

PUBLIC SERVICE AND INFRASTRUCTURE EASEMENT

THIS INDENTURE is made and entered into this 23rd day of February, 2022, **St. Joseph's Catholic Church, Non-Profit 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 91-686-0110
Existing Legal Description

LOT 1, BLOCK 1, SAINT JOSEPH ADDITION, ACCORDING TO THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, 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 91-686-0110
St. Joseph's Catholic Church, Non-Profit Corporation.

An easement for infrastructure purposes over, under, across and through those parts of Lot 1, Block 1, SAINT JOSEPH ADDITION, Itasca County, Minnesota, described as follows.

Beginning at the southeast corner of said Lot 1; thence on an assigned bearing of South 88 degrees 51 minutes 05 seconds West, along the south line of Lot 1, a distance of 190.07 feet; thence North 00 degrees 24 minutes 21 seconds East a distance of 30.01 feet; thence North 71 degrees 15 minutes 36 seconds East a distance of 148.89 feet; thence North 88 degrees 51 minutes 05 seconds East a distance of 49.36 feet, to the east line of said Lot 1;

thence South 00 degrees 24 minutes 21 seconds West, along said east line a distance of 75.03 feet to the point of beginning.

And Also

Commencing at the southeast corner of said Lot 1; thence on an assigned bearing of South 88 degrees 51 minutes 05 seconds West, along the south line of Lot 1, a distance of 626.34 feet; thence northwesterly, along said south line on a tangential curve concave to the northeast, having a radius of 260.00 feet and a central angle of 2 degrees 28 minutes 56 seconds, a distance of 11.26 feet to the point of beginning of the easement herein described; thence continuing northwesterly along said south line on a tangential curve concave to the northeast, having a radius of 260.00 feet and a central angle of 17 degrees 58 minutes 36 seconds, a distance of 81.58 feet; thence North 00 degrees 17 minutes 29 seconds East a distance of 73.62 feet; thence North 88 degrees 51 minutes 05 seconds East a distance of 80.03 feet; thence South 00 degrees 17 minutes 29 seconds West a distance of 89.78 feet to the point of beginning.

Containing 17,799 SF, more or less.

Easement shown on attached EXHIBIT No. 3B

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

GRANTOR: St. Joseph's Catholic Church, Non-Profit Corporation.




Fr. Blake Rozier

STATE OF MINNESOTA)
) ss:
COUNTY OF Itasca)

The foregoing instrument was acknowledged before me this 23rd day of February, 2022 by St. Joseph's Catholic Church, Non-Profit Corporation, Grantor.

(Notary Stamp or Seal)



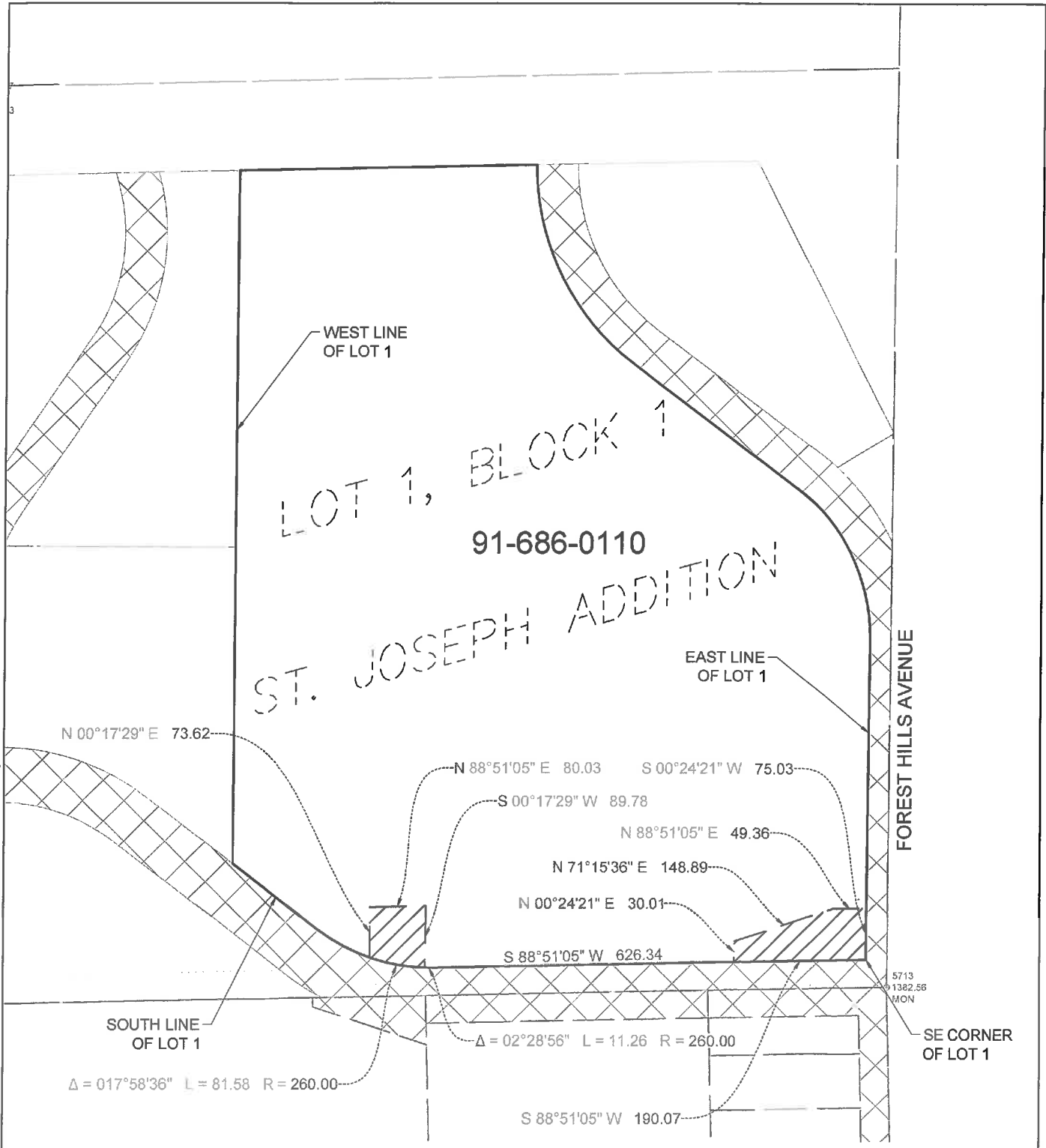


Signature of Person Taking Acknowledgement

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.

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LEGEND

	PERMANENT EASEMENT
	PROPERTY BOUNDARY
	ROW

PARCEL NUMBER	91-686-0110
OWNER	ST. JOSEPHS CATHOLIC CHURCH
AREA OF PARCEL	870198 SF
ZONING	R-1
AREA OF PROPOSED PERMANENT EASEMENT	17799 SF

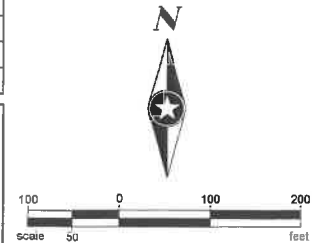
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FILE NO.
GRANR 161381

DATE:
2/11/2022

**EASEMENT EXHIBIT
GRAND RAPIDS, MINNESOTA**

**EXHIBIT
NO. 3B**





Building a Better World
for All of Us®

OWNER: St Josephs Catholic Church
PARCEL(s): 91-686-0110

LEGAL LAND DESCRIPTION OF BURDENED PARCEL

Lot 1, Block 1, SAINT JOSEPH ADDITION, according to the plat on file and of record in the office of the County Recorder, Itasca County, Minnesota.

PERMANENT EASEMENT

An easement for infrastructure purposes over, under, across and through those parts of Lot 1, Block 1, SAINT JOSEPH ADDITION, Itasca County, Minnesota, described as follows.

Beginning at the southeast corner of said Lot 1; thence on an assigned bearing of South 88 degrees 51 minutes 05 seconds West, along the south line of Lot 1, a distance of 190.07 feet; thence North 00 degrees 24 minutes 21 seconds East a distance of 30.01 feet; thence North 71 degrees 15 minutes 36 seconds East a distance of 148.89 feet; thence North 88 degrees 51 minutes 05 seconds East a distance of 49.36 feet, to the east line of said Lot 1; thence South 00 degrees 24 minutes 21 seconds West, along said east line a distance of 75.03 feet to the point of beginning.

And Also

Commencing at the southeast corner of said Lot 1; thence on an assigned bearing of South 88 degrees 51 minutes 05 seconds West, along the south line of Lot 1, a distance of 626.34 feet; thence northwesterly, along said south line on a tangential curve concave to the northeast, having a radius of 260.00 feet and a central angle of 2 degrees 28 minutes 56 seconds, a distance of 11.26 feet to the point of beginning of the easement herein described; thence continuing northwesterly along said south line on a tangential curve concave to the northeast, having a radius of 260.00 feet and a central angle of 17 degrees 58 minutes 36 seconds, a distance of 81.58 feet; thence North 00 degrees 17 minutes 29 seconds East a distance of 73.62 feet; thence North 88 degrees 51 minutes 05 seconds East a distance of 80.03 feet; thence South 00 degrees 17 minutes 29 seconds West a distance of 89.78 feet to the point of beginning.

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.

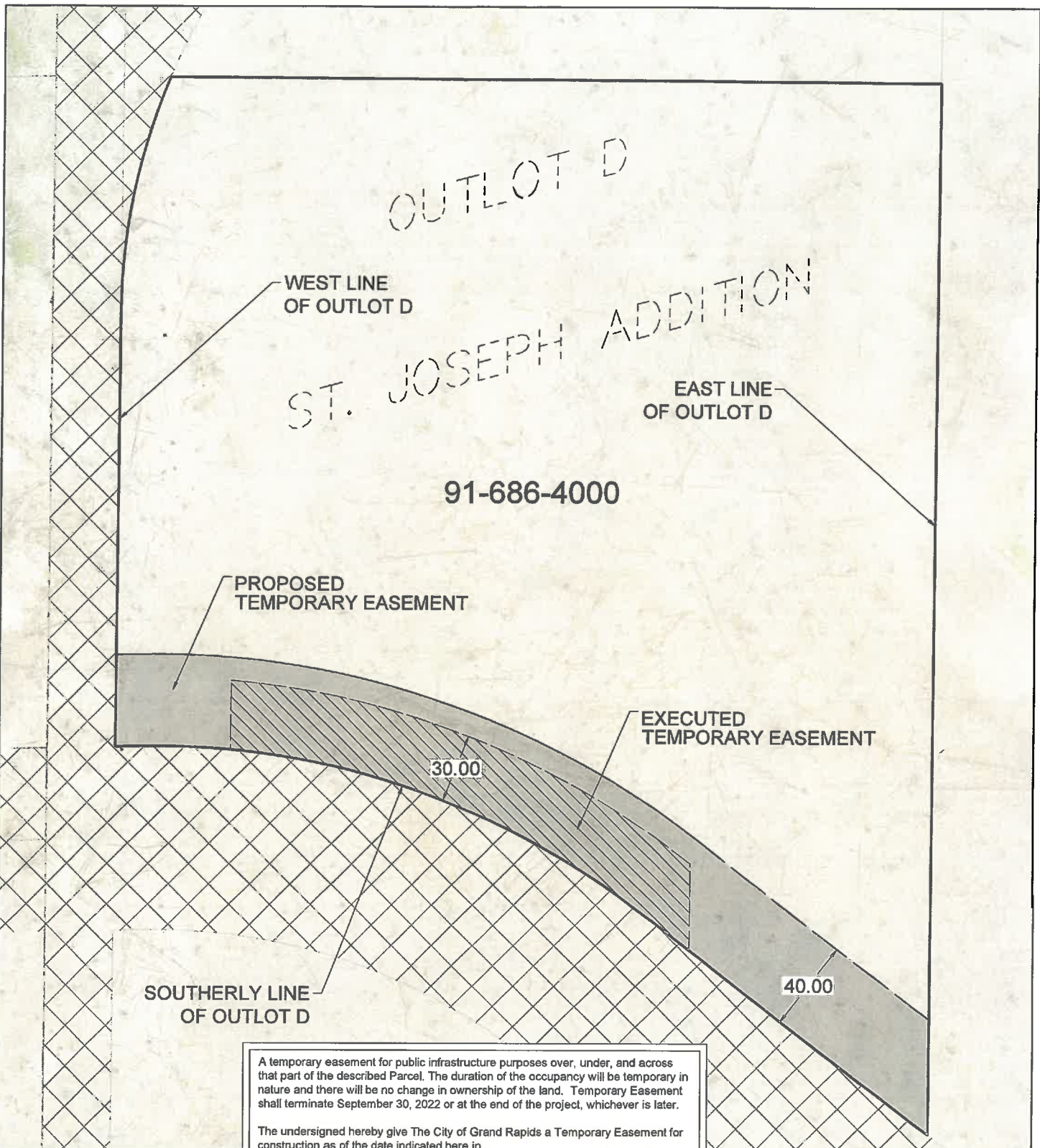


Mark J. Haselius, PLS
Minnesota License No. 47034

February 11, 2022
Date

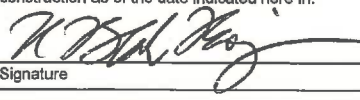
City of Grand Rapids
GRANR 161381

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A temporary easement for public infrastructure purposes over, under, and across that part of the described Parcel. The duration of the occupancy will be temporary in nature and there will be no change in ownership of the land. Temporary Easement shall terminate September 30, 2022 or at the end of the project, whichever is later.

The undersigned hereby give The City of Grand Rapids a Temporary Easement for construction as of the date indicated here in.


2/3/22
 Signature Date

LEGEND

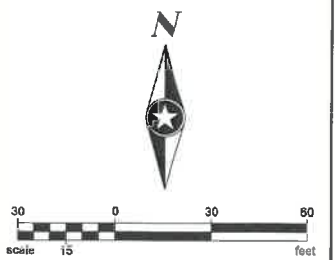
	TEMPORARY EASEMENT
	EXECUTED TEMPORARY EASE.
	PROPERTY BOUNDARY
	ROW

PARCEL NUMBER	91-686-4000
OWNER	ST. JOSEPHS CATHOLIC CHURCH
AREA OF PARCEL	122161 SF
ZONING	R-1
AREA OF PROPOSED TEMPORARY EASEMENT	16014 SF

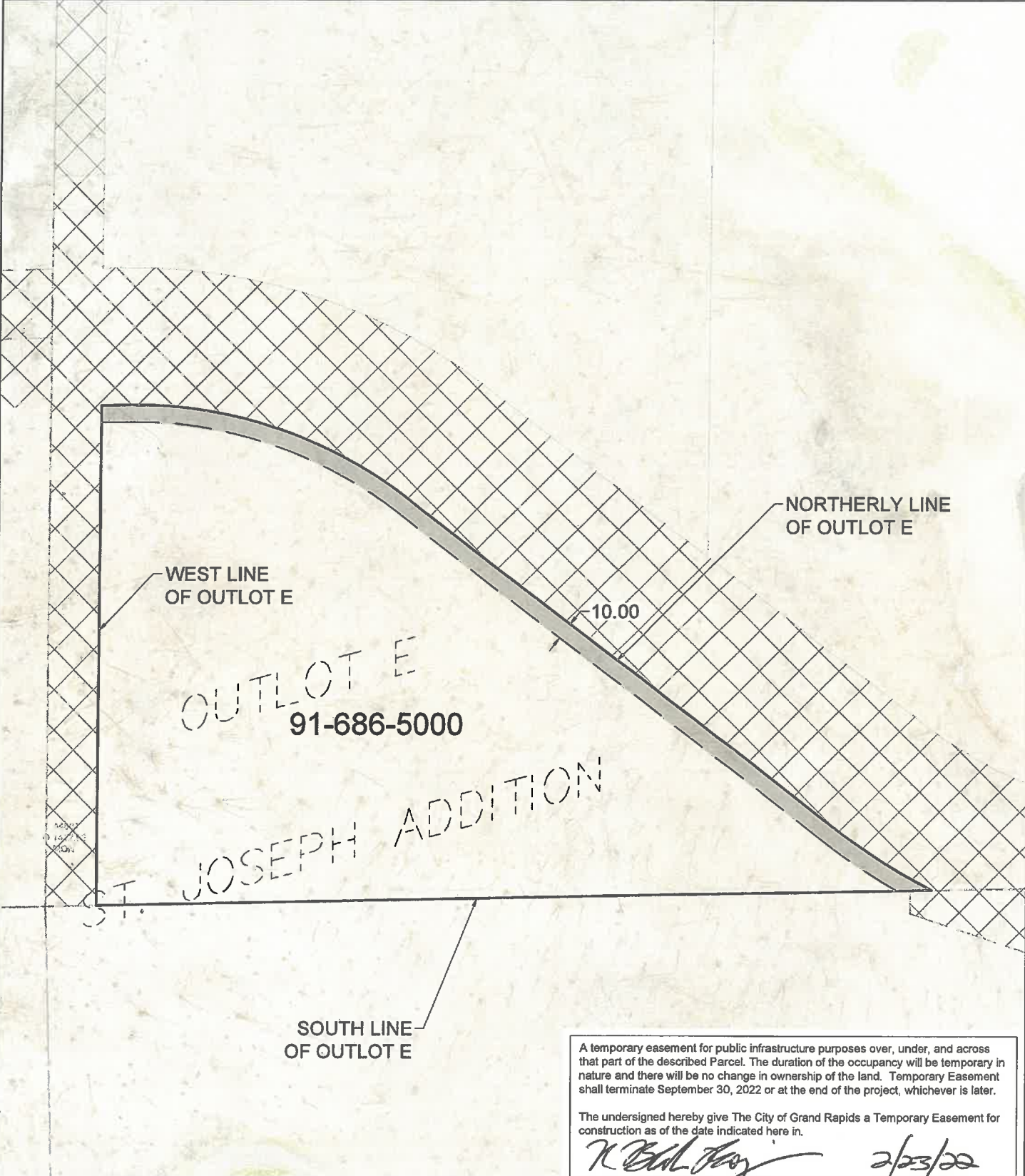

FILE NO.
 GRANR 161381
DATE:
 2/14/2022

EASEMENT EXHIBIT
GRAND RAPIDS, MINNESOTA

EXHIBIT NO. 1



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A temporary easement for public infrastructure purposes over, under, and across that part of the described Parcel. The duration of the occupancy will be temporary in nature and there will be no change in ownership of the land. Temporary Easement shall terminate September 30, 2022 or at the end of the project, whichever is later.

The undersigned hereby give The City of Grand Rapids a Temporary Easement for construction as of the date indicated here in.

K. Bill Tracy 2/23/22
 Signature Date

LEGEND

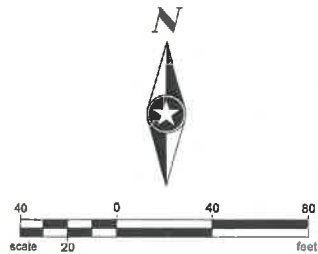
	TEMPORARY EASEMENT
	PROPERTY BOUNDARY
	ROW

PARCEL NUMBER	91-686-5000
OWNER	ST. JOSEPHS CATHOLIC CHURCH
AREA OF PARCEL	84329 SF
ZONING	R-1
AREA OF PROPOSED TEMPORARY EASEMENT	5621 SF

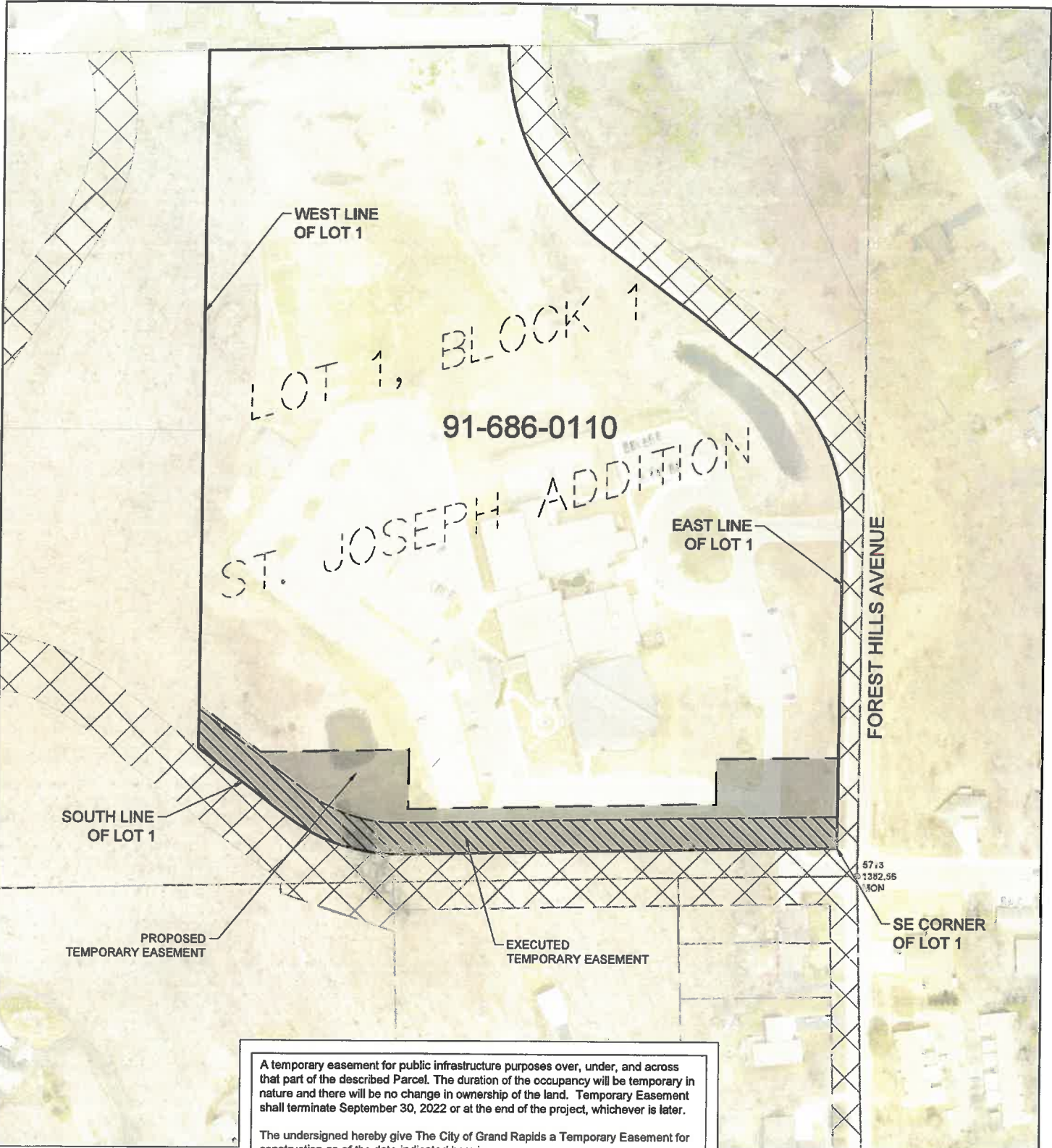
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**EASEMENT EXHIBIT
 GRAND RAPIDS, MINNESOTA**

EXHIBIT NO. 2



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A temporary easement for public infrastructure purposes over, under, and across that part of the described Parcel. The duration of the occupancy will be temporary in nature and there will be no change in ownership of the land. Temporary Easement shall terminate September 30, 2022 or at the end of the project, whichever is later.

The undersigned hereby give The City of Grand Rapids a Temporary Easement for construction as of the date indicated here in.

[Signature] _____ 2/23/22
 Signature Date

LEGEND

-  TEMPORARY EASEMENT
-  EXECUTED TEMPORARY EASE.
-  PROPERTY BOUNDARY
-  ROW

PARCEL NUMBER	91-686-0110
OWNER	ST. JOSEPHS CATHOLIC CHURCH
AREA OF PARCEL	870198 SF
ZONING	R-1
AREA OF PROPOSED TEMPORARY EASEMENT	83027 SF

SEH | FILE NO. GRANR 161381 | DATE: 2/14/2022

**EASEMENT EXHIBIT
 GRAND RAPIDS, MINNESOTA**

EXHIBIT NO. 3A

