

EASEMENT

This Easement is made as of March 21st, 2024, by Bharatlall and Ramona Motilall, a married couple, ("Owner") in favor of the CITY OF SHAKOPEE, MINNESOTA, a Minnesota municipal corporation (the "City").

RECITALS

WHEREAS, Owners is the fee owner of the real property described on Exhibit A (the "Property").

WHEREAS, Owner desires to grant to the City certain easements over a portion of the Property described on Exhibit B and depicted on Exhibit C (the "Easement Area").

TERMS OF EASEMENTS

1. Grant of Easements. For good and valuable consideration, receipt of which is acknowledged by Owner, Owner grants and conveys to the City a perpetual non-exclusive easement for drainage and utility purposes over the Easement Area for public drainage and utility related purposes subject to the terms and conditions hereof.
2. Scope of Easements. The perpetual drainage and utility easements granted herein include the right of the City, its contractors, agents, and employees to enter the Easement Area at all reasonable times for the purpose of installing, constructing, reconstructing, operating, maintaining, inspecting, altering and repairing within the described Easement Area any of the following facilities and amenities: storm sewer and treatment facilities, sanitary sewer facilities, water facilities, ground surface drainage ways and other public City owned utilities and utility facilities, in the described area. The easements granted herein also include the right to cut, trim, or remove from the Easement Area any trees, shrubs, or other vegetation as in the City's judgment unreasonably interferes with the easement or improvements of the City.
3. Environmental Matters. The City 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, suites or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which may have exited on, or which relate to, the Easement are or Property prior to the date of this instrument.
4. Binding Effect. The terms and conditions of this instrument shall run with the land and be binding on the Owner, its successors and assigns.

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, Owner and the City have executed this Easement effective as of the date and year first above written.

OWNER:

Bharatlall & Ramona Motilall
2133 Pike Lake Road
Shakopee, MN 55379

By: Bharatlall Motilall

By: Ramona Motilall

Name: Bharatlall & Ramona Motilall

Title: Owners

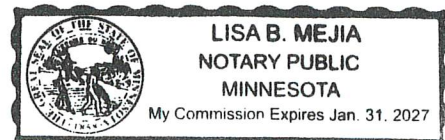
STATE OF MINNESOTA)
) ss.
COUNTY OF SCOTT)

The foregoing instrument was acknowledged before me on March 27, 2024, by _____

Bharatlall Motilall & Ramona Motilall, owners of said Property.

Lisa B. Mejia
Notary Public

My Commission expires January 31, 2027



SIGNATURE PAGE TO EASEMENT (Drainage and Utility)

SIGNATURE PAGE TO EASEMENT (Drainage and Utility)

EXHIBIT A

Legal Description of Property

LOT 7, BLOCK 1 MEADOWBROOK RUN

EXHIBIT B

Description of Easement Area

LOT 7, BLOCK 1, MEADOWBROOK RUN

A 25.00 foot perpetual easement for drainage and utility purposes over, under and across that part of Lot 7, Block 1, MEADOWBROOK RUN, according to the recorded plat thereof, Scott County, Minnesota lying 12.50 feet on each side of the following described centerline:

Commencing at southwest corner of said Lot 7, Block 1, MEADOWBROOK RUN; thence on an assumed bearing of South 89 degrees 04 minutes 45 seconds East, along the south line of said Lot 7, a distance of 22.50 feet to the point of beginning of said centerline to be described; thence North 0 degrees 18 minutes 20 seconds East a distance of 155.01 feet and said centerline there terminating.

Also, a 35.00 foot perpetual easement for drainage and utility purposes over, under and across that part of said Lot 7, Block 1, MEADOWBROOK RUN lying 17.50 feet on each side of the following described centerline:

Commencing at southwest corner of said Lot 7, Block 1, MEADOWBROOK RUN; thence on an assumed bearing of South 89 degrees 04 minutes 45 seconds East, along the south line of said Lot 7, a distance of 22.50 feet; thence North 0 degrees 18 minutes 20 seconds East a distance of 137.51 feet to the point of beginning of said centerline to be described; thence South 89 degrees 04 minutes 45 seconds East a distance of 351.08 feet to the west line of the existing 35.00 foot drainage and utility easement adjacent to the east line of said Lot 7 and said centerline there terminating.

The sidelines of the above described easement are to be prolonged or shortened to terminate at said west line of said existing easement.

EXHIBIT C

Depiction of Easement Area

[See attached]

DENOTES PROPOSED EASEMENT

**DRAINAGE AND UTILITY EASEMENT
LOT 7, BLOCK 1, MEADOWBROOK RUN**

A 25.00 foot perpetual easement for drainage and utility purposes over, under and across that part of Lot 7, Block 1, MEADOWBROOK RUN, according to the recorded plat thereof, Scott County, Minnesota lying 12.50 feet on each side of the following described centerline:

Commencing at southwest corner of said Lot 7, Block 3, MEADOWHOOK RUN; thence on an assumed bearing of South 89 degrees 04 minutes 45 seconds East, along the south line of said Lot 7, a distance of 22.50 feet to the point of beginning of said centerline to be described; thence North 0 degrees 18 minutes 20 seconds East a distance of 155.01 feet and said centerline there terminating.

Also, a 35.00 foot perpetual easement for drainage and utility purposes over, along the south line of said Lot 7, Block 1, MEADOWBROOK RUM HYP, 37.50 feet on each side of said Lot 7, Block 1, MEADOWBROOK RUM HYP, commencing at southwest corner of said Lot 7, Block 1, MEADOWBROOK RUM HYP, on an assumed bearing of South 89 degrees 09 minutes 45 seconds East, along the south line of said Lot 7, a distance of 37.50 feet; thence North 0 degrees 15 minutes 20 seconds East, a distance of 137.51 feet to the point of tangency; thence continuing to be described; thence South 89 degrees 09 minutes 45 seconds East, a distance of 37.50 feet to the west line of the existing 35.00 foot drainage and utility easement adjacent to the east line of said Lot 7 and said centerline there terminating.

The sidelines of the above described easement are to be prolonged or shortened so terminate at said west line of said existing easement.

**ROBE ENGINEERING
COMPANY, INC.**
CONSULTING ENGINEERS,
PLANNERS and LAND SURVEYORS

000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

HEREBY CERTIFY THAT THIS PLAN 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 MISSISSIPPI.

Samuel P. Dault

DATE: 12/20/06, MEETING NO. 10006

2-1000

[illegible]

REPAIRED FOR:
KRB DEVELOPMENT VIII, LLC
17021 FISH POINT ROAD
PRIOR LAKE, MN 55372

DESIGNED	ORIGIN
DRAWN	DATE
JM	1/22/2024
SCALE	
AS SHOWN	
JOB NO.	
17817.00	

DRAINAGE AND UTILITY EASEMENT EXHIBIT
WHISPERING WATERS SECOND ADDITION

MINNESOTA