2358858

DOC. NO. 2358858

OFFICE OF THE COUNTY RECORDER
DAKOTA COUNTY, MINNESOTA
CERTIFIED THAT THE WITHIN INSTRUMENT WAS RECORDED IN THIS OFFICE ON AND AT
2005 SEP -8 AM 8:00
JOEL T. BECKMAN, COUNTY RECORDER
FEE 20.50 BY: Deputy SURCHARGE 1.00
CASH ☐ CHECK ☐ ESCROW ☒
WELL ☐ CHARGE ☐
CHARGE TO:
O/R

COMMERCIAL PARTNERS

Return to
Commercial Partners Title, LLC
200 South Sixth Street
Suite 1300
Minneapolis, MN 55402
24612 EL 5 of 5

ACCESS RESTRICTION EASEMENT

THIS EASEMENT, made this 25th day of July, 2005, by VENSTAR, LLC, a Minnesota limited liability company (hereinafter referred to as "Grantor") in favor of the City of Apple Valley, a Minnesota municipal corporation, organized under the laws of the State of Minnesota, (hereinafter referred to as the "City").

Grantor is the title fee holder to property legally described as Outlot A, Wirsbo Second Addition.

That the Grantor, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto the City, its successors and assigns, forever, the following permanent access restriction easement:

(A.)

The westerly one foot (1') of Outlot A, Wirsbo Second Addition, Dakota County, Minnesota.

("Easement Area").

See also ***Exhibit "A"*** attached hereto and incorporated herein.

This easement is granted for and limited to the express purpose of restricting vehicular access to Johnny Cake Ridge Road, over and upon or across the Easement Area, except at locations permitted by the City, it being understood:

1. The City shall have no obligation to maintain the Easement Area and the Grantor, for itself and its assigns, may sod, seed, plant and maintain the Easement Area, provided that no driveway or other form of accessway may be constructed thereon.

2. The City shall have no right to utilize the Easement Area for any other purpose.

3. Grantor shall, upon the development of Outlot A, be entitled to one access to Johnny Cake Ridge Road, upon, over and across the Easement Area, at a location acceptable to the City.

This instrument and the covenants and agreement herein contained is binding upon the Grantor, its successors and assigns.

DATE RECEIVED 9/2/05
DAKOTA COUNTY
TREASURER-AUDITOR

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

DEVELOPER:

VENSTAR, LLC, a Minnesota limited liability company

Brenda R. Quaye

By: BRENDA R. QUAYE

Its: Chief Manager

STATE OF MINNESOTA)

) ss.

COUNTY OF DAKOTA)

On this 25th day of July, 2005, before me a Notary Public within and for said County, personally appeared Brenda R. Quaye to me personally known, who being by me duly sworn, did say that he/she is the Chief Manager of Wirsbo Company, the Illinois corporation named in the instrument, and that said instrument was signed on behalf of said corporation by authority of the corporation and said Chief Manager acknowledged said instrument to be the free act and deed of the corporation.

Janet L. Novak

Notary Public

JANET L. NOVAK
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2010

THIS INSTRUMENT WAS DRAFTED BY:

SEVERSON, SHELDON, DOUGHERTY & MOLENDA, P.A.
7300 West 147th Street, Suite 600
Apple Valley, MN 55124
(952) 432-3136
MGD: 66-23401
Easement No. 86

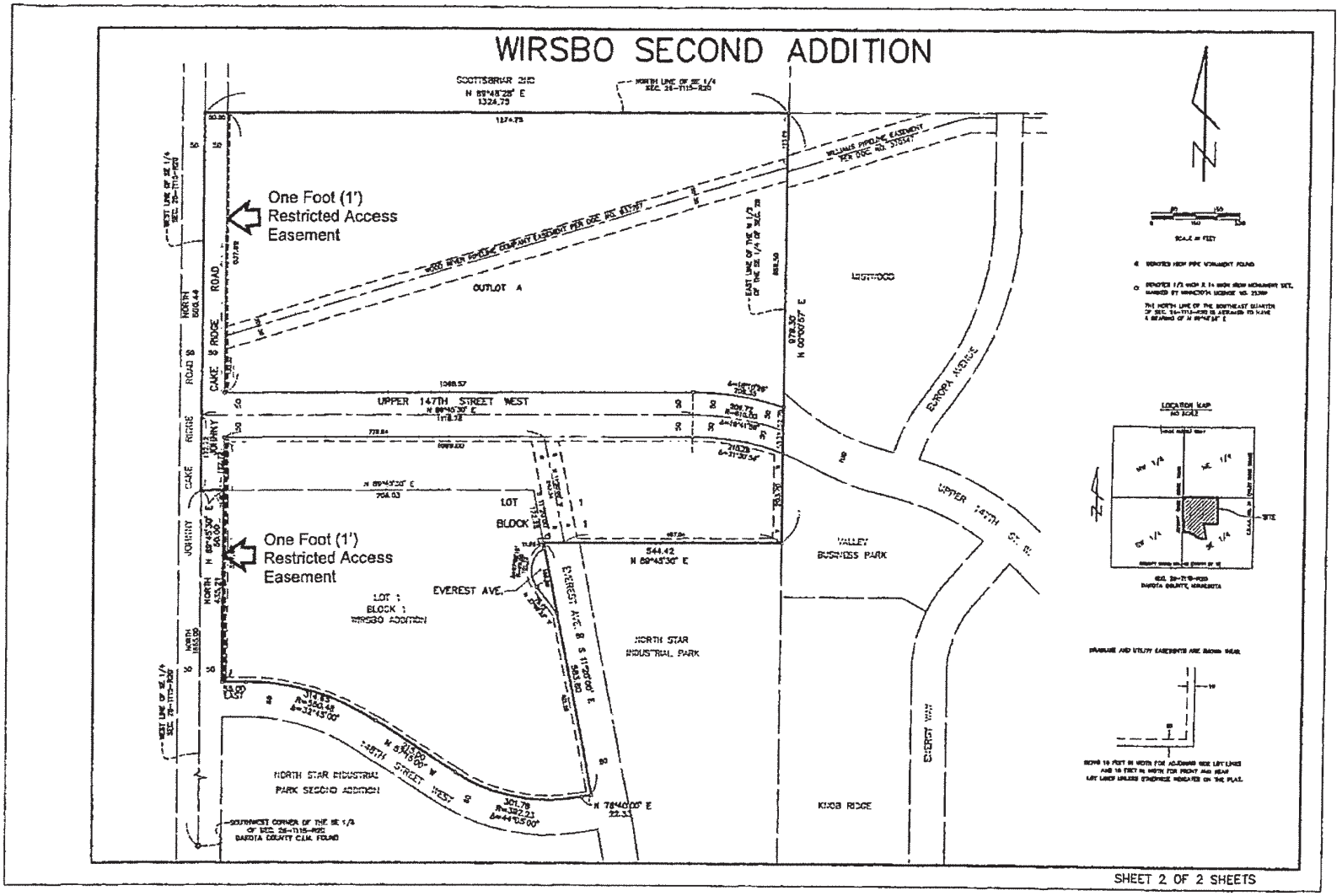

WIRSBO SECOND ADDITION
One Foot (1') Restricted Access Easement
One Foot (1') Restricted Access Easement
OUTLOT A
UPPER 147TH STREET WEST
EUROPA AVENUE
EVEREST AVENUE
LOT
BLOCK
LOT 1
BLOCK 1
WIRSBO ADDITION
VALLEY BUSINESS PARK
NORTH STAR INDUSTRIAL PARK
NORTH STAR INDUSTRIAL PARK SECOND ADDITION
KNOB RIDGE
CAKE RIDGE ROAD
JOHNNY CAKE RIDGE ROAD
544.42
N 89°45'30" E
LOCATION MAP
SHEET 2 OF 2 SHEETS

EXHIBIT A