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**ENCROACHMENT AGREEMENT**

**THIS AGREEMENT** (“Agreement”) is made this 10<sup>th</sup> day of October, 2024, by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of the State of Minnesota (“City”), and **Michael C. Ploumen**, and his successors and assigns (“Landowner”).

**RECITALS:**

**WHEREAS**, Landowner is the fee owner of the real property located at 6850 148<sup>th</sup> Lane NW, Ramsey, Minnesota, and legally described as follows:

**Lot 7, Block 6, Regency Ponds 3<sup>rd</sup> Addition, Anoka County, Minnesota**

(“Property”); and

**WHEREAS**, the City currently has five (5) foot wide Drainage and Utility Easement (“Easement”) over, under and across the western portion of the Property, as dedicated to the public pursuant to the Plat known as “**REGENCY PONDS 3<sup>RD</sup> ADDITION**” recorded in the Office of the County Recorder, Anoka County, Minnesota; and

**WHEREAS**, Landowner seeks permission from the City to partially encroach upon the Easement for a partially enclosed lean-to structure with a concrete pad measuring 14-feet 3-inches by 18-feet 9-inches.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. The City hereby approves an encroachment of five (5) foot on and over the Easement by Landowner for the purposes of constructing and maintaining the lean-to structure and concrete pad over that part of the Easement subject to the terms of this Agreement.

2. Landowner shall not expand the lean-to structure and/or concrete pad in width, depth, or height unless approved in writing by the City. If the lean-to structure is demolished, destroyed, or substantially replaced, any replacement shall not encroach upon the Easement without written consent of the City.

3. Nothing in this Agreement shall be deemed a waiver or abandonment of the City's rights under the Easement.

4. The Landowner is responsible for all costs relating to use, maintenance, and repair of the lean-to structure and concrete pad.

5. Landowner agrees that if the City, during its normal construction, reconstruction, maintenance and/or repair of the public utilities located within the Easement including, but not limited to, watermain, sanitary sewer, and/or storm sewer systems, deems it necessary and expedient to excavate within the Easement, The City's only obligation shall be to fill the excavated area and level the same to the grade that it was prior to the City's excavation. Notwithstanding the above, in the event the City finds it is necessary to completely restore the easement area, the Landowner agrees to remove any accessory items that have been placed in the Easement. Landowner will promptly comply with said removal request at their expense and will remove any accessory use within thirty (30) days of the written request by the City.

6. In the event that Landowner fails to take any action required in this Agreement and the City is required to repair, reconstruct or take other actions to maintain the City's utilities, as a result of the Landowner's use and maintenance of the lean-to structure and concrete pad, the City may take any and all actions permitted by law to collect the costs of those repairs and the City may further levy an assessment against the Property for all costs incurred by the City. Landowner waives any and all rights to challenge or appeal the assessment.

7. Landowner and his successors and assigns do hereby agree to defend, indemnify, and hold the City harmless from any and all costs and expenses, all claims and liability, including attorney's fees, relating to or arising from granting the Landowner permission to encroach on the Easement for the maintenance, use, and operation of the lean-to structure and concrete pad, including third party claims against flooding issues that may occur due to filling within the drainage easement.

8. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, to the following:

**TO CITY:** Katie Schmidt, City Clerk  
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303

**TO LANDOWNER:** Michael C. Ploumen  
6850 148<sup>th</sup> Lane NW  
Ramsey, MN 55303

or to any successors or assigns of the Landowner or City, or any future address of the Landowner or City, if Landowner or City gives the other party notice of said change of address as provided pursuant to the provision for notice herein.

9. This Agreement shall be recorded against the title to the Property.

**CITY OF RAMSEY**

By: \_\_\_\_\_  
Mark E. Kuzma, Mayor

By: \_\_\_\_\_  
Brian Hagen, City Administrator

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF ANOKA        )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by Mark E. Kuzma and Brian Hagen, respectively the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

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



**EXHIBIT "A"**  
**Lean-To Structure and Concrete Slab Encroachment**

