

PUBLIC SERVICE AND INFRASTRUCTURE EASEMENT

THIS INDENTURE is made and entered into this 3rd day of November, 2021, **Todd C. and Tracy L. Hammill, 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 91-029-4310
Existing Legal Description (Doc. No. 742750)

THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 29, TOWNSHIP 55 NORTH, RANGE 25, WEST OF THE FOURTH PRINCIPAL MERIDIAN, ITASCA COUNTY, MINNESOTA, EXCEPT THE WEST 400 FEET THEREOF, TOGETHER WITH A RIGHT OF WAY AND EASEMENT FOR ROADWAY PURPOSES AND UTILITY LINES ACROSS THE SOUTH 33 FEET OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND ACROSS THE WEST 33 FEET OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER, EXCEPTING AND RESERVING UNTO PARTIES OF THE FIRST PART, THEIR HEIRS, AND ASSIGNS, A RIGHT OF WAY AND EASEMENT FOR ROADWAY PURPOSES AND UTILITY LINES ACROSS THE NORTH 33 FEET AND THE EAST 33 FEET OF THE PREMISES CONVEYED HEREIN, SAID EASEMENT AND RIGHT OF WAY TO BE IN COMMON WITH PARTIES OF THE SECOND PART, THEIR HEIRS AND ASSIGNS PERPETUALLY.

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 91-029-4310

Todd C. and Tracy L. Hammill, a married couple.

An easement for infrastructure purposes over, under, across and through the South 40.00 feet of the North Half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter, Section 29, Township 55 North, Range 25, West of the Fourth Principal Meridian, Itasca County, Minnesota, lying east of the West 400.00 feet thereof.

Containing 10,657 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: Todd C. and Tracy L. Hammill, a married couple.



Todd C. Hammill, a married person

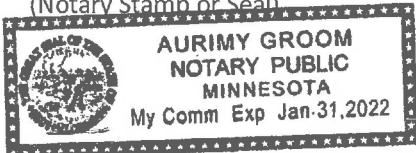


Tracy L. Hammill, a married person

STATE OF MINNESOTA)
COUNTY OF Itasca) ss:

The foregoing instrument was acknowledged before me this 3rd day of November, 2021, by Todd C. and Tracy L. Hammill, a married couple, Grantor.

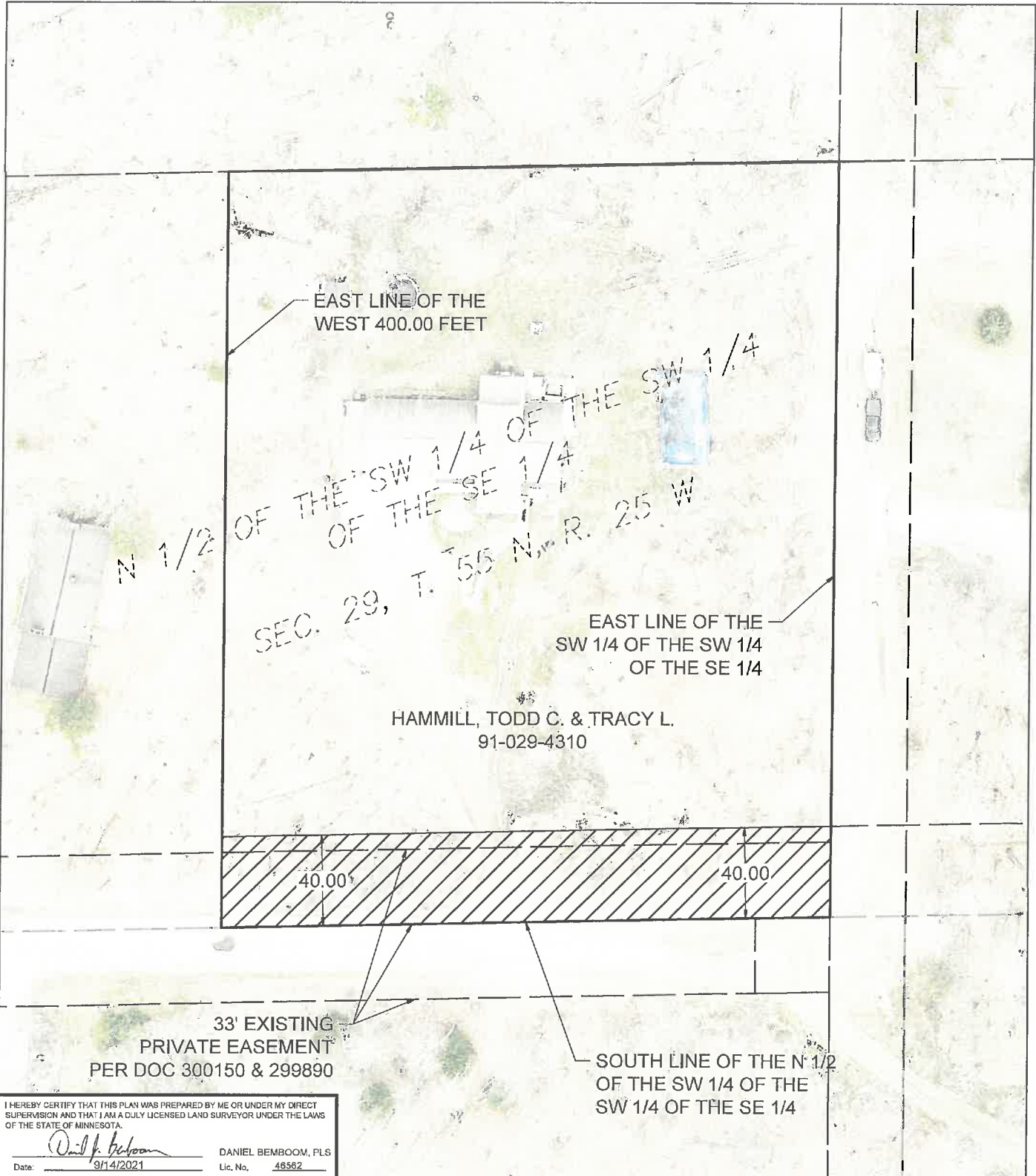
(Notary Stamp or Seal)


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.

Save: 9/14/2021 11:01 AM InRoads Plot: 9/15/2021 12:08 PM X:\F\INGR\N\161381\5-final-dsgn\51-drawings\10-Civil\caedwg\exhibit\Hammill_Exhibit3.dwg



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 Bemboom
 Date: 9/14/2021
 DANIEL BEMBOOM, PLS
 Lic. No. 46562

LEGEND

| | |
|--|--------------------|
| | PERMANENT EASEMENT |
| | PROPERTY BOUNDARY |

| | |
|-------------------------------------|----------------------------|
| PARCEL NUMBER | 91-029-4310 |
| OWNER | TODD C. & TRACY L. HAMMILL |
| AREA OF PARCEL | 88494 SF |
| ZONING | RR |
| AREA OF PROPOSED PERMANENT EASEMENT | 10657 SF |

SEH

FILE NO.
GRANR 161381

DATE:
9/15/2021

HAMMILL PERMANENT EASEMENT
21ST STREET SW
GRAND RAPIDS, MINNESOTA

EXHIBIT
NO. 1

