

SANITARY SEWER EASEMENT

THIS SANITARY SEWER EASEMENT is made by Elizabeth A. Tabor, a single individual (the "Grantor"), in favor of the City of Mankato, a Minnesota municipal corporation, (the "Grantee").

Recitals

- A. Grantor is the fee owner of the property legally described on the attached **Exhibit A** (the "**Property**"); and
- B. Grantor desires to grant to the Grantee an easement, according to the terms and conditions contained herein.

Terms of Easement

1. Grant of Easement. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor grants and conveys to the Grantee the following easement:

A perpetual, non-exclusive easement for sanitary sewer purposes over, under, across and through the property legally described on the attached **Exhibit B**, and further depicted on the attached **Exhibit C** (the "**Easement Area**").

2. Scope of Easement. The perpetual sanitary sewer easement granted herein includes the right of the Grantee, its contractors, agents, and employees to enter the Easement Area at all reasonable times for the purpose of locating, constructing, reconstructing, operating, maintaining, inspecting, altering, and repairing sanitary sewer and water facilities within the Easement Area and other public facilities or improvements of any type that are not inconsistent with sanitary sewer and water use facilities.

The Easement granted herein also include the right to cut, trim, or remove from the Easement Area any structures, improvements and trees, shrubs, or other vegetation as in the

Grantee's judgment unreasonably interfere with the easement or facilities of the Grantee, its successors or assigns.

3. Warranty of Title. The Grantor warrants that she is the owner of the Property and has the right, title and capacity to convey to the Grantee the easement herein.

4. Environmental Matters. The Grantee 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 which may have existed on, or which relate to, the easement area or Property prior to the date of this instrument.

5. Binding Effect. The terms and conditions of this instrument shall run with the land and be binding on the Grantor, her heirs and assigns.

6. Miscellaneous. This instrument contains the entire terms of the easement and there are no other terms, obligations, covenants, representations, statements, or conditions, oral or otherwise, of any kind whatsoever with respect to said easement. To ensure this easement is properly recorded, amendments may be made to Exhibit A, as deemed necessary, to ensure that this document is recorded against all real property that contains any portion of the Easement Area, as described on Exhibit B.

STATE DEED TAX DUE HEREON: NONE
Dated this 9th day of July, 2025.

GRANTOR:


Elizabeth A. Tabor

STATE OF MINNESOTA)
) SS.
COUNTY OF BLUE EARTH)

The foregoing instrument was acknowledged before me this 9th day of July 2025, by Elizabeth A. Tabor, a single individual, Grantor.

Drafted by:
Kennedy & Graven
150 S. Fifth St, Ste 700
Minneapolis MN 55402
(612) 337-9300


Notary Public



EXHIBIT A
Legal Description of the Property

Lot 2 of Block 1 of Miller's Subdivision of Block 1 of Hinckley's Addition to Mankato, Blue Earth County, Minnesota subject only to an easement for the operation, maintenance, repair and reconstruction of a sanitary sewer and water pipe line along the westerly 3 feet of said premises. Said property being also known and described as Lot 2, Miller's Subdivision of Block 1, Hinkley's Addition to Mankato, Blue Earth County, Minnesota.

Property ID No. R01.09.18.229.004

Property Address: 729 East Mulberry Street, Mankato, MN 56001

Abstract Property

EXHIBIT B
Legal Description of the Easement Area

A perpetual, non-exclusive easement for sanitary sewer purposes over, under, across and through that part of Lot 4 and Lot 2, Block 1, Miller's Subdivision, Blue Earth County, Minnesota, described as:

Beginning at the Northwest Corner of said Lot 4; thence South 34 degrees 22 minutes 24 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - 1986), along the east Right of Way line of Ridge Lane, a distance of 7.00 feet; thence South 55 degrees 42 minutes 33 seconds East, a distance of 140.00 feet to the west Right of Way line of Hinkley Street; thence North 34 degrees 22 minutes 24 seconds East, along said west Right of Way line, a distance of 7.00 feet to the Northeast Corner of said Lot 4; thence continuing North 34 degrees 22 minutes 24 seconds East, along said west Right of Way line a distance of 5.00 feet; thence North 55 degrees 42 minutes 33 seconds West, a distance of 140.00 feet; thence South 34 degrees 22 minutes 24 seconds West, a distance of 5.00 feet to the point of beginning.