

GRANT OF PERMANENT EASEMENT

THIS AGREEMENT, made this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between Riverstone Development, LLC., a Minnesota limited liability company, Grantor, and the City of Ramsey, a municipal corporation under the laws of the State of Minnesota, Grantee;

WITNESSETH, that the said Grantor, in consideration of One and No/100 (\$1.00) Dollar to them in hand paid by said Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant(s) and warrant(s) to said Grantee, its successors and assigns, a permanent easement for drainage and utility purposes, and for ingress and egress at any and all times with all machinery, equipment and materials necessary for the aforesaid purpose, in, over, and upon the following described property owned by Grantor and situated in Anoka County, Minnesota:

A perpetual easement for public drainage and utility purposes over, under and across that part of property depicted on Exhibit A of this easement Agreement.

TO HAVE AND HOLD said Easement unto said Grantee and its assigns. The Grantor(s) hereby warrant(s) the title to the Easement property and will defend such title against the

lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor(s) has hereunto set his hand the day and year first above written.

GRANTOR:  
RIVERSTONE DEVELOPMENT, LLC  
Minnesota limited liability company

By: \_\_\_\_\_  
Name: Stephen A. Bona  
Title: Vice President of Land

STATE OF MINNESOTA)  
 )SS.  
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2020, by Stephen A. Bona, the Vice President of Land of Riverstone Development, LLC., a Minnesota limited liability company.

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

This Easement is hereby accepted  
by the City of Ramsey

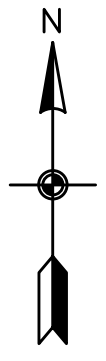
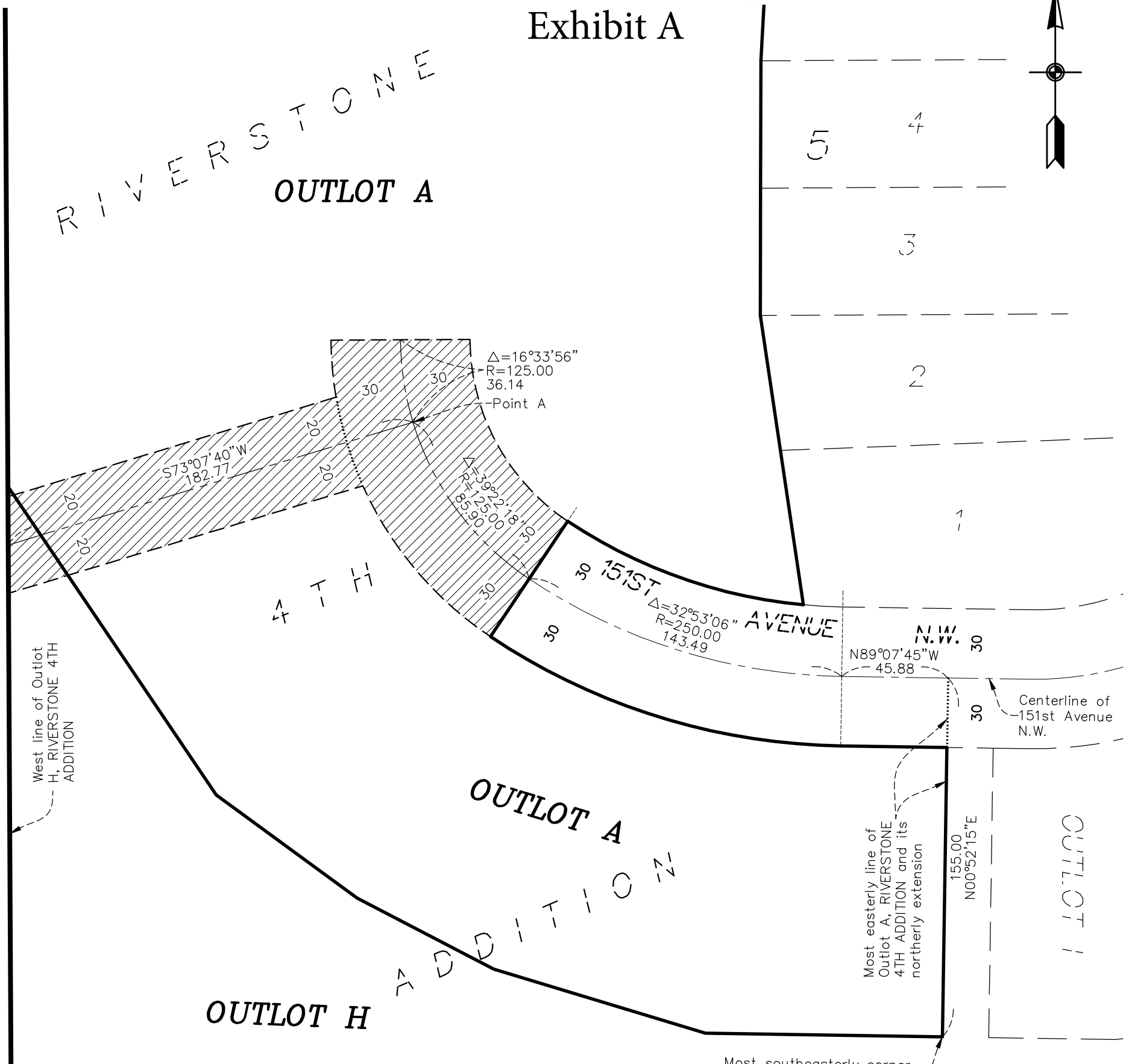
By: \_\_\_\_\_

(SEAL)

Exhibit A

# Drainage and Utility Easement Description Sketch

## Exhibit A



**DRAINAGE AND UTILITY EASEMENT DESCRIPTION:**

A 60.00 foot wide easement lying over, under, and across that part of Outlot A, RIVERSTONE 4TH ADDITION, Anoka County, Minnesota, the centerline of said easement is described as follows:

Commencing at the most southeasterly corner of said Outlot A; thence North 00 degrees 52 minutes 15 seconds East, assumed bearing, along the most easterly line of said Outlot A and its northerly extension, 155.00 feet to the centerline of 151st Avenue N.W., as created and dedicated in said RIVERSTONE 4TH ADDITION; thence North 89 degrees 07 minutes 45 seconds West, along said centerline of 151st Avenue N.W., 45.88 feet; thence northwesterly 143.49 feet along said centerline of 151st Avenue N.W., being a tangential curve concave to the Northeast, having a radius of 250.00 feet and a central angle of 32 degrees 53 minutes 06 seconds to the westerly line of said 151st Avenue N.W., also being the point of beginning of said centerline to be described; thence northwesterly 85.90 feet along a tangential curve concave to the Northeast, having a radius of 125.00 feet and a central angle of 39 degrees 22 minutes 18 seconds to a point hereinafter known as Point A; thence continuing northerly 36.14 feet, along a tangential curve concave to the East, having a radius of 125.00 feet and a central angle of 16 degrees 33 minutes 56 seconds and said centerline there terminating.

The sidelines of said 60.00 foot wide easement are to be prolonged or shortened to terminate at said westerly line of 151st Avenue N.W.

Together With

A 40.00 foot wide easement lying over, under, and across that part of Outlot A and Outlot H, said RIVERSTONE 4TH ADDITION, the centerline of said easement is described as follows:

Beginning at the aforementioned Point A; thence South 73 degrees 07 minutes 40 seconds West, 182.77 feet to the West line of said Outlot H and said centerline there terminating. EXCEPT that part lying within the above described 60.00 foot wide easement.

The sidelines of said 40.00 foot wide easement are to be prolonged or shortened to terminate at said West line of Outlot H.

Most southeasterly corner of Outlot A, RIVERSTONE 4TH ADDITION

Most easterly line of Outlot A, RIVERSTONE 4TH ADDITION and its northerly extension



**ENVIRONMENTAL • ENGINEERING • SURVEYING**  
 3890 Pheasant Ridge Drive NE,  
 Suite 100, Blaine, MN 55449  
 Phone: 763-489-7900 Fax: 763-489-7959



Drainage and Utility Easement Area

