

**WASHINGTON COUNTY
REAL PROPERTY ACQUISITION CERTIFICATE**

Project Number: 11806; SAP 082-618-025

Project CSAH 18 Bailey Road Management and Safety Project
Woodbury, MN

Property Address: 4125 Woodlane Drive
Woodbury, MN 55125

Geo Code Nos. Of Property: 29.028.21.22.0001

Property Owners Of Record: Independent School District No. 833
7368 East Point Douglas Road South
Cottage Grove, MN 55016

Legal Description: See below

Mortgages: None

Lease: Capital One Public Funding, LLC

Size and Type Of Acquisition: .0123 acre of permanent highway easement
.9388 acre of temporary construction easement (commences on
January 1, 2020 and expires June 30, 2021)

APPRAISAL SUMMARY			
Based on the Appraisal of DKJ Appraisal LLC			
Appraised Value of Land Before Acquisition	=	\$	3,537,100
Appraised Value of Land After Acquisition	=	\$	3,521,700
Difference	=	\$	15,400
BREAKDOWN OF COMPENSATION PER APPRAISAL			
Permanent Highway Easement: .0123 acre x \$100,000/ acre x 100% fee value	=	\$	1,300
Temporary Easement: .9388 acre @ \$100,000/ acre x 10% x 1.5 years (January 1, 2020 to June 30, 2021)	=	\$	14,100
Compensation for Landscaping in Acquisition Areas: Trees, perennials, bushes, shrubs, grass, boulders, landscape edging, fabric, rock and delivery	=	\$	7,600
Compensation to Relocate Monument sign: per proposal from A & K Construction, LLC, Hudson, Wisconsin	=	\$	20,000
Compensation for Building Improvements within Acquisition: None			0
Severance Damage: None	=	\$	0
TOTAL - Amount Due (Rounded)	=	\$	43,000

LEGAL DESCRIPTION OF ACQUISITIONS

PERMANENT Highway Easement:

All that part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 28 North, Range 21 West, Washington County, Minnesota, except the West 250 feet of the South 70 feet, which lies southerly of the southerly right of way of County State Aid Highway 18, a.k.a. Bailey Road, and which lies northerly of the following described line:

Commencing at the northwest corner of said Northwest Quarter of the Northwest Quarter of Section 29; thence South 00 degrees 14 minutes 16 seconds East, bearings are based on the Washington County Coordinate System NAD83/1986, along the west line of said Northwest Quarter of the Northwest Quarter, a distance of 95.00 feet; thence North 89 degrees 45 minutes 24 seconds East a distance of 179.39 feet to a point on said southerly right of way line of County State Aid Highway 18 and the point of beginning of the line to be described; thence North 76 degrees 45 minutes 44 seconds East a distance of 79.32 feet to a point on said southerly right of way line of County State Aid Highway 18 and said described line there terminating.

TEMPORARY Construction Easement:

Description of Tract:

The Northwest Quarter of the Northwest Quarter of Section 29, Township 28 North, Range 21 West, Washington County, Minnesota, except the West 250 feet of the South 70 feet.

Description of Temporary Easement:

All that part of the above described Tract described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Northwest Quarter of Section 29; thence South 00 degrees 14 minutes 16 seconds East, bearings are based on the Washington County Coordinate System NAD83/1986, along the west line of said Northwest Quarter of the Northwest Quarter, a distance of 95.00 feet; thence North 89 degrees 45 minutes 24 seconds East a distance of 179.39 feet to a point on said southerly right of way line of County State Aid Highway 18, a.k.a. Bailey Road, and the point of beginning; thence North 76 degrees 45 minutes 44 seconds East a distance of 79.32 feet to a point on said southerly right of way line of County State Aid Highway 18; thence South 89 degrees 45 minutes 24 seconds East a distance of 345.00; thence South 75 degrees 35 minutes 49 seconds West a distance of 306.33 feet; thence South 70 degrees 57 minutes 51 seconds West a distance of 250.00 feet to a point on the easterly right of way line of Woodlane Drive; thence North 02 degrees 16 minutes 06 seconds East, along said easterly right of way line, a distance of 37.20 feet to a point on the southerly right of way of said County State Aid Highway 18; thence North 46 degrees 28 minutes 22 seconds East, along said southerly right of way line, a distance of 150.82 feet to the point of beginning.

AND

All that part of the above described Tract described as follows:

Commencing at the northeast corner of said Northwest Quarter of the Northwest Quarter of Section 29; thence South 00 degrees 14 minutes 14 seconds East, bearings are based on the Washington County Coordinate System NAD83/1986, along the east line of said Northwest Quarter of the Northwest Quarter, a distance of 75.00 feet to southerly right of way of County State Aid Highway 18, a.k.a. Bailey Road, and the point of beginning; thence continuing South 00 degrees 14 minutes 14 seconds East, along said east line of the Northwest Quarter of the Northwest Quarter, a distance of 30.00 feet; thence North 89 degrees 45 minutes 24 seconds West a distance of 65.00 feet; thence South 00 degrees 14 minutes 14 seconds East a distance of 195.00 feet; thence South 50 degrees 21 minutes 25 seconds West a distance of 60.00 feet; thence North 89 degrees 45 minutes 24 seconds West a distance of 45.00 feet thence North 00 degrees 14 minutes 14 seconds West distance of 23.49 feet to the southerly line of said Drainage, Ponding and Utility Easement described in Document No. 644630; thence North 83 degrees 33 minutes 06 seconds East, along said southerly line, a distance of 52.00 feet; thence North 05 degrees 47 minutes 15 seconds East, along the easterly line of said Drainage, Ponding and Utility Easement described in Document No. 644630, a distance of 235.02 feet to a point on said southerly right of way of County State Aid Highway 18, a.k.a. Bailey Road; thence South 89 degrees 45 minutes 24 seconds East, along said southerly line, a distance of 80.00 feet to the point of beginning.