

**Received**  
JAN 24 2006  
05-105  
Rice Creek  
Watershed District

**EASEMENT**

Medtronic, Inc. ("Grantor"), hereby conveys a perpetual easement to the Rice Creek Watershed District, a political subdivision of the State of Minnesota with powers set forth at Minnesota Statutes Chapters 103B and 103D ("Grantee"), under the terms set forth herein.

**WITNESSETH**

WHEREAS, Grantor is the owner in fee of certain real property (the "Burdened Property") located in Ramsey County, Minnesota as legally described on Exhibit A attached hereto.

WHEREAS, Grantor and Grantee desire to provide for an easement in perpetuity over a portion of the Burdened Property in favor of Grantee for the purpose of maintaining Judicial Ditch No. 1 across the Burdened Property.

NOW THEREFORE, in consideration of the premises, for one dollar and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by Grantors, the parties agree as follows.

1. Grantors hereby grant to Grantee an easement in perpetuity on and under that real property located within the Burdened Property legally described on Exhibit B attached hereto and incorporated herein as the "Easement Area".
2. The easement in perpetuity granted herein is for flowage within the Easement Area and allows Grantee to use the Easement Area to construct, maintain, inspect, repair and reconstruct a ditch or buried tile to convey water across the Burdened Property.
3. For the purposes described in paragraph 2, Grantee may operate motorized and non-motorized vehicles and equipment; store equipment and materials; temporarily stockpile spoils, sediments and debris; place and erect temporary structures; and all other activities necessary or convenient for those purposes. Grantee shall pay for or repair any damage to the Burdened Property caused by its activity on the Easement Area under this easement. Grantee may cross and recross the Burdened Property at reasonable times and locations in order to conduct any activity authorized under this Easement.

4. Grantor may use the Easement Area for any purpose that does not diminish the hydraulic capacity of the ditch or tile and does not interfere with activity of Grantee under this Easement.

5. This Easement is perpetual without being rerecorded; shall run with and burden the Burdened Property; and shall be binding on Grantor's representatives, heirs, successors and assigns.

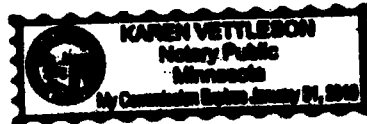
IN WITNESS WHEREOF, this Easement is executed.

Mark Lasee  
Grantor

STATE OF MINNESOTA )

COUNTY OF RAMSEY )

) ss.



The foregoing instrument was acknowledged  
before me this 13<sup>th</sup> day of JANUARY, 2006  
by KAREN VETTESON.

Karen Vettleson  
Notary Public

RICE CREEK WATERSHED DISTRICT,  
Grantee

By [Signature]  
Its Administrator

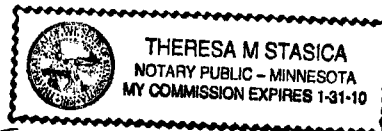
STATE OF MINNESOTA )

COUNTY OF RAMSEY )

) ss.

The foregoing instrument was acknowledged  
before me this 24 day of JANUARY, 2005  
by Theresa M. Stasica

Theresa M. Stasica  
Notary Public



THIS INSTRUMENT WAS DRAFTED BY:

## **EXHIBIT A**

### **Legal Description of Property**

**Outlot A and Lot 4, Block 1, North Star Industrial Park 2<sup>nd</sup> Addition, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.**

**Lot 16, Block 2, North Star Industrial Park, except the Easterly 40 feet thereof, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.**

**That part of Tract A described below:**

#### **Tract A.**

**The South Half of the Northeast Quarter of Section 5, Township 30 North, Range 23 West, Ramsey County, Minnesota;**

**Which lies northerly and westerly of the following described line: Commencing at the center of said Section 5; thence north on an azimuth of 359 degrees 23 minutes 10 seconds (azimuth oriented to Minnesota State Plane Coordinate System) along the north and south quarter line of said Section 5 for 781.42 feet to the point of beginning of the line to be described; thence on an azimuth of 108 degrees 12 minutes 41 seconds, 231.14 feet; thence on an azimuth of 98 degrees 27 minutes 03 seconds, 1486.78 feet; thence run northeasterly for 447.16 feet on a non-tangential curve, concave to the northwest, having a radius of 720 feet, a delta angle of 35 degrees 35 minutes 02 seconds and a chord azimuth of 76 degrees 55 minutes 11 seconds; thence on an azimuth of 59 degrees 07 minutes 40 seconds, 192.89 feet; thence run northerly 398.14 feet on a non-tangential curve, concave to the northwest, having a radius of 850 feet; a delta angle of 26 degrees 50 minutes 15 seconds and a chord azimuth of 29 degrees 26 minutes 05 seconds; thence on an azimuth of 16 degrees 00 minutes 57 seconds, 303.65 feet to the north line of said Tract A and there terminating;**

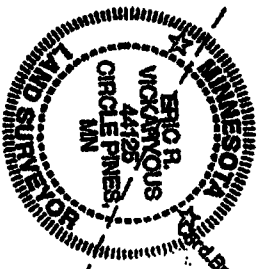
**Lots 1, 2, 3, 4, 13, 14 and 15, Block 1 and Lots 1, 2, 3; Lot 4 except the South 60 feet and Lot 5 except the South 222.2 feet, Block 2, LaPort Meadows, according to the recorded plat thereof, and situate in Ramsey County, Minnesota except those portions which lie southwesterly of a line run parallel with and distant 100 feet northeasterly of the following described line:**

**Beginning at a point on the west line of Section 5, Township 30 North, Range 23 west distant 688.09 feet south of the northwest corner thereof; thence run southeasterly at an angle of 142 degrees 35 minutes 45 seconds with said west section line for 1278.48 feet; thence deflect to the left on a 3 degrees 00 minutes curve (delta angle 33 degrees 39 minutes 25 seconds) for 1121.90 feet; thence on tangent to said curve for 1100 feet and there terminating.**

# SKETCH AND DESCRIPTION (SHEET 1 OF 2 SHEETS)

North line of LAPORT MEADOWS and north line of S1/2 of NW1/4 of Sec. 5, T. 30, R. 23.

15 NORTHSTAR 15 INDUSTRIAL PARK



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*Eric R. Mckaryous*  
ERIC R. MCKARYOUS

Date: Jan. 5<sup>th</sup>, 2006 Reg. No. 44125

GRAPHIC SCALE



( IN FEET )  
1 inch = 000 ft.

**LEGEND**  
XXXXX DENOTES DESCRIBED PROPERTY

DRAWN BY: ERV	JOB NO: 05498	DATE: 01/05/06
CHECK BY: ERV	DWG NO: 05498-watershed-ease.dwg	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY



**E.R. RUD & SONS, INC.**  
LAND SURVEYORS  
9100 LEXINGTON AVE. NE  
CIRCLE PINES, MN 55014  
TEL (763) 766-8888 FAX (763) 766-6001

EXHIBIT B (1)

SKETCH AND DESCRIPTION (SHEET 2 OF 2 SHEETS)

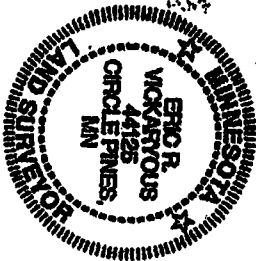
PROPOSED EASEMENT DESCRIPTION

A 100.00 foot easement over, under, and across the following described property:

That part dedicated and platted in record plat of LAFORET MEADOWS and the South Half of the Northeast Quarter, all in Section 5, Township 30, Range 23, Ramsey County, Minnesota, and all which lie northerly of the northerly right-of-way line of U.S. Highway No. 10.

The centerline of said easement is described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence South 89 degrees 56 minutes 05 seconds West (assumed bearing) along the south line of said Northeast Quarter 2814.36 feet; thence North 00 degrees 38 minutes 52 seconds West 731.71 feet to the point of beginning of the centerline to be described; thence North 20 degrees 06 minutes 30 seconds East 40.97 feet; thence northwesterly 153.20 feet along a tangential curve concave to the southwest having a radius of 73.50 feet and a central angle of 119 degrees 25 minutes 42 seconds; thence South 80 degrees 40 minutes 48 seconds West, tangent to said curve, 1.75 feet; thence westerly 51.24 feet along a tangential curve concave to the north having a radius of 305.00 feet and a central angle of 09 degrees 37 minutes 31 seconds; thence North 71 degrees 48 minutes 16 seconds West, not tangent to said curve, 268.07 feet; thence North 66 degrees 33 minutes 02 seconds West 69.44 feet; thence westerly 118.78 feet along a tangential curve concave to the south having a radius of 500.00 feet and a central angle of 13 degrees 36 minutes 39 seconds; thence North 80 degrees 09 minutes 41 seconds West, tangent to said curve, 21.67 feet; thence North 71 degrees 48 minutes 16 seconds West 158.07 feet; thence North 57 degrees 55 minutes 49 seconds West 143.22 feet; thence westerly 104.59 feet along a tangential curve concave to the south having a radius of 200.00 feet and a central angle of 29 degrees 57 minutes 46 seconds; thence North 87 degrees 53 minutes 36 seconds West, tangent to said curve, 106.05 feet; thence northwesterly 106.87 feet along a non-tangential curve concave to the northeast, having a radius of 1759.86 feet, a central angle of 03 degrees 28 minutes 45 seconds, and a chord bearing of North 66 degrees 44 minutes 41 seconds West; thence northerly 112.28 feet along a non-tangential curve concave to the east, having a radius of 120.00 feet, a central angle of 53 degrees 36 minutes 29 seconds, and a chord bearing of North 13 degrees 50 minutes 06 seconds West to the north line of said plot of LAFORET MEADOWS, said north line also being the north line of the South Half of the Northwest Quarter of said Section 5 and said centerline there terminating.



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*Eric R. Wickaryous*  
ERIC R. WICKARYOUS

Date: Jan. 5<sup>th</sup>, 2006 Reg. No. 44125

S:\ruid\CAD\05proj\054198pp\05498-watershed-ease.dwg 1/5/2006 3:06:55 PM CST

DRAWN BY: ERV		JOB NO: 05498	DATE: 01/05/06
CHECK BY: ERV		DWG NO: 05498-watershed-ease.dwg	
1			
2			
3			
NO.	DATE	DESCRIPTION	BY



E.R. RUID & SONS, INC.  
LAND SURVEYORS  
9180 LEXINGTON AVE. NE  
CIRCLE PINES, MN 55014  
TEL. (763) 780-5555 FAX (763) 780-6001

EXH181T 8(2)