
DRAINAGE AND UTILITY EASEMENT AGREEMENT

PSD, LLC., a limited liability company under the laws of the State of Minnesota, "LANDOWNER," hereby grants, sells, and conveys in consideration of One Dollar to the CITY OF RAMSEY, a Minnesota municipal corporation, "CITY", a perpetual easement for the drainage and utility purpose as described in paragraph 1 below, in, over and upon the real property described as follows:

See attached **Exhibit A** for legal description and diagram (the "Easement Area")


EXEMPT FROM STATE DEED TAX

1. **Easement Purposes.** The perpetual Easement Area shall be used for purposes of a perpetual easement for the drainage and utility purposes in, over, under and across the east 15.00 feet of the west 65.00 feet of OUTLOT A, BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, except the North 10.00 feet and southwesterly 10.00 feet of said OUTLOT A, all measured at right angles to the north, west and southwesterly lines of said OUTLOT A.
2. **Hazardous Substances.** The CITY shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and attorney's fees, or losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which may have existed on, or which related to the Easement Area or adjacent property prior to the date hereof.
3. **Liability and Indemnification.** To the extent allowed by law, the CITY hereby agrees to indemnify and save the LANDOWNER harmless from and against any and all suites, demands, liabilities, costs and other expenses, including reasonable attorney's fees, incurred in connection with or arising out of the use of the Easement Area by the CITY, it's contractors and agents, or the general public, for the purposes granted herein, excluding, however, from such indemnity any loss resulting from acts of LANDOWNER.

4. **NO Waiver of Governmental Immunity.** Nothing contained here in shall be deemed a waiver by the CITY of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by LANDOWNER, its successors or assigns, shall be subject to any governmental immunity defenses of the CITY and the maximum liability limits provided in Minnesota Statute Chapter 466.
5. **Disposal of Excavated Material.** The right is hereby granted to the CITY to remove and otherwise dispose of all earth or other material excavated from the Easement Area as the CITY may deem fit and to remove trees, brush, undergrowth and other obstructions interfering with the location, construction and maintenance of the Easement Area.
6. **Granting Clause.** LANDOWNER covenants that it is the fee owner of the Easement Area and has the right, title, and capacity to grant the Easement for the purposes described herein.

IN WITNESS WHEREOF the LANDOWNER has caused this EASEMENT Agreement to be executed on this the 27th day of JUNE, 2022.

PSD, LLC.

By: 
It's: COO

This Instrument Drafted By:

City of Ramsey
7750 Sunwood Drive NW
Ramsey, MN 55303
Ph. (763) 427-1410

THIS INSTRUMENT WAS REVIEWED BY:

HKB LAW, P.A.
Frederic W. Knaak, Attorney
4501 Allendale Drive
St. Paul, MN 55127
Ph. (612) 490-9078

STATE OF MINNESOTA)

) SS

COUNTY OF ANOKA)

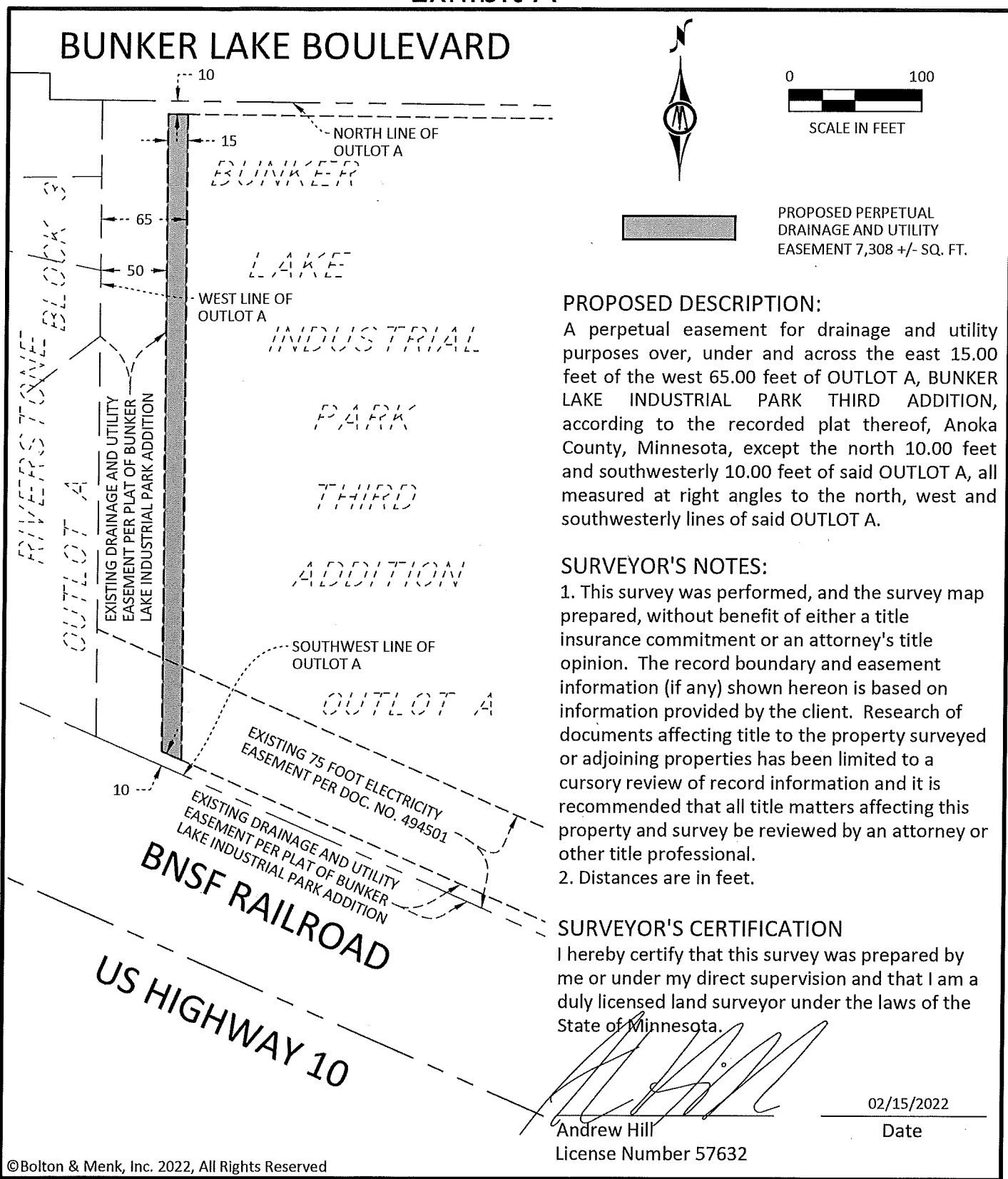
The foregoing instrument was acknowledged before me on this the 27th day of June, 2022, by Joan M. Klein, its _____ for PSD LLC, a limited liability company under the laws of the State of Minnesota, on behalf of the limited liability company.

Joan M. Klein

Notary Public



Exhibit A



PROPOSED PERPETUAL DRAINAGE AND UTILITY EASEMENT 7,308 +/- SQ. FT.

PROPOSED DESCRIPTION:

A perpetual easement for drainage and utility purposes over, under and across the east 15.00 feet of the west 65.00 feet of OUTLOT A, BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, except the north 10.00 feet and southwesterly 10.00 feet of said OUTLOT A, all measured at right angles to the north, west and southwesterly lines of said OUTLOT A.

SURVEYOR'S NOTES:

1. This survey was performed, and the survey map prepared, without benefit of either a title insurance commitment or an attorney's title opinion. The record boundary and easement information (if any) shown hereon is based on information provided by the client. Research of documents affecting title to the property surveyed or adjoining properties has been limited to a cursory review of record information and it is recommended that all title matters affecting this property and survey be reviewed by an attorney or other title professional.
2. Distances are in feet.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Andrew Hill

Andrew Hill
License Number 57632

02/15/2022
Date

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EASEMENT EXHIBIT
BUNKER LAKE BLVD, CITY OF RAMSEY, MINNESOTA



7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
(763) 433-2851

OUTLOT A
BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION
ANOKA COUNTY, MINNESOTA

FOR: CITY OF RAMSEY

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