

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Meeting Agenda Full Detail

Thursday, March 4, 2021

4:00 PM

**BE ADVISED: Pursuant to Minnesota Statute 13D.021,
Subdivision 1, some or all members may appear by telephone or
other electronic means.**

Council Chambers

Planning Commission

**COUNCIL CHAMBERS
CITY HALL - 420 N. Pokegama Ave.
Grand Rapids, MN 55744**

Call To Order**Call of Roll**

Setting of Agenda - This is an opportunity to approve the regular agenda as presented or add/delete an agenda item by a majority vote of the Commissioners present.

Approval of Minutes

21-1702 Approve the minutes of the February 4, 2021, 4:00 pm regular meeting.

Attachments: [February 4, 2021 Planning Commission Mtg. Minutes](#)

General Business

21-1705 Consider a recommendation to the City Council regarding the vacation of platted street and alley right-of-way within Grand Rapids First Division.

Attachments: [Itasca Co. Vacation Request: Staff Report, R-O-W Considerations & Staff Comr](#)
[Itasca County Vacation: Area Map & GR 1St Div. Plat](#)
[Itasca Co. Vacation Request: Application](#)
[Concept Site Plan-Building Elevations](#)

21-1703 Consider a recommendation to the City Council regarding the vacation of a public utility easement acquired by the City of Grand Rapids in July of 2002 through recorded document number A543974.

Attachments: [Lonson Holdings Easement Vacation: Staff Report & Map](#)
[Staff Review Committee Comments](#)
[Easement Vacation Considerations](#)
[Lonson Holdings Easement Vacation: Application/Petition](#)

Public Input

Individuals may address the Planning Commission about any non public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.

Miscellaneous\Updates**Adjourn**

NEXT REGULAR PLANNING COMMISSION MEETING IS SCHEDULED FOR:
Thursday, April 1st, 2021



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 21-1702 **Version:** 1 **Name:** Approve the minutes of the February 4, 2021, 4:00 pm regular meeting.

Type: Minutes **Status:** Approval of Minutes

File created: 2/22/2021 **In control:** Planning Commission

On agenda: 3/4/2021 **Final action:**

Title: Approve the minutes of the February 4, 2021, 4:00 pm regular meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [February 4, 2021 Planning Commission Mtg. Minutes](#)

Date	Ver.	Action By	Action	Result
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Approve the minutes of the February 4, 2021, 4:00 pm regular meeting.

Background Information:

See attached meeting minutes.

Staff Recommendation:

Approve the minutes of the February 4, 2021, 4:00 pm regular meeting.



CITY OF GRAND RAPIDS

NOTICE OF MEETING
PLANNING COMMISSION

Minutes - Final Planning Commission

DRAFT

*COUNCIL CHAMBERS
CITY HALL - 420 N. Pokegama Ave.
Grand Rapids, MN 55744*

Thursday, February 4, 2021

4:00 PM

Council Chambers

BE ADVISED: Pursuant to Minnesota Statute 13D.021, Subdivision 1, some or all members may appear by telephone or other electronic means.

Call To Order

Call of Roll

- Present** 6 - Commissioner Susan Lynch, Chairperson Molly MacGregor, Vice Chair Patrick Goggin, Commissioner Mark Gothard, Commissioner Ted Hubbes, and Commissioner Betsy Johnson
- Absent** 1 - Commissioner Lester Kachinske

Setting of Agenda - This is an opportunity to approve the regular agenda as presented or add/delete an agenda item by a majority vote of the Commissioners present.

Motion by Commissioner Johnson, second by Commissioner Lynch to approve the agenda as presented: The following roll call vote was taken: Yea: Johnson, Hubbes, Gothard, Goggin, Lynch, MacGregor. Nay: none: motion passed unanimously.

Approval of Minutes

Approve the minutes of the November 5, 2020, 4:00 pm regular meeting.

Motion by Commissioner Goggin, second by Commissioner Johnson to approve the minutes from the November 5, 2020 regular meeting. The following roll call vote was taken: Yea: Lynch, Goggin, Gothard, Hubbes, Johnson, MacGregor. Nay: None, motion passed unanimously.

General Business

Consider a recommendation to the City Council regarding the rezoning of a 0.60 acre parcel of land from LB (Limited Business) to GB (General Business).

Community Development Specialist Trast provided the background information.

Mr. Lewis Kellin, filed an application for a Zoning Map Amendment with the City on January 4, 2021. The application requests the City's consideration of the rezoning of

the following described property from its current LB (Limited Business) designation to that of GB (General Business):

LOTS 1 - 7, AND LOT 8 LESS S 2' THEREOF, ALL IN BLK 24, GRAND RAPIDS FIRST DIVISION, ITASCA COUNTY, MINNESOTA

The petition submitted by Mr. Kellin, involves a 0.60 acre lot, generally located in the southwest corner of the 5th Street N and 6th Avenue NE intersection (see map #1). Map #1 illustrates the subject property in relation to the existing zoning in the area: GB (General Business) adjacent to the southwest, south and east, LB (Limited Business) to the direct west and north, and R-2 (One-Two Family Residential) to the northeast.

Currently, the subject property (423 6th Avenue NE) contains a 6,523 sq. ft. building, previously occupied by the Faith Baptist Church, which has been vacant for the past several years, a 576 sq. ft. garage building and a gravel parking area.

The Zoning Map Amendment, if approved, would facilitate the conversion of the subject building and property by the Kellin's into "CoHaus Collective Workspace", a community & membership driven workspace/meeting space (uses permitted within the LB & GB zoning district, but restricts the building GFA (gross floor area) to 3,000 and 5,000 sq. ft. respectfully, in the LB zoning district).

Motion by Commissioner Johnson, second by Commissioner Goggin that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward to the City Council a recommendation to approve the Zoning Map Amendment, as petitioned by Mr. Lewis Kellin, described within the Staff Report and as shown in the maps presented here today, from LB (Limited Business) to GB (General Business);

With the following considerations:

- 1. Will the change affect the character of neighborhoods?
Why/Why not? No, it is surrounded by other commercial buildings.**
- 2. Would the change foster economic growth in the community?
Why/Why not? Yes, it will foster growth by taking a vacant building and putting it back on the tax rolls as well as helping new business get started.**
- 3. Would the proposed change be in keeping with the spirit and intent of the ordinance?
Why/Why not? Yes, it will be used as commercial which is the intent.**
- 4. Would the change be in the best interest of the general public?
Why/Why not? Yes, it will take a vacant building and make it a usable gathering place for the community and it will also bring it into ADA compliance.**
- 5. Would the change be consistent with the Comprehensive Plan?
Why/Why not? Yes, it fits well and will revitalize a vacant building.**

The following roll call vote was taken: Yea: Lynch, Goggin, Gothard, Hubbes, Johnson, MacGregor. Nay: None, motion passed unanimously.

Public Input

Miscellaneous\Updates

Commissioner Lynch's term is up the beginning of March, staff and City Attorney Sterle thanked her for her years of service on the Planning Commission. Mr. Trast noted there will be a vacancy on the Planning Commission if anyone is interested they should contact the Administration Department at City Hall.

Adjourn

There being no further business the meeting adjourned at 4:40 p.m.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #:	21-1705	Version:	1	Name:	Consider a recommendation to the City Council regarding the vacation of platted street and alley right-of-way within Grand Rapids First Division.
Type:	Agenda Item	Status:			General Business
File created:	2/25/2021	In control:			Planning Commission
On agenda:	3/4/2021	Final action:			
Title:	Consider a recommendation to the City Council regarding the vacation of platted street and alley right-of-way within Grand Rapids First Division.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Itasca Co. Vacation Request: Staff Report, R-O-W Considerations & Staff Comments Itasca County Vacation: Area Map & GR 1St Div. Plat Itasca Co. Vacation Request: Application Concept Site Plan-Building Elevations				

Date	Ver.	Action By	Action	Result
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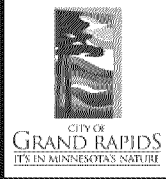
Consider a recommendation to the City Council regarding the vacation of platted street and alley right-of-way within Grand Rapids First Division.

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Consider a recommendation to the City Council regarding the vacation of platted street and alley right-of-way within Grand Rapids First Division.



Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 3/4/21
Statement of Issue:	Consider a recommendation to the City Council regarding the vacation of platted street and alley right-of-way within Grand Rapids First Division.	
Background:	<p>Itasca County submitted a valid petition, on January 21, 2021 requesting the vacation of the following described <u>public right-of-ways</u>:</p> <p style="text-align: center;"><i>That part of Sleeper Avenue (First Avenue NE), according to the plat of Grand Rapids First Division, on file and of record in the Office of the Itasca County Recorder, that lies southerly of the easterly extension of the north line of Lot 1, Block 29 of said plat, and northerly of a line defined between the Minnesota Department of Transportation monuments B2 and B3 as shown on the Minnesota Department of Transportation Right of Way Plat No. 31-131 on file and of record in the Office of the Itasca County Recorder;</i></p> <p style="text-align: center;"><i>AND,</i></p> <p style="text-align: center;"><i>That part of the north – south alley located within Block 29, according to the plat of Grand Rapids First Division, on file and of record in the Office of the Itasca County Recorder, that lies between Lots 4 through 21 inclusive.</i></p> <p>Itasca County has acquired properties within Block 29, Grand Rapids First Division, with the exception of City Hall, for a planned expansion of the Itasca County Court House. Properties include: Grand Rapids Fire Hall, the former Northprint Building, Vanity Cleaners, and the former Judy Garland Museum building. For the westward expansion of the Court House to proceed, Itasca County has petitioned the vacation of the portion of 1st Avenue NE lying between the Fire Hall and Vanity Cleaners, as well as the majority of the N/S alley lying with Block 29 (between the Northprint Building and the Fire Hall parking area and former Judy Garland Museum building).</p> <p>Upon approval, the vacation would allow for the removal of buildings from Block 29 (exception – City Hall) and the expansion to the west, over 1st Avenue NE and the N/S alley, of the Court House (new jail & receiving area, new court facilities, widened sidewalk along 4th Street, and an improved public entry), as depicted on the attached schematic design concept drawings.</p> <p>As described in the attached email correspondence, the Engineering/Public Works Department and the Fire Department support the petitioned vacation. Travis Cole, Fire Chief, noted that two existing fire hydrants will be</p>	

	<p>impacted with the project, and requested review of the utility plan, showing their relocation.</p> <p>It should be noted that members of the County’s project design team, County Staff, architects, civil and electrical engineers have been meeting and communicating regularly with City Staff, Grand Rapids Public Utilities Staff, and MNDOT Staff regarding utility infrastructure relocation, rerouting, and necessary improvements in the impacted area.</p> <p>Additionally, Community Development Department staff requested of the review committee, to consider the impacts on the City initiated vacation of the remaining 75 ft. of the platted (N/S) Alley within Block 29, as the area is between two parcels owned by the City (west- City Hall and east side-parking area for Police Department).</p> <p>There were no concerns or objections regarding the petitioned right-of-way vacation from the remaining members of the staff review committee which consists of the Engineering/Public Works Department, Community Development Department, Fire Department, Police Department, and the Grand Rapids Public Utilities Commission.</p> <p>Minnesota Statutes 412.851 governs the procedures for vacating right-of-way (or a portion of) in a statutory city. Generally speaking, under this statute the City Council has the authority to vacate public right-of-way on its own motion or through a petition of the majority of the land owners. The petition presented by the County represents 100% participation of adjacent land owners, and therefore is valid.</p>
Considerations:	When considering the vacation of public right-of-way, the Planning Commission must make findings of fact based on the attached list of considerations.
Recommendation:	<p>Staff recommends that the Planning Commissioners visit the site, review the comments submitted by the Review Committee, and review the relevant sections of the Comprehensive Plan.</p> <p>Prior to making a recommendation to the City Council to approve/not approve the vacations, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or not approve the right-of-way vacation.</p>
Required Action:	<p>Pass a motion forwarding a recommendation to the City Council for approval or non-approval of the proposed public right-of-way.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward to the City Council a recommendation to (approve) (not approve) the vacation of public</p>

	<p>right-of-way described as:</p> <p><i>That part of Sleeper Avenue (First Avenue NE), according to the plat of Grand Rapids First Division, on file and of record in the Office of the Itasca County Recorder, that lies southerly of the easterly extension of the north line of Lot 1, Block 29 of said plat, and northerly of a line defined between the Minnesota Department of Transportation monuments B2 and B3 as shown on the Minnesota Department of Transportation Right of Way Plat No. 31-131 on file and of record in the Office of the Itasca County Recorder;</i></p> <p>AND,</p> <p><i>That part of the north – south alley located within Block 29, according to the plat of Grand Rapids First Division, on file and of record in the Office of the Itasca County Recorder, that lies between Lots 4 through 21 inclusive.</i></p> <p><u>And additionally if deemed appropriate:</u> <i>the City initiated vacation of the remaining 75’ of the platted (N/S) Alley located within Block 29, according to the plat of Grand Rapids First Division, on file and of record in the Office of the Itasca County Recorder, that lies between Lots 1-3 and 22-24.</i></p> <p><u>Contingent on the following stipulation(s):</u></p> <ul style="list-style-type: none"> • _____
<p>Attachments:</p>	<ul style="list-style-type: none"> • Site Map • Public Vacation Application/Petition • Staff Review Committee Comments • List of the Planning Commissions Vacation Considerations

PLANNING COMMISSION

Considerations

RIGHT-OF-WAY VACATIONS

1. Is the right-of-way needed for traffic purposes?
Why/Why not?

2. Is the right-of-way needed for pedestrian purposes?
Why/Why not?

3. Is the right-of-way needed for utility purposes?
Why/Why not?

4. Would vacating the right-of-way place additional land on the tax rolls?
Why/Why not?

5. Would vacating the right-of-way facilitate economic development in the City?
Why/Why not?

Eric Trast

From: Matt Wegwerth, PE
Sent: Wednesday, February 3, 2021 2:23 PM
To: Eric Trast
Cc: Rob Mattei
Subject: Petitioned vacation - Itasca County

Eric,

Engineering / Public Works have no objection to the requested vacation for the expansion of the County Courthouse.

Matt Wegwerth, PE
Public Works Director / City Engineer
City of Grand Rapids
420 North Pokegama Avenue
Grand Rapids, MN 55744-2662
Office: 218-326-7625
Mobile: 218-244-1987
Fax: 218-326-7621

Eric Trast

From: Travis Cole
Sent: Wednesday, February 3, 2021 8:13 AM
To: Rob Mattei
Cc: Eric Trast
Subject: Itasca County Petitioned vacation

Rob,

The fire department would support the vacation request with the only comment being, two fire hydrants will be impacted on 1st Ave. I would just note that with the vacation and possible impact on fire hydrants, we are able to review utility plan and look to relocate them on the north side of NE 4th Street.

Travis Cole

Fire Chief

City of Grand Rapids

420 North Pokegama Avenue

Grand Rapids, MN 55744-2662

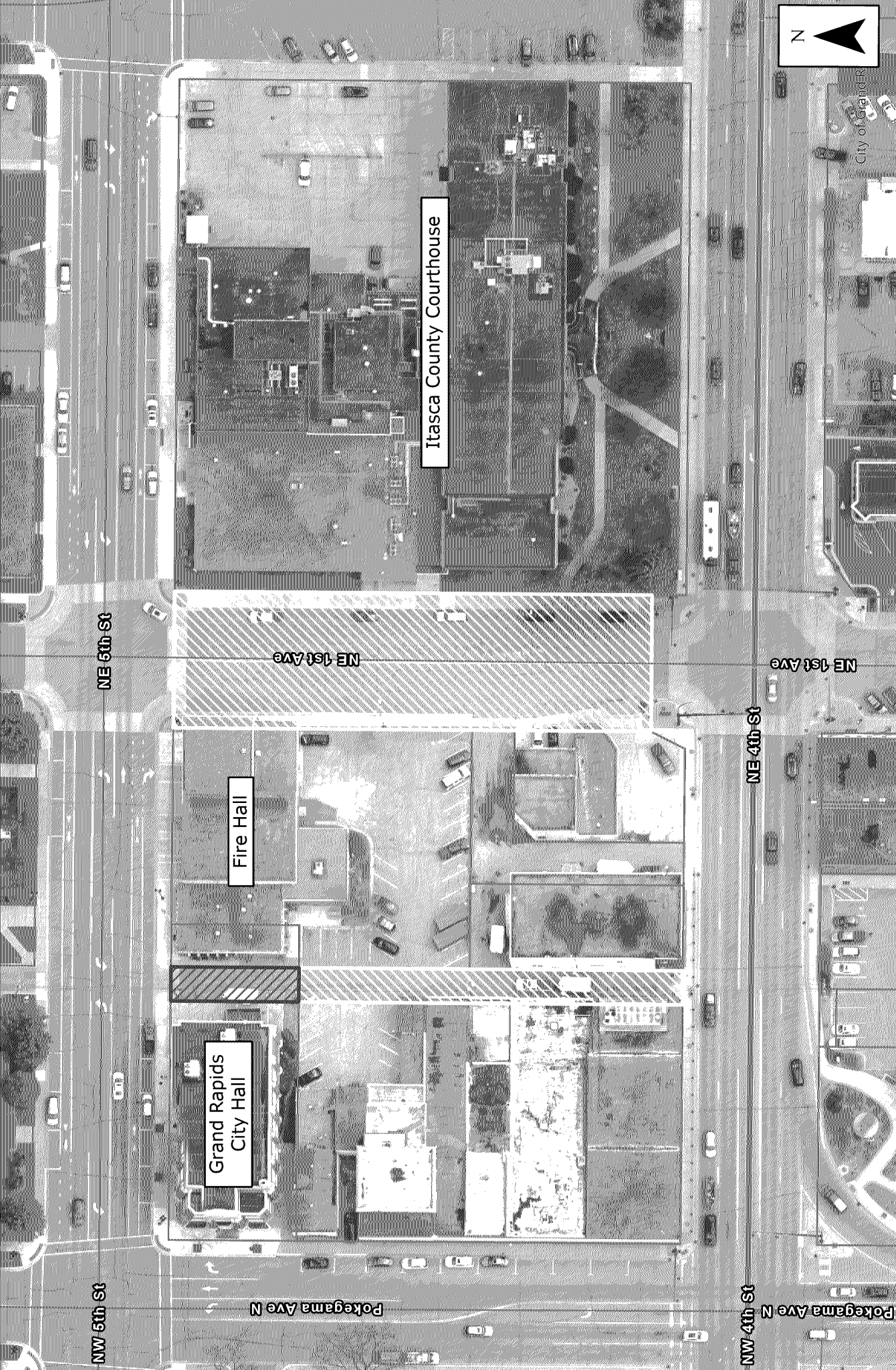
Office: 218-326-7639

Mobile: 218-360-9702

Fax:

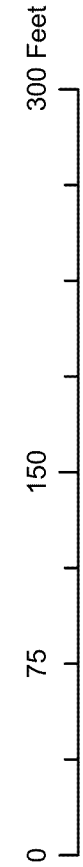
Itasca County Vacation Request

(1st Ave NE - Sleeper Ave & the South 225 feet along with an expansion of the North 75 feet of Block 29 Alley)



Legend:

- Itasca County Vacation Requests
- Grand Rapids Parcels
- Consideration for Vacation Expansion



GRAND RAPIDS FIRST DIVISION

NW 1/4 of NE 1/4 and NW 1/4 of Sec. 21, and NE 1/4 of NE 1/4 of Sec. 20, T. 55 N., R. 25 W. 4th P.M.

ITASCA COUNTY, MINN.

Scale 200 ft. = 1 inch.

We, Jesse B. Chatterbox and Mabel Chatterbox, of the City of Minneapolis and State of Minnesota, owners and proprietors of the following described property, to-wit: The North West quarter (part) of the South East quarter (part) and the East one half (part) of the North East quarter (part) of the First East quarter (part) of Section 21, Township 55 North, Range 25 West, Fourth Township Five (5th) West of the Fourth (nd) Range, in the County of Itasca and State of Minnesota, do hereby certify that we have caused said tract part of the above described property which is shown herein to be surveyed and platted into Lots, Blocks, streets and alleys and to be hereafter known as "Grand Rapids First Division" and do hereby advise to the public and for the public use, inasmuch as the streets and alleys as indicated above.

In witness whereof the said Jesse B. Chatterbox and Mabel Chatterbox, his wife, have hereunto set their hands and seals this 23rd day of June A.D. 1880

In presence of
 H. E. Blair
 State of Minnesota }
 County of Itasca }

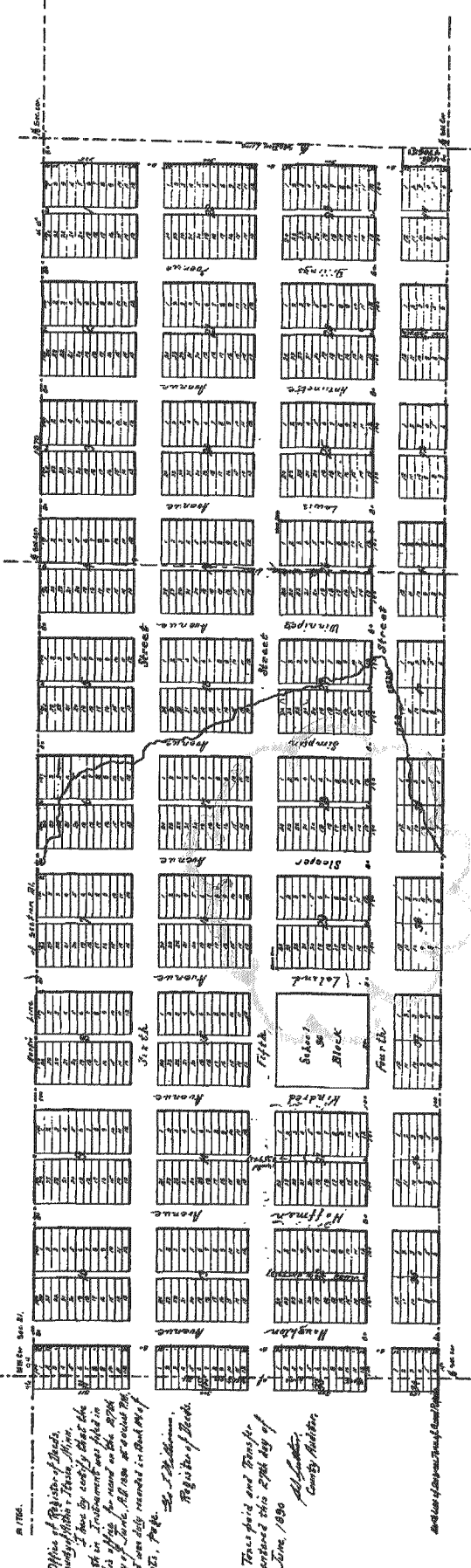
On this 23rd day of June A.D. 1880, before me, a Notary Public for Hennepin County, Minnesota, personally appeared Jesse B. Chatterbox and Mabel Chatterbox, his wife, to me known to be the persons described in the foregoing certificate and acknowledged that they executed the same as their free act and deed.

I, Edwin R. Lewis, County Surveyor of Itasca County, Minnesota, do hereby certify that I have surveyed and platted the property as described on this plat as one lot, and that all distances as marked on this plat are correct.

State of Minnesota }
 County of St. Louis }

On this 23rd day of June A.D. 1880, before me, a Notary Public for St. Louis County, Minnesota, personally appeared Edwin R. Lewis, to me known to be the person described in and who executed the foregoing certificate, and acknowledged that he executed the same as his free act and deed.

State of Minnesota }
 County of St. Louis }



From the original by J. P. McMillan



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Public Vacation Application
Community Development Department
420 North Pokegama Ave.
Grand Rapids, MN 55744
Tel. (218) 326-7601 Fax (218) 326-7621
Web Site: www.cityofgrandrapidsmn.com

General Information:

Itasca County _____

City of Grand Rapids _____

Name of Applicant _____
123 NE 4th St _____

Name of Owner (If other than applicant) _____
420 N Pokegama Ave _____

Address _____
Grand Rapids MN 55744 _____

Address _____
Grand Rapids MN 55744 _____

City State Zip _____
(218) 327-7363 _____

City State Zip _____
(218) 326-7601 _____

Business Telephone/e-mail address _____

Business Telephone/e-mail address _____

Please check which of the following you are applying for:

Street Vacation

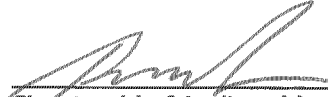
Alley Vacation

Easement Vacation

Provide a legal description of the property to be vacated (for example, the North-South alley adjacent to lots 8-12, block 5, Grand Rapids 5th Division). Attach an exhibit and/or electronic file if the legal description is lengthy. _____

NE 1st Avenue between State Hwy 2 to the South and NE 5th Street to the North Between the Itasca County Courthouse to the East and the Grand Rapids Firehall/Vanity Cleaners to the West. Also request to vacate indicated Municipal Street Right of Way - alley - on the attached map.

I (we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.



Signature(s) of Applicant(s)

1/20/2021

Date

Signature(s) of Owner(s)-(If other than applicant)

Date

Date Received 1/21/2021 Certified Complete 1/23/2021 **Office Use Only** Fee Paid \$505

Does the boundary of the requested vacation terminate at or abut a public water body: Yes No

Planning Commission Recommendation Approved _____ Denied _____

Meeting Date 3/4/21

City Council Action Approved _____ Denied _____

Meeting Date 3/22/21

Summary of Special Conditions of Approval: _____

Required Submittals:

- Application Fee - \$505.00 *1 Location Map Petition for Vacation
- Proof of Ownership – (a copy of a property tax statement or deed will suffice)

**1 The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

Justification of Proposed Vacation: Please answer the following question (attach additional pages if needed). The Planning Commission and City Council will consider these questions and responses, and other issues (see attached list) in making their findings of fact and recommendation on the proposed rezoning.

1. Explain why the proposed vacation would be in the public’s best interest. Please refer to the factors being considered by the Planning Commission and City Council that are listed on the final page of this application.
Keeping the Itasca County Courthouse operations and staff (to include multiple departments:
Sheriff’s Office, Court staff, Probation, County Administration/Assessors/Auditor-Treasurer/Environ-
mental Services/Recorder/Surveying and Mapping/Information Systems/County Engineer/etc.) is
important to the vitality of the downtown business activity.

Additional Instructions:

Prior to submitting your Petition for Vacation, you will need to arrange for one or more preliminary meetings with the Director of Community Development. This meeting is intended to ensure that the proposed application is complete, to answer any questions the applicant may have, discuss meeting schedules and, if applicable, the scope of the required submittals.

Findings for Approval:

The Planning Commission, in formulating its recommendation, and the City Council, in support of its action will make findings of fact based on their responses to the following list of considerations:

- Is the street right-of-way needed for traffic purposes?
- Is the street right-of-way needed for pedestrian purposes?
- Is the street right-of-way needed for utility purposes?
- Would vacating the street right-of-way place additional land on the tax rolls?
- Would vacating the street right-of-way facilitate economic development in the City?

In cases where a street/alley or public right-of-way is adjacent to a public water (lake or river), the City will also give consideration to comments submitted by the Minnesota Department of Natural Resources.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Complete applications shall be submitted to the Community Development Department one month prior to the Planning Commission’s review of the vacation. More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.

Petition for Vacation

PETITION FOR VACATION OF (PART OF) _____ (STREET/ALLEY/EASEMENT) IN THE CITY OF GRAND RAPIDS.

To the City Council of Grand Rapids, Minnesota:

The undersigned, a majority of the owners of property as set forth opposite their respective names, abutting on _____ (Street/Alley/Easement), respectfully petition the City Council to vacate the aforesaid (part of) _____ (Street/Alley/Easement).

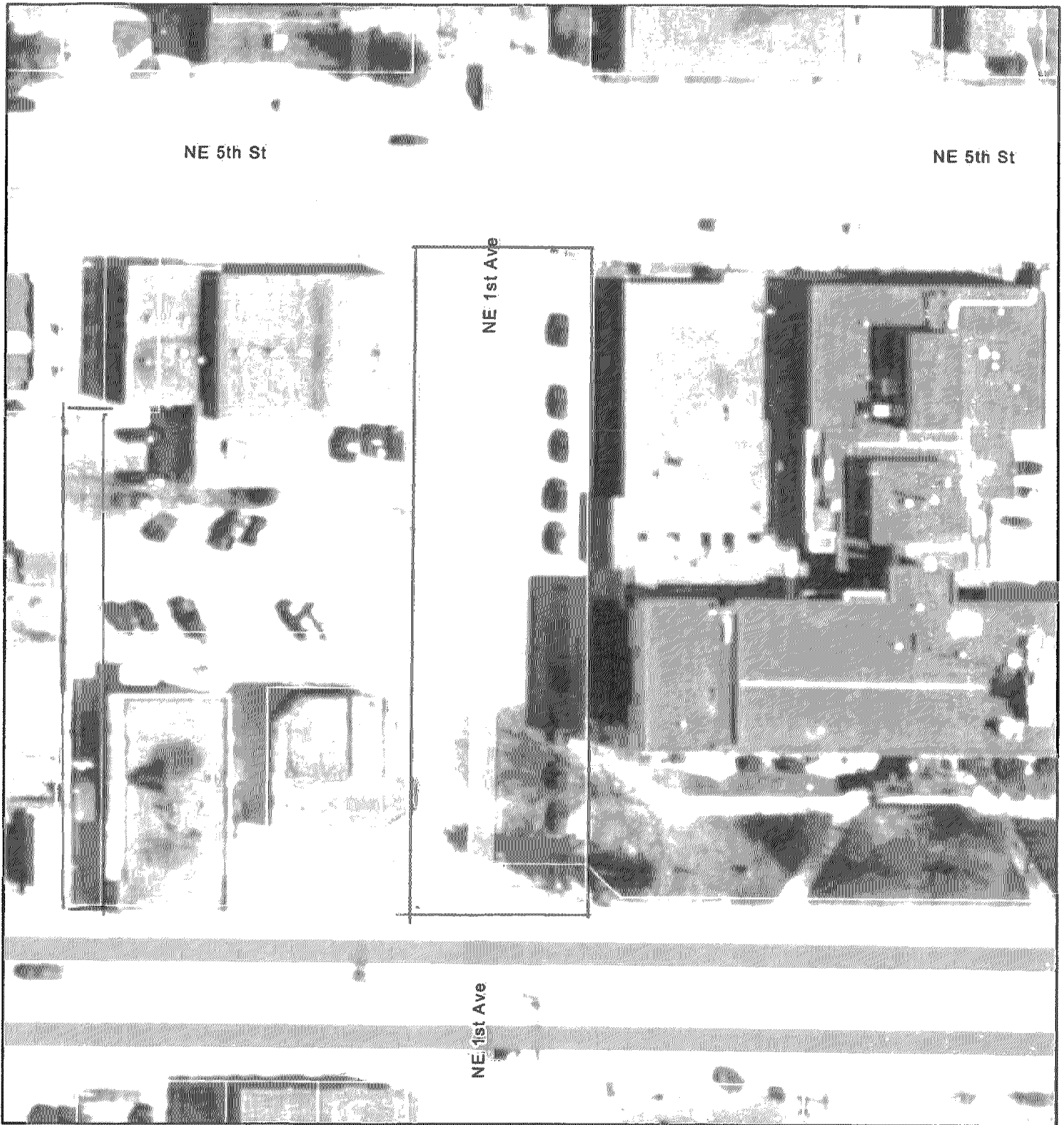
Names (If not owner, describe nature of the interest in this property)	Description of Property
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Received on the _____ day of _____, 20__.

City Clerk

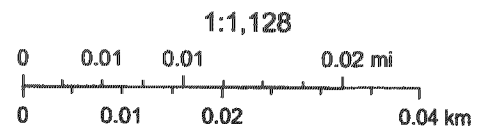
*This petition must be signed by at least **FIFTY PERCENT (50%)** of the property owners, or those with property interests abutting the property (street, alley or easement) to be vacated. Please provide the appropriate number of names and addresses and signatures, as needed to meet this requirement (attach additional sheet if necessary).*

Itasca County GIS Web Map



1/8/2021, 8:38:58 AM

Tax Parcel

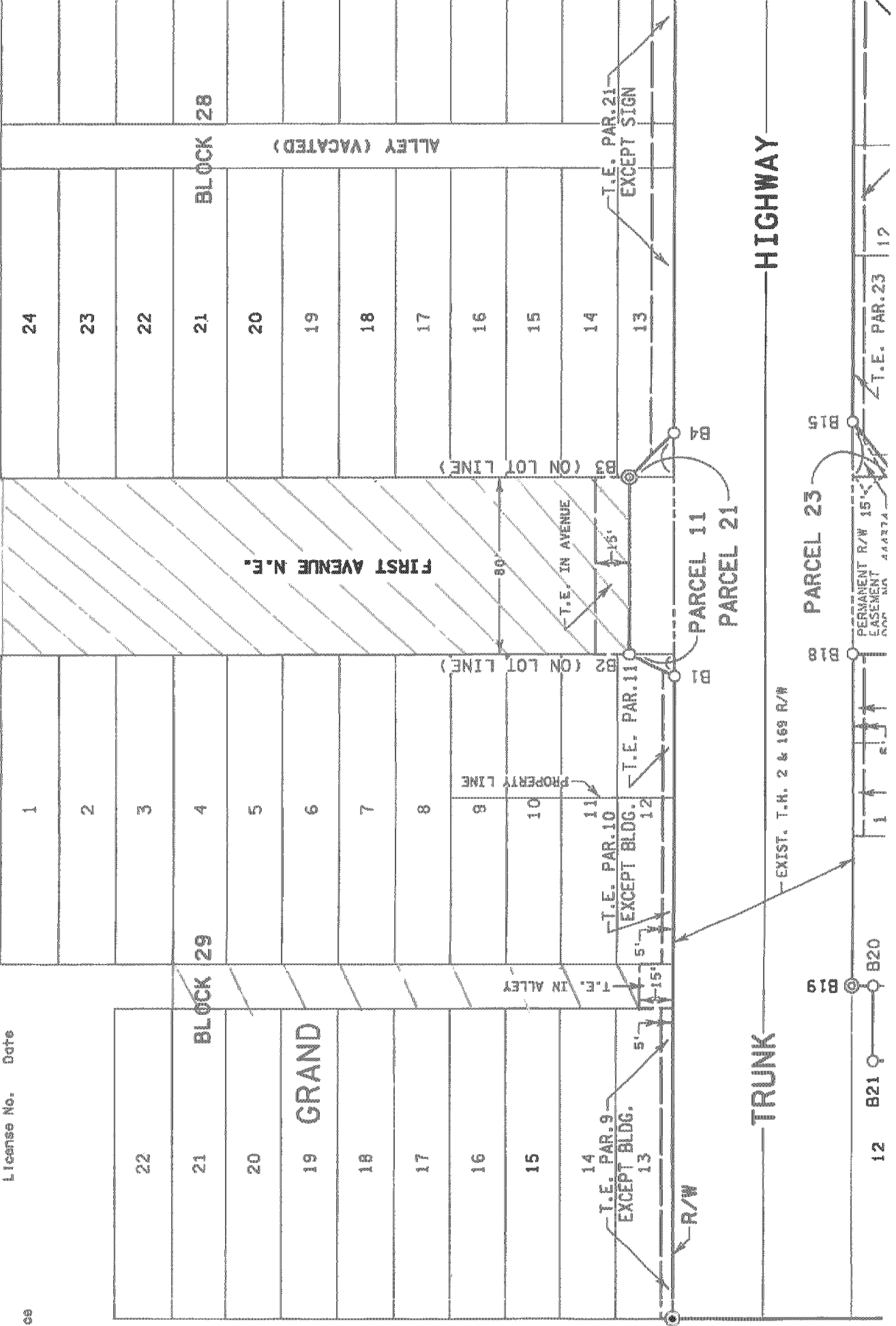


29 JERRY L. KNUDSON LVI 12, PLN 29
 36 KENNETH J. MAJOR LOT 12, BLK 41

NOTE: TEMPORARY EASEMENTS IN PUBLIC ROADS WILL

In this plat, unless otherwise indicated, all monuments have been correctly placed
 pieces of location for the monumented Public Land Survey
 on files in the County Recorder's Office (if required under
) and/or the County Surveyor's Office; that this plat meets
 rules, Section 160.085, Section 160.14 subd. 1, Section 161.16
 the parcel ownerships are correctly described and delineated
 right of way boundary lines are correctly designated on the plat.

21107 8-25-06
 License No. Date



That part of Sleeper Avenue (First Avenue NE), according to the plat of Grand Rapids First Division, on file and of record in the Office of the Itasca County Recorder, that lies southerly of the easterly extension of the north line of Lot 1, Block 29 of said plat, and northerly of a line defined between the Minnesota Department of Transportation monuments B2 and B3 as shown on the Minnesota Department of Transportation Right of Way Plat No. 31-131 on file and of record in the Office of the Itasca County Recorder.

ALSO

That part of the north – south alley located within Block 29, according to the plat of Grand Rapids First Division, on file and of record in the Office of the Itasca County Recorder, that lies between Lots 4 through 21 inclusive.



JPI ENGINEERING, INC
 Engineering
 Land Surveying
 Site Development
 425 Grant Street
 Hibbing, MN 55746
 (218) 262-5528
 5670 Miller Trunk Hwy
 Duluth, MN 55811
 (218) 720-6219
 www.jpjeng.com

CERTIFICATE OF SURVEY

For: Klein McCarthy Architects
 18 Fifth Street NE, Grand Rapids, Minnesota 55744
 Part of Block 29, GRAND RAPIDS FIRST DIVISION, Itasca County, Minnesota.

SURVEY BY :	JWH
DRAWN BY :	RMM
DESIGNED BY :	
APPROVED BY :	RMM
DATE:	9/24/2020
PROJECT NUMBER:	20-784
SHEET NUMBER:	1 OF 2

LEGEND:

- Denotes iron monument found
- Denotes 1/2 inch iron monument set, marked "JPI ENG 21401"
- ∅ Denotes power pole
- ⊙ Denotes sanitary manhole
- ⊕ Denotes storm manhole
- ⊖ Denotes manhole type unknown
- ⊗ Denotes catch basin
- Denotes guard post
- ⊕ Denotes fire hydrant
- ⊖ Denotes water valve
- ⊙ Denotes sign
- ⊕ Denotes gas meter
- ⊖ Denotes air conditioning unit
- ⊗ Denotes electric box
- ⊕ Denotes telephone box
- ⊖ Denotes sanitary clean out
- ⊗ Denotes water curb stop
- ⊕ Denotes light pole
- ⊖ Denotes traffic signal
- ⊗ Denotes hand hole
- ⊕ Denotes electric manhole
- ⊖ Denotes guy wire
- ⊗ Denotes sanitary sewer line
- ⊕ Denotes storm sewer line
- ⊖ Denotes water line
- ⊗ Denotes overhead electric line
- ⊕ Denotes underground electric line
- ⊖ Denotes underground telephone line
- ⊗ Denotes underground gas line
- ⊕ Denotes concrete surface
- ⊖ Denotes bituminous surface

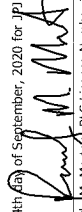
PROPERTY DESCRIPTION:

That part of Lots 1, 2, and 3, Block 29, GRAND RAPIDS FIRST DIVISION, according to the recorded plat thereof, Itasca County, Minnesota, lying east of the west 25.00 feet of said Lots 1, 2 and 3. Part of PID = 91-415-2910.
 and
 Lots 4, 5, 6 and 7, Block 29, GRAND RAPIDS FIRST DIVISION, according to the recorded plat thereof, Itasca County, Minnesota. Part of PID = 91-415-2910.
 and
 The west 50.00 feet of Lots 8, 9, 10, 11 and 12, Block 29, GRAND RAPIDS FIRST DIVISION, according to the recorded plat thereof, Itasca County, Minnesota. PID = 91-415-2920.
 and
 The east 90.00 feet of Lot 8, and the east 25.00 feet of the west 75.00 feet of Lots 9, 10, 11 and 12, both in Block 29, GRAND RAPIDS FIRST DIVISION, according to the recorded plat thereof, Itasca County, Minnesota. PID = 91-415-2930.
 and
 The east 65.00 feet of Lots 9, 10, 11 and 12, Block 29, GRAND RAPIDS FIRST DIVISION, according to the recorded plat thereof, Itasca County, Minnesota, EXCEPT the right of way for State Trunk Highway No. 2. PID = 91-415-2940.

SURVEYOR NOTES:

Orientation of the bearing system is based on the north line of Lot 1, Block 29, GRAND RAPIDS FIRST DIVISION, to have a bearing of S 89°58'44" E.
 JPI Engineering has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 All elevations are based on NAVD88, contour interval is one foot. Benchmark: Top of MANDOT control point IGA MNDT, elevation = 1285.77. Benchmark: Top nail set at NE corner of Lot 1, Block 29, GRAND RAPIDS FIRST DIVISION elevation = 1289.75.
 Parcel Identification Numbers for this property are 91-415-2910, 91-415-2920, 91-415-2930, 91-415-2940 and 91-415-2950.
 Area of this property is 98,426 square feet or 2.2596 acres ±.

CERTIFICATION:

We hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.
 Signed this 24th day of September, 2020 for JPI Engineering, Inc.

 Randy M. Morten, PLS License Number 21401
 Revised: October 7, 2020 add topography for Block 28.
 Revised: October 20, 2020 add temporary easement.
 Revised: November 9, 2020 Lots 1-3, Block 29 boundary.



Engineering
Land Surveying
Site Development

JPI ENGINEERING, INC
425 Grant Street
Hibbing, MN 55746
(218) 262-5528

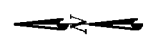
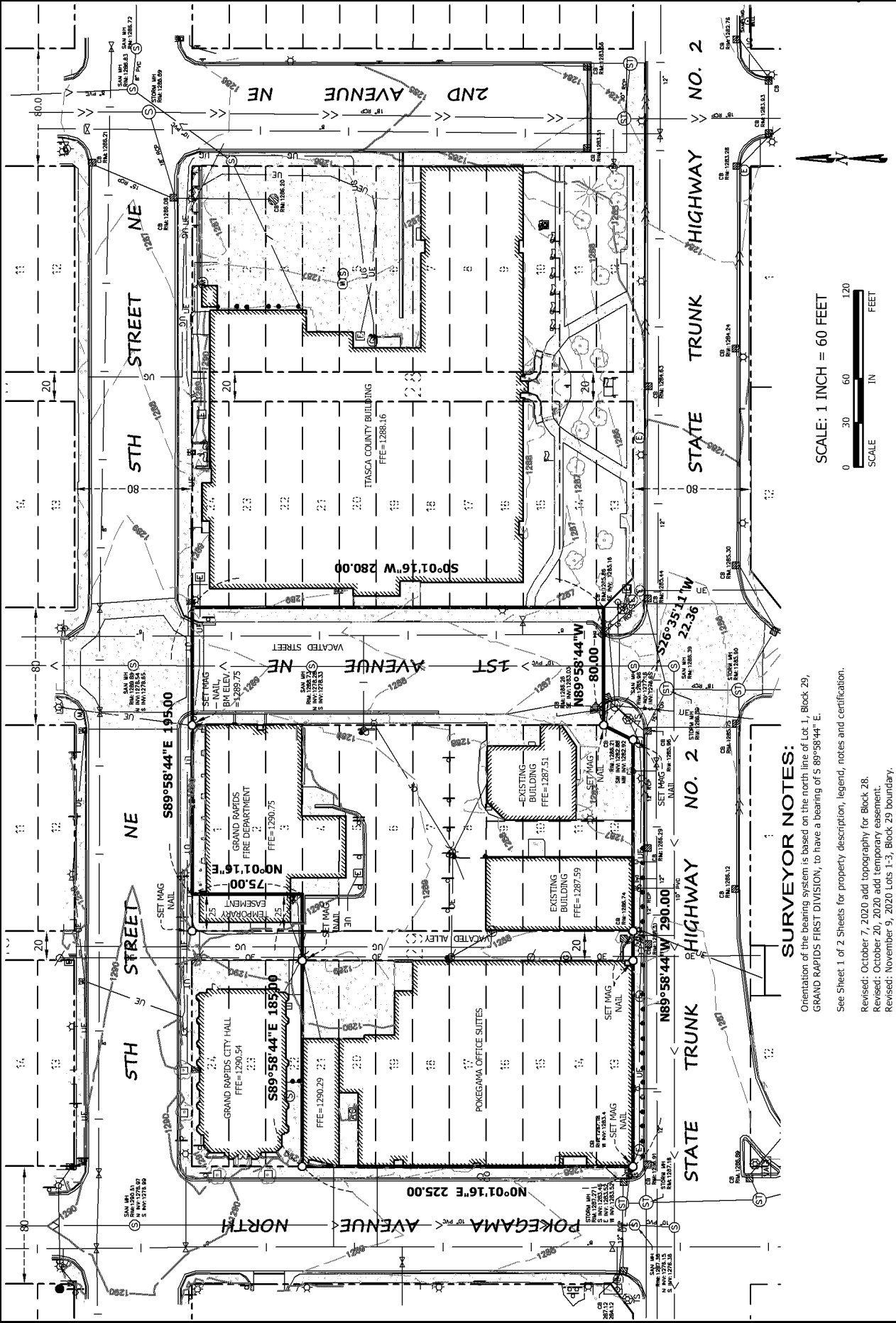
5670 Miller Trunk Hwy
Duluth, MN 55811
(218) 720-6219

www.jpjeng.com

For: Klein McCarthy Architects
18 Fifth Street NE, Grand Rapids, Minnesota 55744
Part of Block 29, GRAND RAPIDS FIRST DIVISION, Itasca County, Minnesota.

CERTIFICATE OF SURVEY

SURVEY BY:	JWH
DRAWN BY:	RMM
DESIGNED BY:	RMM
DATE:	9/24/2020
PROJECT NUMBER:	20-784
SHEET NUMBER:	2 OF 2



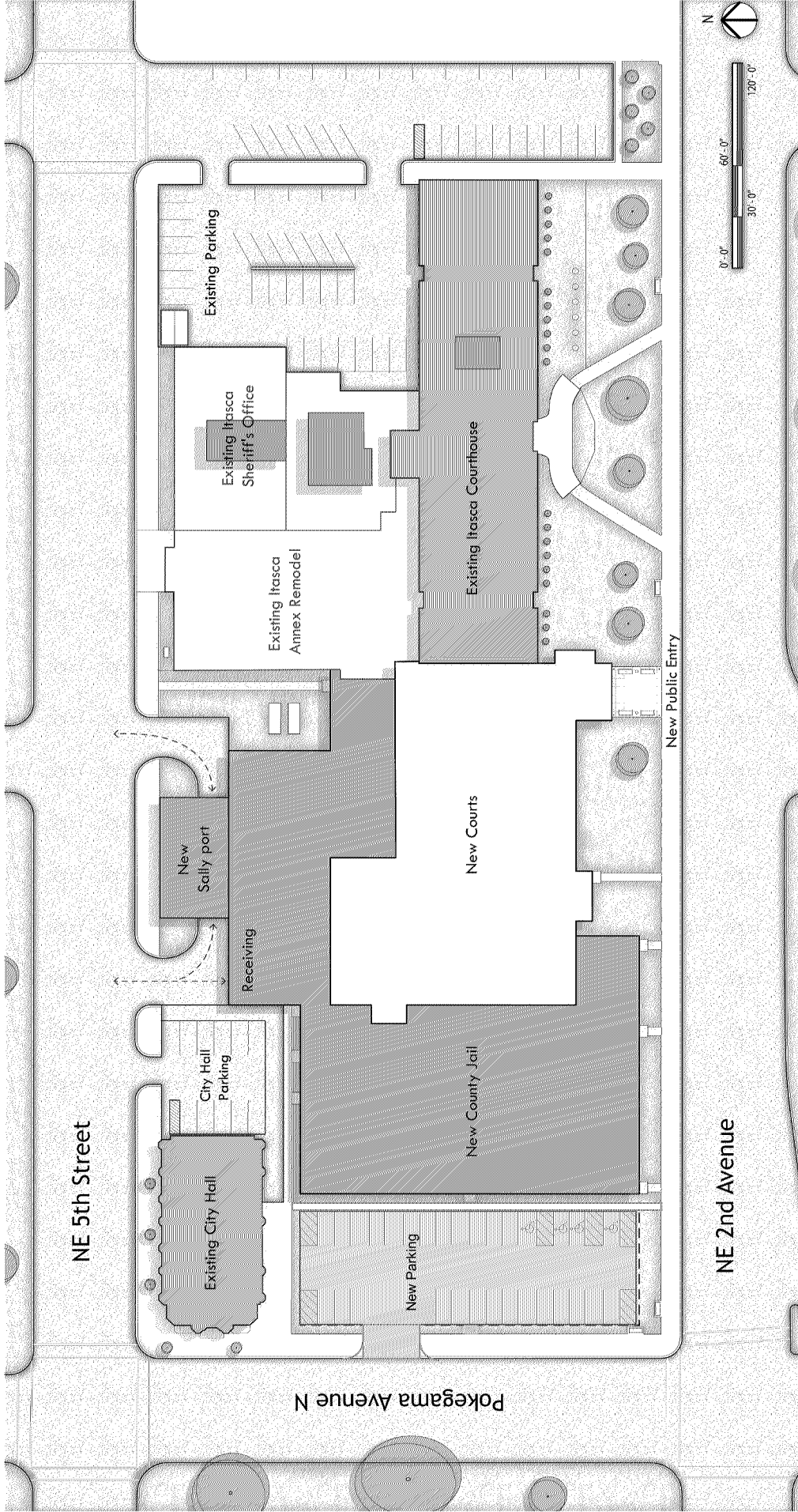
SCALE: 1 INCH = 60 FEET

0 30 60 120
SCALE IN FEET

SURVEYOR NOTES:

- Orientation of the bearing system is based on the north line of Lot 1, Block 29, GRAND RAPIDS FIRST DIVISION, to have a bearing of S 89°58'44" E.
- See Sheet 1 of 2 Sheets for property description, legend, notes and certification.
- Revised: October 7, 2020 add topography for Block 28.
- Revised: October 20, 2020 add temporary easement.
- Revised: November 9, 2020 Lots 1-3, Block 29 boundary.

ITASCA COUNTY JAIL AND COURTS - SCHEMATIC DESIGN CONCEPT STUDY GRAPHICS
SITE DIAGRAM



ITASCA COUNTY JAIL AND COURTS REMODEL AND ADDITION - EXTERIOR RENDERINGS

FRONT ENTRY PERSPECTIVE - LOOKING WEST



ITASCA COUNTY JAIL AND COURTS REMODEL AND ADDITION - EXTERIOR RENDERINGS
FRONT ENTRY PERSPECTIVE - LOOKING EAST





CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #:	21-1703	Version:	1	Name:	Consider a recommendation to the City Council regarding the vacation of a public utility easement acquired by the City of Grand Rapids in July of 2002 through recorded document number A543974.
Type:	Agenda Item	Status:			General Business
File created:	2/22/2021	In control:			Planning Commission
On agenda:	3/4/2021	Final action:			
Title:	Consider a recommendation to the City Council regarding the vacation of a public utility easement acquired by the City of Grand Rapids in July of 2002 through recorded document number A543974.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Lonson Holdings Easement Vacation:Staff Report & Map Staff Review Committee Comments Easement Vacation Considerations Lonson Holdings Easement Vacation: Application/Petition				

Date	Ver.	Action By	Action	Result
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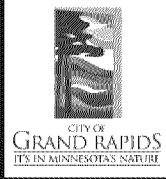
Consider a recommendation to the City Council regarding the vacation of a public utility easement acquired by the City of Grand Rapids in July of 2002 through recorded document number A543974.

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Consider a recommendation to the City Council regarding the vacation of a public utility easement acquired by the City of Grand Rapids in July of 2002 through recorded document number A543974.



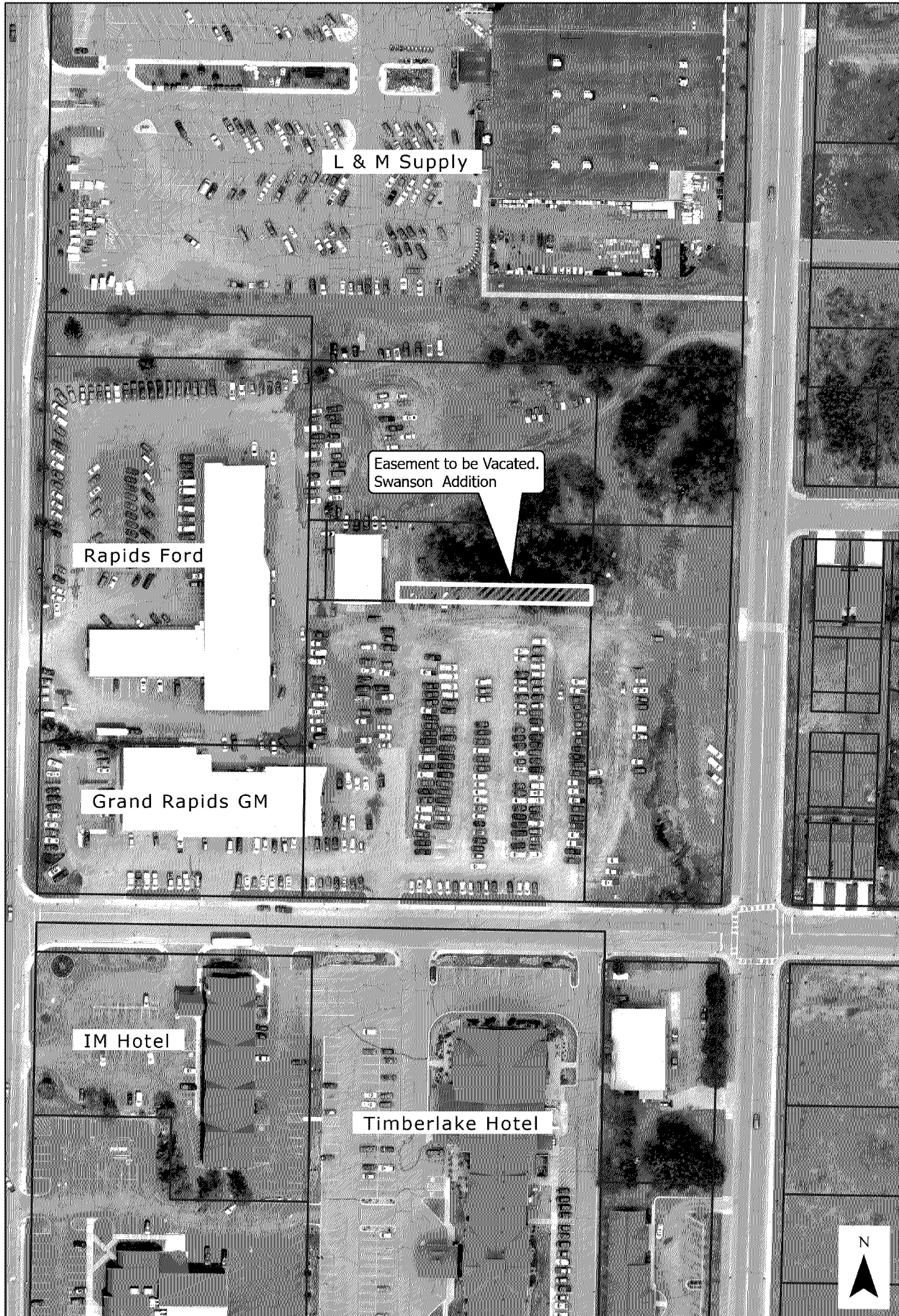
Planning Commission Staff Report




Agenda Item # 3	Community Development Department	Date: 3/4/2021
Statement of Issue:	Consider a recommendation to the City Council regarding the vacation of a public utility easement acquired by the City of Grand Rapids in July of 2002 through recorded document number A543974.	
Background:	<p>Lonson Holdings, LLC. submitted a valid petition on February 10, 2021 requesting the vacation of the following described <u>public utility easement</u>:</p> <p style="text-align: center;"><i>A permanent utility easement in the south 20' of Outlot A of Block 1 of the Swanson Addition beginning 100' east of the west lot line ending 450' east of the west lot line adjacent to 17th St. SE., Itasca County, Minnesota</i></p> <p>The utility easement is located in the rear vehicle storage/parking area at Grand Rapids GM (1610 S Pokegama Ave), and to date, has not been used for the placement of storm water infrastructure. <i>(see attached location map)</i></p> <p>As stated within the attached Public Vacation Application, the request made by the property owner, would remove an unused easement/encumbrance from the property, thus allowing for future development to take place.</p> <p>There were no concerns or objections expressed, regarding the petitioned easement vacation, from the staff review committee which consists of: Engineering/Public Works Department, Community Development Department, Fire Department, Police Department, and the Grand Rapids Public Utilities Commission.</p> <p>Minnesota Statutes 412.851 governs the procedures for vacating public infrastructure and easements in a statutory city. Generally speaking, under this statute the City Council has the authority to vacate public right-of-way or easements on its own motion or through a petition of the majority of the land owners. The petition presented by Lonson Holdings, LLC. represents 100% participation of adjacent land owners, and therefore is valid.</p>	
Considerations:	When considering the vacation of public easements, the Planning Commission must make findings of fact based on the attached list of considerations.	
Recommendation:	<p>Staff recommends that the Planning Commissioners visit the site, review the comments submitted by the Review Committee, and review the relevant sections of the Comprehensive Plan.</p> <p>Prior to making a recommendation to the City Council to approve/not</p>	

	<p>approve the easement vacation, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or not approve the public utility easement vacation.</p>
<p>Required Action:</p>	<p>Pass a motion forwarding a recommendation to the City Council for approval or non-approval of the requested public utility easement vacation.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward to the City Council a recommendation to (approve) (not approve) the vacation of a public utility, acquired by the City of Grand Rapids in recorded document number A543974 and described as:</p> <p style="text-align: center;"><i>A permanent utility easement in the south 20’ of Outlot A of Block 1 of the Swanson Addition beginning 100’ east of the west lot line ending 450’ east of the west lot line adjacent to 17th St. SE, Itasca County, Minnesota</i></p> <p><u>Contingent on the following stipulation(s)/recommendations:</u></p> <ul style="list-style-type: none"> • _____
<p>Attachments:</p>	<ul style="list-style-type: none"> • Site Map • Public Vacation Application/Petition • List of the Planning Commissions Vacation Considerations

Public Easement Vacation Consideration

(acquired storm water easement)



-  Grand Rapids Parcels
-  Proposed Vacated Easement Location
-  Easement

0 75 150 300 Feet



Eric Trast

From: Matt Wegwerth, PE
Sent: Tuesday, February 16, 2021 7:43 AM
To: Rob Mattei
Cc: Eric Trast
Subject: Lonson Holdings, LLC Petitioned Vacation

Rob,

Engineering / Public Works has no objections to the petitioned vacation.

Thanks

Matt Wegwerth, PE
Public Works Director / City Engineer
City of Grand Rapids
420 North Pokegama Avenue
Grand Rapids, MN 55744-2662
Office: 218-326-7625
Mobile: 218-244-1987
Fax: 218-326-7621

Eric Trast

From: Travis Cole
Sent: Tuesday, February 16, 2021 2:59 PM
To: Rob Mattei
Cc: Eric Trast
Subject: Lonson Holdings, LLC Petitioned Vacation

Rob and/or Eric,

I have reviewed the petition of vacation of a public utility easement for Lonson Holdings, LLC which will allow for future development of the site and the fire department has no issues or concerns.

Travis Cole
Fire Chief
City of Grand Rapids
420 North Pokegama Avenue
Grand Rapids, MN 55744-2662
Office: 218-326-7639
Mobile: 218-360-9702
Fax:

PLANNING COMMISSION

Considerations

EASEMENT VACATIONS

1. Is the easement needed for traffic purposes?

Why/Why not?

2. Is the easement needed for pedestrian purposes?

Why/Why not?

3. Is the easement needed for utility purposes?

Why/Why not?

4. Would vacating the easement place additional land on the tax rolls?

Why/Why not?

5. Would vacating the easement facilitate economic development in the City?

Why/Why not?



CITY OF GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Public Vacation Application
Community Development Department
420 North Pokegama Ave.
Grand Rapids, MN 55744
Tel. (218) 326-7601 Fax (218) 326-7621
Web Site: www.cityofgrandrapidsmn.com

General Information:

Lonson Holdings, LLC
Name of Applicant
2627 13th Avenue East
Address
Hibbing MN 55746
City State Zip
llonson@yahoo.com
Business Telephone/e-mail address

N/A
Name of Owner (If other than applicant)
Address
City State Zip
Business Telephone/e-mail address

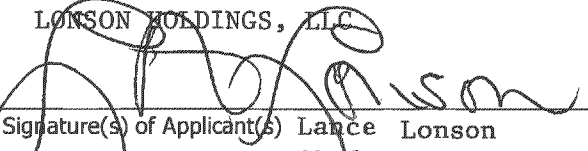
Please check which of the following you are applying for:

- Street Vacation Alley Vacation Easement Vacation

Provide a legal description of the property to be vacated (for example, the North-South alley adjacent to lots 8-12, block 5, Grand Rapids 5th Division). Attach an exhibit and/or electronic file if the legal description is lengthy.

Permanent utility easement in the south 20 feet of Outlot A, Block 1, Swanson Addition, beginning 100 feet ease of the west lot line and ending 450 feet ease of the west lot line adjacent to 17th Street SE. Recorded with Itasca County Recorder as Document No. A543974.

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.

Lonson Holdings, LLC

Signature(s) of Applicant(s) Lance Lonson
Member

2.9.2021
Date

Signature(s) of Owner(s)-(If other than applicant) _____
Date _____

Date Received 2/10/2021 Certified Complete 2/10/2021 Office Use Only Fee Paid \$05

Does the boundary of the requested vacation terminate at or abut a public water body: Yes No

Planning Commission Recommendation Approved _____ Denied _____ Meeting Date 3/4/2021

City Council Action Approved _____ Denied _____ Meeting Date _____

Summary of Special Conditions of Approval: _____

Required Submittals:

- Application Fee - \$505.00 *1 Location Map Petition for Vacation
- Proof of Ownership – (a copy of a property tax statement or deed will suffice)

**1The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

Justification of Proposed Vacation: Please answer the following question (attach additional pages if needed). The Planning Commission and City Council will consider these questions and responses, and other issues (see attached list) in making their findings of fact and recommendation on the proposed rezoning.

1. Explain why the proposed vacation would be in the public’s best interest. Please refer to the factors being considered by the Planning Commission and City Council that are listed on the final page of this application.

The easement is for construction and maintenance of a storm sewer system. No part of the City of Grand Rapids storm sewer system is located within any part of the easement. The City does not need the easement. Vacation of this non-necessary easement will remove an encumbrance from the subject property which will facilitate economic development in the future.

Additional Instructions:

Prior to submitting your Petition for Vacation, you will need to arrange for one or more preliminary meetings with the Director of Community Development. This meeting is intended to ensure that the proposed application is complete, to answer any questions the applicant may have, discuss meeting schedules and, if applicable, the scope of the required submittals.

Findings for Approval:

The Planning Commission, in formulating its recommendation, and the City Council, in support of its action will make findings of fact based on their responses to the following list of considerations:

- Is the street right-of-way needed for traffic purposes?
- Is the street right-of-way needed for pedestrian purposes?
- Is the street right-of-way needed for utility purposes?
- Would vacating the street right-of-way place additional land on the tax rolls?
- Would vacating the street right-of-way facilitate economic development in the City?

In cases where a street/alley or public right-of-way is adjacent to a public water (lake or river), the City will also give consideration to comments submitted by the Minnesota Department of Natural Resources.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Complete applications shall be submitted to the Community Development Department one month prior to the Planning Commission’s review of the vacation. More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.

Petition for Vacation

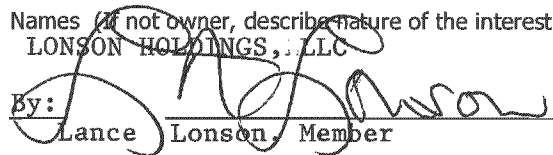
Permanent
PETITION FOR VACATION OF ~~(PART OF)~~ Utility Easement ~~(STREET/ALLEY/EASEMENT)~~ IN THE CITY OF GRAND RAPIDS.

To the City Council of Grand Rapids, Minnesota:

The undersigned, a majority of the owners of property as set forth opposite their respective names, abutting ~~on~~ Permanent ~~Utility Easement~~ ~~(Street/Alley/Easement)~~, respectfully petition the City Council to vacate the aforesaid ~~(Part of)~~ Easement ~~(Street/Alley/Easement)~~.

Names (if not owner, describe nature of the interest in this property)
LONSON HOLDINGS, LLC

Description of Property

By: 
Lance Lonson, Member

Fee owner of all the property abutting the Easement to be vacated.

.....
.....
.....
.....
.....
.....
.....
.....

Received on the _____ day of _____, 20__.

City Clerk

*This petition must be signed by at least **FIFTY PERCENT (50%)** of the property owners, or those with property interests abutting the property (street, alley or easement) to be vacated. Please provide the appropriate number of names and addresses and signatures, as needed to meet this requirement (attach additional sheet if necessary).*

Doc. No. **A 543974**

Certified filed and recorded on
08/08/2002 at 4:00 pm

Jean E. Bengston, Itasca County Recorder
by CU, Deputy

543974



PERMANENT EASEMENT

THIS PERMANENT EASEMENT, made this 15th day of July, 2002 by and between Swanson Motors, of the City of Grand Rapids, County of Itasca, State of Minnesota, party of the first part; and the City of Grand Rapids, a municipal corporation, of the State of Minnesota, party of the second part.

WITNESSETH

That the party of the first part, being the owner of the premises hereinafter described, for and in consideration of the sum of \$1.00 and other valuable consideration, to them in hand paid, the receipt whereof is hereby acknowledged, do hereby grant, convey and warrant unto the said party of the second part, its successors and assigns, a Permanent Easement to construct, maintain and repair a **storm sewer system** on the real property in the County of Itasca, State of Minnesota, described as follows:

A permanent utility easement in the south 20' of Outlot A of Block 1 of the Swanson Addition beginning 100' east of the west lot line and ending 450' east of the west lot line adjacent to 17th St. SE.

Together with the right of the party of the second part, its successors and assigns, to enter upon the premises for the purpose of excavating and disrupting the surface, managing vegetation, and doing all things necessary and expedient for the proper installation, replacement, maintenance, operation and control of any and all facilities which the party of the second part may cause to be located on the easement premises.

The permanent easement hereby created and granted shall continue for so long as the easement premises shall be used for the purposes herein provided.

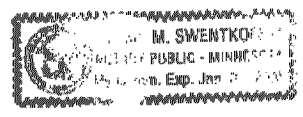
IN WITNESS WHEREOF, the party of the first part has signed this Permanent Easement the day and year first above written.

SWANSON MOTORS

BY: [Signature]
Its PRES

BY: _____
Its _____

STATE OF MINNESOTA)
) SS.
COUNTY OF ITASCA)



On this 15th day of July, 2002, before me a notary public within and for said County, personally appeared Robert Teichgraber, President to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

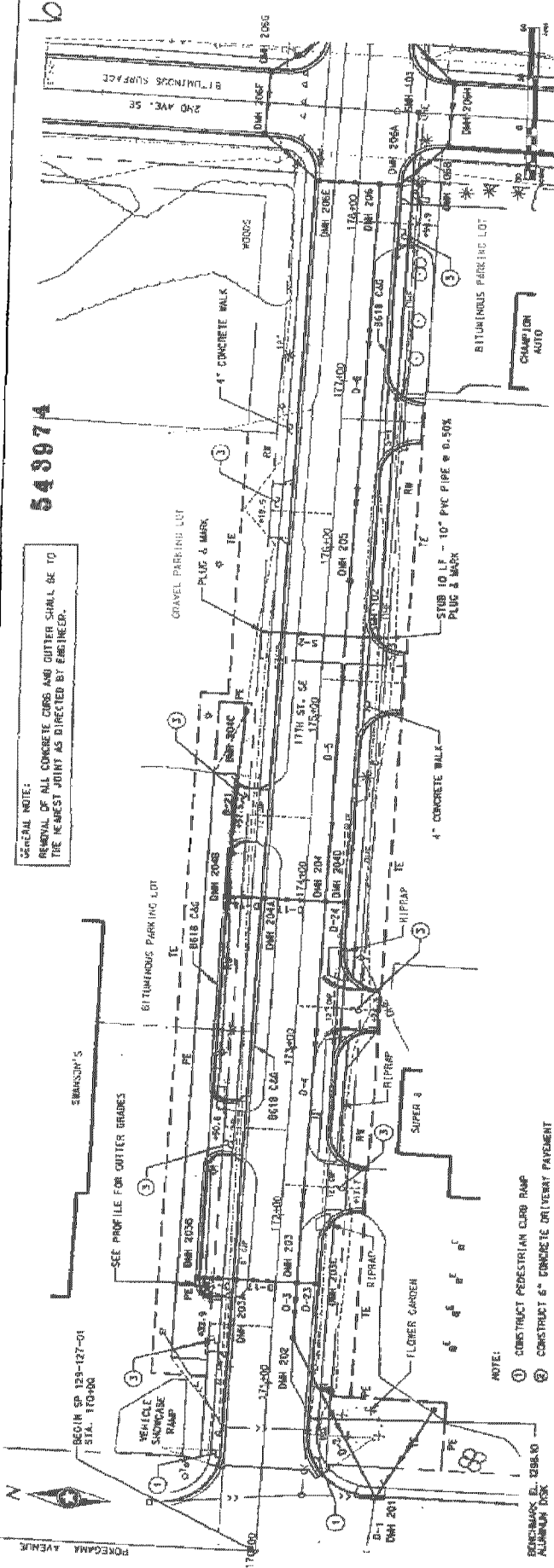
[Signature]
Notary Public

This instrument drafted by:

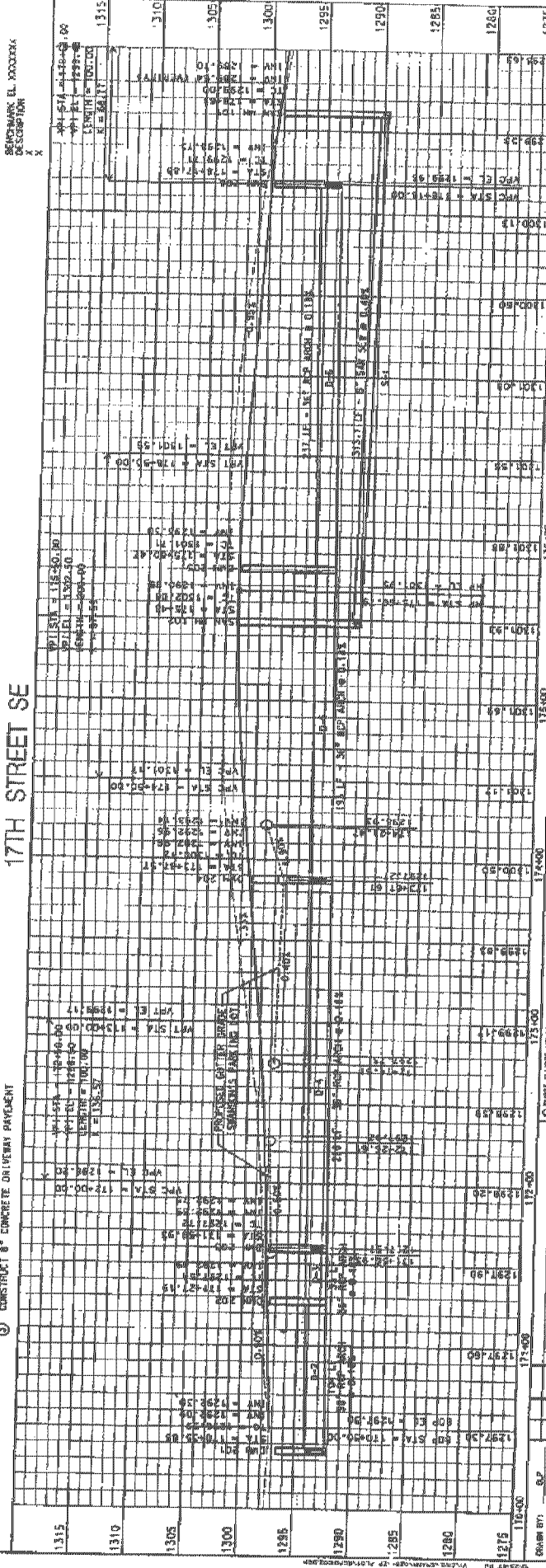
Tom Pagel, P.E.
Grand Rapids City Engineer

543974

GENERAL NOTE:
REMOVAL OF ALL CONCRETE CURBS AND GUTTER SHALL BE TO THE NEAREST JOINT AS DIRECTED BY ENGINEER.



17TH STREET SE



- NOTE:
- ① CONSTRUCT PEDESTRIAN CURB RAMP
 - ② CONSTRUCT 6" CONCRETE DRIVEWAY PAVEMENT
 - ③ CONSTRUCT 8" CONCRETE DRIVEWAY PAVEMENT

DATE: 05/26/22	BY: 2533	PROJECT: SP 129-127-01	FILE NO.:
CITY PROJ. 2022-2	STREET, STORM & SANITARY SEWER	PLAN AND PROFILE	DATE: 05/26/22
GRAND RAPIDS, MINNESOTA	STA 170+00 TO STA 179+00		
PROJECT: SP 129-127-01	CITY PROJ. 2022-2	STREET, STORM & SANITARY SEWER	FILE NO.:
GRAND RAPIDS, MINNESOTA	STA 170+00 TO STA 179+00	PLAN AND PROFILE	DATE: 05/26/22

91-028-3106
91-028-3107
91-704-0200
91-582-0112

No Delinquent Taxes and Transfer Entered
This 28th Day of January, 2021
Jeffroy T. Walker County Auditor/Treasurer
By [Signature]
Deputy Auditor/Treasurer

CERTIFICATE OF REAL
ESTATE VALUE FILED
JEFFREY T. WALKER, AUDITOR/TREASURER
[Signature]
Deputy

A000748654
OFFICE OF THE COUNTY RECORDER
ITASCA COUNTY, MINNESOTA
CERTIFIED, FILED, AND
RECORDED ON
1/28/2021 2:58:30 PM
PAGES: 4
REC FEES: 46.00
NICOLLE ZUEHLKE
ITASCA COUNTY RECORDER
BY NZ Dep
RECORDED ELECTRONICALLY

(Top 3 Inches Reserved for Recording Data)

LIMITED WARRANTY DEED
Business Entity to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.2.9 (2013)

eCRV number: 1210663

DEED TAX DUE: \$ 4455.00

DATE: January 11, 2021

FOR VALUABLE CONSIDERATION, HILLIGOSS PARTNERSHIP, a partnership under the laws of Minnesota ("Grantor"), hereby conveys and quitclaims to LONSON HOLDINGS, LLC, a limited liability company under the laws of Minnesota ("Grantee"), real property in Itasca County, Minnesota, legally described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Check here if part or all of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property, EXCEPT:

SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate

STATE DEED TAX REC. #84125
\$ 4,455.00 PAID 01/28/2021
Amount Date
Jeffrey T. Walker, Itasca Co. Auditor/Treasurer
By [Signature] Deputy

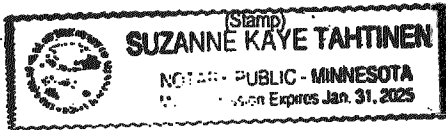
Grantor

HILLIGOSS PARTNERSHIP

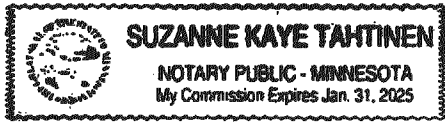
By: Cynthia Hilligoss
Cynthia Hilligoss
Managing Partner

State of Minnesota, County of Itasca

This instrument was acknowledged before me on January 4, 2021, by Cynthia Hilligoss, as Managing Partner of Hilligoss Partnership, a Minnesota partnership, on behalf of the partnership.



[Signature]
(signature of notarial officer)
Title (and Rank): Notary Public
My commission expires: _____
(month/day/year)



THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Stinson LLP (jmk)
50 South Sixth Street, Suite 2600
Minneapolis, MN 55402

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

Lonson Holdings, LLC
1610 South Pokegama Avenue PO Box 528
Grand Rapids, MN 55744 Hibbing mn 55746

EXHIBIT A

Legal Description

That parcel of land within the Northeast Quarter of the Southwest Quarter, Section 28, Township 55 North, Range 25 West of the Fourth Principal Meridian, described as follows: Commencing at a point on the easterly right of way line of U.S. Highway No. 169, 1126.00 feet south of the north line of said Northeast Quarter of the Southwest Quarter, the point of beginning of the tract to be described; thence easterly parallel to the North line of the said Northeast Quarter of the Southwest Quarter a distance of 300.00 feet; thence Southerly parallel to the West line of said Northeast Quarter of the Southwest Quarter to the Northerly right of way line of 17th Street; thence Westerly along said Northerly right of way line of 17th Street to its intersection with the Easterly right of way line of U.S. Highway No. 169; thence Northerly along said Easterly right of way line of U.S. Highway No. 169 to the point of beginning.

And

That part of the Northeast Quarter of the Southwest Quarter, Section 28, Township 55 North, Range 25 West of the Fourth Principal Meridian, described as follows: Commencing at the Northwest corner of said Northeast Quarter of the Southwest Quarter; thence North 89 degrees 45 minutes 26 seconds East, assumed bearing along the North line of said Northeast Quarter of the Southwest Quarter, a distance of 50 feet to the Easterly right of way line of Minnesota Trunk Highway No. 169; thence South 0 degrees 11 minutes 00 seconds East, 690.00 feet along said right of way line; thence North 89 degrees 45 minutes 26 seconds East, 300.00 feet; thence South 0 degrees 11 minutes 00 seconds East, 336.13 feet to the point of beginning of the tract to be described; thence North 89 degrees 45 minutes 26 seconds East 319.30 feet; thence South 0 degrees 30 minutes 17 seconds West 270.06 feet to the Northerly right of way line of 17th Street Southeast; thence South 89 degrees 44 minutes 27 seconds West 316.06 feet along said right of way line; thence North 0 degrees 11 minutes 00 seconds West 270.13 feet to the point of beginning.

And

That part of the Northeast Quarter of the Southwest Quarter, Section 28, Township 55 North, Range 25 West of the Fourth Principal Meridian, described as follows: Commencing at the Northwest corner of said Northeast Quarter of the Southwest Quarter; thence North 89 degrees 45 minutes 26 seconds East, assumed bearing along the North line of said Northeast Quarter of the Southwest Quarter, a distance of 50 feet to the Easterly right of way line of Minnesota Trunk Highway No. 169; thence South 0 degrees 11 minutes 00 seconds East, 690.00 feet along said right of way line; thence North 89 degrees 45 minutes 26 seconds East, 300.00 feet ; thence South 0 degrees 11 minutes 00 seconds East, 270.13 feet to the point of beginning of the tract to be described; thence continue South 0 degrees 11 minutes 00 seconds East, 66.00 feet; thence North 89 degrees 45 minutes 26 seconds East 319.30 feet; thence North 0 degrees 30 minutes 17 seconds East 66.01 feet; thence South 89 degrees 45 minutes 26 seconds West 320.10 feet to the point of beginning.

And

Outlot A, Plat of Swanson Addition, less and except the Westerly 20 feet thereof.

AND

Lot 1, Block 1, Jones Addition, Grand Rapids City, EXCEPT the North 180 feet thereof.

All in Itasca County, Minnesota

Abstract Property

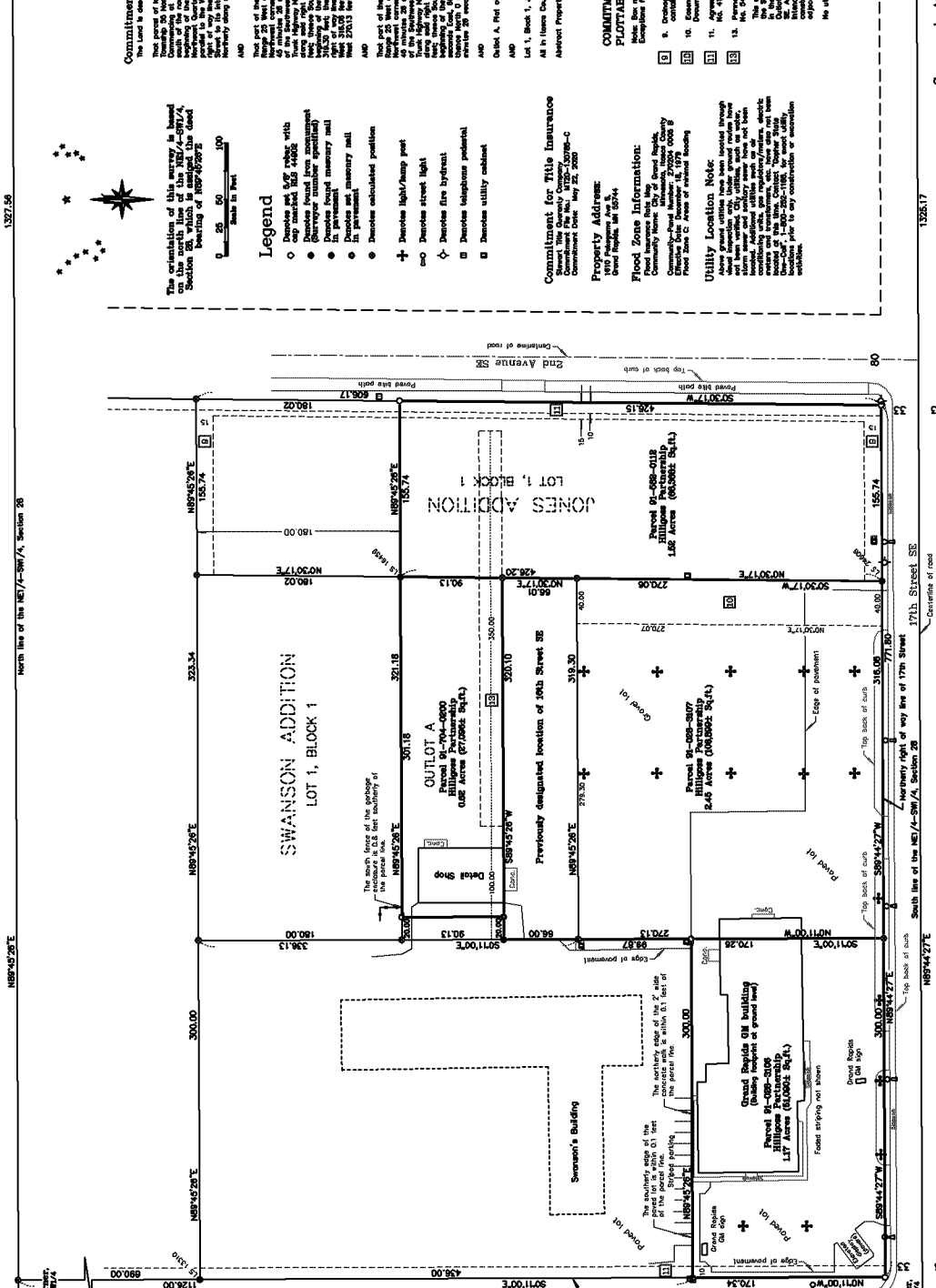
EXHIBIT B

Permitted Encumbrances

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records.
2. Real estate taxes and special assessments due and payable in 2021 and thereafter, a lien not yet due and payable.
3. Drainage and utility easements and covenants regarding Park Buffer one as contained in the plat of Jones Addition.
4. Agreement defining general utility easement recorded May 25, 1990 as Document No. 412909.
5. Subdivision Agreement recorded March 26, 1996 as Document No. 469552.
6. Permanent easement for utility purposes recorded August 8, 2002 as Document No. 543974.
7. City/Land Owner Agreement (Subdivision Agreement) recorded August 29, 1991 as Document No. 424000.

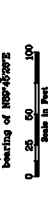
ALTA/NSPS LAND TITLE SURVEY

Parts of the NE1/4-SW1/4, Section 28,
T 55 N, R 25 W, Itasca County, Minnesota



NORTHERN LIGHTS
LAND SURVEYING P.C.
1415 13th Street SE
Grand Rapids, MN 56004
Phone: (507) 325-1234
Fax: (507) 325-1235

The establishment of this survey is based on the north line of the NE1/4-SW1/4, Section 28, Township 55 North, Range 25 West, and Range 25 West of the Fourth Principal Meridian, which is a true north line, which is a true north line bearing of N89°49'29\"/>



Legend

- Decrease lot size with city records
- Increase lot size with city records
- Decrease front fence measurement
- Increase front fence measurement
- In presentment
- In presentment
- In presentment
- In presentment
- Decrease calculated position
- +
- +
-
-
-

Property Address:

17th Street SE
2nd Avenue SE

Fixed Zone Information:

City of Grand Rapids
Community Home Map
Community-Parcel Number: 27000 006 8
Community-Parcel Number: 27000 006 9
Front Zone C Area of retained Building

Utility Location Note:

Utility lines shown on this plan were located by means of a utility map obtained from the Grand Rapids Water and Sewerage Department. The utility lines shown on this plan are shown as approximate locations only. The utility lines shown on this plan are shown as approximate locations only. The utility lines shown on this plan are shown as approximate locations only.

Commitment File No. MFD-150795-C - Legal Description:

The land in the Southwest Quarter of the Southwest Quarter, Section 28, Township 55 North, Range 25 West of the Fourth Principal Meridian, which is a true north line, which is a true north line bearing of N89°49'29\"/>

Surveyor's Affidavit

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.
Affirmation: P. M. [Signature]
Date: 1/13/20. Registration No. 4498