
ACCESS EASEMENT

This Agreement is made this 3rd day of October, 2016, by and between Independent School District Number 877, a Minnesota political subdivision, Grantor, and the City of Buffalo, a Minnesota municipal corporation, Grantee.

That for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant and convey to the Grantee and its successors and assigns, forever, a perpetual access easement situated in the County of Wright, State of Minnesota, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

The easement is for the exclusive benefit of the City of Buffalo, Minnesota and it is expressly intended that all rights, title, and privileges herein declared shall run with the land and shall be binding upon the owners of the Easement Property, its successors, assigns, and legal representatives.

IN WITNESS WHEREOF, the parties have hereunto executed this document the day and year first above written.

[Signature pages to follow]

**SIGNATURE PAGE
TO
ACCESS EASEMENT**

GRANTOR:

Independent School District Number 877

By _____
Its Chairperson

By _____
Its Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WRIGHT)

The foregoing was acknowledged before me this ___ day of _____, 2016, by _____, the Chairperson of Independent School District Number 877, a Minnesota political subdivision, Grantor.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF WRIGHT)

The foregoing was acknowledged before me this ___ day of _____, 2016, by _____, the Clerk of Independent School District Number 877, a Minnesota political subdivision, Grantor.

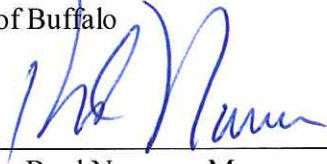
Notary Public

**SIGNATURE PAGE
TO
ACCESS EASEMENT**

GRANTEE:

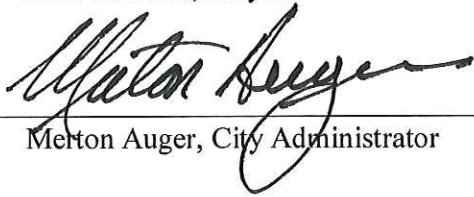
City of Buffalo

By



Brad Nauman, Mayor

By



Merton Auger, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF WRIGHT)

The foregoing was acknowledged before me this 3rd day of October, 2016, by Brad Nauman, the Mayor of the City of Buffalo, a Minnesota municipal corporation, on behalf of said municipal corporation, Grantee.



Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF WRIGHT)

The foregoing was acknowledged before me this 3rd day of October, 2016, by Merton Auger, the City of Administrator of the City of Buffalo, a Minnesota municipal corporation, on behalf of said municipal corporation, Grantee.



Notary Public



TAX STATEMENTS FOR THIS REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD
CONTINUE TO BE SENT TO PREVIOUS OWNERS

THIS INSTRUMENT DRAFTED BY:

Rinke Noonan (MJL)
1015 W. St. Germain St., Suite 300
P.O. Box 1497
St. Cloud, MN 56302-1497
(320) 251-6700
File No. 26019-0002

Easement NOT for public right of way purposes

Notwithstanding anything herein to the contrary, the parties expressly limit this easement to the City of Buffalo for purposes of access to and from the wind turbine and water tower sites except with a separate easement. The City shall not have any right to allow any utilities to be located within the easement area. The easement granted is not for public road or public right of way purposes and may not be used as such by the City or the public.

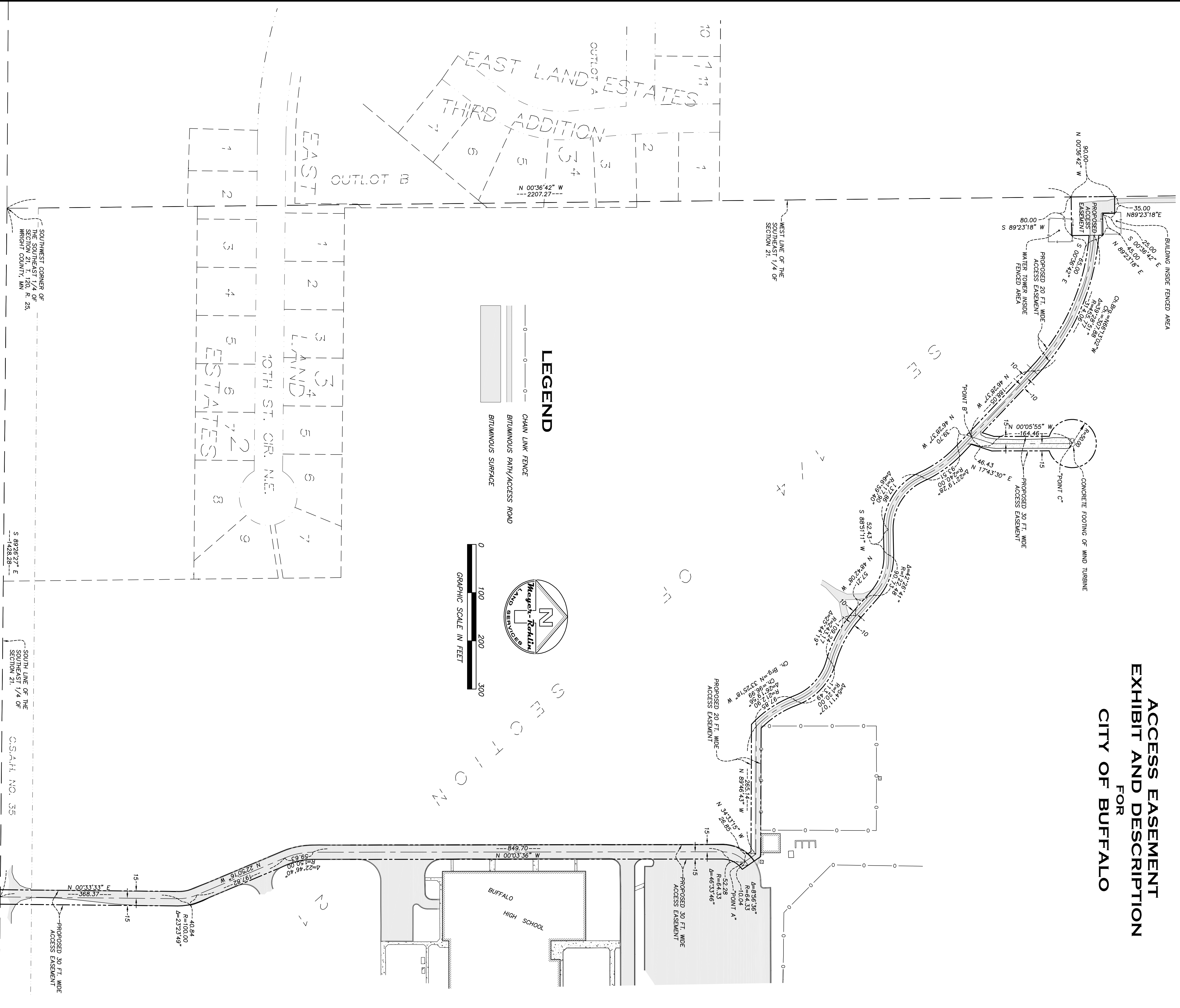
Limiting Access

Grantee acknowledges that the Grantor has an interest in limiting access to Grantor's premises and school grounds upon which the access easement is located, and Grantee will cooperate with Grantor in such efforts. This easement may not be used for access by the general public and the Grantor retains the right to restrict access via gates, signage, or other methods provided the City is permitted keys to any gates installed.

Grantor's Right to Relocation

Grantor retains the exclusive and unilateral right to relocated, in Grantor's sole discretion, the access easement granted herein. Grantor may relocate such easement upon other property owned by Grantor by providing written notice to the City together with an updated legal description and sketch showing the new access easement location. In any event, such easement must provide access from a public roadway to the City's water tower and turbine over lands.

**ACCESS EASEMENT
EXHIBIT AND DESCRIPTION
FOR
CITY OF BUFFALO**



PROPOSED ACCESS EASEMENT

An access easement over that part of the Southeast Quarter of Section 21, Township 120, Range 25, Wright County, Minnesota, described as follows: Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 36 minutes 42 seconds West, assumed bearing, along the west line of said Southeast Quarter, a distance of 1428.28 feet to the point of beginning of the centerline to be described; thence North 00 degrees 23 minutes 23 seconds East, a distance of 368.37 feet; thence northerly along a tangential curve, concave to the west, having a radius of 100.00 feet and a central angle of 23 degrees 23 minutes 49 seconds East, a distance of 40.84 feet; thence northerly along a tangential curve, concave to the west, having a radius of 197.82 feet; thence northerly along a tangential curve, concave to the east, having a radius of 150.00 feet and a central angle of 22 degrees 46 minutes 40 seconds, a distance of 59.63 feet; thence North 00 degrees 03 minutes 36 seconds West, a distance of 64.33 feet and a central angle of 8 degrees 56 minutes 36 seconds, a distance of 10.04 feet and terminating thereat.

AND

A 20.00 foot wide access easement over part of the Southeast Quarter of Section 21, Township 120, Range 25, Wright County, Minnesota. The centerline of said easement is described as follows: Beginning at said Point A, described previously; thence North 34 degrees 33 minutes 53 seconds West, a distance of 26.85 feet; thence North 89 degrees 46 minutes 43 seconds East, a distance of 97.85 feet, said curve has a chord bearing of North 33 degrees 25 minutes 18 seconds West and a chord length of 96.99 feet; thence degrees northwesterly on a reverse curve concave to the southwest, having a radius of 120.00 feet and a central angle of 54 degrees 11 minutes 07 seconds, a distance of 113.49 feet; thence North 48 degrees 42 minutes 08 seconds West, having a radius of 243.17 feet and a central angle of 29 degrees 44 minutes 19 seconds, a distance of 109.24 feet; thence North 22 degrees 50 minutes 16 seconds West, tangent to said curve, a distance of 57.21 feet; thence westerly on a tangential curve, concave to the south, having a radius of 122.48 feet and a central angle of 42 degrees 28 minutes 41 seconds, a distance of 90.73 feet; thence South 88 degrees 51 minutes 11 seconds West, tangent to said curve, a distance of 32.43 feet; thence northwesterly on a tangential curve, concave to the northeast, having a radius of 17.50 feet and a central angle of 68 degrees 39 minutes 42 seconds East, a distance of 14.41 feet; thence North 46 degrees 28 minutes 51 seconds East, a distance of 186.05 feet; thence northerly along a tangential curve, concave to the southwest, having a radius of 33.51 feet; thence North 46 degrees 28 minutes 51 seconds East, a distance of 314.06 feet to a line parallel with and 80.00 feet east of the west line of said Southeast Quarter of Section 21 as measured at a right angle to said west line of the Southeast Quarter, and said centerline terminating thereat. The side lines of said easement shall be lengthened or shortened to terminate at said parallel line.

AND

A 30.00 foot wide access easement over part of the Southeast Quarter of Section 21, Township 120, Range 25, Wright County, Minnesota. The centerline of said easement is described as follows: Beginning at said "Point B", described previously; thence North 17 degrees 43 minutes 43 seconds East, a distance of 48.43 feet; thence North 00 degrees 05 minutes 55 seconds West, a distance of 164.46 feet to a point hereinafter referred to as "Point C", described previously. Except therefrom that part lying within said 30.00 foot wide access easement described previously.

AND

An access easement over that part of the Southeast Quarter of Section 21, Township 120, Range 25, Wright County, Minnesota, lying within the circumference of a circle having a radius of 50.00 feet. The center of said circle is said "Point C", described previously. Except therefrom that part lying within said 30.00 foot wide access easement described previously.

| | | | |
|---|-------------|-------------------|---------------------------|
| | | REVISIONS | |
| | | 11/11/16 | |
| DRAWN BY AAN | BOOK 383 | PAGE 40 | SHEET 1 OF 1 SHEETS |
| | | DATE 06/09/15 | |
| 708 1ST AVENUE NE, #1 SUITE 175 WYOMING, MINN. 55359 PH. 763.682.1783 WWW.MAGUIRE-ROLLINS.COM | | FILE NO. 15154 | |

EXHIBIT A

PROPOSED ACCESS EASEMENT

An access easement over that part of the Southeast Quarter of Section 21, Township 120, Range 25, Wright County, Minnesota, described as follows: Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 36 minutes 42 seconds West, assumed bearing, along the west line of said Southeast Quarter of Section 21, a distance of 2207.27 feet to the point of beginning; thence continue North 00 degrees 36 minutes 42 seconds West along said west line, a distance of 90.00 feet; thence North 89 degrees 23 minutes 18 seconds East, a distance of 35.00 feet; thence South 00 degrees 36 minutes 42 seconds East, a distance of 25.00 feet; thence North 89 degrees 23 minutes 18 seconds East, a distance of 45.00 feet; thence South 00 degrees 36 minutes 42 seconds East, a distance of 65.00 feet; thence South 89 degrees 23 minutes 18 seconds West, a distance of 80.00 feet to the point of beginning.

AND

A 30.00 foot wide access easement over part of the Southeast Quarter of Section 21, Township 120, Range 25, Wright County, Minnesota. The centerline of said easement is described as follows: Commencing at the southwest corner of said Southeast Quarter; thence South 89 degrees 26 minutes 27 seconds East, assumed bearing, along the south line of said Southeast Quarter of Section 21, a distance of 1428.28 feet to the point of beginning of the centerline to be described; thence North 00 degrees 33 minutes 33 seconds East, a distance of 368.37 feet; thence northerly along a tangential curve, concave to the west, having a radius of 100.00 feet and a central angle of 23 degrees 23 minutes 49 seconds, a distance of 40.84 feet; thence North 22 degrees 50 minutes 16 seconds West, tangent to said curve, a distance of 197.82 feet; thence northerly along a tangential curve, concave to the east, having a radius of 150.00 feet and a central angle of 22 degrees 46 minutes 40 seconds, a distance of 59.63 feet; thence North 00 degrees 03 minutes 36 seconds West, tangent to said curve, a distance of 849.70 feet; thence northeasterly along a tangential curve, concave to the southeast, having a radius of 64.33 feet and a central angle of 46 degrees 33 minutes 46 seconds, a distance of 52.28 feet to a point hereinafter referred to as "Point A"; thence continue northeasterly along the last described curve, having a radius of 64.33 feet and a central angle of 8 degrees 56 minutes 36 seconds, a distance of 10.04 feet and terminating thereat.

AND

A 20.00 foot wide access easement over part of the Southeast Quarter of Section 21, Township 120, Range 25, Wright County, Minnesota. The centerline of said easement is described as follows: Beginning at said "Point A", described previously; thence North 34 degrees 33 minutes 15 seconds West, a distance of 26.85 feet; thence North 89 degrees 46 minutes 43 seconds West, a distance of 265.14 feet; thence northwesterly on a non-tangential curve, concave to the northeast, having a radius of 212.90 feet and a central angle of 26 degrees 19 minutes 56 seconds, a distance of 97.85 feet, said curve has a chord bearing of North 33 degrees 25 minutes 18 seconds West and a chord length of 96.99 feet; thence northwesterly on a reverse curve concave to the southwest, having a radius of 120.00 feet and a central angle of 54 degrees 11

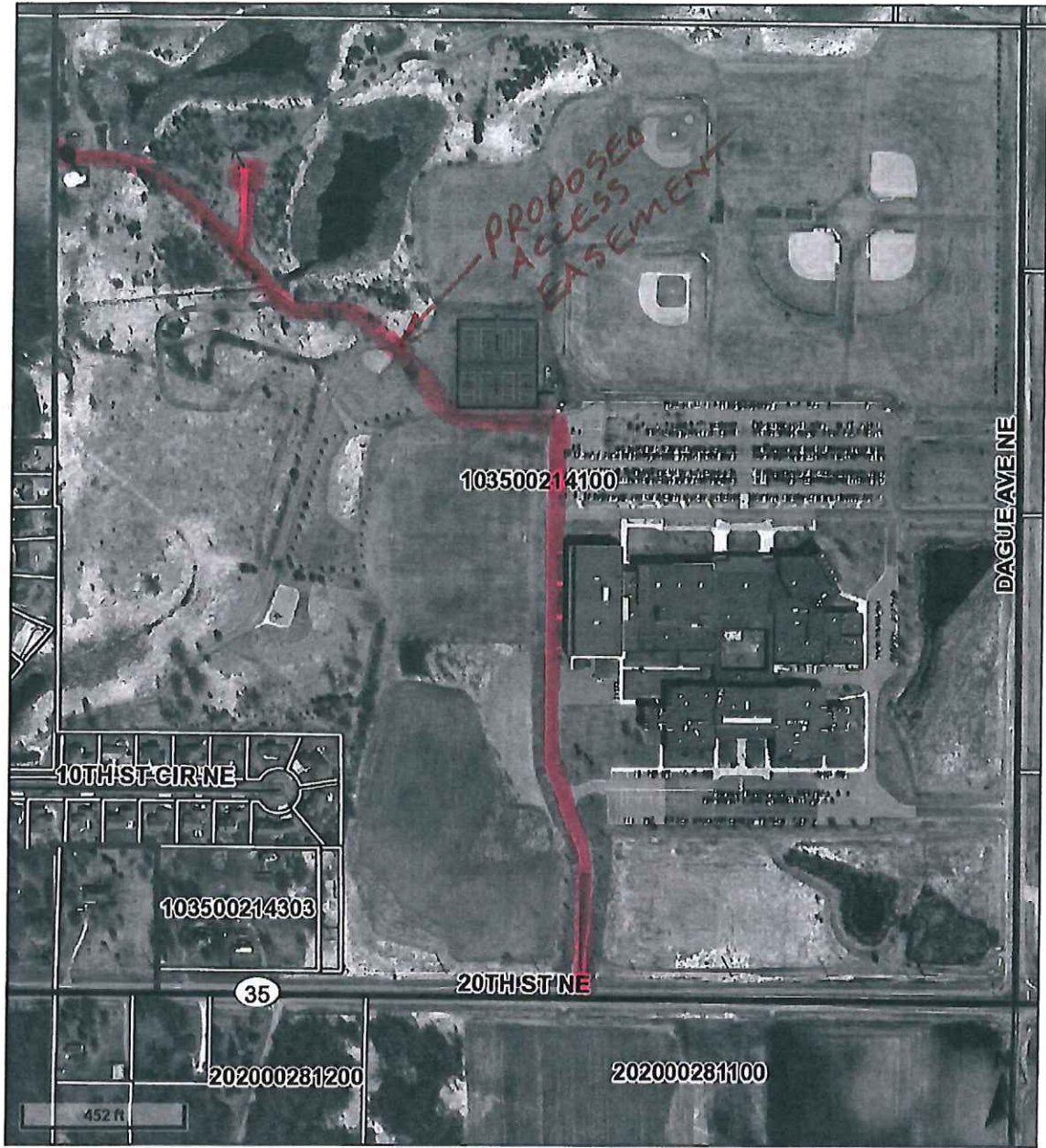
minutes 07 seconds, a distance of 113.49 feet; thence northwesterly on a reverse curve concave to the northeast, having a radius of 243.17 feet and a central angle of 25 degrees 44 minutes 19 seconds, a distance of 109.24 feet; thence North 48 degrees 42 minutes 08 seconds West, tangent to said curve, a distance of 57.21 feet; thence westerly on a tangential curve, concave to the south, having a radius of 122.48 feet and a central angle of 42 degrees 26 minutes 41 seconds, a distance of 90.73 feet; thence South 88 degrees 51 minutes 11 seconds West, tangent to said curve, a distance of 52.43 feet; thence northwesterly on a tangential curve, concave to the northeast, having a radius of 117.90 feet and a central angle of 66 degrees 59 minutes 40 seconds, a distance of 137.86 feet; thence northwesterly on a reverse curve, concave to the southwest, having a radius of 240.00 feet and a central angle of 22 degrees 19 minutes 28 seconds, a distance of 93.51 feet; thence North 46 degrees 28 minutes 37 seconds West, tangent to said curve, a distance of 39.70 feet to a point hereinafter referred to as "Point B"; thence continue North 46 degrees 28 minutes 37 seconds West, a distance of 188.05 feet; thence northwesterly on a tangential curve, concave to the southwest, having a radius of 455.77 feet and a central angle of 39 degrees 28 minutes 51 seconds, a distance of 314.06 feet to a line parallel with and 80.00 feet east of the west line of said Southeast Quarter of Section 21 as measured at a right angle to said west line of the Southeast Quarter, and said centerline terminating thereat. The side lines of said easement shall be lengthened or shortened to terminate at said parallel line.

AND

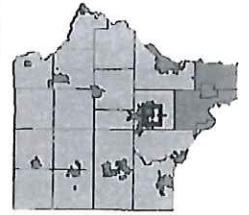
A 30.00 foot wide access easement over part of the Southeast Quarter of Section 21, Township 120, Range 25, Wright County, Minnesota. The centerline of said easement is described as follows: Beginning at said "Point B", described previously; thence North 17 degrees 43 minutes 30 seconds East, a distance of 46.43 feet; thence North 00 degrees 05 minutes 55 seconds West, a distance of 164.46 feet to a point hereinafter referred to as "Point C" and terminating thereat.

AND

An access easement over that part of the Southeast Quarter of Section 21, Township 120, Range 25, Wright County, Minnesota, lying within the circumference of a circle having a radius of 50.00 feet. The center of said circle is said "Point C", described previously. Except therefrom that part lying within said 30.00 foot wide access easement described previously.



Overview



Legend

Roads

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCL

Highways

- Interstate
- State Hwy
- US Hwy

City/Township Limits

- c
- t
- PARCELS

Date created: 7/7/2016