 SF
ZONING	HI
AREA OF PROPOSED PERMANENT EASEMENT	37804 SF

LEGEND	
	PERMANENT EASEMENT
	PROPERTY BOUNDARY

FILE NO. GRANR 163434
DATE: 3/3/2022

**ITASCA EASEMENT EXHIBIT
GRAND RAPIDS / COHASSET
INDUSTRIAL PARK**

EXHIBIT NO. 3



PUBLIC SERVICE AND INFRASTRUCTURE EASEMENT

THIS INDENTURE is made and entered into this 8 day of March, 2022, **Itasca Economic Development Corporation, a Corporation**, 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 05-024-4101
Existing Legal Description

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, IN SECTION 24, TOWNSHIP 55 NORTH, RANGE 26 WEST OF THE 4TH PRINCIPAL MERIDIAN, 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 05-024-4101
Itasca Economic Development Corporation, a Corporation.

An easement for infrastructure purposes over, under, across and through that part of the East Half of the Northeast Quarter of the Southeast Quarter, Section 24, Township 55 North, Range 26 West, Itasca County, Minnesota, described as follows:

RECEIVED MAR 17 2022

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.



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OWNER: Itasca Economic Development Corp
PARCEL(s): 05-024-4101

LEGAL LAND DESCRIPTION OF BURDENED PARCEL – DOC. NO. A000640665

The East Half of the Southeast Quarter of the Northeast Quarter and the East Half of the Northeast Quarter of the Southeast Quarter, in Section 24, Township 55 North, Range 26 West of the 4th Principal Meridian, Itasca County, Minnesota.

PROPOSED PERMANENT INFRASTRUCTURE EASEMENT

An easement for infrastructure purposes over, under, across and through that part of the East Half of the Northeast Quarter of the Southeast Quarter, Section 24, Township 55 North, Range 26 West, Itasca County, Minnesota, described as follows:

Beginning at the northeast corner of said East Half of the Northeast Quarter of the Southeast Quarter; thence on an assigned bearing of South 89 degrees 55 minutes 35 seconds West a distance of 30.00 feet; thence South 00 degrees 17 minutes 08 seconds East a distance of 67.58 feet; thence South 13 degrees 35 minutes 35 seconds West a distance of 123.36 feet; thence South 23 degrees 38 minutes 00 seconds West a distance of 340.88 feet; thence South 22 degrees 25 minutes 28 seconds East a distance of 295.10 feet; thence South 18 degrees 39 minutes 52 seconds East a distance of 127.15 feet; thence South 11 degrees 03 minutes 57 seconds East a distance of 42.01 feet; thence South 00 degrees 17 minutes 08 seconds West a distance of 375.53 feet to the south line of said East Half of the Northeast Quarter of the Southeast Quarter; thence South 89 degrees 56 minutes 13 seconds East, along said south line, a distance of 30.00 feet to the east line of said East Half of the Northeast Quarter of the Southeast Quarter; thence North 00 degrees 17 minutes 08 seconds East, along last said east line, a distance of 533.31 feet; thence North 89 degrees 43 minutes 16 seconds West a distance of 45.55 feet; thence North 22 degrees 25 minutes 28 seconds East a distance of 229.91 feet; thence North 23 degrees 11 minutes 56 seconds East a distance of 344.98 feet to said east line of the East Half of the Northeast Quarter of the Southeast Quarter; thence North 00 degrees 17 minutes 08 seconds East, along said east line, a distance of 246.72 feet to the point of beginning and terminating thereat.

Engineers | Architects | Planners | Scientists

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

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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.



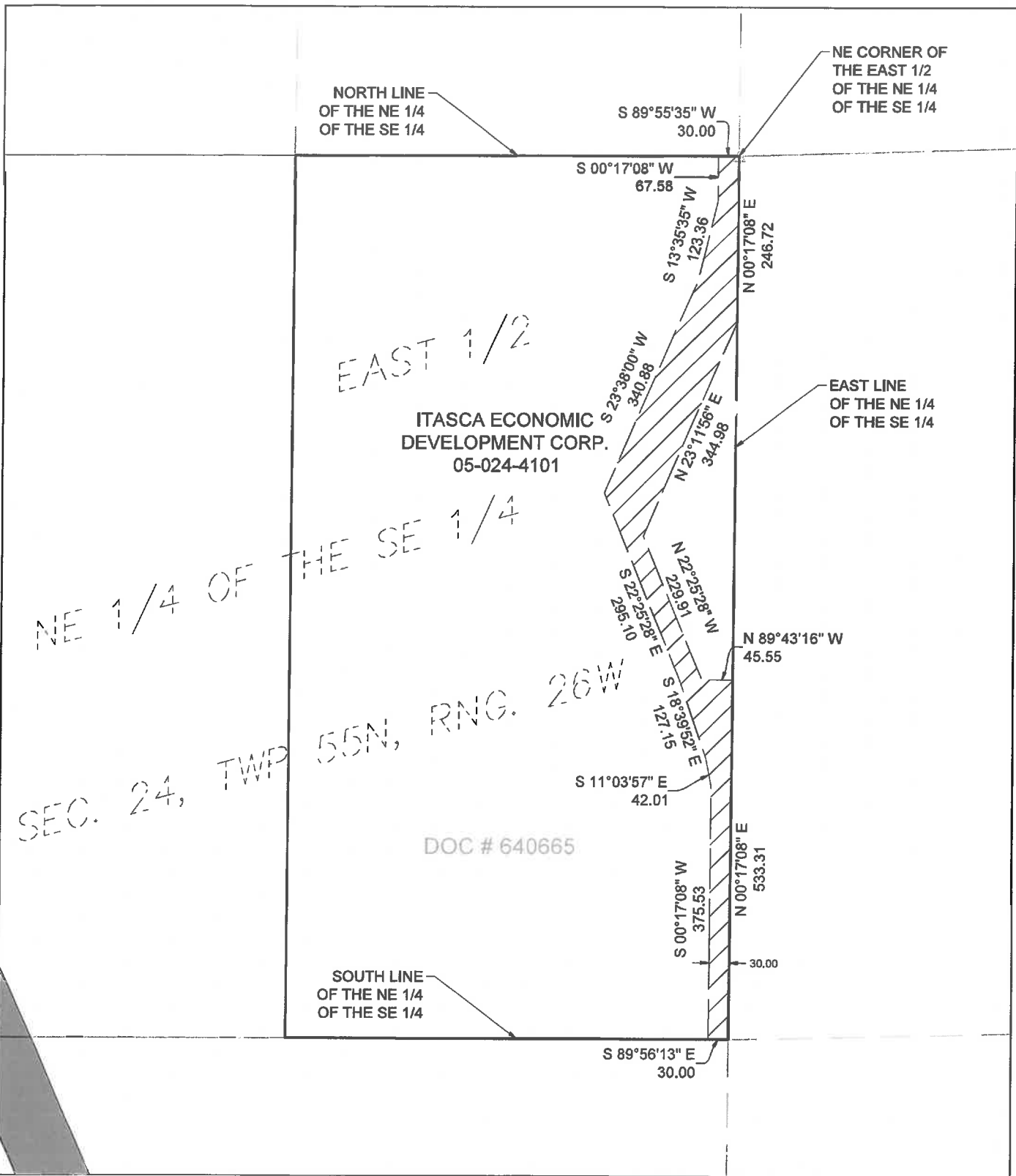
Daniel J. Bemboom, PLS
Minnesota License No. 46562

February 24, 2022

Date

City of Grand Rapids
GRANR 163434

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PARCEL NUMBER	05-024-4101
OWNER	ITASCA ECONOMIC DEVELOPMENT CO.
AREA OF PARCEL	858639 SF
ZONING	RR
AREA OF PROPOSED PERMANENT EASEMENT	63260 SF

LEGEND

	PERMANENT EASEMENT
	PROPERTY BOUNDARY

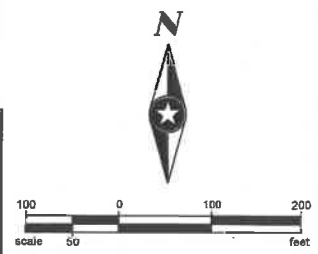
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FILE NO.
GRANR 163434

DATE:
3/3/2022

**ITASCA EASEMENT EXHIBIT
GRAND RAPIDS / COHASSET
INDUSTRIAL PARK**

**EXHIBIT
NO. 2**



PUBLIC SERVICE AND INFRASTRUCTURE EASEMENT

THIS INDENTURE is made and entered into this 8 day of March, 2022, **Itasca Economic Development Corporation, a Corporation**, 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 05-024-1401
Existing Legal Description

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, IN SECTION 24, TOWNSHIP 55 NORTH, RANGE 26 WEST OF THE 4TH PRINCIPAL MERIDIAN, 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 05-024-1401
Itasca Economic Development Corporation, a Corporation.

RECEIVED MAR 17 2022



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OWNER: Itasca Economic Development Corp
PARCEL(s): 05-024-1401

LEGAL LAND DESCRIPTION OF BURDENED PARCEL – DOC. NO. A000640665

The East Half of the Southeast Quarter of the Northeast Quarter and the East Half of the Northeast Quarter of the Southeast Quarter, in Section 24, Township 55 North, Range 26 West of the 4th Principal Meridian, Itasca County, Minnesota.

PROPOSED PERMANENT INFRASTRUCTURE EASEMENT

An easement for infrastructure purposes over, under, across and through the east 30.00 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 24, Township 55 North, Range 26 West, Itasca County, Minnesota, lying south of a line parallel with the north line of said East half and distant 435.61 feet south of the northeast corner of said East Half of the Southeast Quarter of the Northeast Quarter.

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

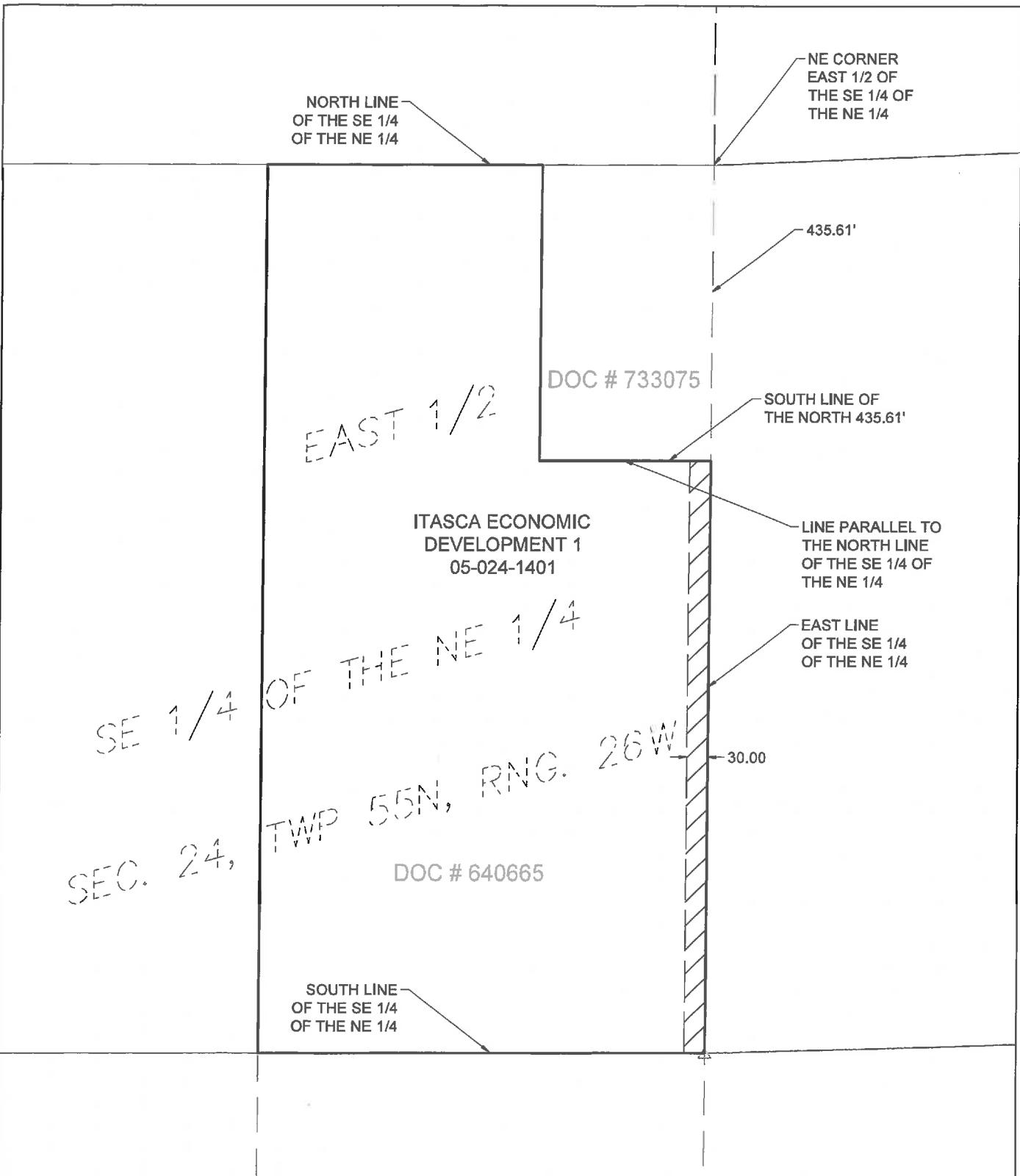
February 24, 2022
Date

City of Grand Rapids
GRANR 163434

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PARCEL NUMBER	05-024-1401
OWNER	ITASCA ECONOMIC DEVELOPMENT CO.
AREA OF PARCEL	750686 SF
ZONING	R-1
AREA OF PROPOSED PERMANENT EASEMENT	26230 SF

LEGEND

	PERMANENT EASEMENT
	PROPERTY BOUNDARY



SEH

FILE NO.
GRANR 163434

DATE:
3/3/2022

**ITASCA EASEMENT EXHIBIT
GRAND RAPIDS / COHASSET
INDUSTRIAL PARK**

**EXHIBIT
NO. 1**

Scale: 0 100 200 feet