



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

ENGINEERING DEPARTMENT

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

OFFER LETTER

April 4, 2022

Darrin B. and Holli S. Busching
40758 County Road 242
Cohasset, MN 55721

RE: Purchasing Public Service and Infrastructure Easement

Dear Mr. and Mrs. Busching,

The City of Grand Rapids hereby submits to you an offer of **\$14,830.70**, 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.

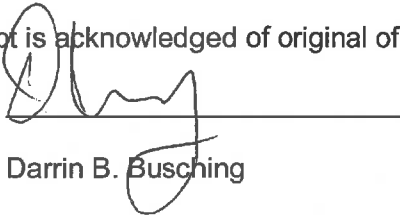
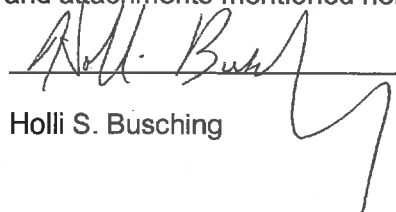
This letter is furnished to inform you of procedures and your rights in this acquisition. It is respectfully requested that you acknowledge its receipt by signing the attached copy in the space provided. Signing this acknowledgment does not in any way commit you to an acceptance of the offer.

Sincerely,



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

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


Darrin B. Busching
Holli S. Busching

PUBLIC SERVICE AND INFRASTRUCTURE EASEMENT

THIS INDENTURE is made and entered into this 5th day of April, 2022, **Darrin B. and Holli S. Busching, a married couple**, of Cohasset, 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 91-018-3402
Existing Legal Description

ALL THAT PART OF LOT FOUR (4), LYING SOUTHWEST OF RAILWAY AND NORTHWEST OF COUNTY ROAD, IN SECTION EIGHTEEN (18), TOWNSHIP FIFTY-FIVE (55) NORTH, RANGE TWENTY-FIVE (25), WEST OF THE FOURTH 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 91-018-3402
Darrin B. and Holli S. Busching, a married couple.

An easement for infrastructure purposes over, under, across and through that part of Government

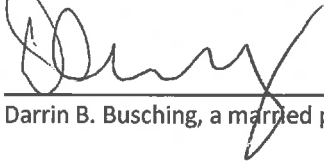
Lot 4, Section 18, Township 55 North, Range 25 West, lying northwesterly of the northwesterly right of way line of County Road Number 63 and southeasterly of the following described line: Commencing at the southeast corner of said Government Lot 4; thence on an assigned bearing of North 00 degrees 31 minutes 10 seconds West, along the east line of said Government Lot 4, a distance of 139.73 feet to the intersection with the southwesterly right of way line of the Great Northern Railway; thence North 49 degrees 48 minutes 53 seconds West, along said railroad right of way 656.19 feet to the point of beginning of the line herein described; thence South 50 degrees 28 minutes 32 seconds West a distance of 102.24 feet; thence South 60 degrees 51 minutes 44 seconds West 31.46 feet; thence South 57 degrees 24 minutes 16 seconds West 38.00 feet; thence South 53 degrees 56 minutes 49 seconds West 73.5 feet, more or less, to the shoreline of the Mississippi River and terminating thereat.

Containing 4,938 SF, more or less.

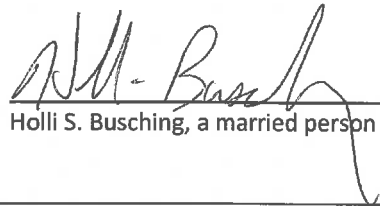
Easement shown on attached EXHIBIT No. 1

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

GRANTOR: Darrin B. and Holli S. Busching, a married couple.



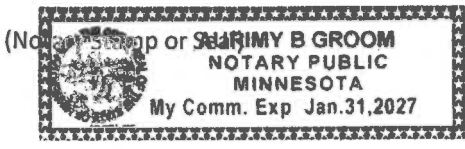
Darrin B. Busching, a married person

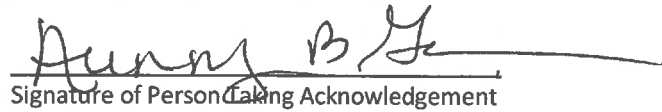


Holli S. Busching, a married person

STATE OF MINNESOTA)
) SS:
COUNTY OF Itasca)

The foregoing instrument was acknowledged before me this 5th day of April, 2022 by Darrin B. and Holli S. Busching, a married couple, Grantor.





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: Darrin B. & Holli S. Busching
PARCEL(s): 91-018-3402

LEGAL LAND DESCRIPTION OF BURDENED PARCEL – DOC. NO. A000686101

All that part of Lot Four (4), lying Southwest of railway and Northwest of County Road, in Section Eighteen (18), Township Fifty-five (55) North, Range Twenty-five (25), West of the Fourth Principal Meridian, Itasca County, Minnesota.

PROPOSED PERMANENT INFRASTRUCTURE EASEMENT

An easement for infrastructure purposes over, under, across and through that part of Government Lot 4, Section 18, Township 55 North, Range 25 West, lying northwesterly of the northwesterly right of way line of County Road Number 63 and southeasterly of the following described line:

Commencing at the southeast corner of said Government Lot 4; thence on an assigned bearing of North 00 degrees 31 minutes 10 seconds West, along the east line of said Government Lot 4, a distance of 139.73 feet to the intersection with the southwesterly right of way line of the Great Northern Railway; thence North 49 degrees 48 minutes 53 seconds West, along said railroad right of way 656.19 feet to the point of beginning of the line herein described; thence South 50 degrees 28 minutes 32 seconds West a distance of 102.24 feet; thence South 60 degrees 51 minutes 44 seconds West 31.46 feet; thence South 57 degrees 24 minutes 16 seconds West 38.00 feet; thence South 53 degrees 56 minutes 49 seconds West 73.5 feet, more or less, to the shoreline of the Mississippi River 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.

Daniel J. Bemboom, PLS
Minnesota License No. 46562

March 24, 2022
Date

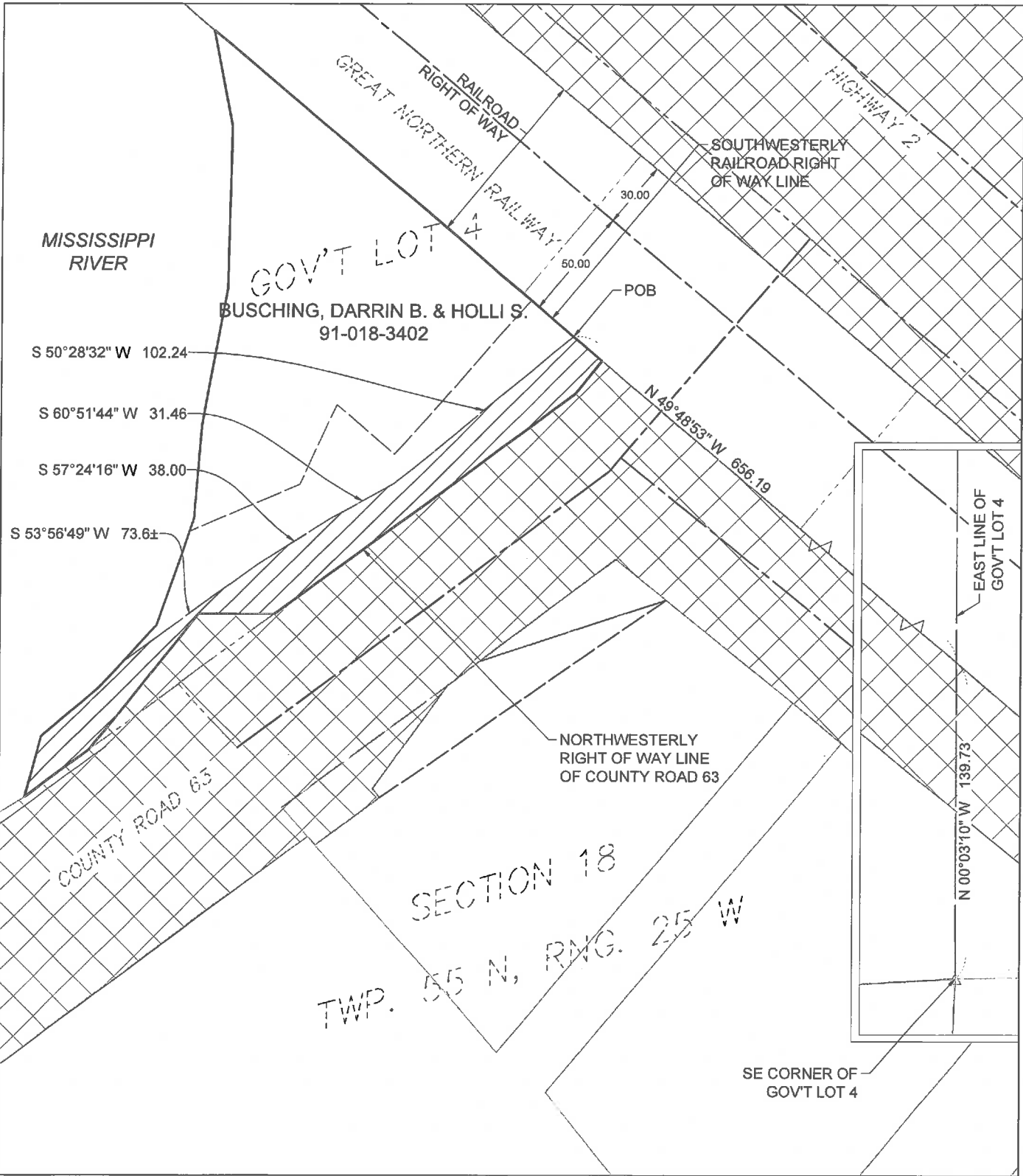
City of Grand Rapids
GRANR 163434

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	91-018-3402
OWNER	BUSCHING, DARRIN B. & HOLLI S.
AREA OF PARCEL	25475 SF
ZONING	SGB
AREA OF PROPOSED PERMANENT EASEMENT	4938 SF

LEGEND

	EXISTING ROW OR EASEMENT
	PERMANENT EASEMENT
	PROPERTY BOUNDARY

SEH



FILE NO.
GRANR 163434

DATE:
3/29/2022

**PADDLE HOPPERS EXHIBIT
GRAND RAPIDS / COHASSET
INDUSTRIAL PARK**

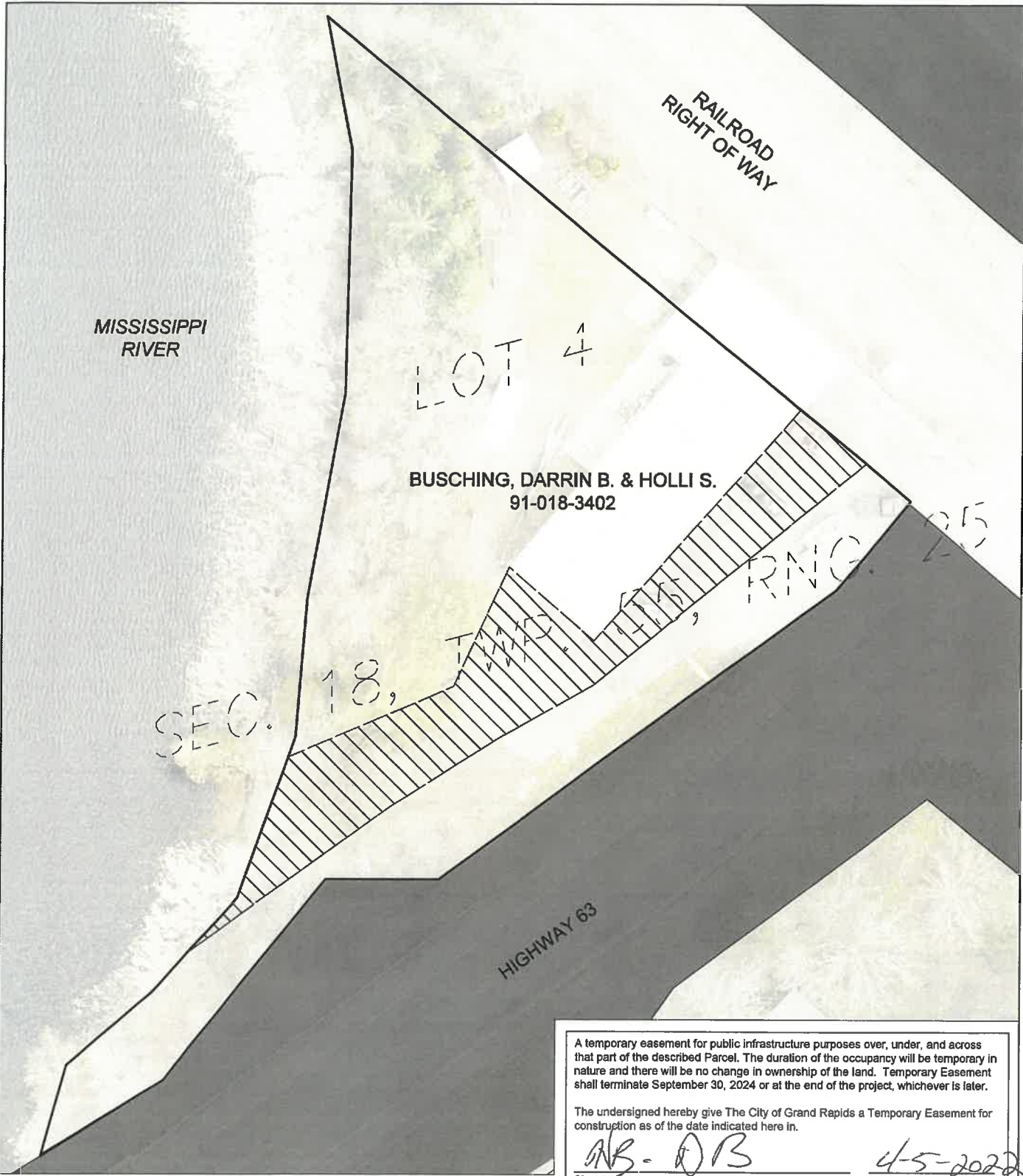
**EXHIBIT
NO. 1**

N

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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, 2024 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.

DB - DS 4-5-2022
 Signature Date

PARCEL NUMBER	91-018-3402
OWNER	BUSCHING, DARRIN B. & HOLLI S.
AREA OF PARCEL	26362 SF
ZONING	SGB
AREA OF PROPOSED TEMPORARY EASEMENT	4766 SF

LEGEND

	TEMPORARY EASEMENT
	PROPERTY BOUNDARY

SEH

FILE NO.
GRANR 163434

DATE:
3/2/2022

**BUSCHING, DARRIN B & HOLLI S
 GRAND RAPIDS / COHASSET
 INDUSTRIAL PARK**

**EXHIBIT
 NO. 1**

