

DRAFTED BY

AND RETURN TO:

Saint Paul Regional Water Services

1900 Rice Street

Saint Paul, Minnesota 55113

Phone: 651-266-6270

(space above this line for Recorder's use only)

**PUBLIC WATER UTILITY EASEMENT
VACATION AND TERMINATION**

This **PUBLIC WATER UTILITY EASEMENT VACATION AND TERMINATION** (this "Easement Vacation"), is made this 17th day of June, 2025 by the **BOARD OF WATER COMMISSIONERS OF THE CITY OF SAINT PAUL**, d/b/a Saint Paul Regional Water Services, a municipal corporation under the laws of the State of Minnesota (the "Board").

RECITALS:

WHEREAS, pursuant to that certain Private Water Main Agreement by and among United Properties Investment LLC, City of Mendota Heights, and the Board of Water Commissioners of the City of Saint Paul, dated March 22, 2005 , and recorded July 12, 2005, as Document No. 2338919 in the Office of the County Recorder of Dakota County, Minnesota, an easement was created for public water utility

purposes (the “**Easement**”) over a portion of the real property (the “**Property**”) legally described as follows: Lots 6 and 7, Block 1, Mendota Heights Industrial Park, Dakota County, Minnesota; and

WHEREAS, the portion of the Property subject to the Easement is described and depicted on Exhibit A attached hereto and made a part hereof; and

WHEREAS, the Board no longer requires the Easement for public water utility purposes and desires to vacate and terminate the Easement for the benefit of the Property and all present and future owners thereof, together with their successors and assigns.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Board hereby vacates, terminates, releases and relinquishes the Easement and hereby releases the Property and its present and future owners from all duties, liabilities and obligations imposed by the Easement. This Easement Vacation shall be recorded in the official land records of Dakota County, Minnesota and shall be binding upon the Board, its successors and assigns and shall inure to the benefit of the present and future owners of the Property and their successors and assigns.

[Remainder of page left intentionally blank.]

IN WITNESS WHEREOF, the undersigned has caused this Easement Vacation to be executed as of the day and year first above written.

Approved as to form:

**BOARD OF WATER COMMISSIONERS
OF THE CITY OF SAINT PAUL**

By: _____
Racquel Vaske, General Manager
Saint Paul Regional Water Services

By: _____
Mara Humphrey, President

By: _____
Megan Hafner
Assistant City Attorney

By: _____
Mollie Gagnelius
Secretary

By: _____
Laura Logsdon
Interim Director, Office of Financial Services

STATE OF MINNESOTA)

) ss.

COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Mara Humphrey, President of the Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, on behalf of said corporation.

Notary Public: _____



STATE OF MINNESOTA)

) ss.

COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Mollie Gagnelius, Secretary of the Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, on behalf of said corporation.

Notary Public: _____

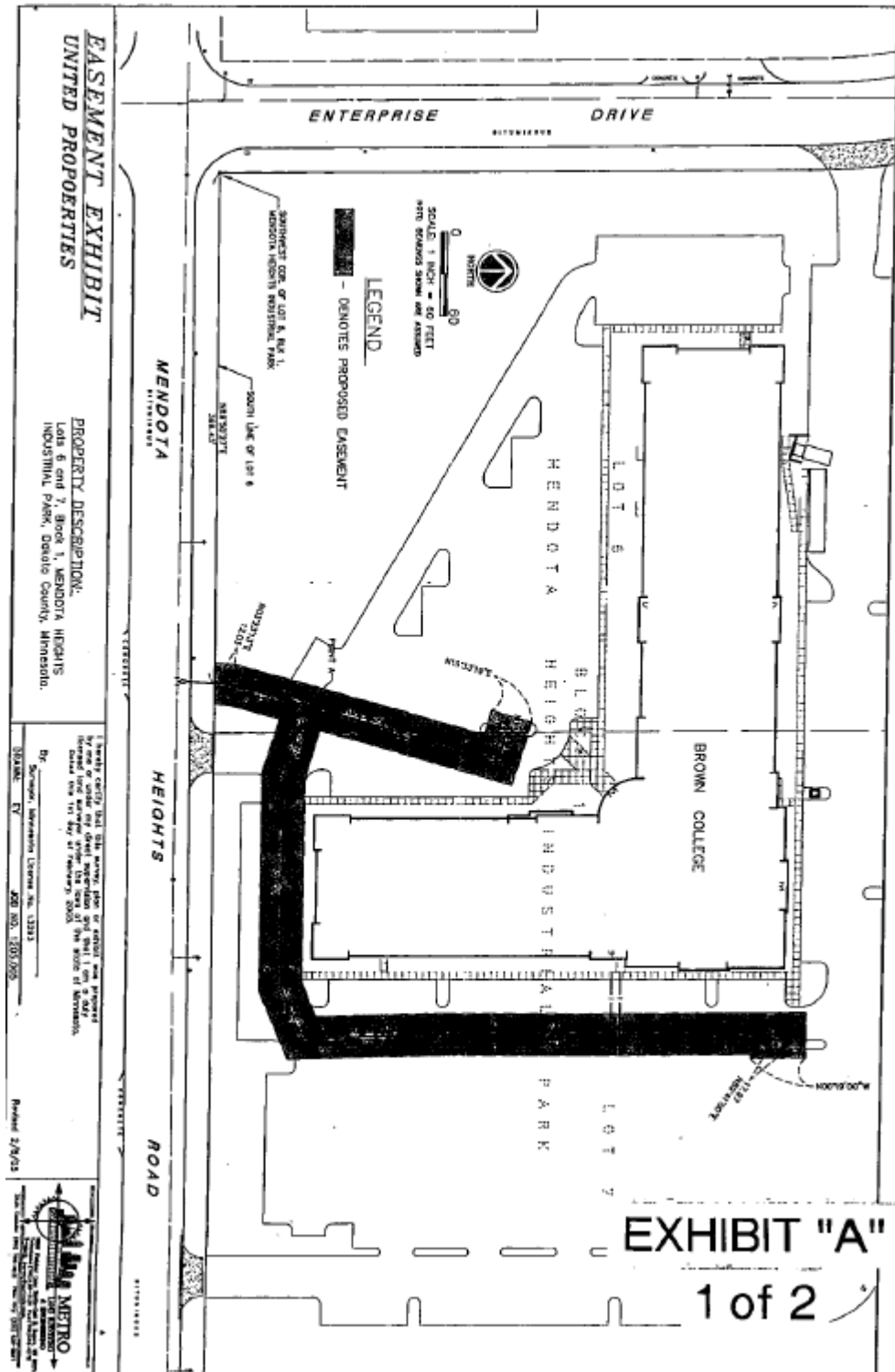
STATE OF MINNESOTA)

) ss.

COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Laura Logsdon, Interim Finance Director of the City of Saint Paul, a Minnesota municipal corporation, on behalf of said corporation.

Notary Public: _____

EXHIBIT A

Perpetual easements for watermain purposes over, under, and across that part of the following described property:

Lots 6 and 7, Block 1, Mendota Heights Industrial Park, according to said plat on file and of record in the office of the County Recorder, Dakota County, Minnesota.

Which lies within the perpetual easements for watermain purposes described as follows:

A strip of land 30.00 feet in width over Lots 6 and 7, Block 1, Mendota Heights Industrial Park, according to said plat on file and of record in the office of the County Recorder, Dakota County, Minnesota, the centerline of which is described as follows:

Commencing at the Southwest corner of said Lot 6; thence North 89 degrees 50 minutes 27 seconds East, an assumed bearing along the South line of said Lot 6, a distance of 368.43 feet to the point of beginning of said centerline to be hereinafter described; thence North 03 degrees 23 minutes 13 seconds East, a distance of 12.03 feet; thence North 15 degrees 51 minutes 25 seconds East, a distance of 55.17 feet to a point to be hereinafter referred to as "Point A"; thence continuing North 15 degrees 51 minutes 25 seconds East, a distance of 145.57 feet; thence North 73 degrees 26 minutes 41 seconds West, a distance of 33.16 feet and said line there terminating.

Said strip of land is to extend by its full width from said South line of Lot 6 to a line which bears North 16 degrees 33 minutes 19 seconds East and passes through said point of termination.

And also:

A strip of land 30.00 feet in width, over that part of said Lots 6 and 7, the centerline of which is described as follows:

Beginning at said above described reference "Point A"; thence South 73 degrees 30 minutes 28 seconds East, a distance of 53.77 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 151.33 feet; thence North 67 degrees 33 minutes 39 seconds East, a distance of 40.31 feet; thence North 01 degrees 38 minutes 34 seconds West, a distance of 103.71 feet; thence North 00 degrees 04 minutes 14 seconds West, a distance of 241.04 feet; thence North 89 degrees 41 minutes 00 seconds East, a distance of 17.97 feet and said line there terminating.

Said strip of land is to extend by its full width from the East line of said first above described perpetual easement to a line which bears North 00 degrees 19 minutes 00 seconds West and passes through said point of termination.