

## Exhibit A to Resolution

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(Space Above for Recorder/Registrar Use)

### DEDICATION OF EASEMENT FOR PUBLIC SIDEWALK AND UTILITY PURPOSES

**FRIENDS OF HIGHLAND BALL**, a Minnesota nonprofit corporation (“Grantor”), for good and valuable consideration, to them in hand paid and the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the **City of Saint Paul**, a municipal corporation of the State of Minnesota, its successors, and assigns (“Grantee”), a permanent access, construction, use, maintenance, repair and replacement easement for sidewalk and underground public utility purposes over, under, upon and across the following tract of land being in the County of Ramsey, State of Minnesota, described as follows:

**See attached Exhibit A** (“Easement Area”)

To have and to hold the same forever. Grantor does covenant that it is well seized in fee of the land and premises aforesaid and has good right to sell and convey the same free of all encumbrances. Attached hereto as **Exhibit B** are certain project plans related to the use of the Easement Area.

Grantor also covenants that the above granted easement is in the quiet and peaceable possession of the Grantee. Grantor will warrant and defend against all persons lawfully claiming the whole or any part thereof, subject to encumbrances, if any, hereinbefore mentioned. It is intended and agreed that this agreement shall be a covenant running with the land and shall be binding to the fullest extent of the law and equity for the benefit of the public. It is further intended and agreed that this agreement and covenant shall remain in effect without limitation as to time.

**IN TESTIMONY WHEREOF**, Grantor, FRIENDS OF HIGHLAND BALL, a Minnesota nonprofit corporation, has caused this Dedication of Easement for Public Sidewalk and Utility Purposes to be executed in its corporate name by its duly authorized officers, and attested to this day of \_\_\_\_\_, 2020.

**GRANTOR:**

FRIENDS OF HIGHLAND BALL

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF MINNESOTA }  
COUNTY OF RAMSEY } ss

The foregoing was acknowledged before me this \_\_\_\_ day of May, 2020, by \_\_\_\_\_, the \_\_\_\_\_ of Friends of Highland Ball, a Minnesota nonprofit corporation, on behalf of the nonprofit corporation.

\_\_\_\_\_

This Instrument was drafted by:

City of Saint Paul  
Office of Financial Services – Real Estate Section  
25 W. 4<sup>th</sup> St., Rm. 1000  
St. Paul, MN 55102

Exhibit A  
Easement Area  
[Attached]

Exhibit B

Plans

[Attached]