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[Reserved for recording data.]

## **DRAINAGE AND UTILITY EASEMENT**

This Drainage and Utility Easement is entered into by and between **Raymond Silhanek and Leslie Reed-Silhanek** (“Grantors”) and the **City of Ramsey**, a Minnesota municipal corporation (“Grantee”) as of \_\_\_\_\_, 2017.

### Recitals

1. Grantors are the fee simple owners of the Properties located at 17731 Vicuna St NW, Ramsey, Minnesota, PIN 06-32-25-14-0004, and 8901 178<sup>th</sup> Ave NW, Ramsey, Minnesota, PID 06-32-25-14-0003, legally described as follows:

Lot 7, Block 1, WINDSORWOOD, Anoka County, Minnesota and that part of Lot 8 of said Block 1, WINDSORWOOD which lies northerly of the following described line: Commencing at the Southeast corner of said Lot 8; thence North 0 degrees 31 minutes 30 seconds East, plat bearing, along the East line of said Lot 8 a distance of 290.42 feet to the Point of Beginning of the line to be described; thence South 76 degrees 40 minutes 02 seconds West a distance of 529.52 feet to intersect the southwesterly line of said Lot 8; thence northwesterly along said southwesterly line of Lot 8 a distance of 44.04 feet to the most westerly corner of said Lot 8 and there terminating. Subject to easements of record.

-and-

That part of Lot 8, Block 1, WINDSORWOOD, Anoka County, Minnesota which lies southerly of the following described line:

Commencing at the Southeast corner of said Lot 8; thence North 0 degrees 31 minutes 30 seconds East, plat bearing, along the East line of said Lot 8 a distance of 290.42 feet to the Point of Beginning of the line to be described; thence South 76 degrees 40 minutes 02 seconds West a distance of 529.52 feet to intersect the southwesterly line of said Lot 8; thence northwesterly along said southwesterly line of Lot 8 a distance of 44.04 feet to the most westerly corner of said Lot 8 and there terminating. Subject to easements of record.

2. Grantee desires to obtain, and Grantors are willing to grant, a drainage and utility easement across the following portion of the Properties known as the Easement Area and as shown in Exhibit 1:

A strip of land 10.00 feet in width over that part of Lot 8, Block 1, WINDSORWOOD, Anoka County, Minnesota, the centerline of which is described as follows: Commencing at the Southeast corner of said Lot 8; thence North 0 degrees 31 minutes 30 seconds East, plat bearing, along the East line of said Lot 8 a distance of 290.42 feet to the Point of Beginning of the line to be described; thence South 76 degrees 40 minutes 02 seconds West a distance of 529.52 feet to intersect the southwesterly line of said Lot 8 and there terminating. Said strip of land is to extend by its full width from the southwesterly line of the northeasterly 50.00 feet of said Lot 8 to the northeasterly line of the southwesterly 10.00 feet of said Lot 8.

ALSO the South 10.00 feet of Lot 8, Block 1, WINDSORWOOD, Anoka County, Minnesota. Said strip of land is to extend by its full width from the West line of the East 10.00 feet of said Lot 8 to the East line of the West 10.00 feet of said Lot 8.

#### Easement

1. Grantors hereby grant to Grantee a perpetual easement over, under and across the Easement Area for drainage and utility purposes.
2. Grantors warrant that they are the fee owners of the Properties and have the right, title and capacity to convey this Easement to Grantee.

STATE DEED TAX DUE: None.

[Remainder of page left blank.]

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

Raymond Silhanek

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

Leslie Reed-Silhanek

STATE OF MINNESOTA )

) ss.

COUNTY OF ANOKA )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Raymond Silhanek.

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

STATE OF MINNESOTA )

) ss.

COUNTY OF ANOKA )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Leslie Reed-Silhanek.

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



# EXHIBIT 1

