

## UTILITY EASEMENT

THIS INSTRUMENT is made by Chandler Feed Company, a Minnesota corporation, and K-Line Properties, LLC, a Minnesota limited liability company (collectively, the “**Grantor**”) in favor of the City of Pipestone, a Minnesota municipal corporation, Grantee (“**City**”).

### Recitals

- A. Grantor is the fee owner of the certain parcels of real property located at or near 113 8<sup>th</sup> Avenue NE in the City of Pipestone, Pipestone County, Minnesota (PID’s 18.395.0300 and 18.007.1410) and legally described in the attached Exhibit A (“**Property**”).
- B. Grantor desires 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 Grantor, Grantor grants and conveys 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. Grantor warrants that it is the fee owners of the Property and that it has 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 Grantor, and its successors and assigns.

STATE DEED TAX DUE HEREON: NONE

*[Signatures follow on next page]*

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

**GRANTOR CHANDLER FEED  
COMPANY**

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF PIPESTONE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
2025, by \_\_\_\_\_, the \_\_\_\_\_ of Chandler  
Feed Company, a Minnesota corporation, on behalf of the corporation as Grantor.

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

NOTARY STAMP OR SEAL

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

**GRANTOR K-LINE PROPERTIES, LLC**

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF PIPESTONE )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, the \_\_\_\_\_ of K-Line Properties, LLC, a Minnesota limited liability company, on behalf of the company as Grantor.

\_\_\_\_\_  
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

#### **PID 18.395.0300**

Lots 1 and 2 of Block 2 of Crawford's Addition to the City of Pipestone, Pipestone County, Minnesota,

TOGETHER WITH

All of Block 2 of Blom Addition to the City of Pipestone, and the Southwest Fractional Quarter and the Southwest Quarter of the Southeast Quarter of Section 7, Township 106 North, Range 45 West, Pipestone County, Minnesota, described as follows:

Commencing at the West Quarter corner of said Section 7;

thence on an assumed bearing of North 89 degrees 22 minutes 55 seconds East, along the north line of Government Lot 3 of said Section 7, a distance of 775.09 feet;

thence South 0 degrees 37 minutes 02 seconds East, a distance of 125.62 feet to the Southeast corner of Lot 1, Block 2 of Crawford's Addition to the City of Pipestone, according to the recorded plat thereof, said southeast corner being the point of beginning of the tract to be described;

thence southeasterly, along the northeasterly right of way line of the former Chicago, Rock Island and Pacific Railroad, along a non-tangential curve, concave to the southwest, having a radius of 1960.08 feet, a central angle of 0 degrees 56 minutes 55 seconds, a chord bearing of South 34 degrees 29 minutes 45 seconds East, a chord distance of 32.45 feet, an arc distance of 32.45 feet to an iron monument located on the northeasterly right of way line of the former Chicago, Milwaukee and St. Paul Railroad;

thence southeasterly, along said northeasterly right of way line, along a non-tangential curve, concave to the southwest, having a radius of 5779.81 feet, a central angle of 8 degrees 53 minutes 27 seconds, a chord bearing of South 59 degrees 19 minutes 10 seconds East, a chord distance of 895.97 feet, an arc distance of 896.87 feet to an iron monument;

thence South 54 degrees 52 minutes 08 seconds East, along said northeasterly right of way line, a distance of 3484.43 feet to the south line of said section;

thence South 89 degrees 26 minutes 41 seconds West, along said south line, a distance of 171.43 feet to the southwesterly right of way line of said former railroad;

thence North 54 degrees 52 minutes 08 seconds West, along said southwesterly right of way line, a distance of 2340.58 feet to an iron monument;

thence South 79 degrees 42 minutes 09 seconds West a distance of 900.60 feet to the northeast corner of a tract as recorded in Document No. 221118;

thence South 62 degrees 55 minutes 36 seconds West, along the north line of said tract, a distance of 100.01 feet to the northwest corner of said tract;

thence North 26 degrees 10 minutes 17 seconds West, along the southwesterly right of way line of the former Chicago, Rock Island and Pacific Railroad, a distance of 1168.79 feet to an iron monument;

thence northwesterly, along said southwesterly right of way line, along a tangential curve concave to the southwest, having a radius of 1860.08 feet, a central angle of 2 degrees 06 minutes 57 seconds, a chord bearing of North 27 degrees 17 minutes 24 seconds West, a chord distance of 68.68 feet, an arc distance of 68.69 feet to an iron monument;

thence South 89 degrees 53 minutes 43 seconds West a distance of 54.68 feet to the northeast corner of Block 2 of said Blom Addition;

thence South 0 degrees 00 minutes 43 seconds West, along the east line of said Block 2, a distance of 125.00 feet to the southeast corner of said Block 2;

thence South 89 degrees 54 minutes 59 seconds West, along the south line of said Block 2, a distance of 300.00 feet to the southwest corner of said Block 2;

thence North 0 degrees 05 minutes 35 seconds West, along the west line of said Block 2, a distance of 125.00 feet to the northwest corner of said Block 2;

thence South 89 degrees 21 minutes 11 seconds West a distance of 2.11 feet to the southeast corner of Lot 2 of Block one of said Crawford's Addition;

thence North 0 degrees 15 minutes 27 seconds West, along the east line of said Lot 2 and the east line of Lot 6 of Block 2 of said Crawford's Addition, a distance of 241.98 feet to the Northeast corner of said Lot 6 of Block 2 of Crawford's Addition;

thence North 89 degrees 22 minutes 55 seconds East, along the south line of said Lot 1 of Block 2 of Crawford's Addition, a distance of 46.24 feet to a bending point on said south line;

thence Southeasterly, along said south line, along a non-tangential curve, concave to the southwest, having a radius of 5679.65 feet, a central angle of 0 degrees 04 minutes 19 seconds, a chord bearing of South 66 degrees 33 minutes 35 seconds East, a chord distance of 7.12 feet, an arc distance of 7.12 feet to a bending point on said south line;

thence North 89 degrees 44 minutes 33 seconds East, along said south line, a distance of 274.50 feet to the point of beginning.

Said above described tract together with Lots 1 and 2 of Block 2 of said Crawford's Addition contains 34.38 acres, subject to easements now of record in said county and state.

#### **EXCEPTING THEREFROM**

That part of Government Lot 3 of Section 7, Township 106 North, Range 45 West, Pipestone County, Minnesota, described as follows:

Commencing at the South Quarter corner of said Section 7;

thence on an assumed bearing of South 89 degrees 29 minutes 41 seconds West, along the south line of

said section, a distance of 1202.97 feet to the northeasterly right of way line of the former Chicago, Rock Island and Pacific Railroad;

thence North 26 degrees 10 minutes 17 seconds West, along said northeasterly right of way line, a distance of 1285.51 feet to the northeast corner of a tract as recorded in Document No. 221118;

thence continuing North 26 degrees 10 minutes 17 seconds West, along said northeasterly right of way line, a distance of 856.57 feet to the northwest corner of a tract as recorded in Document No. 221116, said northwest corner being the point of beginning of the tract to be described;

thence continuing North 26 degrees 10 minutes 17 seconds West, along said northeasterly right of way line, a distance of 310.75 feet to an iron monument;

thence Northwesterly, along said northeasterly right of way line, along a tangential curve, concave to the southwest, having a radius of 1960.08 feet, a central angle of 2 degrees 14 minutes 08 seconds, a chord bearing of North 27 degrees 20 minutes 59 seconds West, a chord distance of 76.47 feet, an arc distance of 76.48 feet to an iron monument located at its intersection with the southwesterly right of way line of the former Chicago, Milwaukee and St. Paul Railroad;

thence Southeasterly, along said southwesterly right of way line, along a non-tangential curve, concave to the southwest, having a radius of 5679.81 feet, a central angle of 6 degrees 43 minutes 42 seconds, a chord bearing of South 58 degrees 46 minutes 40 seconds East, a chord distance of 666.59 feet, an arc distance of 666.98 feet to the easterly extension of the centerline of 2nd Street Southeast;

thence South 89 degrees 48 minutes 54 seconds West, along said easterly extension, a distance of 397.85 feet to the point of beginning, containing 1.68 acres, subject to easements now of record in said county and state.

**PID 18.007.1410**

**DESCRIPTION**

## **EXHIBIT B**

### Legal Description of the Easement Area

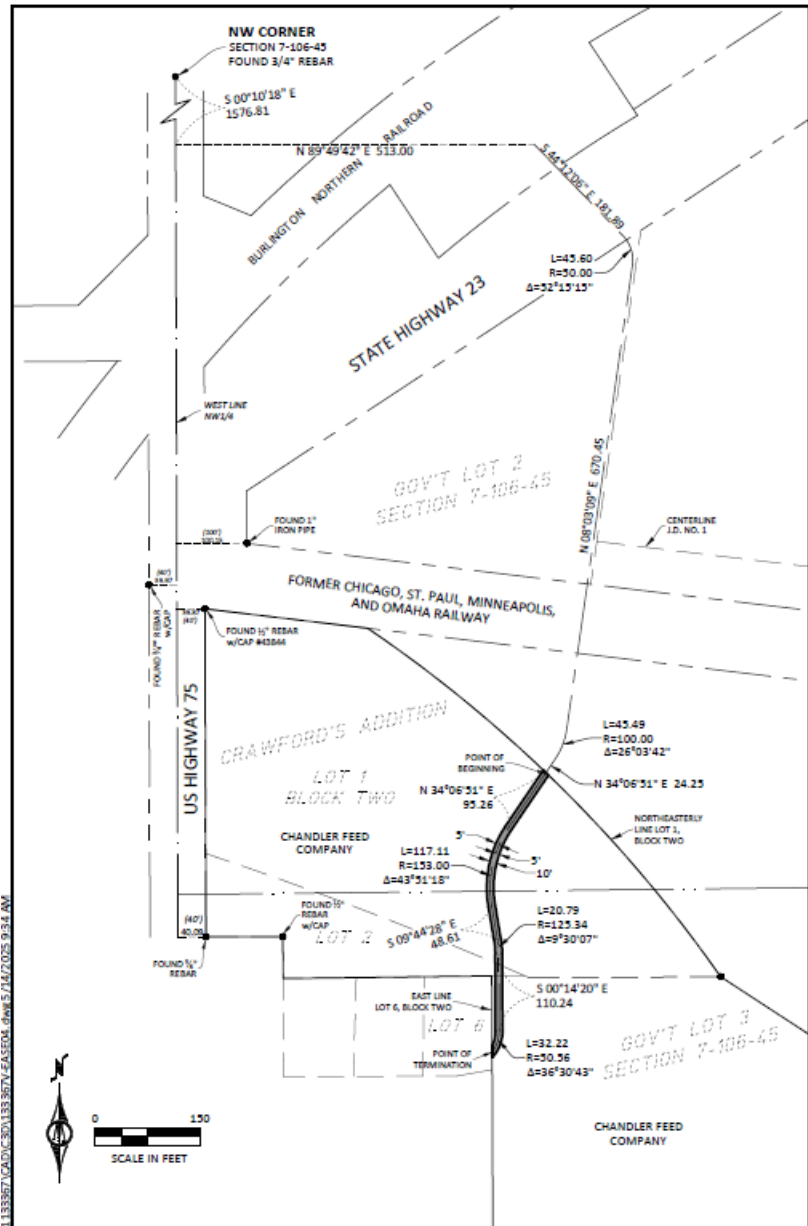
A strip of land 10.00 feet in width in Lot 1 and Lot 2, Block Two, CRAWFORD'S ADDITION, Pipestone County, according to the plat thereof on file and of record in the Office of the County Recorder, and in Government Lot 3, Section 7, Township 106 North, Range 45 West, in Pipestone County, Minnesota. The centerline of said strip is described as follows:


Commencing at the Northwest corner said Section 7 Township 106 North, Range 45 West; thence South 00 degrees 10 minutes 18 seconds East, along the west line of the Northwest Quarter of said Section 7, a distance of 1576.81 feet; thence North 89 degrees 49 minutes 42 seconds East, a distance of 513.00 feet; thence South 44 degrees 12 minutes 06 seconds East, a distance of 181.89 feet; thence southerly, a distance of 45.60 feet along a tangential circular curve concave westerly having a radius of 50.00 feet and a central angle of 52 degrees 15 minutes 15 seconds; thence South 08 degrees 03 minutes 09 seconds West, tangent to said curve, a distance of 670.45 feet; thence southwesterly, a distance of 45.49 feet along a tangential circular curve concave westerly having a radius of 100.00 feet and a central angle of 26 degrees 03 minutes 42 seconds; thence South 34 degrees 06 minutes 51 seconds West, tangent to said curve, a distance of 24.25 feet to the northeasterly line of said Lot 1, Block Two and the point of beginning of the centerline to be described; thence continuing South 34 degrees 06 minutes 51 seconds West, a distance of 95.26 feet; thence southerly, a distance of 117.11 feet along a tangential circular curve concave easterly having a radius of 153.00 feet and a central angle of 43 degrees 51 minutes 18 seconds; thence South 09 degrees 44 minutes 28 seconds East, a distance of 48.61 feet; thence southerly, a distance of 20.79 feet along a tangential curve concave westerly having a radius of 125.34 feet and a central angle of 9 degrees 30 minutes 07 seconds; thence South 00 degrees 14 minutes 20 seconds East, tangent to said curve, a distance of 110.24 feet; thence southwesterly, a distance of 32.22 feet along a tangential curve concave to the west having a radius of 50.56 feet and a central angle of 36 degrees 30 minutes 43 seconds, to the east line of Lot 6, Block Two said CRAWFORD'S ADDITION and said centerline there terminating.

The sidelines of said easement shall terminate on the north at the northeasterly line of said Lot 1 and on the south at the east line of Lot 6, said Block Two.

# EXHIBIT C

## Depiction of the Easement Area



© Bolton & Menk, Inc. 2025, All Rights Reserved <b>EASEMENT EXHIBIT</b> <b>CITY OF PIPESTONE, MINNESOTA</b>  <b>BOLTON &amp; MENK</b> 1501 SOUTH STATE STREET SUITE 100 FAIRMONT, MN 56031 (507) 238-4738		SW1/4 - NW1/4 SECTION 7-106-45 PIPESTONE COUNTY, MINNESOTA  FOR: PIPESTONE, CITY OF  FIELD BOOK:      DRAWN BY: JTR      SEC. 23-106-45 (23)	
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