



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

ENGINEERING DEPARTMENT

420 NORTH POKEGAMA AVENUE, GRAND RAPIDS, MINNESOTA 55744-2662

OFFER LETTER

March 11, 2022

Christopher K. Jensen
733 Unser Road
Grand Rapids, MN 55744

RE: Purchasing Public Service and Infrastructure Easement

Dear Mr. Jensen,

The City of Grand Rapids hereby submits to you an offer of **\$1,872.00**, 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 **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.



Christopher K. Jensen

PUBLIC SERVICE AND INFRASTRUCTURE EASEMENT

THIS INDENTURE is made and entered into this _____ day of _____, 2022, **Christopher K. Jensen, 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 91-030-2209
Existing Legal Description

THE SOUTH ONE HUNDRED SEVENTY-TWO FEET (S. 172') OF THE NORTH TWO HUNDRED FIVE FEET (N.205') OF THE WEST ONE HUNDRED TWENTY FEET (W.120') OF LOT ONE (1), SECTION THIRTY (30), TOWNSHIP FIFTY-FIVE (55) NORTH, RANGE TWENTY-FIVE (25) WEST.

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 91-030-2209
Christopher K. Jensen, a single person.



Building a Better World
for All of Us®

OWNER: Christopher K. Jensen
PARCEL(s): 91-030-2209

LEGAL LAND DESCRIPTION OF BURDENED PARCEL – DOC. NO.

THE SOUTH ONE HUNDRED SEVENTY-TWO FEET (S. 172') OF THE NORTH TWO HUNDRED FIVE FEET (N.205') OF THE WEST ONE HUNDRED TWENTY FEET (W.120') OF LOT ONE (1), SECTION THIRTY (30), TOWNSHIP FIFTY-FIVE (55) NORTH, RANGE TWENTY-FIVE (25) WEST.

PROPOSED PERMANENT INFRASTRUCTURE EASEMENT

An easement for infrastructure purposes over, under, across and through the south 20.00 feet of the north 53.00 feet of the west 120.00 feet of Government Lot 1, Section 30, Township 55 North, Range 25 West, Itasca County, Minnesota.

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.

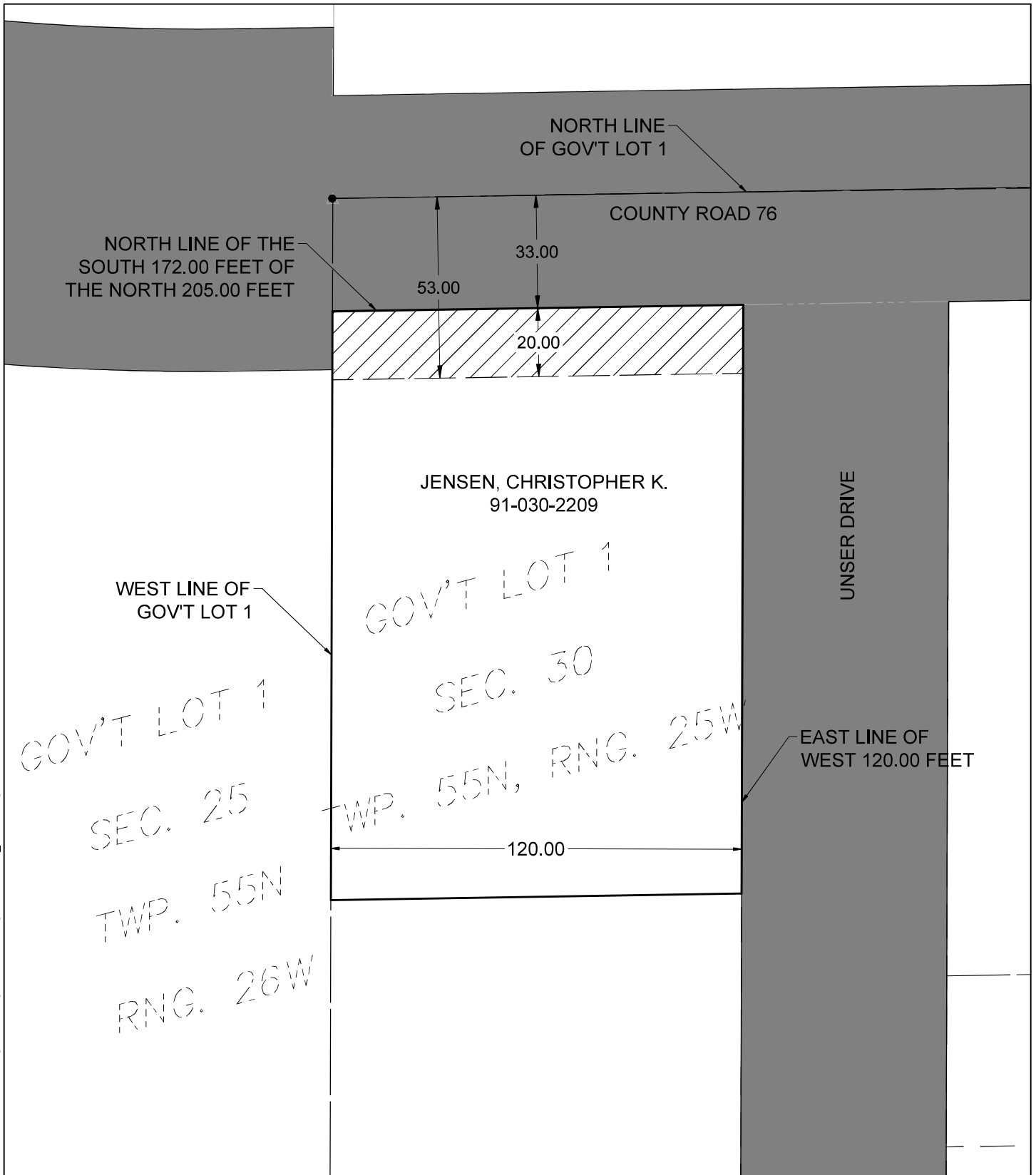
A handwritten signature in black ink that reads "Daniel J. Bemboom".

Daniel J. Bemboom, PLS
Minnesota License No. 46562

March 11, 2022
Date

City of Grand Rapids
GRANR 163434

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PARCEL NUMBER	91-030-2209
OWNER	JENSEN, CHRISTOPHER K.
AREA OF PARCEL	20644 SF
ZONING	SRR
AREA OF PROPOSED PERMANENT EASEMENT	2400 SF

LEGEND

	EXISTING ROW
	PERMANENT EASEMENT
	PROPERTY BOUNDARY

SEH

FILE NO.
GRANR 163434

DATE:
3/8/2022

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

**EXHIBIT
NO. 1**

