
ENCROACHMENT AGREEMENT

THIS AGREEMENT (“Agreement”) is made this 25th day of July, 2017, by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of the State of Minnesota (“City”), and **Justin and Amanda Hora**, husband and wife, and their successors and assigns (“Landowner”).

RECITALS:

WHEREAS, Landowner is the fee owner of the real property located at 7190 167th Terrace NW, Ramsey, Minnesota, and legally described as follows:

LOT 9, BLOCK 3, BROOKFIELD SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

(“Property”); and

WHEREAS, the City currently has Drainage and Utility Easements (“Easements”) over, under and across a portion of the Property, as dedicated to the public pursuant to the Plat known as “BROOKFIELD SECOND ADDITION” recorded in the Office of the County Recorder, Anoka County, Minnesota; and

WHEREAS, Landowner seeks permission from the City to partially encroach upon the Easements to construct a thirteen foot by thirty-two foot (13’ x 32’) deck (the “Deck”) off the rear wall of the home. The Deck will be located as shown on Exhibit “A”.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. The City hereby approves an encroachment on and over the Easements by Landowner for the purposes of constructing a cantilevered Deck over that part of the Easements as shown in Exhibit "A" subject to the terms of this Agreement.

2. Landowner shall not expand the Deck in width, depth, or height unless approved in writing by the City. If the Deck is demolished, destroyed, or substantially replaced, any replacement deck shall not encroach upon the Easements without written consent of the City.

3. Nothing in this Agreement shall be deemed a waiver or abandonment of the City's rights under the Easements.

4. The Landowner is responsible for all costs relating to use, maintenance and repair of the Deck.

5. Landowner agrees that if the City, during its normal construction, reconstruction, maintenance and/or repair of the public utilities located within the Easements including, but not limited to, watermain, sanitary sewer and/or storm sewer systems, deems it necessary and expedient to excavate within the Easements, Landowner shall be responsible for removing, reconstructing and/or repairing that portion of the Deck within the Easements. The City's only obligation shall be to fill the excavated area and level the same to the grade that it was prior to the City's excavation. Notwithstanding the above, in the event the City finds it is necessary to completely restore the easement area, the Landowner agrees to remove that portion of the Deck that has been placed in the Easements. Landowner will promptly comply with said removal request at their expense and will remove the Deck within sixty (60) days of the written request by the City.

6. In the event that Landowner fails to take any action required in this Agreement and the City is required to repair, reconstruct or take other actions to maintain the City's utilities, as a result of the Landowner's use and maintenance of the Deck, the City may take any and all actions permitted by law to collect the costs of those repairs and the City may further levy an

assessment against the Property for all costs incurred by the City. Landowner waives any and all rights to challenge or appeal the assessment.

7. Landowner and his successors and assigns do hereby agree to defend, indemnify, and hold the City harmless from any and all costs and expenses, all claims and liability, including attorney's fees, relating to or arising from granting the Landowner permission to encroach on the Easements for the maintenance, use, and operation of the Deck, including third party claims against flooding issues that may occur due to filling within the drainage easement.

8. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, to the following:

TO CITY: Jo Thieling, City Clerk
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

TO LANDOWNER: Justin and Amanda Hora
7190 167th Terrace NW
Ramsey, MN 55303

or to any successors or assigns of the Landowner or City, or any future address of the Landowner or City, if Landowner or City gives the other party notice of said change of address as provided pursuant to the provision for notice herein.

9. This Agreement shall be recorded against the title to the Property.

CITY OF RAMSEY

By: _____
Sarah Strommen, Mayor

By: _____
Kurtis Ulrich, City Administrator

LANDOWNER:

By: _____
Justin Hora

By: _____
Amanda Hora

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Sarah Strommen and Kurtis Ulrich, respectively the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Justin and Amanda Hora, husband and wife.

Notary Public

Drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

Reviewed by:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

Exhibit A Deck Encroachment

Certificate of Survey

NOTES:

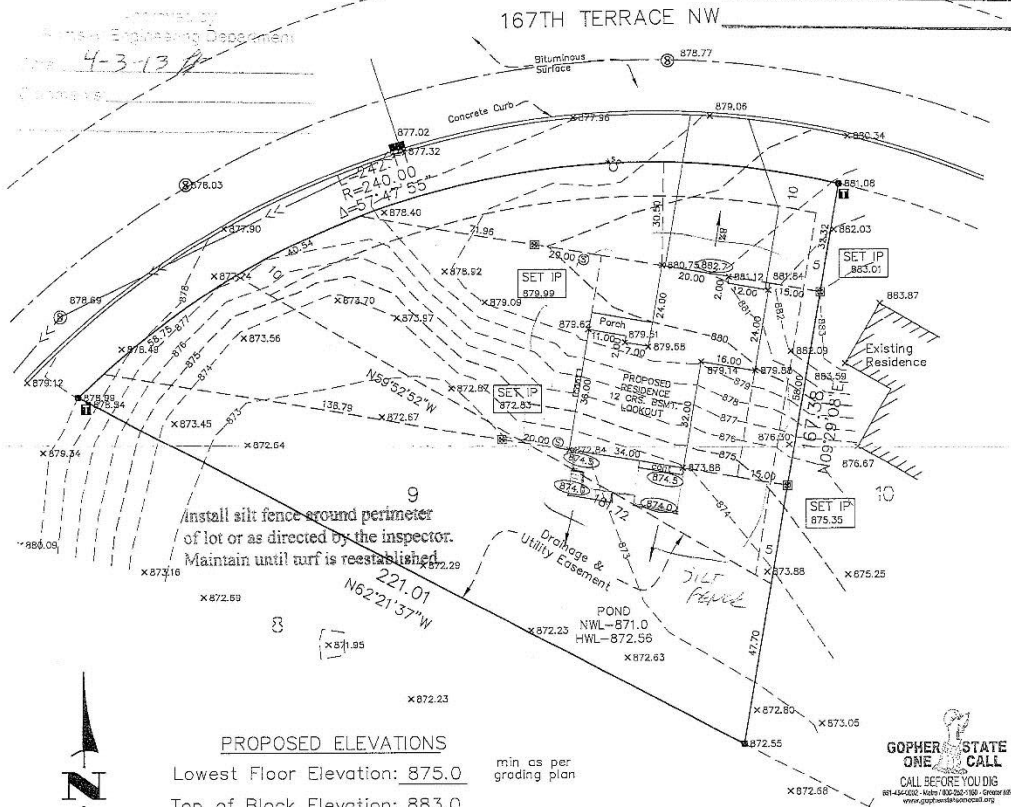
1. Contractor to verify all building dimensions and elevations.
2. In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
3. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. Square footage of lot is 22,258 sq.ft. or 0.51 acres
5. This lot is in Section 10 Township 32 Range 25
6. Builder/Owner place retaining walls as needed.
7. House pad needs to be cleared - YES NO

TREND SETTER HOMES & REMODELING, INC.

Approved by
Ramsey Planning Department

Date: 4-1-13

Comments:



PROPOSED ELEVATIONS

- Lowest Floor Elevation: 875.0 min as per grading plan
- Top of Block Elevation: 883.0
- Garage Slab Elevation: 872.7
- Walkout Elevation: 875.0 min as per grading plan

1 INCH = 30 FEET

Lot 9, Block 3 BROOKFIELD SECOND ADDITION

ANOKA COUNTY, MINNESOTA
Subject to easements of record, if any.

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.

Charles R. Christopherson
Charles R. Christopherson, MN License No. 18420

03/26/13
Date

LEGEND

- = iron monument found
- = iron monument set and marked with license No. 18420.
- x 800.0 = Denotes existing elevation
- 800.0 = Denotes proposed elevation from grade or development plan
- = Denotes drainage & utility easement
- = Denotes drainage arrow
- ⊠ = Denotes offset iron Bearings shown are assumed
- 800.0 = Denotes proposed contour from development or grading plan
- 800.0 = Denotes as-built elevation

**Hakanson
Anderson**

Mar 26, 2013 - 4:06pm Brian
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RECEIVED
MAR 28 2013