
[Reserved for recording data.]

PERMANENT INGRESS/EGRESS EASEMENT

This Permanent Ingress/Egress Easement (“Permanent Easement”) is entered into by and between **MK Johnson Properties, LLC**, a Minnesota limited liability corporation (“Grantor”) and the **City of Ramsey**, a Minnesota municipal corporation (“Grantee”) as of **[DATE]**.

Recitals

1. Grantors are the fee simple owners of the land located in Ramsey, Minnesota (“the Property”) legally described as follows:

Lot 1, Block 1, COR STONE BROOK ACADEMY, COUNTY OF ANOKA, STATE OF MINNESOTA

2. Grantor desires to grant, and the Grantee wishes to receive, a Permanent Easement across a portion of the Property for ingress/egress purposes for the Grantee and the public to access land to the west of the Property.

Easement

1. Grantor, in exchange for the promises set forth herein, a single payment of One Dollar, and other good and valuable consideration, hereby grants to Grantee a Permanent Easement across the Property described as follows:

A 24.00 foot wide permanent easement for public ingress/egress purposes over, under and across Lot 1, Block 1, COR STONE BROOK ACADEMY, Anoka County, Minnesota, the centerline of which is described as follows:

Beginning at the southeast corner of said Lot 1, thence North 23 degrees 43 minutes 04 seconds East assumed bearing along the east line of said Lot 1 a distance of 62.93 feet to the point of beginning of the centerline to be described; thence North 66 degrees 10 minutes 33 seconds West a distance of 136.23 feet to the west line of said Lot 1 and said centerline there terminating.

2. Upon completion of the construction of the proposed parking lot and drive on the Property by Grantor at the Grantor's expense, Grantor shall be responsible for all maintenance and repairs relating to the Permanent Easement and shall be responsible for the payment of all costs and expenses incurred in connection with such maintenance and repair.
3. This Permanent Easement is granted subject to all matters of record.
4. This Permanent Easement shall run with the land.
5. Grantor warrants it is the owners of the Property and has the right, title and capacity to convey this Permanent Easement to Grantee.
6. The parties' rights and responsibilities under this Permanent Easement are assignable with written consent from the other party, and said consent shall not be unreasonably withheld.

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