

GRANT OF PERMANENT EASEMENT

THIS AGREEMENT, made this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between Java Properties, 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 access, 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 access, 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:

COMPANY NAME

Minnesota \_\_\_\_\_ company

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF MINNESOTA     )  
  )ss.  
COUNTY OF ANOKA        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, a Minnesota \_\_\_\_\_ company.

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

GRANTEE

CITY OF RAMSEY, MINNESOTA,  
a Minnesota municipal corporation

By: \_\_\_\_\_  
Its: Mayor

By: \_\_\_\_\_  
Its: City Administrator

STATE OF MINNESOTA     )  
  )ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by Mark E Kuzma, and Kurtis G. Ulrich the Mayor and City Administrator, respectively, of the City of Ramsey, Minnesota, a Minnesota municipal corporation, on behalf of the municipal corporation.

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

This Easement is hereby accepted  
by the City of Ramsey

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

(SEAL)

## EXHIBIT A

An easement for access, drainage and utility purposes over, under and across OUTLOT A, JAVA AUTO PARTS, according to the recorded plat thereof, Anoka County, Minnesota. Said easement being a 44.00 foot strip of land, the centerline of which is described as follows:

Commencing at the northwest corner of said OUTLOT A; thence easterly along the north line of said OUTLOT A on an assumed bearing of South 89 degrees 59 minutes 57 seconds East, for 40.00 feet to the point of beginning of the centerline to be described; thence South 00 degrees 00 minutes 03 seconds West for 43.00 feet; thence South 89 degrees 59 minutes 57 seconds East for 174.98 feet to "Point A"; thence continuing South 89 degrees 59 minutes 57 seconds East for 17.00 feet to an easterly line of said OUTLOT A, and said centerline there terminating.

The sidelines of said easement shall be shortened or prolonged to begin on said north line of OUTLOT A and end on said easterly line of OUTLOT A.

Together with and easement for drainage and utility purposes over, under and across that part of said Outlot A lying southerly of the above described easement and left of the following described line:

Beginning at the above described "Point A"; thence South 00 degrees 00 minutes 38 seconds West for 128.84 feet and said line there terminating.