

July 22,2021

**Request for 60 foot Right of Way thru Williams Woods Plat and
Subdivision being
considered by the City of Ramsey by Owner Tom Kurak**

Property requesting the public access is the 40 acres west of Williams Woods with 1200 feet common property line. The requesting property owner needs the public access right of way through Williams Woods because it is now landlocked. The subdivision time or when the land is divided by the owner, is when government creates access to land locked real estate as a condition to granting subdivisions or splitting legal descriptions. The subdivision example applies here.

More than 100 years ago when people were in the area, all of this land and water was government owned and accessible, and the government was encouraging settling of the land. Through land grants and sales some land was left landlocked.

As you observe by looking around cities in the United States, there are no land locked parcels. The reason is there has developed solutions and processes for the resolution of access rights to unfortunately land locked chunks of land and water.

The solution that presents itself at this time is implied easements which can be invoked at the time the owner divides or subdivides the property that land locks another property.

Another legal term is Right of Access by Destination. This 40 acres and Thorne Lake has been explored, investigated, hunted and enjoyed by neighbors for 100 years. I have met men and boys who told me with enthusiasm what Thorne Lake is like.

The raw land and the lake are pristine. The people that explore it are fortunate and affected by the experience.

I have been on the 40 acres four times myself and the experience I will not forget.

I can only imagine what someone feels when they kayak on Thorne Lake and see deer on the land.

I have no delusion that my 40 acres is only for my enjoyment, and that since the time I bought it from the government, I could keep people off of it.

This is the point. People are attracted to my 40 acres and that will always be.

Now that 1200 feet of common property line is being subdivide, it is proper and sensible to provide for 60 feet of public right of way to the 40 acres west Williams Woods somewhere along the ¼ mile of common property line.

The exercising of Implied Easements is appropriate at this time.

Should we miss this opportunity to create the public access now. It will be created at more expense through the legal means referenced as Right to Access by Destination. That right will be more and more apparent as time brings many more explorers that can't resist the draw of Thorne Lake and the 40 acres of raw land.

The use of Access by Destination means creating public right of way through the property that has the least distance from the desired location to be traveled to from a public street.

In the future, if we wanted to create the now requested Right of Way the first destination to be requested could be the southern tip of Thorne Lake in the southwest corner of Williams Woods. That might mean a street and parking lot so people could access the lake.

Using Access by Destination in the future could also result in the shortest distance to a public right of way being through one of the 200-foot-wide lots that land lock my 40 acres. Or going through 2 yards so we could spread out the pain. That is not how we do things in Ramsey.

I ask that the easement for public 60 foot right of way to access my landlocked 40 acres be in the middle and west side of the Williams Woods plat and subdivision. This easement for public right of way will be for access to the northwest quadrant of my 40 acres with the lake.

The public right of way creation now is only a nuisance, an inconvenience. It will be a blessing in the future that it exists.

**Tom Kurak owner
15001 Sunfish Lake Blvd NW
Ramsey, MN 55303**

763-242-7953