



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

June 14, 2016

Sen. Richard Cohen  
Minnesota Senate  
95 University Avenue W.  
Minnesota Senate Bldg., Room 3235  
St. Paul, MN 55155

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

Sen. David Tomassoni  
Minnesota Senate  
95 University Avenue W.  
Minnesota Senate Bldg., Room 3401  
St. Paul, MN 55155

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

Pursuant to M.S. 97A.056, Subdivision 15, this letter notifies you that the Lessard-Sams Outdoor Heritage Council has received notice from the Minnesota Department of Natural Resources concerning a rehabilitation project on County State Aid Highway 17 in Itasca County. 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 the council by July 8<sup>th</sup>, 2016, 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 \$3,125. Please contact me if you have questions regarding this matter.

We will withhold final notification until July 11<sup>th</sup>, 2016 to hear from you, if you have concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Wm. Johnson", is written over a horizontal line.

Mark Wm. Johnson  
Executive Director  
Lessard-Sams Outdoor Heritage Council

Cc: Sen. Bill Ingebrigtsen, Rep. Rick Hansen, Rep. Phyllis Kahn  
Attachment: Letter from Richard Peterson to Mark Johnson, June 12, 2016



# Minnesota Department of Natural Resources

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



June 12, 2016

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:

Itasca County is proposing County Road projects in 2017 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 road right-of-way and a conveyance of a permanent road easement to Itasca County. The State's easement will remain in effect on the land.

**Project Description:** The Itasca County Highway Department is proposing a rehabilitation project on County State Aid Highway 17 during the summer of 2017. The proposed work will include reconstruction of the existing road which will require a permanent easement across 2 parcels located in the Southeast Quarter of the Southeast Quarter of Section 4, Township 54 North, Range 26 West, Itasca County, Minnesota and the Northeast Quarter of the Northeast Quarter of Section 9, Township 54 North, Range 26 West, Itasca County, Minnesota and a temporary easement across the Southeast Quarter of the Southeast Quarter of Section 4, Township 54 North, Range 26 West in Itasca County, Minnesota. The permanent easement is approximately 4.92 acres (shown on the attachments). Included within the easement is approximately 1.98 acres of existing easement leaving approximately 2.94 acres of new easements to be acquired. The temporary easement will terminate December 31, 2016 or at the end of the project, whichever is later and consists of approximately 0.04 acres.

The estimated values of the easements are:

Permanent Easements	(2.94 acres) X (\$2,600/acre) =	\$7,644.00
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Temporary Easements	(0.04 acres) X (\$2,600/acre) =	\$10.40
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# Minnesota Department of Natural Resources

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



Total Value: \$7,654.40

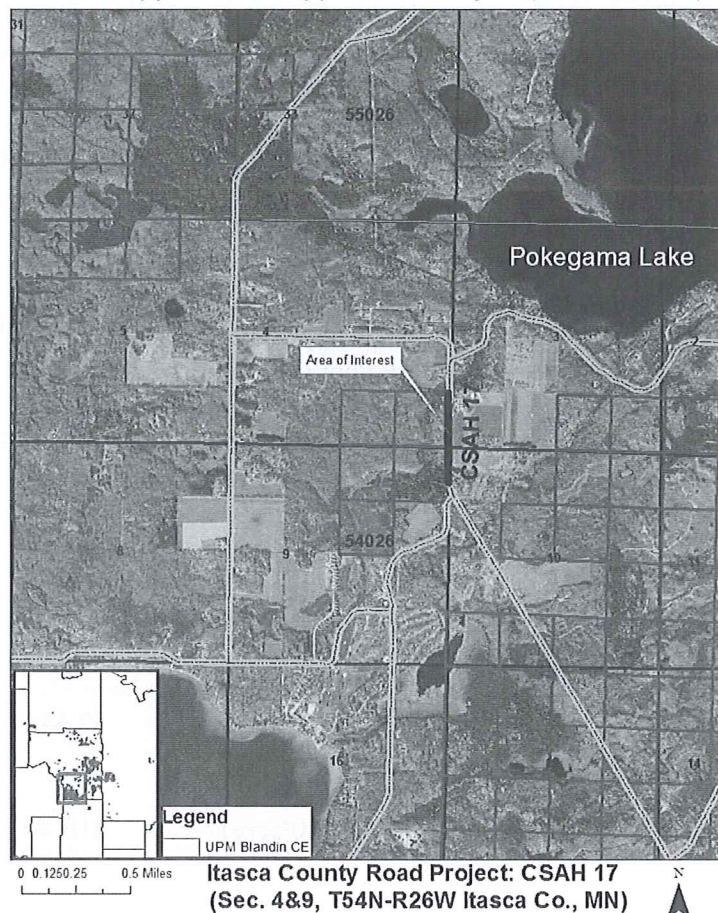
Easement Share:  $(\$7,654.40) \times (0.4082954) = \$3,125$

**OHF Share:  $(\$3,125) \times (0.777) = \$2,406$**

We do not anticipate that the affected lands will be replaced by other conservation lands and propose that approximately \$2,406 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

## Upper Mississippi Forest Project (UPM Blandin)



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

AN EQUAL OPPORTUNITY EMPLOYER

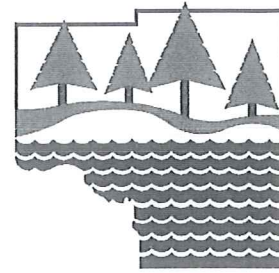


PRINTED ON RECYCLED PAPER CONTAINING A MINIMUM OF 10% POST-CONSUMER WASTE



# ITASCA COUNTY HIGHWAY DEPARTMENT

123 NE 4th Street  
Grand Rapids, MN 55744-2600  
Telephone: 218-327-2853 Fax: 218-327-0688



May 17, 2016

Blandin Paper Company  
115 SW First Street  
Grand Rapids, MN 55744

**RE: Purchasing easement for County State Aid Highway 17.  
Tract #14 and #17- Parcel #63-009-1100 & 63-004-4400**

The County of Itasca hereby submits to you an offer of **\$7,654.40** which is the amount of the appraised, estimated market value of the above mentioned easement regarding your property.

The County's appraisal of market value is based on assessed values by the County. This purchase offer does not prohibit you from donating the land necessary to complete this project.

You will have a reasonable length of time to consider the offer (30 days). To aid in your decision you may want to secure your own appraisal. The County of Itasca will reimburse you a reasonable amount for that appraisal fee, limited to the amount set by law.

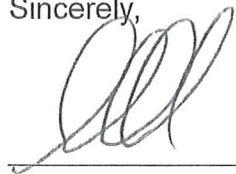
Minnesota Law also provides that the owners/occupants of the property being acquired will be reimbursed for the actual cost of moving personal property. Certain incidental costs incurred in transferring the title will be paid by the County.

If you decide to accept the County's offer you will be paid upon your providing the County with executed easement documents related to your property. If the County cannot be vested with good title to the property, or if the offer is unacceptable, the County may acquire said easements in eminent domain proceedings.

**Also this is not a purchase of this property, only an easement on the land.  
You still own the land. The County will reduce the land value to reflect the  
easement.**

This letter is furnished to inform you of procedures and your rights in this acquisition. It is respectfully requested that you acknowledge the terms and its receipt by signing below and returning to us.

Sincerely,

A handwritten signature in dark ink, appearing to be 'G. Heyblom', written over a horizontal line.

Greg Heyblom  
Right of Way Agent  
Itasca County Highway Department  
218-327-2803

Please indicate below how you would like the check to be issued.  
Receipt is acknowledged of this letter, enclosures and attachments mentioned herein.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## Itasca County Highway Department

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**DATE** : May 17, 2016  
**TO** : Rachel Metelak, Transportation Engineer  
**FROM** : Greg Heyblom - Right of Way Agent  
**SUBJECT** : Minimum Damage Acquisition  
**SAP 031-617-07**  
Fee Owner: Anderson, John & Marlene Trustees

### Tract #14 (Tax Parcel #63-004-4400)

The Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ), Section 4, Township 54 North, Range 26 West, Itasca County, Minnesota.

### Tract #17 (Tax Parcel #63-009-1100)

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ), Section 9, Township 54 North, Range 26 West, Itasca County, Minnesota.

### History of Ownership

The subject parcel was acquired by Blandin Paper Company, the current owner, on October 28<sup>th</sup>, 1966, according to recorded Documents A000252744, A000252730, and A000252729.

### Purpose of Acquisition:

The purpose of the MDA is to estimate the effect on fair market value of the subject parcel with regard to a permanent easement for County State Aid Highway 17. CSAH 17 is scheduled on the 5 year plan to have the road regraded and bituminous overlay in 2017 and the acquisition is needed to complete CSAH 17 to appropriate standards.

### Zoning Description

Currently zoned "Farm Residential" by Itasca County.

### Site Description before Acquisition:

The subject parcel contains a total of approximately 79.47+- acres. The topography consists of mostly upland acreage.

### Highest and Best Use:

Its highest and best use would be for residential use. Parcel is currently undeveloped and located in a rural area with sparse population. The site is in a conservation easement. Most of the site is wooded, undeveloped land.

**Acquisition Description**

This acquisition is for permanent highway right-of-way easement and temporary construction easements as shown on attached maps and enumerated under the Land Value section.

**Site Description (after easement acquisition):**

The property will essentially remain the same in the after situation as in the before situation.

**Land Value:**

**Permanent Easement:**

Based upon the most recent assessed tax values, the estimated value for this acquisition of new right-of-way is as follows:

$$(2.94 \text{ acres}) \times (\$2,600/\text{Acre}) = \$7,644.00$$

**Temporary Easement**

Temporary easements are valued at 10% per year of use of the permanent easement. Based upon the most recent assessed tax values, the estimated value for this temporary easement is as follows:

$$(.04 \text{ acre}) \times (\$2,600/\text{Acre}) \times 10\% = \underline{\$10.40}$$

$$\text{Total Award} \quad \$7,654.40$$

The new acquisition will not adversely affect the subject's present or future value nor will it diminish the value of the remainder.

Approved : Rachel Metelak

Date: 6/6/16



## HIGHWAY EASEMENT

THIS INDENTURE is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2016, between **Blandin Paper Company of Grand Rapids, Minnesota**, hereinafter referred to as "Grantor," and the COUNTY OF ITASCA, Minnesota, Municipal Corporation, and road authority, hereinafter referred to as "Grantee."

WITNESSETH:

WHEREAS, said Grantor is the owner of real property situated in Itasca County, Minnesota, described as follows, to-wit:

**Tract #14 (Tax Parcel #63-004-4400)**

**The Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ), Section 4, Township 54 North, Range 26 West, Itasca County, Minnesota.**

**Tract #17 (Tax Parcel #63-009-1100)**

**The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ), Section 9, Township 54 North, Range 26 West, Itasca County, Minnesota.**

WHEREAS, Grantor has agreed to grant Grantee an easement for Highway purposes across said property.

AND WHEREAS, Grantor has received permission pursuant to the Conservation Easement in favor of the State of Minnesota dated July 8, 2010 to enter into this easement.

NOW, THEREFORE, said Grantor, for other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby grant and convey unto the COUNTY OF ITASCA, as Grantee, for highway purposes, free and clear of all encumbrances, the below described real estate in the County of Itasca, State of Minnesota, and the said grantor for (himself) (his) (themselves) (their) heirs executors and assigns, does hereby release the County of Itasca, State of Minnesota, its successors and assigns, from all claims for any and all damages resulting to the lands through and across which the parcel of land hereby conveyed is located by reason of the location, grading, construction, maintenance, and use of a Public Highway over and upon and the removal of materials from the premises hereby conveyed and from the uses incident thereto, and the County of Itasca, State of Minnesota, shall have the right to use and remove all earth and materials lying within the parcel of land hereby conveyed and the right to allow utilities within the easement as are allowed by state law.

**Rights to be Acquired**  
**(From Blandin Paper Company)**

A permanent easement for highway purposes over, under, and across that part of each of the above described Tracts lying within 70.00 feet of the CSAH 17 CORRIDOR CENTERLINE defined on SHEET 02 of the EXHIBIT attached hereto.

Containing 4.92 acres, more or less.

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

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**Blandin Paper Company**  
**Joseph Maher, General Manager**

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STATE OF MINNESOTA    )  
                                  :ss  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Joseph Maher, General Manager, on behalf of Blandin Paper Company, Grantor.

(Notary Stamp or Seal)

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Signature of Person taking Acknowledgment

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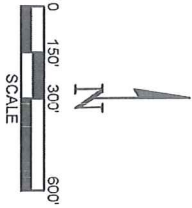
This Instrument was drafted by:  
Greg Heyblom  
Right of Way Agent  
ITASCA County Highway Department  
Courthouse  
Grand Rapids, MN. 55744

This conveyance is entitled to  
recording without payment of fee,  
pursuant to Minnesota Statutes  
Section 386.77, it being for the  
benefit of the County of ITASCA.

# - EXHIBIT - - EXISTING CENTERLINE - CSAH 17 & CR 239 - ITASCA COUNTY, MINNESOTA

Right of Way Tract Sheet Index  
 (14) = Tract #14 (TP #63-004-4400); SHEET 03  
 (17) = Tract #17 (TP #63-009-1100); SHEET 04

● SURVEY MONUMENT  
 ▲ CALCULATED POSITION ON  
 EXISTING CENTERLINE



## NOTES:

ALL COORDINATES ARE BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM - ITASCA COUNTY SOUTH ZONE.

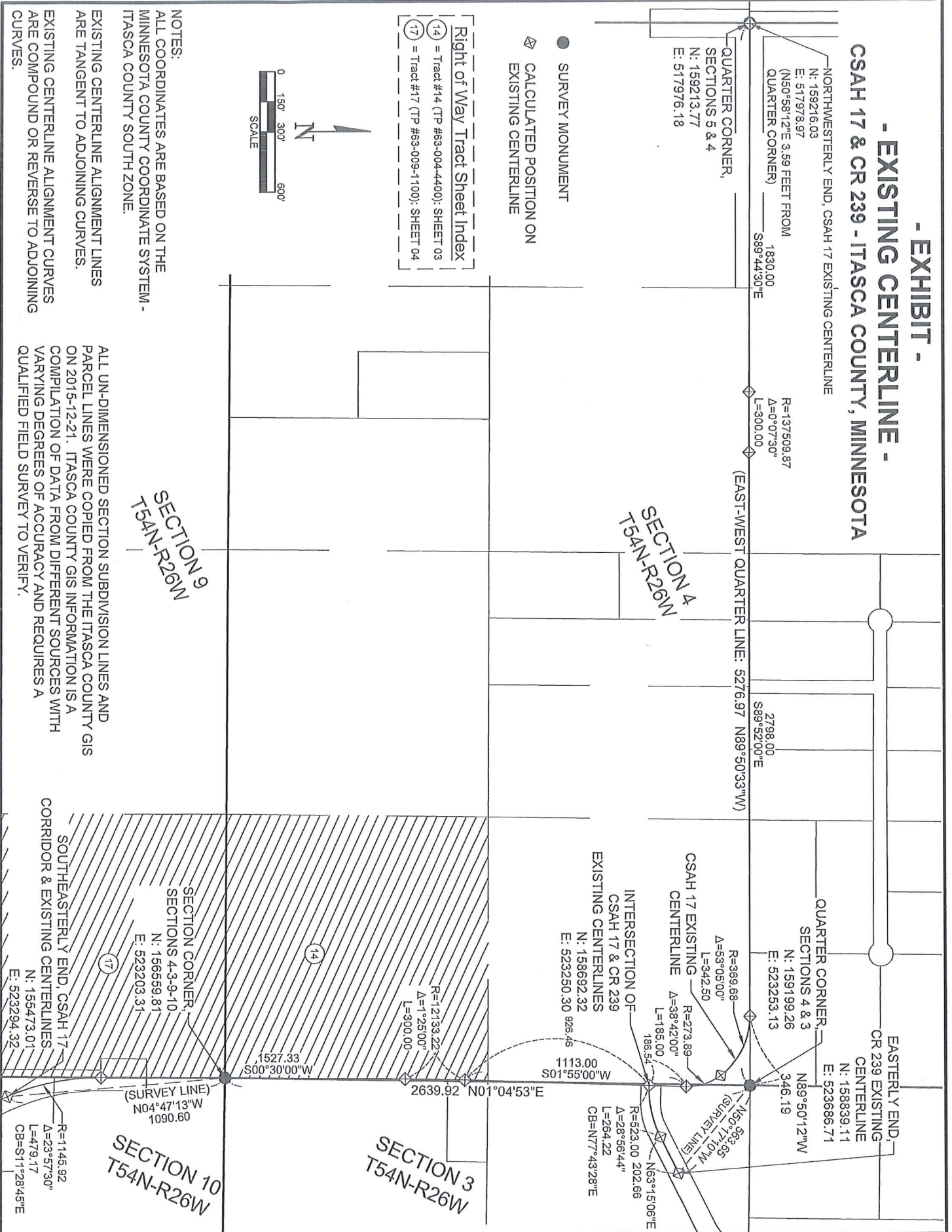
EXISTING CENTERLINE ALIGNMENT LINES ARE TANGENT TO ADJOINING CURVES.

EXISTING CENTERLINE ALIGNMENT CURVES ARE COMPOUND OR REVERSE TO ADJOINING CURVES.

SECTION 9  
T54N-R26W

SECTION 4  
T54N-R26W

ALL UN-DIMENSIONED SECTION SUBDIVISION LINES AND PARCEL LINES WERE COPIED FROM THE ITASCA COUNTY GIS ON 2015-12-21. ITASCA COUNTY GIS INFORMATION IS A COMPILATION OF DATA FROM DIFFERENT SOURCES WITH VARYING DEGREES OF ACCURACY AND REQUIRES A QUALIFIED FIELD SURVEY TO VERIFY.

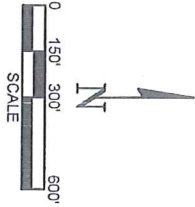




# - EXHIBIT - - CORRIDOR CENTERLINE - CSAH 17 & CR 239 - ITASCA COUNTY, MINNESOTA

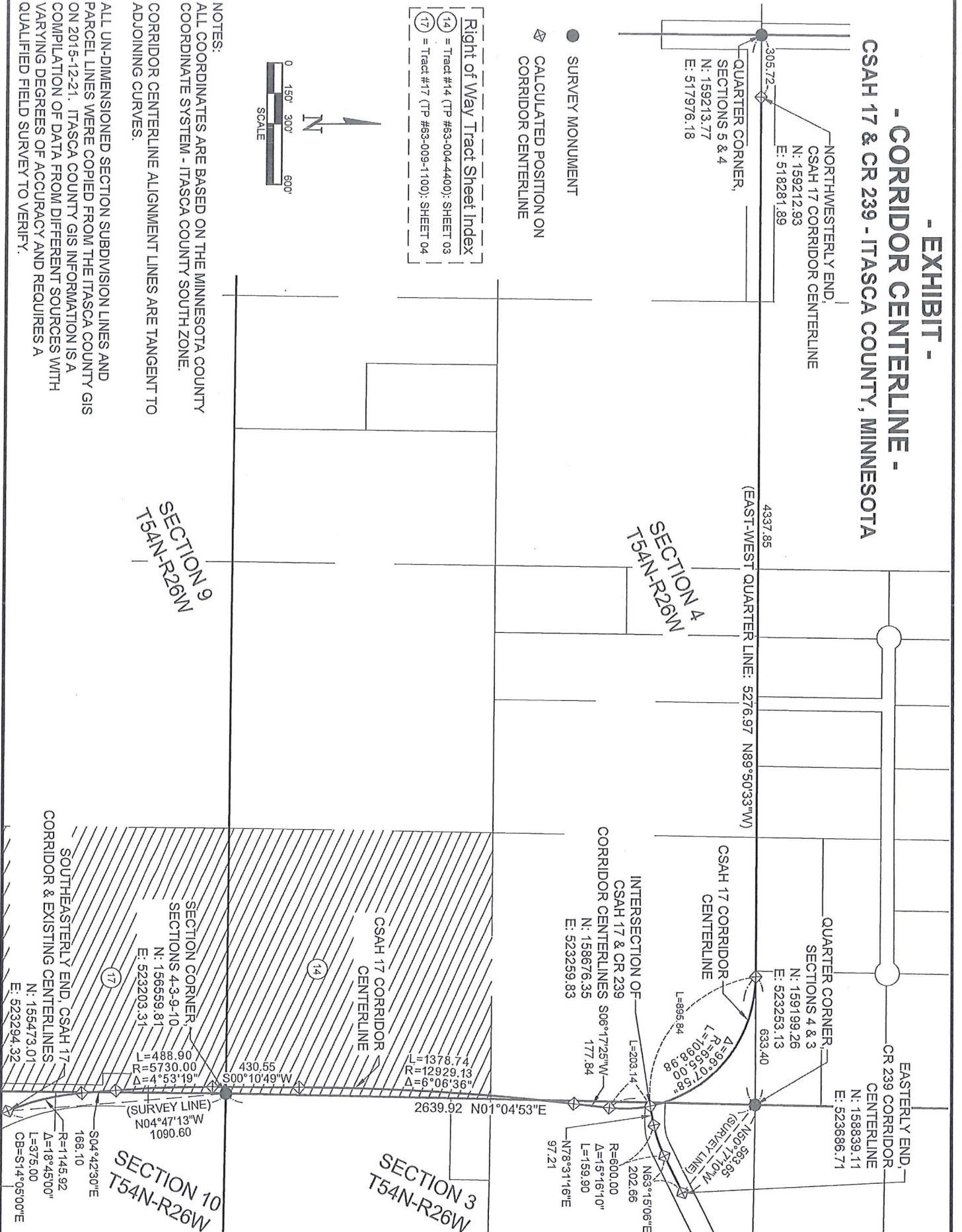
Right of Way Tract Sheet Index  
 14 = Tract #14 (TP #63-004-4400); SHEET 03  
 17 = Tract #17 (TP #63-009-1100); SHEET 04

● SURVEY MONUMENT  
 ▲ CALCULATED POSITION ON  
 CORRIDOR CENTERLINE



## NOTES:

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SE 1/4-SE 1/4  
SECTION 4  
T54N-R26W

NORTH LINE, SE 1/4-SE 1/4, SECTION 4 — 70.00

CSAH 17 CORRIDOR CENTERLINE

$$\begin{aligned} L &= 1378.74 \\ R &= 12929.13 \\ \Delta &= 6^\circ 06' 36'' \end{aligned}$$

NO. 14  
NEW EASEMENT = 2.17 AC±  
TOTAL EASEMENT = 3.14 AC±  
OWNER: BLANDIN PAPER/FORESTRY  
TAX PARCEL: #63-004-4400

70.00

430.55  
S00°10'49"W

EAST LINE, SE 1/4-SE 1/4, SECTION 4

SOUTH LINE, SE 1/4-SE 1/4, SECTION 4

NORTH LINE, NE 1/4-NE 1/4, SECTION 9

SECTION CORNER,  
SECTIONS 4-3-9-10  
N: 156559.81  
E: 523203.31

# - EXHIBIT - ITASCA COUNTY, MINNESOTA PERMANENT EASEMENT FOR HIGHWAY PURPOSES

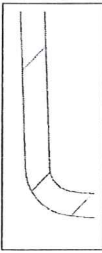
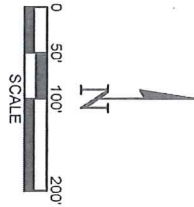
## NOTES:

ALL COORDINATES ARE BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM - ITASCA COUNTY SOUTH ZONE.

ALL DIMENSIONS ON THIS SHEET REFERENCE THE CORRIDOR CENTERLINE.

CORRIDOR CENTERLINE ALIGNMENT LINES ARE TANGENT TO ADJOINING CURVES.

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REPRESENTS EXISTING  
RIGHT-OF-WAY



REPRESENTS EASEMENT



SURVEY MONUMENT



CALCULATED POSITION ON  
CORRIDOR CENTERLINE

NE 1/4-NE 1/4  
SECTION 9  
T54N-R26W

NO. 17  
NEW EASEMENT = 0.77 AC±  
TOTAL EASEMENT = 1.78 AC±  
OWNER: BLANDIN PAPER/FORESTRY  
TAX PARCEL: #63-008-1100

SOUTH LINE, SE 1/4-SE 1/4, SECTION 4  
NORTH LINE, NE 1/4-NE 1/4, SECTION 9

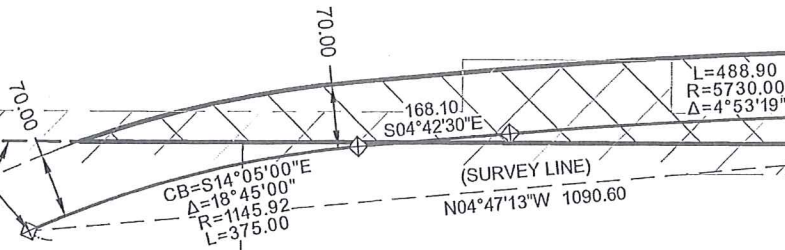
SECTION CORNER,  
SECTIONS 4-3-9-10  
N: 156659.81  
E: 523203.31

CSAH 17 CORRIDOR CENTERLINE

SOUTHEASTERLY END, CSAH 17  
CORRIDOR & EXISTING CENTERLINES

N: 155473.01  
E: 523294.32

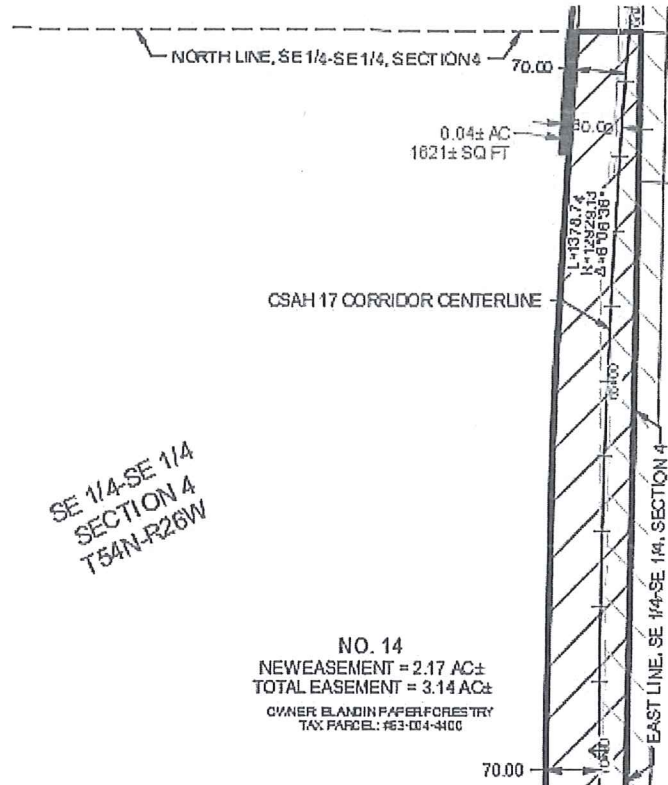
EAST LINE,  
NE 1/4-NE 1/4



## TEMPORARY EASEMENT

Itasca County Project: S.A.P. 031-617-07 Parcel: 63-004-4400, Itasca County, MN

It is necessary that the County of Itasca use for highway purposes real property situated in Itasca County, Minnesota described as follows: As shown in RED on the map below.



The duration of the occupancy will be temporary in nature and there will be no change in ownership of the land. The scope of the work performed will include slope grading requiring that trees within the temporary easement may be removed. After construction the property will be returned to suitable condition.

Temporary Easement shall terminate December 31, 2016 or at the end of the project, whichever is later.

The undersigned hereby give the County of Itasca, Temporary Easement for construction as of the date indicated here in.

\_\_\_\_\_  
Blandin Paper Company

Joseph Maher

\_\_\_\_\_  
Date

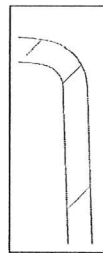
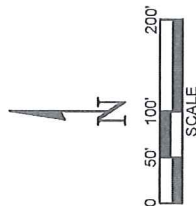
# - EXHIBIT - ITASCA COUNTY, MINNESOTA PERMANENT EASEMENT FOR HIGHWAY PURPOSES

NOTES:  
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ALL DIMENSIONS ON THIS SHEET  
REFERENCE THE CORRIDOR  
CENTERLINE.

CORRIDOR CENTERLINE ALIGNMENT  
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REPRESENTS EXISTING  
RIGHT-OF-WAY



REPRESENTS EASEMENT

● SURVEY MONUMENT

⬠ CALCULATED POSITION ON  
CORRIDOR CENTERLINE

