



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

Carol R. Lessin Trustee  
2307 Highway 2 West  
Grand Rapids, MN 55744

RE: Purchasing Public Service and Infrastructure Easement

Dear Ms. Lessin Trustee,

The City of Grand Rapids hereby submits to you an offer of **\$1,816.78**, 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.**

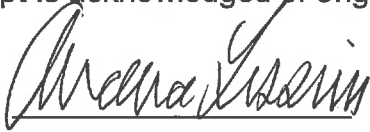
This letter is furnished to inform you of procedures and your rights in this acquisition. It is respectfully requested that you acknowledge its receipt by signing the attached copy in the space provided. Signing this acknowledgment does not in any way commit you to an acceptance of the offer.

Sincerely,



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

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



Andrea R. Lessin Trustee

---

**PUBLIC SERVICE AND INFRASTRUCTURE EASEMENT**

THIS INDENTURE is made and entered into this 5<sup>th</sup> day of April, 2022, **Andrea R. Lessin Trustee, Carol R. Lessin Trust, a Trust**, 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 91-018-3412**

**Existing Legal Description**

**LOT 4, SECTION 18, TOWNSHIP 55, RANGE 25 WHICH LIES NORTH OF TRUNK HWY #2 AND EAST OF THE COUNTY HOME ROAD, ALSO KNOWN AS THE COUNTY POOR FARM ROAD, LESS THE THREE TRACTS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF TRUNK HWY #2 WITH THE EAST LINE OF LOT 4; THENCE NORTHWESTERLY ALONG SAID NORTHERLY BOUNDARY OF TRUNK HWY #2, A DISTANCE OF 60 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID NORTHERLY BOUNDARY OF TRUNK HWY #2, A DISTANCE OF 100 FEET, MORE OR LESS TO THE EAST LINE OF LOT 4; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND THERE TERMINATING. LESS A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE EASTERLY BOUNDARY OF THE COUNTY HOME ROAD WITH THE NORTHERLY BOUNDARY OF LOT 4; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY BOUNDARY OF COUNTY HOME ROAD, A DISTANCE OF 140 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION AT RIGHT ANGLES TO THE EASTERLY BOUNDARY OF SAID COUNTY HOME ROAD, A DISTANCE OF 260 FEET TO A POINT; THENCE IN A NORTHEASTERLY AND NORTHERLY DIRECTION AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, TO THE NORTHERLY BOUNDARY OF LOT 4; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF LOT 4 TO THE POINT OF BEGINNING AND THERE TERMINATING. LESS THAT PART THAT BEGINS AT A POINT ON THE EASTERLY RIGHT OF WAY OF THE COUNTY HOME ROAD WHERE SAID COUNTY HOME ROAD INTERSECTS THE NORTHERLY BOUNDARY OF LOT 4; THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY OF COUNTY HOME ROAD, A DISTANCE OF 240 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY OF THE COUNTY HOME ROAD, A DISTANCE OF 120 FEET, MORE OR LESS, TO A POINT WHERE SAID COUNTY HOME ROAD INTERSECTS THE NORTHEASTERLY RIGHT OF WAY OF HWY #2; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERLY RIGHT OF WAY OF HWY #2, A DISTANCE OF 180 FEET TO A POINT; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID RIGHT OF WAY OF HWY #2, A DISTANCE OF 200 FEET TO**

**A POINT; THENCE IN A N011HWESTERLY DIRECTION TO THE POINT OF BEGINNING AND THERE TERMINATING.**

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 91-018-3412

Carol R. Lessin Trustee, a Trust.

A public service and infrastructure easement northeasterly of Trunk Highway No. 2 in that part of Government Lot 4 of Section 18, Township 55 North, Range 25 West, 4th Principal Meridian, Itasca County, Minnesota, described as follows: Commencing at the intersection of the northeasterly boundary of Trunk Highway No. 2 with the east line of said Government Lot 4; thence North 49 degrees 48 minutes 32 seconds West, assumed bearing, along said northeasterly boundary of Trunk Highway No. 2 a distance of 60.00 feet to the northwesterly line of that certain right of way easement granted on April 25, 1958 by John and Dena James to the Town of Grand Rapids recorded June 25, 1958, in book 207 of deeds page 394 as document number 213569; thence North 40 degrees 11 minutes 28 seconds East 5.00 feet, along last said northwesterly line, to the point of beginning of the easement herein described; thence North 49 degrees 48 minutes 32 seconds West a distance of 75.00 feet, along the northeasterly line of an easement described in Document No. A000738960, said line being 5.00 feet northeasterly of and parallel with said northeasterly boundary of Trunk Highway No. 2 ; thence South 78 degrees 17 minutes 25 seconds East a distance of 74.52 feet, to a westerly line of an easement recorder as document number A000738960; thence South 21 degrees 47 minutes 15 seconds West a distance of 30.08 feet, along last said westerly line; thence South 40 degrees 11 minutes 28 seconds West a distance of 7.00 feet along last said westerly line to the point of beginning.

Containing 1,366 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: Carol R. Lessin Trustee, a Trust.

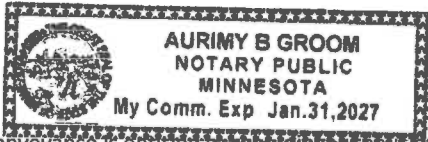
Andrea Lessin  
Andrea R. Lessin, Trustee

---

STATE OF MINNESOTA )  
                                  ) SS:  
COUNTY OF Itasca )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April, 2022 by **Andrea R. Lessin Trustee, Carol R. Lessin Trust, a Trust, Grantor.**

(Notary Stamp or Seal)



Aurim B Groom  
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 5<sup>th</sup> 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: Carol R Lessin Trustee**  
**PARCEL(s): 91-018-3412**

**LEGAL LAND DESCRIPTION OF BURDENED PARCEL – DOC. NO. 642071**

LOT 4, SECTION 18, TOWNSHIP 55, RANGE 25 WHICH LIES NORTH OF TRUNK HWY #2 AND EAST OF THE COUNTY HOME ROAD, ALSO KNOWN AS THE COUNTY POOR FARM ROAD, LESS THE THREE TRACTS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF TRUNK HWY #2 WITH THE EAST LINE OF LOT 4; THENCE NORTHWESTERLY ALONG SAID NORTHERLY BOUNDARY OF TRUNK HWY #2, A DISTANCE OF 60 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID NORTHERLY BOUNDARY OF TRUNK HWY #2, A DISTANCE OF 100 FEET, MORE OR LESS TO THE EAST LINE OF LOT 4; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND THERE TERMINATING. LESS A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE EASTERLY BOUNDARY OF THE COUNTY HOME ROAD WITH THE NORTHERLY BOUNDARY OF LOT 4; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY BOUNDARY OF COUNTY HOME ROAD, A DISTANCE OF 140 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION AT RIGHT ANGLES TO THE EASTERLY BOUNDARY OF SAID COUNTY HOME ROAD, A DISTANCE OF 260 FEET TO A POINT; THENCE IN A NORTHEASTERLY AND NORTHERLY DIRECTION AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, TO THE NORTHERLY BOUNDARY OF LOT 4; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF LOT 4 TO THE POINT OF BEGINNING AND THERE TERMINATING. LESS THAT PART THAT BEGINS AT A POINT ON THE EASTERLY RIGHT OF WAY OF THE COUNTY HOME ROAD WHERE SAID COUNTY HOME ROAD INTERSECTS THE NORTHERLY BOUNDARY OF LOT 4; THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY OF COUNTY HOME ROAD, A DISTANCE OF 240 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY OF THE COUNTY HOME ROAD, A DISTANCE OF 120 FEET, MORE OR LESS, TO A POINT WHERE SAID COUNTY HOME ROAD INTERSECTS THE NORTHEASTERLY RIGHT OF WAY OF HWY #2; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERLY RIGHT OF WAY OF HWY #2, A DISTANCE OF 180 FEET TO A POINT; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID RIGHT OF WAY OF HWY #2, A

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 1200 25<sup>th</sup> Avenue South, MN 56301-4806

SEH is 100% employee-owned | [sehinc.com](http://sehinc.com) | 320.229.4300 | 888.572.0617 | 888.908.8166 fax

DISTANCE OF 200 FEET TO A POINT; THENCE IN A N011HWESTERLY DIRECTION TO THE POINT OF BEGINNING AND THERE TERMINATING.

### PROPOSED PERMANENT INFRASTRUCTURE EASEMENT

A public service and infrastructure easement northeasterly of Trunk Highway No. 2 in that part of Government Lot 4 of Section 18, Township 55 North, Range 25 West, 4th Principal Meridian, Itasca County, Minnesota, described as follows:  
Commencing at the intersection of the northeasterly boundary of Trunk Highway No. 2 with the east line of said Government Lot 4; thence North 49 degrees 48 minutes 32 seconds West, assumed bearing, along said northeasterly boundary of Trunk Highway No. 2 a distance of 60.00 feet to the northwesterly line of that certain right of way easement granted on April 25, 1958 by John and Dena James to the Town of Grand Rapids recorded June 25, 1958, in book 207 of deeds page 394 as document number 213569; thence North 40 degrees 11 minutes 28 seconds East 5.00 feet, along last said northwesterly line, to the point of beginning of the easement herein described; thence North 49 degrees 48 minutes 32 seconds West a distance of 75.00 feet, along the northeasterly line of an easement described in Document No. A000738960, said line being 5.00 feet northeasterly of and parallel with said northeasterly boundary of Trunk Highway No. 2 ; thence South 78 degrees 17 minutes 25 seconds East a distance of 74.52 feet, to a westerly line of an easement recorder as document number A000738960; thence South 21 degrees 47 minutes 15 seconds West a distance of 30.08 feet, along last said westerly line; thence South 40 degrees 11 minutes 28 seconds West a distance of 7.00 feet along last said westerly line 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.



Daniel J. Bemboom, PLS  
Minnesota License No. 46562

March 31, 2022  
Date

City of Grand Rapids  
GRANR 163434

GOV'T LOT 4  
SECTION 18  
TWP. 55N RNG. 25W

LESSIN, CAROL R. TRUSTEE  
91-018-3412

EAST LINE OF  
GOV'T LOT 4

5.00

NORTHEAST  
RIGHT OF  
WAY LINE

HIGHWAY 2

PER EXISTING EASEMENT  
DOCUMENT #A000738960

S 21°47'15" W 30.08

S 78°17'25" E 74.52

5.00

S 49°48'32" E 75.00

S 40°11'28" W 7.00

N 40°11'28" E 5.00

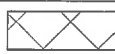


N 49°48'32" W 60.00

EXISTING RW EASEMENT DOC 213569

PCB

POC

**LEGEND**

	EXISTING ROW OR EASEMENT
	PERMANENT EASEMENT
	PROPERTY BOUNDARY

PARCEL NUMBER	91-018-3412
OWNER	LESSIN, CAROL R. TRUSTEE
AREA OF PARCEL	197783 SF
ZONING	SGB



FILE NO.  
GRANR 163434  
DATE:  
4/1/2022

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

**EXHIBIT  
NO. 1**



Save: 4/1/2022 8:40 AM m:\hudec\Plot: 4/1/2022 1:23 PM X:\E:\JIG\GRANR\163434\5-final-dgn\51-drawings\10-Civil\cad\dwg\exhibit\Lessin\_Exhibit1.dwg