



Lessard-Sams Outdoor Heritage Council  
The State of Minnesota

State Office Building, Room G95 100 Dr. Rev. Martin Luther King Jr. Blvd. Saint Paul, Minnesota 55155

November 5, 2015

Sen. John Marty  
Minnesota Senate  
524 State Office Building  
100 Rev. Dr. Martin Luther King, Jr. Blvd.  
St. Paul, MN 55155

Rep. Denny McNamara  
Minnesota House of Representatives  
365 State Office Building  
100 Rev. Dr. Martin Luther King, Jr. Blvd.  
St. Paul, MN 55155

Sen. David Tomassoni  
Minnesota Senate  
609B State Office Building  
100 Rev. Dr. Martin Luther King, Jr. Blvd.  
St. Paul, MN 55155

Rep. Dean Urdahl  
Minnesota House of Representatives  
473 State Office Building  
100 Rev. Dr. Martin Luther King, Jr. Blvd.  
St. Paul, MN 55155

Pursuant to M.S. 97A.056, Subdivision 15, this letter notifies you that the Lessard-Sams Outdoor Heritage Council (LSOHC) has received notice from the Minnesota Department of Natural Resources concerning a bridge replacement on St. Louis County State Aid Highway 110. The state interest in the land was purchased with Outdoor Heritage Funds (MN Laws 2009, Ch. 172, Art. 1, Sec. 2, Subd. 3).

The attached letter from Mr. Richard Peterson, Minnesota Department of Natural Resources Forest Legacy Coordinator, describes the action. Pursuant to statute and the Council's approved Operating Procedures, and in the absence of disapproval by leadership or Council by November 30, 2015, approval of the conveyance/conversion and deposit of the proceeds into the Outdoor Heritage Fund will be approved by LSOHC Executive Director Mark Johnson. The state's share is a portion of an estimated \$612.

Please contact me if you have questions regarding this matter. We will withhold final notification until December 1, 2015 to hear from you, if you have concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark W. Johnson".

Mark W. Johnson  
Executive Director

Cc: Sen. Bill Ingebrigtsen, Sen. David Osmek, Rep. Rick Hansen, Rep. Phyllis Kahn  
LSOHC Members

Attachment: Letter from Richard Peterson to Mark Johnson, October 30, 2015

# Minnesota Department of Natural Resources

1810 – 30<sup>th</sup> St. NW Faribault, MN 55021



October 30, 2015, 2015

Mark Johnson Executive Director  
Lessard-Sams Outdoor Heritage Council  
100 Rev. Dr. Martin Luther King Jr. Blvd.  
State Office Building, Room 95  
St. Paul, MN 55155

Mark:

St. Louis County is proposing a County Road project in 2016 that will impact lands owned by Blandin Paper Company over which the State holds a conservation easement funded in part by the Outdoor Heritage Fund which will result in a conversion of forestland to highway right of way and a conveyance of a permanent highway right of way easement to St. Louis County. The State's easement will remain in effect on the land.

Project Description: The St. Louis County Public Works Department is planning to replace County Bridge # 488 spanning the Partridge River on County State Aid Highway 110 between the cities of Aurora and Hoyt Lakes in central St. Louis County. The replacement will be at the existing location. To complete this project (County Project # 176330), the County will need to acquire a small easement for additional highway right of way across Blandin Paper property. The new easement will contain approximately 2.79 acres of which 1.91 acres is existing right of way and 0.88 acre is the new highway right of way. The specific parcel involved will be the NW ¼ of NW 1/4, Sec. 13, T58N, R15W (P.I.N. 570-0022-00390) – See attachment A.

The estimated value of this acquisition is:

Permanent Easements	=	\$1,500
Total Value:		\$1,500
Easement Share:	$(\$1,500) \times (0.4082954) =$	\$612

**OHF Share:**  $(\$612) \times (0.777) =$  **\$472**

We do not anticipate that the affected lands will be replaced by other conservation lands and propose that approximately \$472 be repaid to the Outdoor Heritage Fund (OHF provided approximately 77.7% of the acquisition costs).

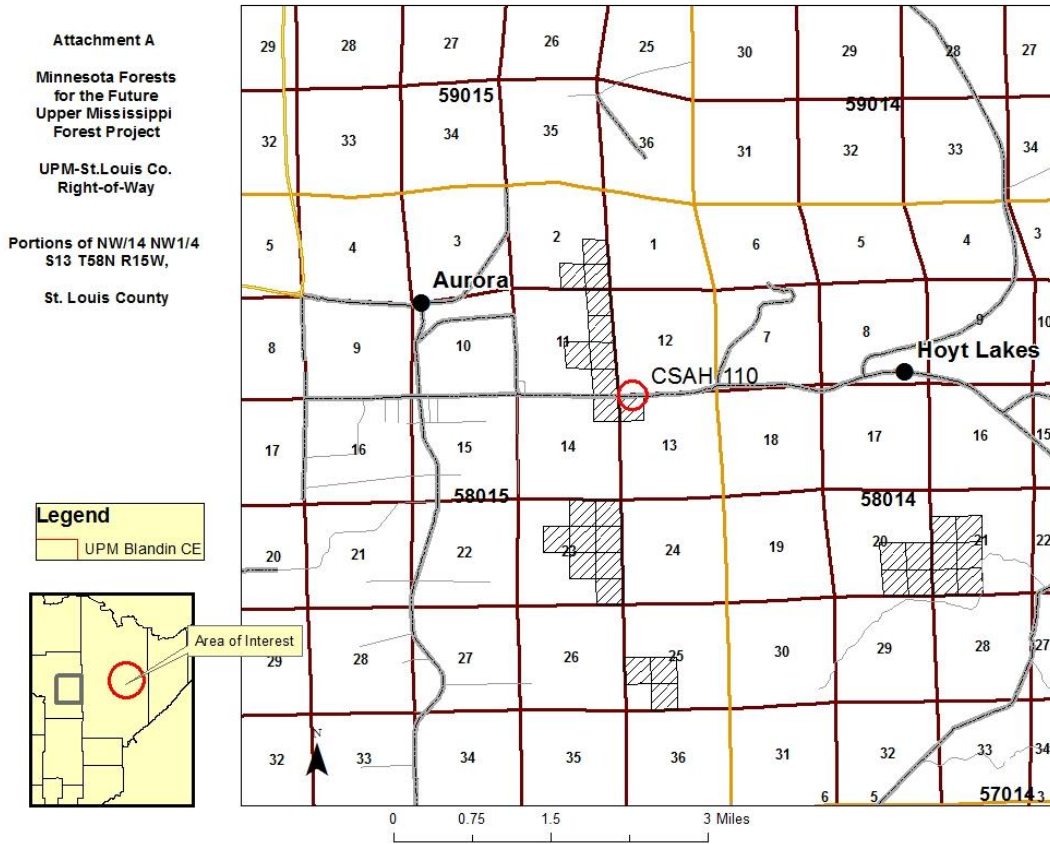
Sincerely,  
Richard Peterson  
Forest Legacy Coordinator  
1810-30<sup>th</sup> St. NW  
Faribault, MN 55021

# Minnesota Department of Natural Resources

1810 – 30<sup>th</sup> St. NW Faribault, MN 55021



Attachement A:



[www.mndnr.gov](http://www.mndnr.gov)

AN EQUAL OPPORTUNITY EMPLOYER

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County Project (CP) – 176330  
State Aid Project (SAP) – 069-710-025  
Parcel Number – 6  
P.I.N. – 570-0022-00390  
Property Address – Highway 110, White Township, between Aurora and Hoyt Lakes  
Owner – Blandin Paper Company

The purpose of the acquisition is for the replacement of County Bridge # 488 spanning the Partridge River on County State Aid 110 between the cities of Aurora and Hoyt Lakes in central Saint Louis County. Due to high traffic volumes and the lack of an acceptable detour route, the highway will be realigned and the new bridge structure will be built immediately to the north of, and parallel with, the existing bridge. The existing bridge will be used to maintain traffic flow through the crossing during construction and then be removed after the new bridge is completed.

An inspection of the above mentioned property was made on May 19, 2015. The purpose of the inspection was to aid in the estimation of the value for the acquisition of that portion of the subject property which will be acquired by Saint Louis County, as well as to determine the impact of that acquisition on the remainder of the subject property.

### **Subject Property Before the Acquisition**

The subject property is comprised of a regular rectangular non-platted tract totaling approximately 37.56 acres described as follows:

Parcel 6 - NW 1/4 of NW 1/4, Sec. 13, T58N, R15W 37.56 acres

The subject property are currently zoned Multiple Use/Non Shoreland and is compliant with its zoning. There are no improvements on the property, which is predominantly forested in aspen/birch/ balsam cover type. The existing location of CSAH 110 and bridge 488 roughly straddles the section line between Sections 12 and 13. The Partridge River crosses the highway from north to south to the east of the subject. The parcel is encumbered with a highway easement of record acquired and recorded in the mid-1960s upon which the existing CSAH 110 is located.

### **Acquisition Description**

In addition to the existing highway right of way, the acquisition will be approximately 0.88 acre of new permanent easement. No temporary easement is necessary. The acquisition is described in the attached exhibit A and illustrated on the attached exhibit B.

### **Subject Property After the Acquisition**

Other than the loss of the land area, the acquisition will not adversely affect the subject property's current or future highest and best use.

### **Value Research Data**



**STATE AID FOR LOCAL TRANSPORTATION  
MINIMUM DAMAGE ACQUISITION**

Certificates of Real Estate Value (CRV) that are available for several recent sales of zoning compliant, undeveloped tracts of land in the vicinity of the subject parcel were reviewed. The current Estimated Market Value for tax purposes was also considered.

Based on the similar and differing attributes of these sales and the subject, a value of \$ 1,600.00 per acre will be used in this analysis.

**THE VALUE OF THE ACQUISITION IS:**

0.88 acre @ \$ 1,600.00 /acre . = \$ 1,408.00

**Items Damaged**

None

**Temporary Easement**

None Required

**Summary of Damages**

Permanent Right of Way	\$ 1,408.00
Temporary Easement	0.00
Acquired:	
Building Improvements	\$ 0.00
Site Improvements	\$ 0.00
Items Damaged	\$ 0.00
Access Taken	<u>\$ 0.00</u>
<b>Total Damages</b>	<b><u>\$ 1,408.00</u></b>

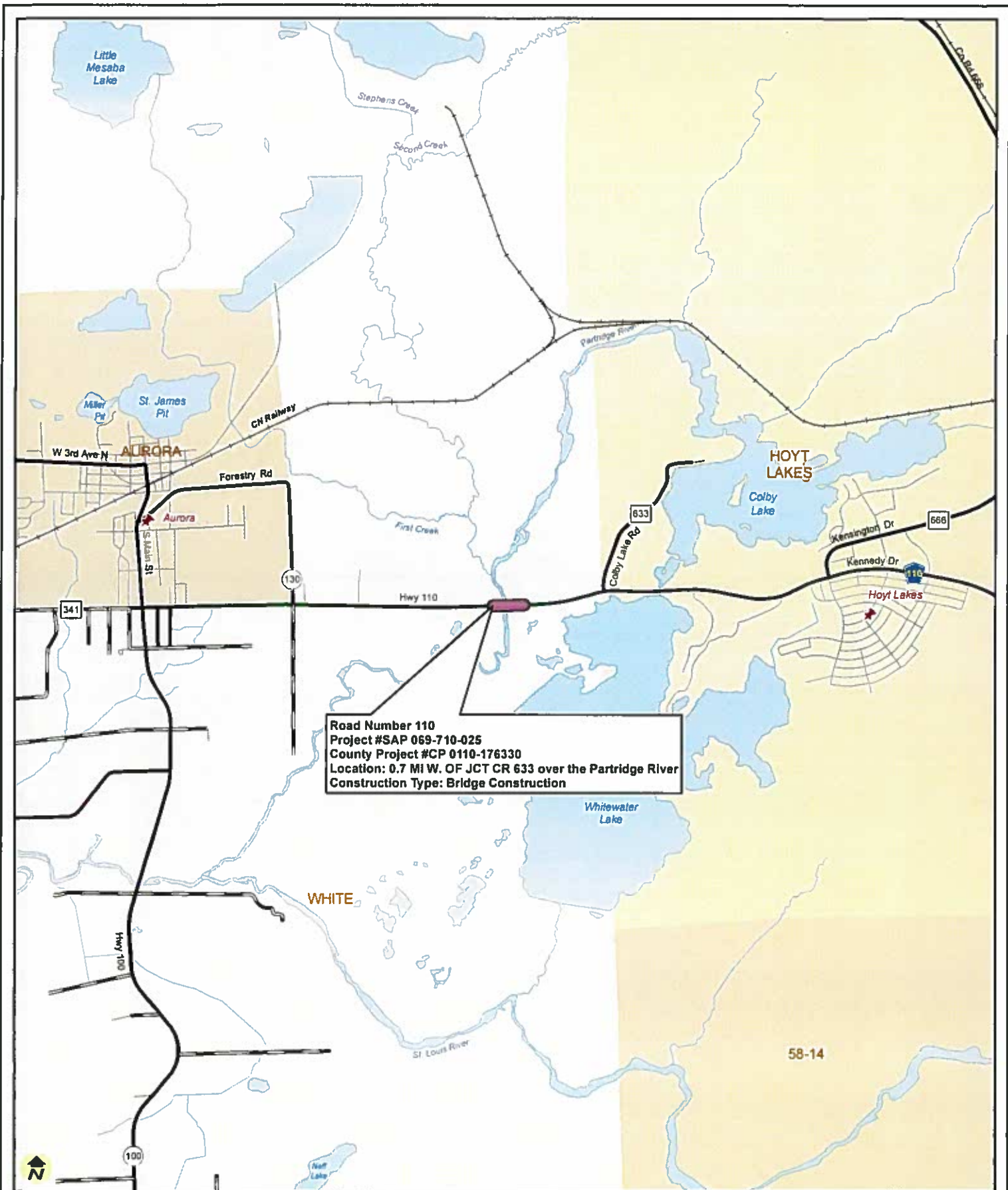
**ROUNDED TO \$ 1,500.00**

  
\_\_\_\_\_  
Steven L. Kniefel  
Right of Way Agent

5/19/2015  
Date

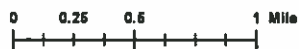
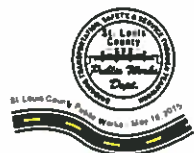
Exhibits A & B Attached





**Road Number 110**  
**Project #SAP 069-710-025**  
**County Project #CP 0110-176330**  
**Location: 0.7 MI W. OF JCT CR 633 over the Partridge River**  
**Construction Type: Bridge Construction**

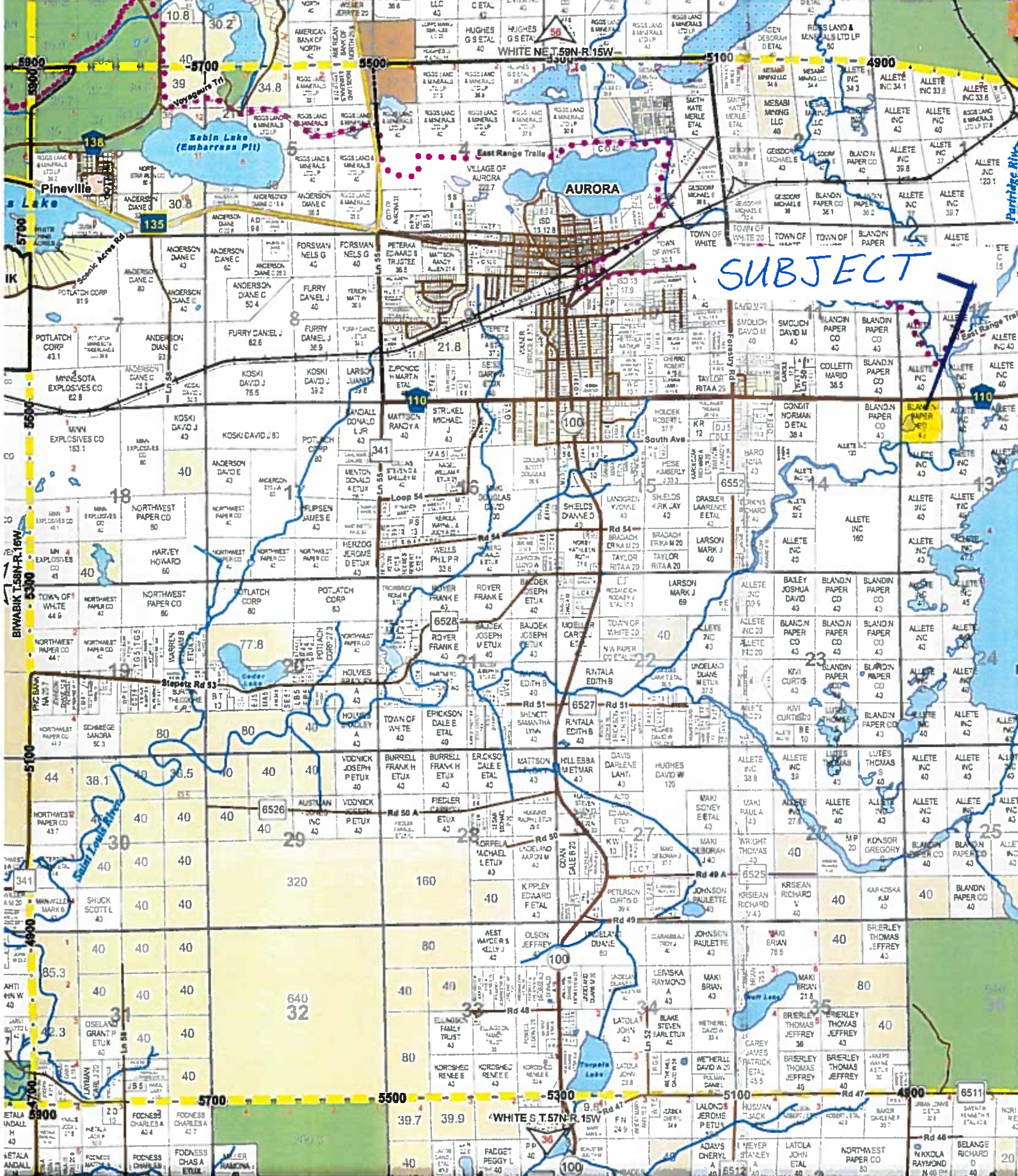
St. Louis County 2016 Road & Bridge Construction



**Map Components**

- |                     |                       |                   |
|---------------------|-----------------------|-------------------|
| Bridge Construction | County Road - Paved   | Township Boundary |
| Interstate Highway  | County Road - Gravel  | City/Town         |
| U S /State Highway  | Railroad              | Lake              |
|                     | Commissioner District | River/Stream      |





**LEGEND**

- CITY
- INTERSTATE HIGHWAY
- US HIGHWAY
- MINNESOTA HIGHWAY
- COUNTY ROADS
- LOCAL ROADS
- USA
- STATE OF MINNESOTA
- STATE OF MN TAX FORFEIT
- ST. LOUIS COUNTY
- PRIVATE
- SUBDIVISION
- LAKE
- PIT LAKE
- DRY LAKE BED
- RIVER/STREAM
- VOYAGEURS NATIONAL PARK
- RESERVATION



0 0.5 1 MILES  
ONE SECTION = ONE MILE (APPROXIMATE)

**OWNERSHIP ABBREVIATIONS**  
 ETAL= AND OTHERS  
 ETUX= AND WIFE  
 ETVR= AND HUSBAND  
 PRTH= PARTNERSHIP  
 TRS= TRUSTEES  
 TR= TRUST  
 REV TR= REVOCABLE TRUST  
 IRREV TR= IRREVOCABLE TRUST

**ROAD NAME ABBREVIATIONS**

Township Border  
 Subdivision  
 at Addressing Numbers





SUBJECT PHOTOGRAPHS:



CSAH 110/Bridge 488 Looking East



CSAH 110/Bridge 488 looking West



## **EXHIBIT A**

Parcel 6      Road Number – 110    Bridge Number - 488    County Project - CP 176330  
State Project Number - SAP 069-710-025

### **Property Legal Description:**

The Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4), Section 13, Township 58 North, Range 15 West.

### **Rights to be acquired:**

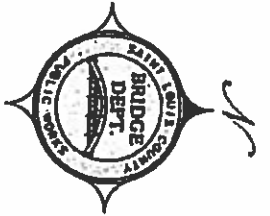
A PERMANENT EASEMENT for highway purposes over, under, and across all that part of the above described property which lies northerly of a line parallel to, and distant 100.00 feet southerly of, the following described highway center line:

Commencing at the Northwest corner of Section 13, Township 58 North, Range 15 West, and assuming the west line of the northwest quarter of said Section 13 bears South 01 degrees 10 minutes 29 seconds West; thence South 03 degrees 16 minutes 52 seconds East a distance of 2.22 feet to the point of beginning of the highway center line to be described; thence North 88 degrees 52 minutes 57 seconds East a distance of 141.71 feet; thence along a tangential curve, concave to the north, with radius of 11460.00 feet and central angle of 4 degrees 19 minutes 12.40 seconds for a distance of 864.09 feet; thence North 84 degrees 33 minutes 45 seconds East a distance of 14.25 feet; thence along a tangential curve, concave to the south, with radius of 11460.00 feet and central angle of 7 degrees 23 minutes 52.86 seconds for a distance of 1479.71 feet and there terminating.

The sidelines of the described easement are lengthened or shortened to terminate on the east and west property lines.

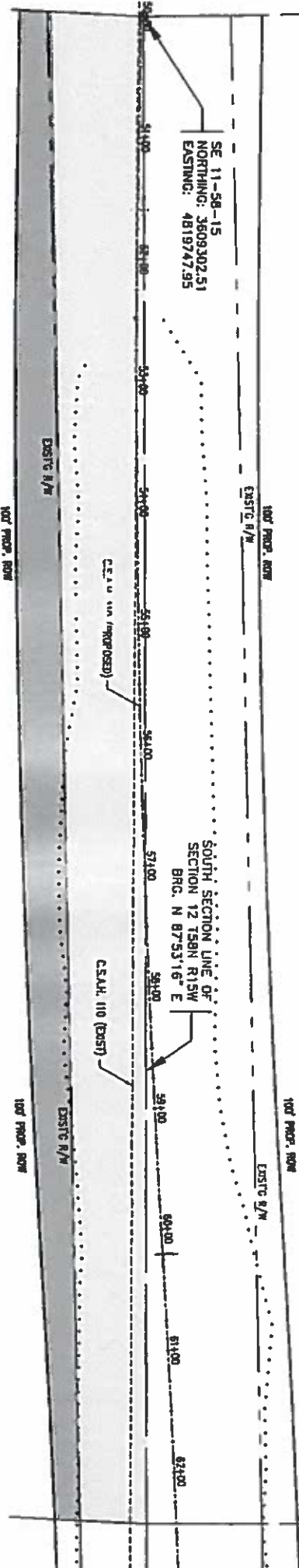
Described easement contains approximately 2.79 acres, of which, 1.91 acres is existing right of way and 0.88 acre is new highway right of way.

PROPERTY LINE



Parcel 5  
Alleto, Inc.  
P.I.N. 570-0022-00280  
SW/SW Sec 12, T58N, R15W

PROPERTY LINE



PROPERTY LINE

# EXHIBIT B

## CSAH 110, County Bridge 488

### Project # 176330

### SAP 069-710-025

Parcel 6  
Blandin Paper Company  
P.I.N. 570-022-00390  
NW/NW Sec 13, T58N, R15W

Existing Right of Way - 1.91 acres  
(Document # 65766)

New Highway Right of Way - 0.88 acre

PROPERTY LINE