

PERMANENT DRAINAGE & UTILITY EASEMENT

THIS INSTRUMENT is made this ____ day of _____, 2025, by Independent School District No. 12, a corporation under the laws of the State of Minnesota (Grantor), in favor of the City of Lino Lakes, a municipal corporation under the laws of Minnesota, (Grantee).

Recitals

A. Grantor is the fee owner of the following described property in Anoka County, Minnesota (the "Property"):

That part of Government Lot 4, Section 29, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of said Government Lot 4; thence North 00 degrees 39 minutes 48 seconds East, assumed bearing, 60.00 feet to the north right-of way line of C.S.A.H No. 10 and the point of beginning of the part to be described; thence South 88 degrees 52 minutes 59 seconds East, 625.56 feet; thence North 00 degrees 43 minutes 03 seconds East, 1262.73 feet to the north line of said Government Lot 4; thence North 88 degrees 51 minutes 16 seconds West, 626.80 feet to the west line of said Government Lot 4; thence South 00 degrees 39 minutes 41 seconds West, along the west line of said Government Lot 4, a distance of 1263.06 feet to the point of beginning.

Except that part described as follows:

That part of the west half of Government Lot 4, Section 29, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Beginning at a point 120.00 feet west of the southeast corner of said west half; thence north, parallel with the east line of said west half, 300.00 feet; thence west, parallel with the south line of said west half, 120.00 feet; thence south, parallel with said east line, 300.00 feet; thence east, along said south line, 120.00 feet to the point of beginning.

And except that part which lies within the right of way designated by the Anoka County Highway Right-of-Way Plat No. 101, Anoka County, Minnesota.

B. Grantor desires to grant to the Grantee an easement, according to the terms and conditions contained herein.

Terms of Drainage & Utility Easement

1. Grant of Easements. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor grants and conveys to the Grantee a drainage and utility easement legally described as follows ("Easement Area") and depicted in Exhibit A:

A permanent easement for drainage and utility purposes, together with the unrestricted right to improve the same for drainage and utility maintenance or improvements, within, over, under and across the following described easement area in the County of Anoka, State of Minnesota:

That part of Government Lot 4, Section 29, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of said Government Lot 4; thence North 00 degrees 39 minutes 48 seconds East, assumed bearing, 60.00 feet to the north right-of way line of C.S.A.H No. 10 and the point of beginning of the part to be described; thence South 88 degrees 52 minutes 59 seconds East, 625.56 feet; thence North 00 degrees 43 minutes 03 seconds East, 1262.73 feet to the north line of said Government Lot 4; thence North 88 degrees 51 minutes 16 seconds West, 626.80 feet to the west line of said Government Lot 4; thence South 00 degrees 39 minutes 41 seconds West, along the west line of said Government Lot 4, a distance of 1263.06 feet to the point of beginning.

Except that part described as follows:

That part of the west half of Government Lot 4, Section 29, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Beginning at a point 120.00 feet west of the southeast corner of said west half; thence north, parallel with the east line of said west half, 300.00 feet; thence west, parallel with the south line of said west half, 120.00 feet; thence south, parallel with said east line, 300.00 feet; thence east, along said south line, 120.00 feet to the point of beginning.

And except that part which lies within the right of way designated by the Anoka County Highway Right-of-Way Plat No. 101, Anoka County, Minnesota.

Said permanent easement lies within the south 25 feet of the above described tract.

2. Scope of Easement The easement includes the right of the Grantee, its contractors, agents, and employees to enter upon said easement premises at all reasonable times for the

purposes of construction, reconstruction, inspection, repair, maintaining, grading, sloping, and restoration purposes, and all purposes ancillary thereto, as well as the right to deposit earthen materials within the easement area and to remove other obstructions interfering with the location, construction, and maintenance of any public improvements.

The easement granted herein also includes the right to cut, trim, or remove from the easement areas trees, shrubs, or other vegetation that, in the Grantee's judgment, unreasonably interfere with the easement or facilities of the Grantee, its successors or assigns.

3. Warranty of Title. The Grantor warrants it is the owner of the Property and has the right, title and capacity to convey to the Grantee the easement herein.

4. Environmental Matters. The Grantee shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable 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 that may have existed on, or that relate to, the easement area or Property prior to the date of this instrument.

5. Binding Effect. The terms and conditions of this instrument shall run with the land and be binding on the Grantor, its successors and assigns.

(The remainder of this page left blank intentionally.)

STATE DEED TAX DUE HEREON: NONE

Dated this _____ day of _____, 2025

School Board Chair
Independent School District No. 12

STATE OF MINNESOTA)
) SS.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025
by _____, School Board Chair of Independent School District No. 12, a
corporation under the Laws of the State of Minnesota.

Notary Public

NOTARY STAMP OR SEAL

THIS INSTRUMENT DRAFTED BY:
City of Lino Lakes
600 Town Center Parkway
Lino Lakes, MN 55014

Exhibit A
Drainage & Utility Easement Description and Sketch