

## EASEMENT

EASEMENT NO #: CO-CE-003

KNOW ALL PERSONS BY THESE PRESENTS, that City of Ramsey, a municipal corporation under the laws of the State of Minnesota "Grantor", whether one or more, whose post office address is: 7550 Sunwood Dr. NW, Ramsey, MN 55303, in consideration of one dollar and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, does hereby grant unto Great River Energy, a Minnesota cooperative corporation, ("Grantee"), its post office address being 12300 Elm Creek Blvd, Maple Grove, MN 55369-4718, and to its successors and assigns, the right to enter upon the following described real property (the "easement area") in Anoka County, Minnesota situated in:

Section 35, Township 32N, Range 25W.

more particularly described on attached **Exhibits A and B**

for the following purposes:

To construct, reconstruct, relocate, operate, repair and maintain on the easement area, and in or upon all streets, roads or highways abutting said lands, an electric transmission line or system, consisting of single pole structures and appurtenances, and telecommunications facilities, including fiber optic cable.

To permit or otherwise agree to the joint use or occupancy of the transmission line or system and the easement area by any other person(s) or entity(ies) for the construction, reconstruction, relocation, operation, maintenance and repair of aboveground or underground facilities for the transmission or distribution of electric energy and telecommunications, including fiber optic cable.

Together with the right of reasonable ingress to and egress from the easement area over and across the lands adjoining the easement, the right to occupy and use that part of the lands adjoining the easement area necessary for the performance of the construction, reconstruction, maintenance, relocation and repair of the electric transmission or distribution line or system or communication facilities, the right from time to time to cut down, trim, or, in any manner, eliminate all trees, shrubbery or brush located within the easement area and the right to cut down from time to time all other dead, weak, leaning or dangerous trees located on lands adjoining said easement area that are tall enough to come within 5 feet of striking any part of said transmission line or system in falling. Election by Grantee to not exercise all or any part of its rights at any time shall not constitute forfeiture of any such rights.

Grantor reserves the right to cultivate, use and occupy said easement area, except, that without the prior written approval of Grantee, Grantor shall not erect thereon any structures or other objects or improvements, permanent or temporary, except fences, streets, roads, and underground improvements, such as utilities. Grantor further agrees not to perform any act which will interfere with or endanger said transmission line.

Grantee agrees to pay Grantor for this easement prior to the construction of said line or system on the easement area.

Further, Grantee agrees to pay a reasonable sum for any damage caused to crops, fences, roads, fields, lawns or other improvements by the construction, reconstruction, relocation, operation, maintenance, or repair of said line, system, or communication facilities.

All facilities installed and placed by Grantee or its permittee(s) on said lands shall remain the property of Grantee or its permittee(s), removable at the option of Grantee or its permittee(s).

This Easement has been duly executed by Grantor on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**GRANTOR**

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

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

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

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

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by

\_\_\_\_\_ of

(NAME/TITLE)

City of Ramsey, a municipal corporation under the laws of the State of Minnesota

(Name of Corporation Acknowledging)

(State of Incorporation)

\_\_\_\_\_ (Notary)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by

\_\_\_\_\_ of

(NAME/TITLE)

City of Ramsey, a municipal corporation under the laws of the State of Minnesota

(Name of Corporation Acknowledging)

(State of Incorporation)

\_\_\_\_\_ (Notary)

Drafted By: Great River Energy  
Land Rights Department  
12300 Elm Creek Blvd  
Maple Grove, MN 55369  
(763) 445-5000  
(To be returned to same after recording.)

# EXHIBIT A

Easement No. CO-CE-003

GRANTOR'S PROPERTY

Outlot E, Business Park 95 Second Addition, Anoka County, Minnesota.

EASEMENT PREMISES

All that part of the above described "Grantor's Property" lying within Thirty-five (35) feet on each side of the following described centerline:

Commencing at the southwest corner of the Northeast Quarter of Section 35, Township 32 North, Range 25 West; thence North 89 degrees 44 minutes 25 seconds East, on an assumed bearing, along the south line of said Northeast Quarter a distance of 242.1 feet to the point of beginning of the centerline to be described; thence North 00 degrees 00 minutes 54 seconds East 49.7 feet; thence North 89 degrees 50 minutes 38 seconds West a distance of 406.6 feet to a point being designated as Point A; thence North 00 degrees 31 minutes 20 seconds East 2034.5 feet; thence South 88 degrees 13 minutes 30 seconds East 811.7 feet; thence South 83 degrees 12 minutes 39 seconds East 405.9 feet; thence South 88 degrees 45 minutes 47 seconds East a distance of 252.6 feet to a point of ending on the east line of the Northwest Quarter of the Northeast Quarter of said Section 35, 644.5 feet southerly of the northeast corner, as measured along said east line.

TOGETHER WITH

For anchor purposes a 20 foot wide strip of land, the centerline of which being described as follows:

1. From Point A; thence South 00 degrees 30 minutes 18 seconds West 52.7 feet and said centerline there terminating.
2. From Point A; thence North 89 degrees 50 minutes 38 seconds West 60.0 feet and said centerline there terminating.

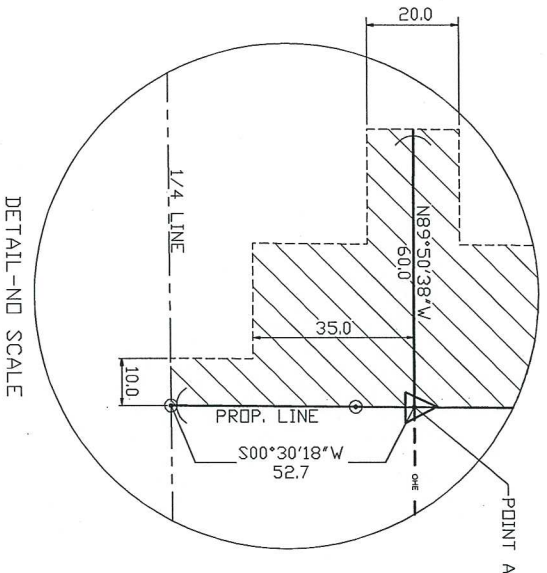
The sidelines of said "Easement Premises" shall be shortened or extended to meet at angle points and so as to begin and terminate at the property lines.

The above described easement contains 030 acres, more or less.


Subject to mining and mineral reservations of record.

Subject to easements, restrictions and reservations of record.

All in Anoka County, Minnesota.

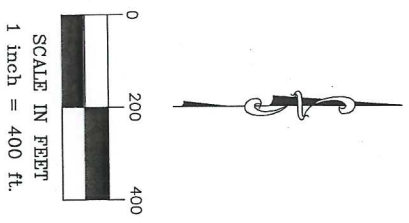
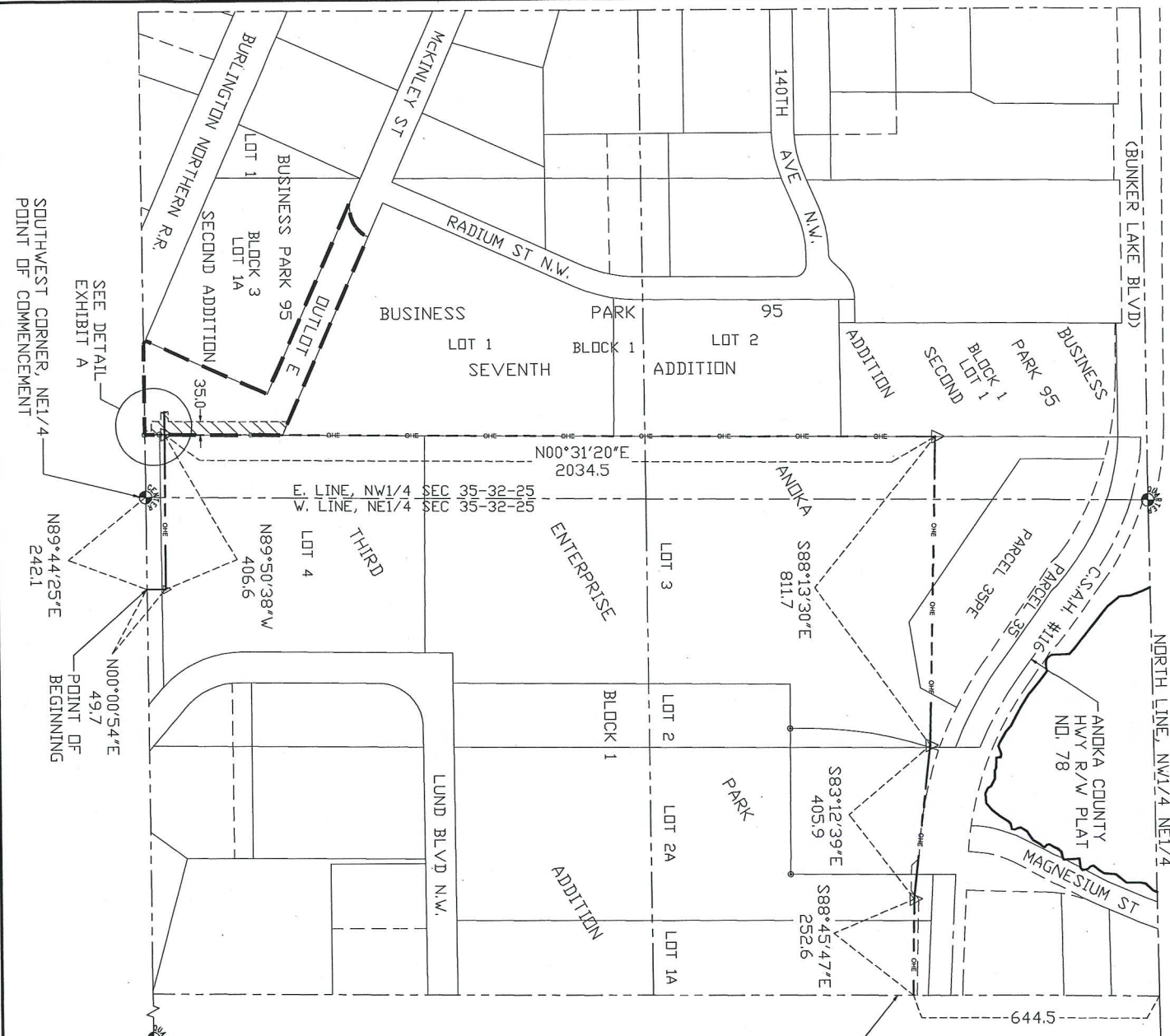








DETAIL-ND SCALE

CO-CE-003 City of Ramsey, a Minnesota municipal corporation J:\PROJECTS\2012\12-150\DWG\EXHIBITS		GREAT RIVER ENERGY		
WORK ORDER 40011	Part of the N 1/2 Sec. 35, Twp. 32N., Rng. 25W. Anoka County, MN	DATE 3/7/13	EXHIBIT A	
REVISIONS				Drawn By: MBN
				DWG. NO. CO-CE-003

# EXHIBIT B

Easement No. CO-CE-003



-  Denotes Grantor's Property Lines
-  Denotes Easement Area
-  Denotes Proposed Transmission Centerline
-  Denotes Found Section Monument
-  Denotes Found Property Monument
-  Denotes Found R/W Monument

Note:  
 This drawing was prepared by MBN Engineering using information from a survey done by Great River Energy. All section corners, 1/4 corners and 1/16 corners are assumed unless otherwise indicated on drawing.

CO-CE-003  
 City of Ramsey,  
 a Minnesota municipal corporation  
 J:\PROJECTS\2012\12-150\DWG\EXHIBITS

**GREAT RIVER ENERGY**

WORK ORDER	40011	Part of the N 1/2 Sec. 35, Twp. 32N., Rng. 25W. Anoka County, MN	Drawn By: MBN
REVISIONS			
DATE	3/7/13	EXHIBIT B	DWG. NO. CO-CE-003