

ENCROACHMENT AGREEMENT

This Encroachment Agreement ("Agreement") is made as of the _____ day of _____, 20____, by and between the City of Shakopee, a Minnesota municipal corporation ("City") and Timothy Randall Murphy, ("Owner").

RECITALS

- A. Owner is the owner of property located at 1301 Meadow Ct, City of Shakopee, County of Scott, State of Minnesota, legally described as follows:

Lot 4, Block 1, Prairie Meadows, PID-274550040, according to the recorded plat thereof (the "Property").
- B. The Property is subject to a drainage and utility easement in favor of the City, which was dedicated to the City in the plat of Prairie Meadows; and
- C. Owner would like to construct and install a privacy fence ("Improvements") that will encroach into the Easement ("Encroachment Area"); and
- D. The City has agreed that Owner may construct, repair and maintain the Improvements within the Encroachment Area on the condition that Owner execute this Agreement and will promptly remove said improvements at Owner's expense upon the determination by and need of the City or other private utility company to work within the easement area.

AGREEMENT

NOW, THEREFORE, on the basis of the premises and the mutual covenants and agreements set forth in this Agreement, the parties agree as follows:

1. Owner may construct, repair and maintain the Improvements within the Encroachment Area as shown on Exhibit A.

2. The permission granted by the City in this Agreement is limited exclusively to the proposed Improvements within the Encroachment Area as outlined in Exhibit A.

3. This Agreement shall not prevent or impair the use of the Encroachment Area for the drainage and utility purposes by the City or any other entity entitled by law to so use the Encroachment Area.

4. In the event the City needs to maintain, operate, repair, access or remove the utility or make necessary drainage improvements located within the drainage and utility easement and the Improvements interfere with such maintenance, operation, repair, access or removal, the City shall provide notice to Owner pursuant to Paragraph 8 of this Agreement. The City's costs of removing the necessary portion of the Improvements in order for the City to exercise its easement rights shall be paid by Owner. Owner shall be responsible for the costs of restoring or reinstalling any of the Improvements that were removed. Any damages to the Improvements resulting from the City's activities shall be borne and assumed by Owner, provided, however, that the City shall be responsible for any damages caused by the negligence or willful misconduct of the City, its officials, employees, contractors and agents.

5. This Agreement shall run with the land and shall inure to the benefit of and be binding upon the parties to this Agreement and their respective successors and assigns.

6. Owner shall indemnify, hold harmless and defend the City, its officials, employees, contractors and agents, from and against any and all claims, losses, proceedings, damages, causes of action, liability, costs or expenses (including reasonable attorneys' fees), arising from or in connection with or caused by any act, omission or negligence of Owner, their contractors, licensees, invitees, agents, servants or employees in connection with the construction, repair or maintenance of the Improvements.

7. Owner agree not to suffer or allow any liens, claims and processes to be placed against the City's rights to or interest in the Encroachment Area as a result of the use of the Encroachment Area, including, without limitation, any liens for labor or materials provided for the construction, repair or maintenance of the Improvements.

8. Required notices to the parties to this Agreement shall be in writing, and shall either be hand delivered or mailed to the following addresses:

a) As to the City: City of Shakopee
485 Gorman Street South
Shakopee, MN 55379
Attn: City Administrator

b) As to Owner: Timothy Randall Murphy
1301 Meadow Ct
Shakopee, MN 55379

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

CITY OF SHAKOPEE

By: _____

Its: Mayor

By: _____

Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF SCOTT)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ and _____ the Mayor and City Administrator, respectively, of the City of Shakopee, Minnesota, a municipal corporation, on behalf of the City.

Notary Public

OWNER(S)

By: 

Timothy Randall Murphy

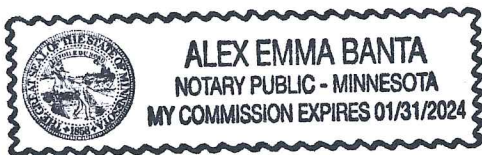
By: _____

STATE OF MINNESOTA)

) ss.

COUNTY OF SCOTT)

The foregoing instrument was acknowledged before me this 8th day of April, 2020, by Timothy Randall Murphy.




Notary Signature and Seal

This document was drafted by:

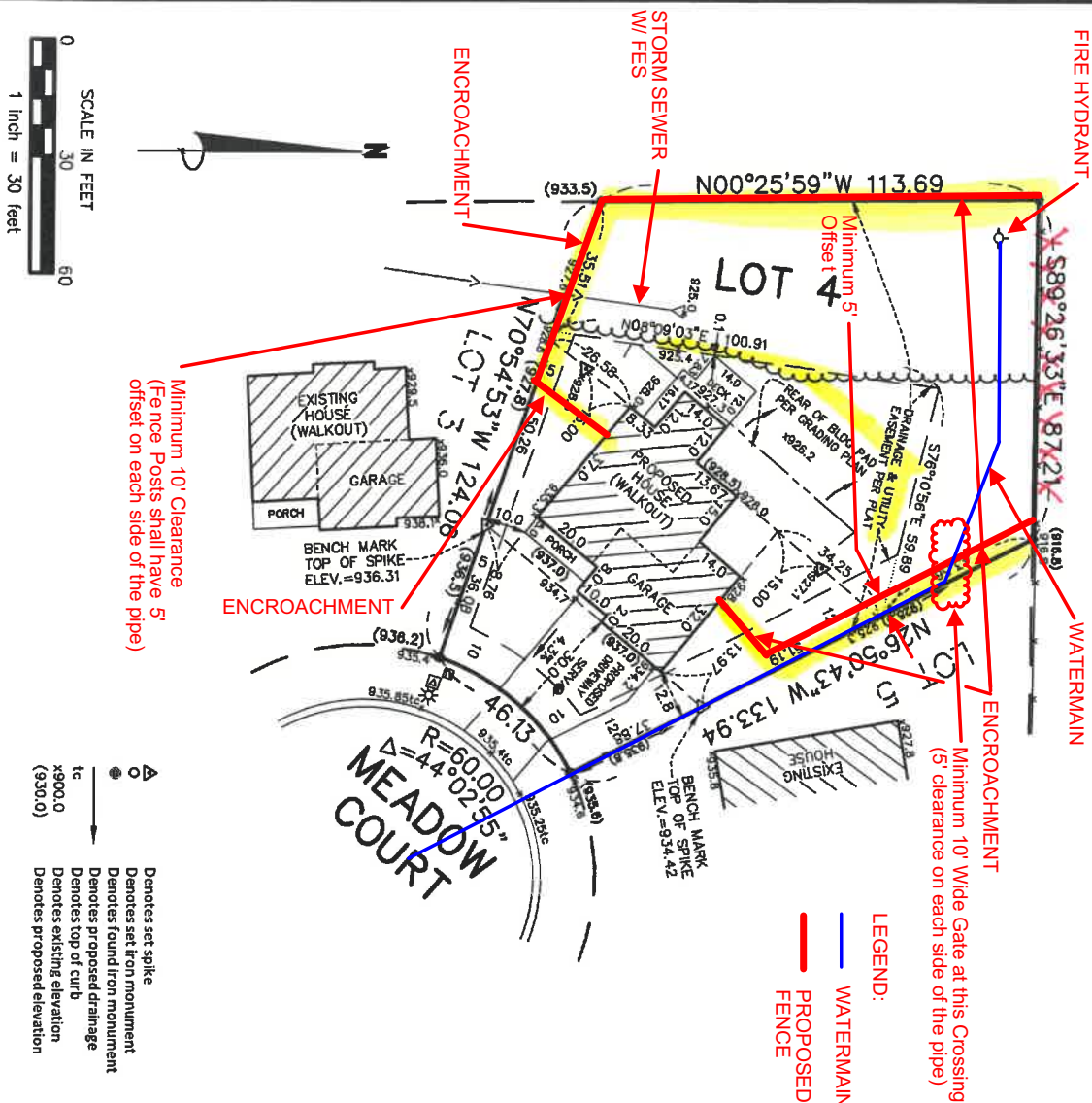
City of Shakopee
485 Gorman Street South
Shakopee, MN 55379

952-233-9300

Clear H.D. neighbor 6k with tying into their fence

Neighbors fence

EXHIBIT A



PROPERTY DESCRIPTION

Lot 4, Block 1, PRAIRIE MEADOWS, Scott County, Minnesota

PROPERTY ADDRESS

1301 Meadow Court, Shakopee, Minnesota

NOTES

1. Bearings are based on the recorded plat.
2. Building dimensions shown are for horizontal and vertical placement of structure only. See architectural plans for building and foundation dimensions.
3. No specific soils investigation has been completed on this lot by James R. Hill, Inc. the suitability of soils to support the specific house proposed is not the responsibility of James R. Hill, Inc. or the surveyor.
4. No specific title search for existence or non-existence of recorded or un-recorded easements has been conducted by the surveyor as a part of this survey. Only easements per the recorded plat are shown.
5. Proposed grades shown were taken from the grading &/or development plan prepared by SISU Land Surveying & Engineering.
6. Grading plan date/revision date: 12/14/16.

BENCHMARK

Top out of hydrant located at Lots 2 and 3, Block 1 = 938.91

FLOOR ELEVATIONS

Garage Floor @ Front	Proposed
Garage Top of Block	= 937.3
House Top of Block	= 937.7
Lowest Floor	= 937.7
	= 929.0

HARD COVER CALCULATIONS

Lot	= 15,985 sq. ft.
House/Garage	= 2,088 sq. ft.
Porch	= 100 sq. ft.
Driveway	= 732 sq. ft.
Total Impervious	= 2,920 sq. ft. or 18.3% of lot

SURVEYOR'S CERTIFICATE

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. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

Signed this 26th day of June, 2018

James R. Hill, Inc. Surveyor #481

CERTIFICATE OF SURVEY

FOR
Donnay Homes

Lot 4, Block 1, PRAIRIE MEADOWS,
Scott County, Minnesota.



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS

2500 WEST COUNTY ROAD
BURNSVILLE, MN 55337
PHONE: (952) 890-6044 FAX: (952) 890-6244

SHAKOPEE
REGISTERED PROFESSIONAL SURVEYOR

CAD FILE
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PROJECT NO.
380461
SHEET 1 OF 1