

## UTILITY EASEMENT

THIS INSTRUMENT is made by Michael J. Crawford and Ladonna K. Crawford, a married couple, (“**Grantors**”) in favor of the City of Pipestone, a Minnesota municipal corporation, Grantee (“**City**”).

### Recitals

- A. Grantors are the fee owners of the certain real property located at Lot 6 of Block 2 in the Plat of Crawford’s Addition in the City of Pipestone, Pipestone County, Minnesota, (PID 18.395.0800) legally described in the attached Exhibit A (“**Property**”).
- B. Grantors desire to grant to the City a perpetual, non-exclusive utility easement, in accordance with the terms and conditions contained herein.

### Terms of Easement

- 1. Incorporation. The recitals above and Exhibits attached hereto are hereby incorporated herein and made part of this Instrument.
- 2. Grant of Easement. For good and valuable consideration, receipt of which is acknowledged by Grantors, Grantors grant and convey to the City a non-exclusive, perpetual utility easement which is legally described in the attached Exhibit B and depicted on the map attached as Exhibit C (the “Easement Area”).
- 3. Scope of Easement. The perpetual non-exclusive utility easement granted herein includes the rights of the City, its contractors, agents, and employees to enter the Easement Area at all reasonable times for the purposes of locating, placing, constructing, reconstructing, inspecting, operating, altering, improving, repairing, maintaining, replacing and removing public utilities within the Easement Area, and to perform all other work as may be needed in order to construct the utility improvements within the Easement Area.

The easement granted herein also includes the right to cut, trim, or remove from the Easement Area such improvements, trees, shrubs, or other vegetation, and to prohibit obstructions and grading alterations as in the City’s judgment unreasonably interfere with the easement or the function of the culvert or culverts located thereon.

4. Warranty of Title. Grantors warrant that they are the fee owners of the Property and that they have the right, title, and capacity to convey the easement herein to the City.

5. Environmental Matters. The City shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorneys' fees, or losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants that may have existed on, or that relate to, the Easement Area or the Property prior to the date of this instrument.

6. Binding Effect. The terms and conditions of this instrument shall run with the land and be binding on Grantors, and their successors and assigns.

STATE DEED TAX DUE HEREON: NONE

*[Signatures follow on next page]*

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

**GRANTORS**

\_\_\_\_\_  
Michael J. Crawford

\_\_\_\_\_  
Ladonna K. Crawford

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF PIPESTONE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025, by Michael J. Crawford and Ladonna K. Crawford, a married couple, as Grantors.

\_\_\_\_\_  
Notary Public

NOTARY STAMP OR SEAL

THIS INSTRUMENT DRAFTED BY:

Town Law Center PLLP (JMH)  
1250 Wayzata Boulevard E, Unit #1065  
Wayzata, MN 55391  
(612) 361-7041

## EXHIBIT A

### Legal Description of the Property

Lot Two (2) in Block One (1); Lots Two (2), Three (3), Four (4), Five (5) and Six (6) in Block Two (2); the 16 foot parcel dedicated as a public alley lying between in Block One (1) and Block Two (2); and the East 40 feet of 8<sup>th</sup> Avenue, also known as U.S. Hwy. 75, lying west of and adjacent to Lot Two (2) in Block One (1), the property dedicated as a public alley and Lot Three (3) in Block Two (2); all in Crawford's Addition to the City of Pipestone, County of Pipestone, State of Minnesota, also described as:

That part of Government Lots Two (2) and Three (3) in Section Seven (7), Township One Hundred Six (106) North, Range Forty-five (45) West of the 5<sup>th</sup> P.M.; City of Pipestone, County of Pipestone, State of Minnesota, described as follows: Beginning at the Northwest Corner of said Government Lot Three (3); thence South 00 Degree 15 minutes 27 seconds East, bearing based on Pipestone County Coordinate System, along the West line of said Government Lot Three (3) a distance of Two Hundred Sixty-one (261) feet to a point, thence continuing South along the West line of said Government Lot Three (3) to a point that is distant Three Hundred Twenty-five and 5/10 (325.5) feet, more or less, South of the Northwest Corner of Government Lot Three (3) and where the westerly extension of the North line of Lot One (1), Block One (1), Crawford's Addition, intersects the West line of said Government Lot Three (3); thence South 89 degrees 59 minutes 35 second East, to and then along the North line of Lot One (1), Block One (1), Crawford's Addition, a distance of One Hundred Ninety-five (195) feet to a point; thence South 00 degrees 15 minutes 27 seconds East, on a line running parallel to the West line of said Government Lot Three (3), a distance of Thirty-five and 51/100 (35.51) feet to a point on a line running parallel to and Three Hundred Sixty-three (363) feet South of and the North line of said Government Lot Three (3); thence South 89 degrees 22 minutes 55 seconds East, on a line running parallel to and Three Hundred Sixty-three (363) feet South of the North line of said Government Lot Three (3), a distance of Two Hundred Fifty-three and 71/100 (253.71) feet to a point; thence North 00 degrees 15 minutes 27 seconds West, on a line running parallel to the West line of said Government Lot Three (3); a distance of Two Hundred Forty-two and 1/100 (242.01) feet to a point on a line running parallel to and One Hundred Twenty-one (121) feet South of the North line of said Government Lot Three (3); thence North 89 degrees 22 minutes 55 seconds East, along a line running parallel to and One Hundred Twenty-one (121) feet South of the North line of said Government Lot Three (3), a distance of Forty-six and 24/100 (46.24) feet to a point on the southwesterly right of way line of the former Chicago, Milwaukee and St. Paul. Railway; thence northwesterly along the southwesterly right of way line of the former Chicago, Milwaukee and St. Paul Railway a distance of Four Hundred Eighty-seven and 88/100 (487.88) feet to a point on the easterly right of way of 8<sup>th</sup> Avenue, also known as U.S. Hwy. 75; thence South along the easterly right of way of 8<sup>th</sup> Avenue, also known as U.S. Hwy. 75, a distance of Fifty-eight and 29/100 (58.29) feet to a point on the North line of Government Lot Three (3); thence South 89 degrees 22 minutes 55 seconds West, along the North line of said Government Lot Three (3), a distance of Forty (40) feet to the point of beginning.

## **EXHIBIT B**

### Legal Description of the Easement Area

All that part of Lot 6, Block Two CRAWFORD'S ADDITION in the City of Pipestone according to the plat thereof on file and of record in the Office of the County Recorder, Pipestone County, Minnesota described as follows:

Beginning at the northeast corner of said Lot 6; thence South 00 degrees 15 minutes 27 seconds East, along the east line of said Lot 6, a distance of 134.13 feet to the southeast corner of said Lot 6; thence South 79 degrees 55 minutes 03 seconds West, along the south line of said Lot 6, a distance of 50.95 feet; thence South 89 degrees 44 minutes 33 seconds West, along the south line of said Lot 6, a distance of 48.75 feet to the southwest corner of said Lot 6; thence North 00 degrees 31 minutes 24 seconds East, along the west line of said Lot 6, a distance of 15.42 feet; thence South 89 degrees 54 minutes 05 seconds East, a distance of 59.68 feet; thence North 39 degrees 21 minutes 34 seconds East, a distance of 26.80 feet; thence North 27 degrees 09 minutes 37 seconds East, a distance of 30.56 feet; thence North 05 degrees 23 minutes 02 seconds East, a distance of 80.39 feet to the point of beginning.

# EXHIBIT C

## Depiction of the Easement Area

