

## EASEMENT

THIS INDENTURE is made and entered into this \_\_\_ day of \_\_\_\_\_, 2026 between Independent School District No. 2909, Rock Ridge Public Schools, a Minnesota Body Corporate and Politic Under the Laws of Minnesota, hereinafter referred to as "Grantor", and the COUNTY OF SAINT LOUIS, Minnesota, a municipal corporation, hereinafter referred to as "Grantee".

WITNESSETH:

### RECITALS

**WHEREAS**, said Grantor is the owner of real property situated in St. Louis County, Minnesota, described as follows, to-wit:

Tract 1. That part of the NE1/4 of SE1/4 of Section 29 Township 58 North Range 17 West of the Fourth Principal Meridian lying South of the following described line: Beginning at the NE corner and assigning a bearing of North 89 degrees 25 minutes 28 seconds West to the north line of said NE1/4 of SE1/4; thence South 62 degrees 18 minutes 51 seconds West 556.26 feet to the East right-of-way of Progress Parkway, according to easement document no. 995938, which is an existing road; thence S'ly along said right-of-way 363.54 feet along a non-tangential curve, the center of circle for which bears South 66 degrees 18 minutes 59 seconds West; said curve is concave to the West with a radius of 475.00 feet and a central angle of 43 degrees 51 minutes 06 seconds; thence continue S'ly along said right-of-way along a reverse curve 151.83 feet; said curve is concave to the East with a radius of 1,260.00 feet and a central angle of 06 degrees 54 minutes 16 seconds; thence North 76 degrees 55 minutes 29 seconds West 274.26 feet; thence South 26 degrees 14 minutes 25 seconds West 331.59 feet; thence North 48 degrees 57 minutes 19 seconds West 252.52 feet; thence North 28 degrees 08 minutes 47 seconds East 211.72 feet; thence South 88 degrees 46 minutes 52 seconds West 158.89 feet; thence North 43 degrees 19 minutes 07 seconds West 135.90 feet to the West line of said NE1/4 of SE1/4. St. Louis County, Minnesota.

AND

Tract 2. The SE 1/4 of SE 1/4 Section 29 Township 58 North, Range 17 West EXCEPT the South 725.00 feet thereof. St. Louis County, Minnesota.

(As currently embodied in Certificate of Title Number 359172)

(parcel ID # 040-0206-00051)

**WHEREAS**, Grantor has agreed to grant Grantee a temporary easement for construction purposes across said property.

### TERMS OF EASEMENT

**NOW, THEREFORE**, in consideration of the special benefits to this particular tract of land resulting from this proposed public improvement, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1. Grant of Temporary Construction Easement.** Grantor does hereby grant and convey unto the Grantee, its successors and assigns, a temporary construction easement over, under, and across all that part of the above-described property more particularly described as follows:

Commencing at the southeast corner of Section 29, Township 58 North, Range 17 West; thence North 00 degrees 02 minutes 20 seconds East, assigned bearing, along the east line of the Southeast Quarter of said Section 29, a distance 725.61 feet to the south property line; thence South 87 degrees 41 minutes 39 seconds West, along said south property line, a distance of 466.84 feet to the point of beginning of the easement to be described; thence North 11 degrees 16 minutes 46 seconds East a distance of 318.14 feet; thence northwesterly along a tangential curve, concave to the southwest, having radius of 335.00 feet, central angle of 84 degrees 55 minutes 47 seconds, and chord bearing of North 31 degrees 11 minutes 08 seconds West, a distance of 496.57 feet; thence North 73 degrees 39 minutes 01 seconds West a distance of 10.00 feet; thence South 16 degrees 20 minutes 59 seconds West a distance of 195.00 feet; thence South 73 degrees 39 minutes 01 seconds East a distance of 10.00 feet; thence southeasterly along a tangential curve, concave to the southwest, having radius of 140.00 feet, central angle of 84 degrees 55 minutes 47 seconds, and chord bearing of South 31 degrees 11 minutes 08 seconds East, for a distance of 207.52 feet; thence South 11 degrees 16 minutes 46 seconds West a distance of 365.26 feet, more or less, to the south property line; thence North 87 degrees 41 minutes 39 seconds East, along said south property line, a distance of 200.61 feet to the point of beginning.

Described Temporary Easement contains approximately 137,231 square feet (3.15 acres).

2. **Term of Temporary Construction Easement.** The Temporary Construction Easement shall automatically expire on December 31, 2030.
3. **Scope of Easement.** The easement includes the rights of the COUNTY OF SAINT LOUIS, its contractors, agents, servants, and assigns, to enter upon the temporary easement premises during the term described in Article 2 at all reasonable times to install, reinstall, inspect, repair, and maintain said public highway system over, across, on, under, and through the easement premises, together with the right to grade, level, fill, drain, pave, and excavate the easement premises, and the further right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction and maintenance of the public highway system. Election by the grantee to not exercise all or any part of its rights at any time shall not constitute forfeiture of any such rights.
4. **Obligation to Repair.** Grantee shall, at its own expense, repair the land located in the Temporary Construction Easement area in the event of a disturbance caused by Grantee's construction efforts.
5. **Warranty of Title.** Grantor warrants it is the owner of the property and has the right, title, and capacity to convey to Grantee the easement contained herein.
6. **Binding Effect.** It is understood that the right, privilege and easement herein granted and the provisions hereof shall extend to and bind the heirs, personal representatives, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, said Grantor has caused this instrument to be executed on the day and year first above written.

FOR Independent School District No. 2909:

By: \_\_\_\_\_  
(signature)

\_\_\_\_\_  
(printed)

Its: \_\_\_\_\_  
(title)

STATE OF MINNESOTA        )  
  :SS  
COUNTY OF SAINT LOUIS    )

The foregoing instrument was subscribed, sworn to, and acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ the \_\_\_\_\_ of Independent School District # 2909, Rock Ridge Public Schools, a Minnesota Body Corporate and Politic Under the Laws of Minnesota, and fully authorized to execute the document contained herein on behalf of the Grantor School District.

\_\_\_\_\_  
Signature of Person taking Acknowledgement

(Notarial Stamp or Seal)

GRANTEE, County of St. Louis, Minnesota, hereby accepts this instrument in accordance with the terms and conditions contained herein.

For GRANTEE: St. Louis County

By:     Steven J. Kniefel, Right of Way Agent  
          as authorized designee for  
James T. Foldesi, Public Works Director, St. Louis County

\_\_\_\_\_  
(signature)



## EXHIBIT A

**Parcel 6A**  
**Road Number - 142**  
**County Project - CP 860298**  
**State Project Number - SAP 069-742-005**

### **Property Legal Description:**

Tract 1. That part of the NE1/4 of SE1/4 of Section 29 Township 58 North Range 17 West of the Fourth Principal Meridian lying South of the following described line: Beginning at the NE corner and assigning a bearing of North 89 degrees 25 minutes 28 seconds West to the north line of said NE1/4 of SE1/4; thence South 62 degrees 18 minutes 51 seconds West 556.26 feet to the East right-of-way of Progress Parkway, according to easement document no. 995938, which is an existing road; thence S'ly along said right-of-way 363.54 feet along a non-tangential curve, the center of circle for which bears South 66 degrees 18 minutes 59 seconds West; said curve is concave to the West with a radius of 475.00 feet and a central angle of 43 degrees 51 minutes 06 seconds; thence continue S'ly along said right-of-way along a reverse curve 151.83 feet; said curve is concave to the East with a radius of 1,260.00 feet and a central angle of 06 degrees 54 minutes 16 seconds; thence North 76 degrees 55 minutes 29 seconds West 274.26 feet; thence South 26 degrees 14 minutes 25 seconds West 331.59 feet; thence North 48 degrees 57 minutes 19 seconds West 252.52 feet; thence North 28 degrees 08 minutes 47 seconds East 211.72 feet; thence South 88 degrees 46 minutes 52 seconds West 158.89 feet; thence North 43 degrees 19 minutes 07 seconds West 135.90 feet to the West line of said NE1/4 of SE1/4. St. Louis County, Minnesota.

AND

Tract 2. The SE 1/4 of SE 1/4 Section 29 Township 58 North, Range 17 West EXCEPT the South 725.00 feet thereof. St. Louis County, Minnesota.

(As currently embodied in Certificate of Title Number 359172)

(parcel ID # 040-0206-00051)

### **Rights to be acquired:**

A TEMPORARY CONSTRUCTION EASEMENT over, under, and across all that part of the above described property more particularly described as follows:

Commencing at the southeast corner of Section 29, Township 58 North, Range 17 West; thence North 00 degrees 02 minutes 20 seconds East, assigned bearing, along the east line of the Southeast Quarter of said Section 29, a distance 725.61 feet to the south property line; thence South 87 degrees 41 minutes 39 seconds West, along said south property line, a distance of 466.84 feet to the point of beginning of the easement to be described; thence North 11 degrees 16 minutes 46 seconds East a distance of 318.14 feet; thence northwesterly along a tangential curve, concave to the southwest, having radius of 335.00 feet, central angle of 84 degrees 55 minutes 47 seconds, and chord bearing of North 31 degrees 11 minutes 08 seconds West, a distance of 496.57 feet; thence North 73 degrees 39 minutes 01 seconds West a distance of 10.00 feet; thence South 16 degrees 20 minutes 59 seconds West a distance of 195.00 feet; thence South 73 degrees 39 minutes 01 seconds East a distance of 10.00 feet;

thence southeasterly along a tangential curve, concave to the southwest, having radius of 140.00 feet, central angle of 84 degrees 55 minutes 47 seconds, and chord bearing of South 31 degrees 11 minutes 08 seconds East, for a distance of 207.52 feet;  
thence South 11 degrees 16 minutes 46 seconds West a distance of 365.26 feet, more or less, to the south property line;  
thence North 87 degrees 41 minutes 39 seconds East, along said south property line, a distance of 200.61 feet to the point of beginning.

Described Temporary Easement contains approximately 137,231 square feet (3.15 acres) and shall automatically expire on December 31, 2030.

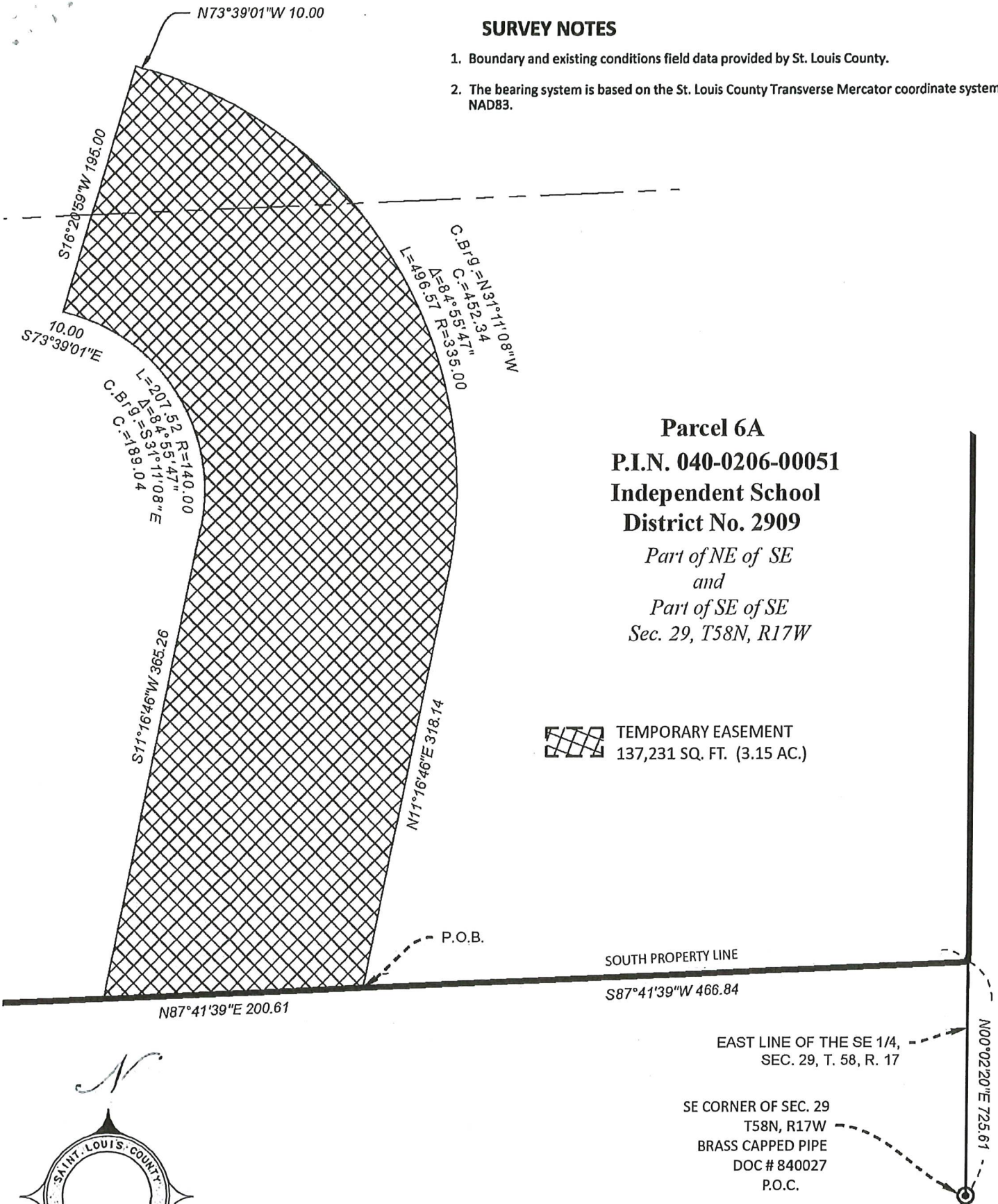


**Parcel 6**  
**ISD # 2909**  
**040-0206-00051**


**Temp Easement**  
**3.15 ac**

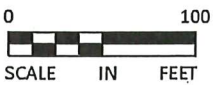
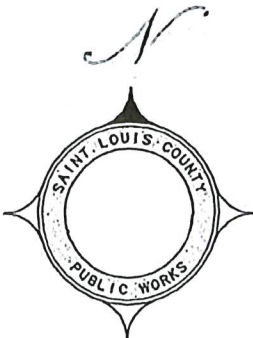
**SURVEY NOTES**

1. Boundary and existing conditions field data provided by St. Louis County.
2. The bearing system is based on the St. Louis County Transverse Mercator coordinate system, NAD83.



**Parcel 6A**  
**P.I.N. 040-0206-00051**  
**Independent School**  
**District No. 2909**  
*Part of NE of SE*  
*and*  
*Part of SE of SE*  
*Sec. 29, T58N, R17W*

 TEMPORARY EASEMENT  
 137,231 SQ. FT. (3.15 AC.)



**EXHIBIT B**  
**CSAH 142, Project 0142-860298**