
STORMWATER BASIN MAINTENANCE AGREEMENT AND WAIVER

THIS AGREEMENT AND EASEMENT is entered into this 27th day of May, 2025

between the City of Ramsey, Minnesota, a Minnesota municipality (hereinafter, “the City”), and Alan F. Greenwaldt and Joni L. Greenwaldt, husband and wife, Fee Owners of certain parcels of land in Anoka County, Minnesota, (hereinafter, “the Owners”) which they have caused to be surveyed and platted in Anoka County, Minnesota, as Emerald Estates (hereinafter, “the Plat”), creating thereon certain stormwater basins.

In consideration for the approval of the aforesaid Plat, including the creation of individual lots thereon, the Owners hereby grant this maintenance agreement, incorporating herein any necessary access easements with the City, to permit access and maintenance by the City to any and all stormwater basins, as will be identified in grading and drainage plans upon application for building permits, for the purpose of performing any necessary maintenance thereon.

The Owners expressly agree and understand that they are responsible for perpetually maintaining all stormwater basins on their property by performing annual inspections and maintenance activities to remove sediment and vegetation from stormwater basins as needed to maintain original design capacities to protect the health, safety and welfare of the public in the management of stormwater within the City and, in particular, on the land subdivided in the Plat. In addition, the Owners agree and understand that they are responsible for providing annual reports to the City confirming that they inspected and maintained all stormwater basins on their property. This agreement shall apply to Owners and all subsequent heirs and assigns.

The Owners and the City expressly agree and understand that the right of the City, created herein, to enter upon and maintain the aforesaid stormwater basins, is based upon the City’s interest in protecting the health, safety and welfare of the public in the management of stormwater within the City and, in particular, on the land subdivided in the Plat.

It is agreed that where the City deems it necessary to enter upon property within the Plat for the purpose of performing any necessary maintenance on designated stormwater basins, including any excavation and similar expenses, it may access the property as necessary, conduct repairs, and may assess its costs in doing so to the Owners, their heirs or assigns, specifically including any subsequent owners of individual

lots within the Plat as may adjoin the stormwater basins, and that said Owners or subsequent owners of any individual lots within the Plat waive any right to object to such assessments as may be otherwise available to them by law.

This agreement shall apply to all parcels created by the aforesaid Plat and shall permit the City, upon written notice, to enter upon the land and effect such repairs thereon to the extent necessary to accomplish the necessary maintenance of the aforesaid stormwater basins as designated on the Plat.

It is further agreed that all deeds conveying the lots on the aforesaid Plat by the owners shall contain language expressly limiting the conveying language as follows: "subject to a stormwater basin maintenance agreement for access and necessary maintenance and repairs thereon by the City of Ramsey."

Alan F. Greenwaldt, Owner

Date: _____

Joni L. Greenwaldt, Owner

Date: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Alan F. Greenwaldt and by Joni L. Greenwaldt, husband and wife, as their free act and deed.

Notary Public

