
PEDESTRIAN AND BICYCLE TRAIL EASEMENT

This grant of a pedestrian and bicycle trail easement is made this ____ day of _____, 2022, by **PCS Building Company**, a Minnesota nonprofit corporation (“**Grantor**”), to the **City of Ramsey**, a Minnesota municipal corporation (“**Grantee**”).

Recitals

1. **Grantor** is the owner of real property legally described as Lot 1, Block 1, PACT ADDITION, Anoka County, Minnesota (the “Property”).
2. **Grantor** wishes to grant and dedicate an easement for pedestrian and bicycle trail purposes for the benefit of the public, over, under, across and upon the Property in the area legally described in **Exhibit A** (the “**Easement Area**”).

Easement

For One Dollar and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Easement Grant and Dedication. **Grantor** grants, dedicates, conveys and quit claims to **Grantee**, its successors and assigns, a perpetual easement for pedestrian and bicycle trail purposes for the benefit of the public, over, under, across and upon the **Easement Area**.
2. Construction and Maintenance. **Grantee** is responsible for all costs to construct and repair the surface of sidewalk/trail and to provide for snow removal. **Grantor** shall maintain the grass and vegetation within the **Easement Area** in accordance with city ordinances, with the understanding that **Grantee** may, on occasion, cut the grass within the **Easement Area**. **Grantee’s** occasional maintenance of the grass within the **Easement Area** shall not relieve **Grantor’s** obligations under city ordinances.
3. Successors and Assigns. All of the provisions of this instrument, including the benefits and burdens, run with the land and are binding on and inure to the benefit of the heirs, assigns, successors, tenants and personal representatives of the **Grantor** and **Grantee** herein.

4. Headings. Paragraph headings used in this instrument are for convenience only, and shall not affect the construction of this **Easement Area**.

5. Entire Agreement. This instrument, and the Exhibits attached hereto, constitute the entire understanding of the parties hereto with respect to the transaction contemplated thereby, and supersede all prior agreements and understandings between the parties with respect to the subject matter. No representations, warranties, undertakings or promises, whether oral, implied, written or otherwise, have been made by either party hereto to the other unless expressly stated in the above-referenced documents, or unless mutually agreed to in writing between the parties hereto after the date hereof, and neither party has relied on any verbal representations, agreements, or understandings not expressly set forth herein.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

[Remainder of page left blank.]

GRANTEE:

City of Ramsey, a Minnesota municipal corporation

By: _____

Its: Mayor

ATTEST:

By: _____

Its: Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before this ____ day of _____, 2023, by Mark E. Kuzma, the Mayor, and Katie Schmidt, the City Clerk, of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Exhibit A

Legal Description of the Property:

Lot 1, Block 1 PACT Addition, Anoka County, Minnesota

Legal Description of the Easement Area:

The West 350 feet of the South 18 feet of Lot 1, Block 1, PACT ADDITION, according to the recorded plat thereof, Anoka County, Minnesota