

(Above space is reserved for Recording Information)

AMENDMENT TO EASEMENT AGREEMENT

THIS AMENDMENT TO EASEMENT AGREEMENT ("Amendment") is made and entered into this ____ day of _____, 20____, by and between the County of Ramsey, a political subdivision of the State of Minnesota, ("Grantor") and the Metropolitan Council, a public corporation and political subdivision under the laws of the State of Minnesota ("Grantee").

WITNESSETH:

WHEREAS, Grantor and Grantee executed that certain Easement Agreement, dated March 11, 1985, recorded with the Ramsey County Recorder's Office on July 12, 1985, as Document No. 2273198 ("Easement Agreement") that granted permanent and temporary easement rights over Grantor's property for the construction and operation of Grantee's sanitary sewer system.

WHEREAS, Grantor and Grantee desire to amend the Easement Agreement to expand the easement area to provide additional space for Grantee to maintain its existing infrastructure.

WHEREAS, Grantee and Grantor have agreed on the compensation to be paid by Grantee to Grantor for the expanded easement area.

NOW THEREFORE, in consideration of the compensation to be paid by Grantee to Grantor, and in consideration of the mutual promises made herein, the parties agree to amend the Easement Agreement as follows:

1. Exhibit A to the Easement Agreement, which defined the easement area, is hereby deleted and replaced with the attached Exhibit A.
2. The remaining provisions of the Easement Agreement remain in full force and effect without change.
3. This Amendment may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original and the counterparts together shall constitute

one and the same Amendment. A copy, facsimile copy or electronic copy of this Amendment, including its signature pages, will be binding and deemed to be an original.

IN WITNESS THEREOF, the parties hereto have executed this Amendment as of the date first set forth above.

METROPOLITAN COUNCIL,
a public corporation and political subdivision under
the laws of the State of Minnesota,

By: _____
Kelly Jameson
Title: Director of Real Estate

STATE OF MINNESOTA)
)ss.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Kelly Jameson, Director of Real Estate of the Metropolitan Council, a public corporation and political subdivision of the State of Minnesota, on its behalf.

Notary Public

GRANTOR:

COUNTY OF RAMSEY

By: _____

Its: _____


STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, its _____ of the County of Ramsey, a political subdivision of the State of Minnesota, on its behalf.

Notary Public

This instrument was drafted by:
Office of General Counsel
Metropolitan Council
390 North Robert Street
Saint Paul, MN 55101

Exhibit A

Project: 808614	Owner: Ramsey County Parks & Rec	
Parcel: 1	Address: 0 Arcade St. N., Maplewood, MN	
County: Ramsey	PID: 092922320003	

PROPOSED EASEMENT DESCRIPTIONS

A 30.00 foot wide perpetual easement for sanitary sewer purposes over, under and across the hereinafter described Parcel A, the centerline of said perpetual easement is described as follows:

Commencing at the northwest corner of the Southwest Quarter of Section 9, Township 29 North, Range 22 West of the 4th Principal Meridian, Ramsey County, Minnesota; thence on an assumed bearing of South 00 degrees 14 minutes 47 seconds East along the west line of said Southwest Quarter, a distance of 665.00 feet to the point of beginning of the centerline to be described; thence North 88 degrees 47 minutes 17 seconds East, a distance of 98.01 feet; thence North 73 degrees 09 minutes 09 seconds East, a distance of 227.27 feet to a point hereinafter referred to as "Point A"; thence North 78 degrees 39 minutes 57 seconds East, a distance of 589.09 feet to a point hereinafter referred to as "Point B", and said centerline there terminating.

AND

Together with a 50.00 foot wide perpetual easement for sanitary sewer purposes over, under and across the hereinafter described Parcel A, the centerline of said perpetual easement is described as follows:

Beginning at the aforementioned "Point B"; thence North 78 degrees 39 minutes 57 seconds East, a distance of 56.28 feet to a point hereinafter referred to as "Point C"; thence continuing North 78 degrees 39 minutes 57 seconds East, a distance of 23.72 feet to a point hereinafter referred to as "Point D", and said centerline there terminating.

AND

Together with a 20.00 foot wide perpetual easement for sanitary sewer purposes over, under and across the hereinafter described Parcel A, the centerline of said perpetual easement is described as follows:

Beginning at the aforementioned "Point D"; thence North 78 degrees 39 minutes 57 seconds East, a distance of 18.74 feet; thence South 82 degrees 33 minutes 47 seconds East, a distance of 500.00 feet, and said centerline there terminating.

EXCEPT that part lying within the existing highway right-of-way of State Highway No. 36.

AND

Together with a 20.00 foot wide perpetual easement for sanitary sewer purposes over, under and across the hereinafter described Parcel A, the centerline of said perpetual easement is described as follows:



Beginning at the aforementioned "Point C"; thence North 87 degrees 07 minutes 29 seconds East, a distance of 54.25 feet ; thence North 82 degrees 06 minutes 29 seconds East, a distance of 92.53 feet; thence northeasterly a distance of 56.91 feet along a tangential curve, concave to the northwest, having a radius of 222.00 feet, and a central angle of 14 degrees 41 minutes 16 seconds; thence North 67 degrees 25 minutes 12 seconds East, tangent to said curve, a distance of 9.44 feet; thence northeasterly a distance of 43.00 feet along a tangential curve, concave to the northwest, having a radius of 63.00 feet, and a central angle of 39 degrees 06 minutes 24 seconds, and said centerline there terminating.


EXCEPT that part lying within the existing road right-of-way of Keller Parkway North.

AND

(continued on Sheet 2 of 5 Sheets)

RAMSEY COUNTY COORDINATE SYSTEM NAD 83 (1986 ADJ.)

	I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	CREATED BY BOLTON & MENK, INC.	DATE 05/06/2025
	SIGNATURE:  PRINTED NAME: ERIC R. WILFAHRT DATE: 2/12/2024 REVISED: 9/27/2024 & 5/6/2025 - Easement Description & Graphic LIC. NO. 46166		

Project:	808614	Owner: Ramsey County Parks & Rec	
Parcel:	1	Address: 0 Arcade St. N., Maplewood, MN	
County:	Ramsey	PID: 092922320003	

Together with a 20.00 foot wide perpetual easement for sanitary sewer purposes over, under and across the hereinafter described Parcel A, the centerline of said perpetual easement is described as follows:

Beginning at the aforementioned "Point A"; thence South 76 degrees 08 minutes 49 seconds West, a distance of 118.40 feet ; thence South 79 degrees 05 minutes 53 seconds West, a distance of 58.34 feet; thence northwesterly a distance of 37.02 feet along a tangential curve, concave to the northeast, having a radius of 30.00 feet, and a central angle of 70 degrees 41 minutes 53 seconds; thence North 30 degrees 12 minutes 14 seconds West, tangent to said curve, a distance of 36.08 feet; thence northwesterly a distance of 63.72 feet along a tangential curve, concave to the northeast, having a radius of 150.00 feet, and a central angle of 24 degrees 20 minutes 23 seconds; thence North 05 degrees 51 minutes 51 seconds West, tangent to last described curve, a distance of 54.43 feet; thence northerly a distance of 24.94 feet along a tangential curve, concave to the east, having a radius of 75.00 feet, and a central angle of 19 degrees 02 minutes 59 seconds; thence northerly a distance of 108.64 feet along a reverse curve, concave to the west, having a radius of 254.00 feet, and a central angle of 24 degrees 30 minutes 21 seconds; thence northeasterly a distance of 65.39 feet along a reverse curve, concave to the southeast, having a radius of 75.00 feet, and a central angle of 49 degrees 57 minutes 18 seconds; thence northeasterly a distance of 50.90 feet along a reverse curve, concave to the northwest, having a radius of 75.00 feet, and a central angle of 38 degrees 52 minutes 52 seconds; thence North 00 degrees 14 minutes 47 seconds West, tangent to last described reverse curve, a distance of 25.80 feet; thence South 89 degrees 18 minutes 30 seconds West, a distance of 104.92 feet to the west line of the Southwest Quarter of Section 9, Township 29 North, Range 22 West of the 4th Principal Meridian, Ramsey County, Minnesota, and said centerline there terminating.

AND

Together with a perpetual easement for sanitary sewer purposes over, under and across the hereinafter described Parcel A, lying northerly of the above-described 30.00 foot perpetual easement, and lying southwesterly and westerly of the last above-described 20.00 foot perpetual easement.

AND

A temporary easement for construction purposes over, under and across the hereinafter described Parcel A, described as follows:

Commencing at the northwest corner of the Southwest Quarter of Section 9, Township 29 North, Range 22 West of the 4th Principal Meridian, Ramsey County, Minnesota; thence on an assumed bearing of South 00 degrees 14 minutes 47 seconds East along the west line of said Southwest Quarter, a distance of 665.00 feet; thence North 88 degrees 47 minutes 17 seconds East, a distance of 98.01 feet; thence North 73 degrees 09 minutes 09 seconds East, a distance of 227.27 feet; thence North 78 degrees 39 minutes 57 seconds East, a distance of 30.04 feet to the point of beginning of the easement to be described; thence South 11 degrees 20 minutes 03 seconds East, a distance of 20.00 feet; thence South 78 degrees 39 minute 57 seconds West, a distance of 29.07 feet; thence South 73 degrees 09 minutes 09 seconds West, a distance of 229.06 feet; thence South 88 degrees 47 minutes 17 seconds West, a distance of 101.09 feet to said west line; thence North 00 degrees 14 minutes 47 seconds West along said west line, a distance of 36.23 feet; thence North 79 degrees 05 minutes 53 seconds East, a distance of 201.02 feet; thence North 76 degrees 08 minutes 49 seconds East, a distance of 21.91 feet; thence North 73 degrees 09 minutes 09 seconds East, a distance of 96.16 feet; thence North 78 degrees 39 minutes 57 seconds East, a distance of 31.00 feet; thence South 11 degrees 20 minutes 03 seconds East, a distance of 20.00 feet to said point of beginning.

EXCEPT that part thereof lying within the above-described perpetual easements.

AND

A temporary easement for construction purposes over, under and across the hereinafter described Parcel A, described as follows:



Commencing at the northwest corner of the Southwest Quarter of Section 9, Township 29 North, Range 22 West of the 4th Principal Meridian, Ramsey County, Minnesota; thence on an assumed bearing of South 00 degrees 14 minutes 47 seconds East along the west line of said Southwest Quarter, a distance of 665.00 feet; thence North 88 degrees 47 minutes 17 seconds East, a distance of 98.01 feet; thence North 73 degrees 09 minutes 09 seconds East, a distance of 227.27 feet; thence North 78 degrees 39 minutes 57 seconds East, a distance of 589.09 feet to the point of beginning of the easement to be described; thence North 11 degrees 20 minutes 03 seconds West, a distance of 25.00 feet; thence North 42 degrees 29 minutes 07 seconds West, a distance of 19.96 feet; thence North 50 degrees 48 minutes 40 seconds East, a distance of 65.66 feet; thence South 51 degrees 19 minutes 59 seconds East, a distance of 81.93 feet; thence North 76 degrees 32 minutes 08 seconds East, a distance of 27.03 feet; thence North 82 degrees 06 minutes 29 seconds East, a distance of 76.24 feet; thence easterly a distance of 51.78 feet along a tangential curve, concave to the north, having a radius of 202.00 feet, and a central angle of 14 degrees 41 minutes 16 seconds; thence North 67 degrees 25 minutes 12 seconds East, tangent to said curve, a distance of 9.44 feet; thence northeasterly a distance of 10.57 feet along a tangential curve, concave to the northwest, having a radius of 43.00 feet, and a central angle of 14 degrees 04 minutes 57 seconds, to the southwesterly right-of-way line of Keller Parkway North; thence southeasterly along said southwesterly right-of-way line, a distance of 134.40 feet; thence South 09 degrees 12 minutes 24 seconds West, a distance of 56.53 feet to the northerly right-of-way line of State Highway No. 36; thence westerly along said northerly right-of-way line, a distance of 189.23 feet; thence North 23 degrees 09 minutes 11 seconds East, a distance of 78.46 feet; thence North 82 degrees 33 minutes 47 seconds West, a distance of 56.46 feet; thence South 82 degrees 06 minutes 29 seconds West, a distance of 50.52 feet; thence South 84 degrees 33 minutes 11 seconds West, a distance of 28.45 feet; thence North 83 degrees 58 minutes 49 seconds West, a distance of 83.82 feet to said point of beginning.


EXCEPT that part thereof lying within the above-described perpetual easements.

Said temporary easements shall expire on _____.

(continued on Sheet 3 of 5 Sheets)

RAMSEY COUNTY COORDINATE SYSTEM NAD 83 (1986 ADJ.)

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	SIGNATURE:  PRINTED NAME: ERIC R. WILFAHRT DATE: 2/12/2024 REVISED: 9/27/2024 & 5/6/2025 - Easement Description & Graphic		

Project: 808614	Owner: Ramsey County Parks & Rec	
Parcel: 1	Address: 0 Arcade St. N., Maplewood, MN	
County: Ramsey	PID: 092922320003	



Parcel A

That part of the Southwest Quarter of Section 9, Township 29 North, Range 22 West, Ramsey County, Minnesota, described as follows:

Commencing at a point on the south line of said Section 9, a distance of 780 feet east of the southwest corner of said Section 9; thence North 2158 " East a distance of 181.85 feet to a point; thence North 219 " West a distance of 124.6 feet to a point; thence North 2332 " West a distance of 212.5 feet to a point; thence North 2509 " West a distance of 391 feet to a point; thence North 2524 " West a distance of 434.8 feet to a point; thence North 4216" West a distance of 186.9 feet to a point; thence North 36" West a distance of 172.13 feet to a point; thence North 1643 " West a distance of 247 feet to a point; thence West a distance of 71.42 feet to the East line of Arcade Street; thence North along the said East line of Arcade Street a distance of 875.5 feet to the East and West quarter line of said Section 9; thence East along said one quarter line a distance of 683 feet to a point; thence South 5210 " East a distance of 1768.1 feet to a point; thence on a curve to the right with a radius of 400 feet a distance of 513.02 feet; thence South 2124" West a distance of 1165 feet to a point on the south line of said Section 9; thence West along said south line of said Section 9 a distance of 1050.5 feet to the place of beginning; except that part thereof which lies westerly of the following described line:

Beginning at a point on the west line of said Section 9, distant 875.5 feet south of the West Quarter corner thereof; thence run easterly at right angles to said west section line for 104.42 feet; thence run northwesterly to a point which is 33 feet east (measured at right angles) from a point on the west line of said Section 9, distant 115.5 feet south of the West Quarter corner thereof and there terminating.

RAMSEY COUNTY COORDINATE SYSTEM NAD 83 (1986 ADJ.)

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Project: 808614


Parcel: 1

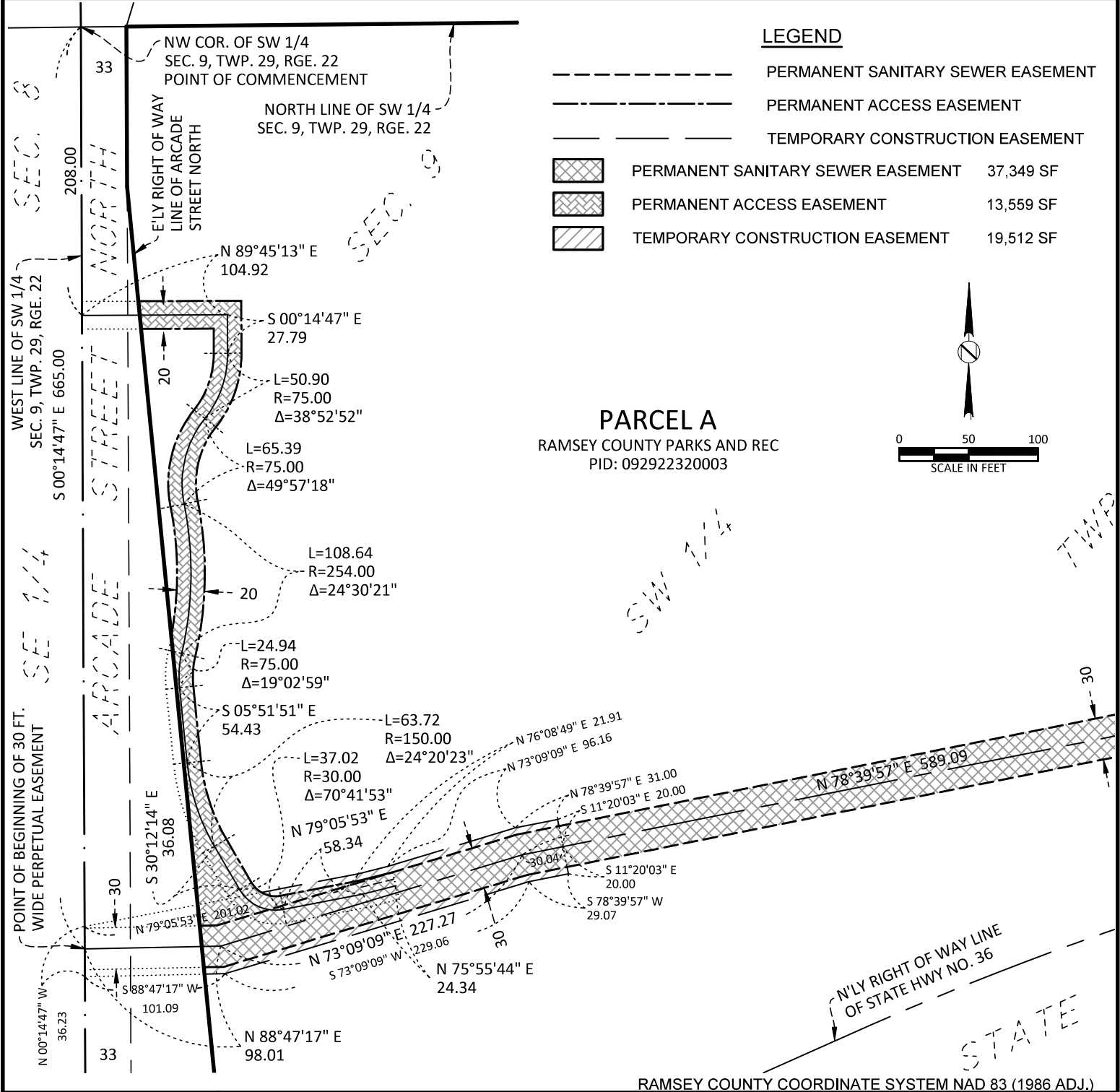
County: Ramsey


Owner: Ramsey County Parks & Rec

Address: 0 Arcade St. N., Maplewood, MN


PID: 092922320003







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BOLTON & MENK, INC.

DATE

05/06/2025

Project: 808614

Parcel: 1

County: Ramsey

Owner: Ramsey County Parks & Rec

Address: 0 Arcade St. N., Maplewood, MN

PID: 092922320003



LEGEND

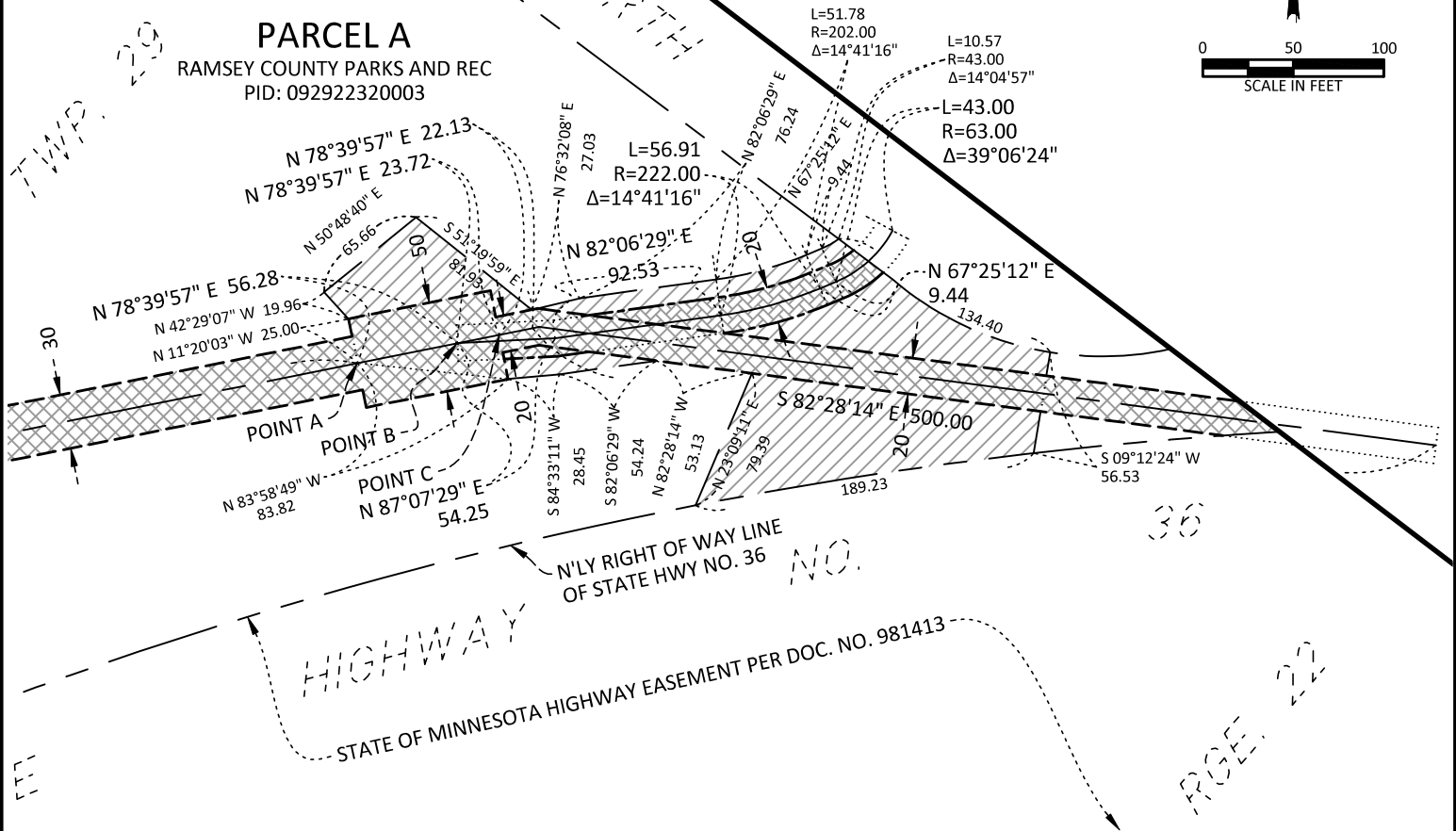
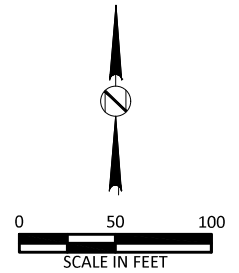
	PERMANENT SANITARY SEWER EASEMENT	
	PERMANENT ACCESS EASEMENT	
	TEMPORARY CONSTRUCTION EASEMENT	
	PERMANENT SANITARY SEWER EASEMENT	37,349 SF
	PERMANENT ACCESS EASEMENT	13,559 SF
	TEMPORARY CONSTRUCTION EASEMENT	19,512 SF

NORTH LINE OF SW 1/4
SEC. 9, TWP. 29, RGE. 22

KELLER PARKWAY NORTH
SW'LY RIGHT OF WAY LINE OF
KELLER PARKWAY NORTH

PARCEL A

RAMSEY COUNTY PARKS AND REC
PID: 092922320003



RAMSEY COUNTY COORDINATE SYSTEM NAD 83 (1986 ADJ.)



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