



Request for Council Action

TO: Mayor and City Council
THROUGH: Tim Murray, City Administrator
FROM: Mark DuChene, City Engineer
MEETING DATE: March 12, 2019
SUBJECT: Approve Quit Claim Deed for Portion of 1506 30th Street NW

Background:

As part of the proposed improvements related to the 2019 30th Street NW Reconstruction Project (City Contract 2019-06) there are three parcels where permanent land acquisition is required to accommodate sidewalk and/or intersection improvements. The City hired Evergreen Land Services to lead the acquisition process and complete the appraisals, offers, and easement agreements.

This is the second of three easements/parcels to be acquired and is for 1506 30th Street NW. This parcel is being acquired for the reconstruction of the intersection of 30th Street NW and Park Avenue (CSAH 76). Rice County completed a right-of-way plat that included this parcel and this parcel will be formally dedicated as public right-of-way at a future council meeting once it is recorded. The total cost of the acquisition is \$3,800.

Recommendation:

Approve Quit Claim Deed for portion of 1506 30th Street NW

Attachments:

- Quit Claim Deed for portion of 1506 30th Street NW and supporting documentation

PAYMENT AUTHORIZATION
30th Street Re-Construction
City of Faribault

PID# 18-24-1-51-013

Landowner: ABC Bus, Inc.

Property Address: 1506 30th Street NW

Mailing Address: Mr. Thomas DeMatteo
1506 30th Street NW
Faribault, MN 55021

Type of Document: Quit Claim Deed

Date Signed: 2-26-19

Amount of compensation: \$3,800.00

Matthew Storm

Agent

Date: 3-5-2019

(Reserved for Recording Data)

QUITCLAIM DEED

ECRV No. NONE

Date: _____

Deed Tax due hereon: \$ 1.65

FOR VALUABLE CONSIDERATION, ABC Bus, Inc. a Missouri Corporation, Grantor, hereby conveys and quitclaims to City of Faribault, a Minnesota municipal corporation, Grantee, real property in Rice County, Minnesota, described as follows:

A Deed for right of way purposes over, under, across and through that part of the Property as described and shown on the attached Exhibit "A". This Deed shall give the City the right to construct, use and maintain a City street, sidewalk, traffic signal system and underground utilities as well as to permit and regulate its use by private utilities.

Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: covenants, easements and restrictions of record.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number:)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

ABC BUS, INC.
A MISSOURI CORPORATION

By:  _____
Dane Cornell

Its: CEO

By:  _____
Robert Ferrentino

Its: CFO

STATE OF FLORIDA)
COUNTY OF Orange)SS

The foregoing instrument was acknowledged before me this 26th day of February, 2019, by Dane Cornell, it's CEO, and Robert Ferrentino it's CFO of ABC Bus Inc., a Missouri Corporation, Grantor.

 _____
Notary Public



Mail real property tax statements to:
City of Faribault
Finance Department
208 1st Avenue NW
Faribault, MN

This instrument drafted by:
Evergreen Land Services
1515 East 66th Street
Richfield, MN 55423

EXHIBIT 'A'

Property Description:

Lot 6, Block 1, in Northern Industrial Park First Addition, Rice County, Minnesota,
except the western 25 feet thereof;

Permanent Right of Way to Be Deeded:

All that part of the above described tract shown as Parcel 2 on the Rice County
Highway Right of Way Plat No. 35

Containing 1,897 square feet, more or less.

RICE COUNTY HIGHWAY RIGHT OF WAY PLAT No. 35

COUNTY STATE AID HIGHWAY No. 76

I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota; that the monuments for the guidance of future surveys will be correctly placed in the ground as shown; that all measurements are correctly shown on this map; and the proposed right of way boundary lines are correctly designated on this map.

Michael A. Fangman
Rice County Surveyor
License No. 48332

Date _____

State of Minnesota
County of Le Sueur

On this _____ day of _____, 20____, before me, a Notary Public within and for said County, personally appeared Michael A. Fangman, known by me to be the person who did execute the above instrument, and who being by me duly sworn did say that he executed the same as his own free act and deed.

Carolyn Borst
Notary Public, Le Sueur County, Minnesota
My Commission Expires January 31, 2021

I hereby certify that this plat was approved by the Rice County Highway Department and is a true and correct representation of the highway location and that the right of way is correctly designated on the plat.

Dennis M. Luebbe
Rice County Engineer
License No. 41491

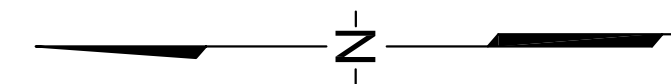
Date _____

I hereby certify that this instrument was filed for record in my office this _____ day of _____, 20____, at _____ o'clock ____M., and was recorded as Document No. _____

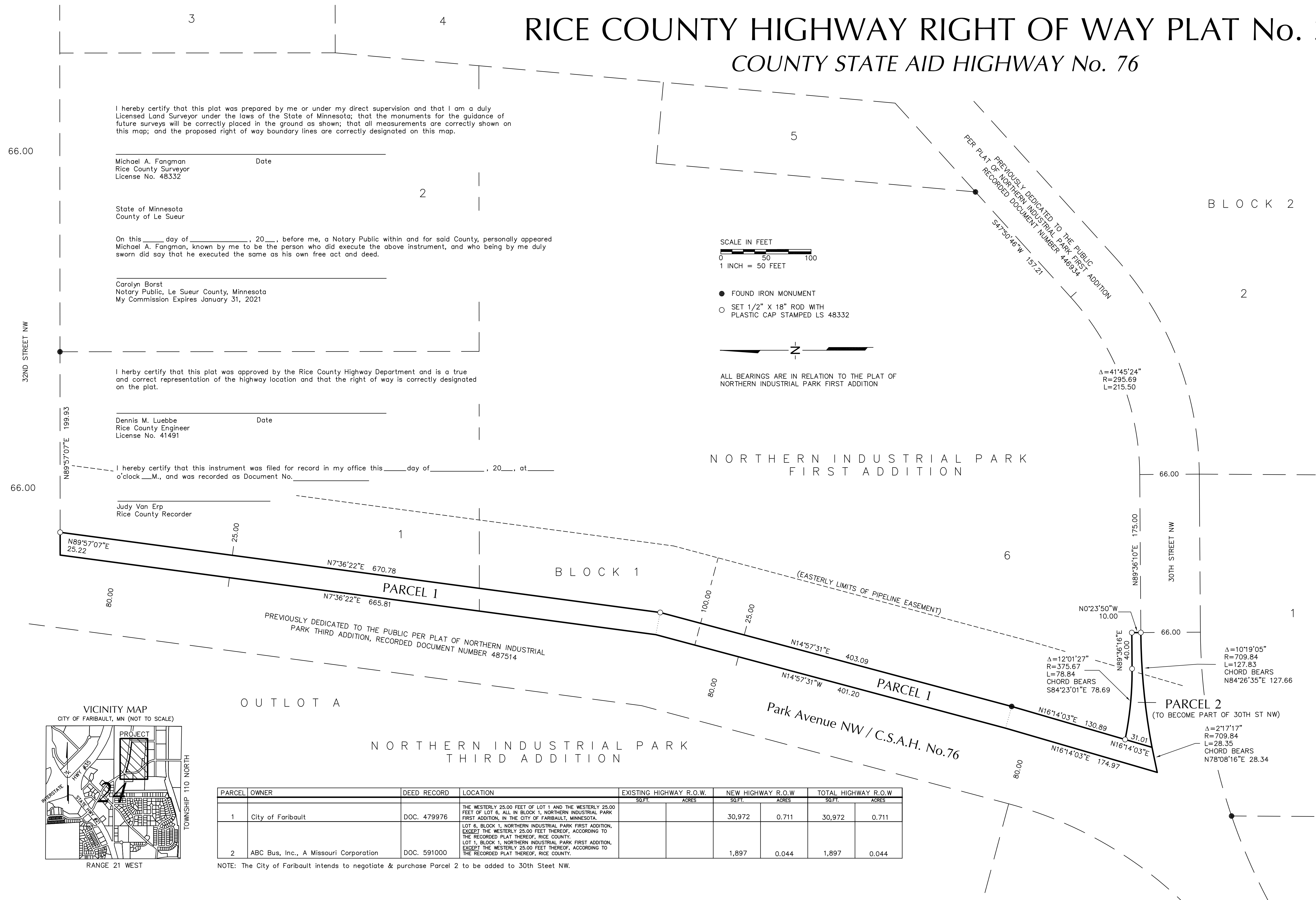
Judy Van Erp
Rice County Recorder

SCALE IN FEET
0 50 100
1 INCH = 50 FEET

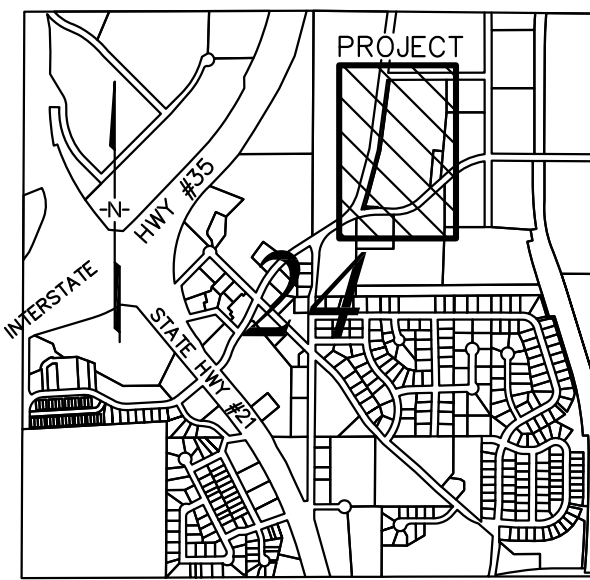
- FOUND IRON MONUMENT
- SET 1/2" X 18" ROD WITH PLASTIC CAP STAMPED LS 48332



ALL BEARINGS ARE IN RELATION TO THE PLAT OF NORTHERN INDUSTRIAL PARK FIRST ADDITION



VICINITY MAP
CITY OF FARIBAULT, MN (NOT TO SCALE)



PARCEL	OWNER	DEED RECORD	LOCATION	EXISTING HIGHWAY R.O.W.		NEW HIGHWAY R.O.W.		TOTAL HIGHWAY R.O.W.	
				sq.ft.	ACRES	sq.ft.	ACRES	sq.ft.	ACRES
1	City of Faribault	DOC. 479976	THE WESTERLY 25.00 FEET OF LOT 1 AND THE WESTERLY 25.00 FEET OF LOT 6, ALL IN BLOCK 1, NORTHERN INDUSTRIAL PARK FIRST ADDITION, IN THE CITY OF FARIBAULT, MINNESOTA.			30,972	0.711	30,972	0.711
2	ABC Bus, Inc., A Missouri Corporation	DOC. 591000	LOT 6, BLOCK 1, NORTHERN INDUSTRIAL PARK FIRST ADDITION, EXCEPT THE WESTERLY 25.00 FEET THEREOF, ACCORDING TO THE RECORDED PLAT THEREOF, RICE COUNTY. LOT 1, BLOCK 1, NORTHERN INDUSTRIAL PARK FIRST ADDITION, EXCEPT THE WESTERLY 25.00 FEET THEREOF, ACCORDING TO THE RECORDED PLAT THEREOF, RICE COUNTY.			1,897	0.044	1,897	0.044

NOTE: The City of Faribault intends to negotiate & purchase Parcel 2 to be added to 30th Street NW.