

Receipt:# 671619

EAS \$46.00
CRV Not Required
Exempt from Tax

Return to:
E - SIMPLIFILE
4844 North 300 West
Suite 202
Provo UT 84604

4464582



Certified Filed and/or recorded on:

3/11/2025 9:48 AM

4464582

Office of the County Recorder
Washington County, Minnesota
Amy Stenftenagel, County Recorder
Jennifer Wagenius, Auditor Treasurer

(Reserved for recording data)

DECLARATION OF IRRIGATION SERVICES EASEMENT

THIS DECLARATION OF IRRIGATION SERVICES EASEMENT (this "*Easement*") is made by Derrick Custom Homes, Inc., a Wisconsin corporation ("*Declarant*"). Capitalized terms not defined in this Easement shall have the meanings ascribed to them in the Declaration (as defined below).

RECITALS:

A. Declarant is the owner of the following described real property located in Baytown Township, Washington County, Minnesota:

Lot 5, Block 1, HILLS OF SPRING CREEK 2nd Addition according to the recorded plat thereof

and referred to in this Easement as *Lot 5*; (Exhibit A and Exhibit B)

B. The Declaration of Covenants, Conditions and Restrictions for Hills of Spring Creek, recorded November 29, 2021, in the Office of the County Recorded for Washington County, Minnesota, as Document No. 4347431 (the "*Declaration*") establishes a Common Irrigation System serving all lots within the Hills of Spring Creek subdivision;

D. Portions of the Common Irrigation System are located adjacent to, upon, within, and/or beneath the surface of Lot 5, and the Declarant hereby intends by this Easement to establish the perpetual right for the Declarant (during the Developer Control Period) and the Association to access and enter upon Lot 5 for the purpose of servicing such portions of the Common Irrigation System as provided herein.

NOW THEREFORE, Declarant hereby declares and establishes the following:

1. **Easement.** (Exhibit A and Exhibit B) The Declarant and the Association and their respective Permitted Users shall have non-exclusive perpetual easements and rights of way over and across Lot 5, and in all other areas reasonably necessary to provide services to the portions of the irrigation systems located on said lot.

2. Permitted Users. The Declarant and the Association and their respective agents and contractors shall have the rights established in this Easement.

3. Purpose; Access, Maintenance and Repairs; Replacement. The Purpose of this Easement is to provide access to the irrigation systems located on said lot and for all related services, maintenance, repairs, improvements and replacement as necessary of all such systems and components, including without limitation the controlling valves, and all related piping and component parts, for all repairs, replacement, services and activities reasonably related to the irrigation systems.

4. Easement to Run with the Land. This Easement and all terms and conditions herein shall run with Lot 5, Block 1, 2nd Addition, and shall be binding upon, inure to the benefit of, and be enforceable by the Declarant (during the Developer Control Period) and the Association, and their respective grantees and successors in interest. A lot owner's obligations hereunder shall terminate upon conveyance of the lot by the lot owner. The easements granted herein are not separately assignable and may not be transferred separately from, or severed from, title to the property upon which this Easement is situated without the express written consent of all parties.


5. No Public Dedication. Nothing in this instrument shall be deemed to be a gift or dedication of any portion of the Easement to the general public or for any public purpose whatsoever.

[SIGNATURE PAGE FOLLOWS]

Dated this 28TH day of February, 2025.

DECLARANT:

DERRICK CUSTOM HOMES, INC.



By: Ronald L. Derrick

Title: President

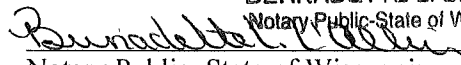
ACKNOWLEDGMENT

STATE OF WISCONSIN)
COUNTY OF ST. CROIX)ss.

Personally came before me this 28TH day of February, 2025, the above named Derrick Custom Homes, Inc., a Wisconsin corporation, by Ronald L. Derrick, President, to me known to be the person who executed the foregoing instrument and acknowledged the same.

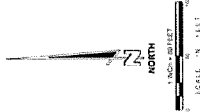
BERNADETTE L. L'ALLIER

Notary Public, State of Wisconsin


Notary Public, State of Wisconsin

My commission expires 10-23-28.

HILLS OF SPRING CREEK SECOND ADDITION



Ty & Eugene Learned Land Surveyors
Montfield Building Number 4227

STATE OF _____ COUNTY OF _____

"An instrument was acknowledged before me this _____ day of _____
 2004 by Ty & Eugene Learned Land Surveyors."

by _____ of _____
Washington County Board
 hereby certify that on the _____ day of _____
 Board of Commissioners of Washington County approved this plan.

by _____

Washington County Auditor's Office

No. _____ Date _____

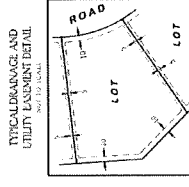
To _____

\$ 0.00

For _____

Total _____

THE ORIENTATION OF THE READING SYSTEM IS BASED UPON THE CENTER LINE OF THE ROW 1/4 OF SECTION 2, T20N, R20E, WHICH IS ASSUMED TO BE AN INTERSECTION.



Outline of Sedimentation:

1. What is the purpose of the study?

2. What are the research questions or hypotheses?

3. What is the study design?

4. What are the variables?

5. What are the results?

6. What are the conclusions?

7. What are the limitations?

8. What are the implications?

9. What are the strengths?

10. What are the weaknesses?

11. What are the contributions?

12. What are the future directions?

13. What are the ethical considerations?

14. What are the funding sources?

15. What are the conflicts of interest?

16. What are the acknowledgments?

17. What are the references?

18. What are the appendices?

19. What are the footnotes?

20. What are the tables?

21. What are the figures?

22. What are the legends?

23. What are the captions?

24. What are the subtitles?

25. What are the page numbers?

26. What are the page headers?

27. What are the page footers?

28. What are the page numbers?

29. What are the page headers?

30. What are the page footers?

Date 10/10/2018 of 10/10/2018
 Time 10:10 by 10:10
 Page 10 of 10

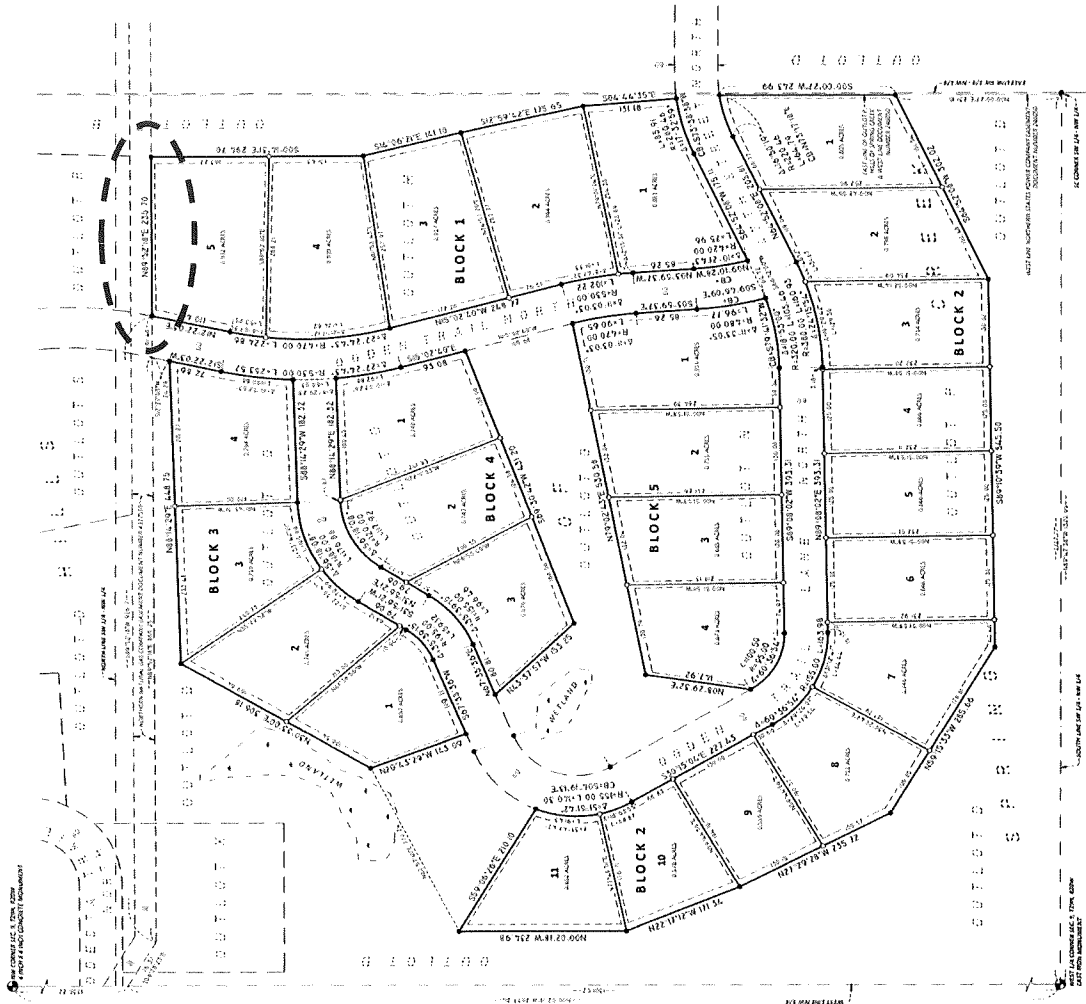
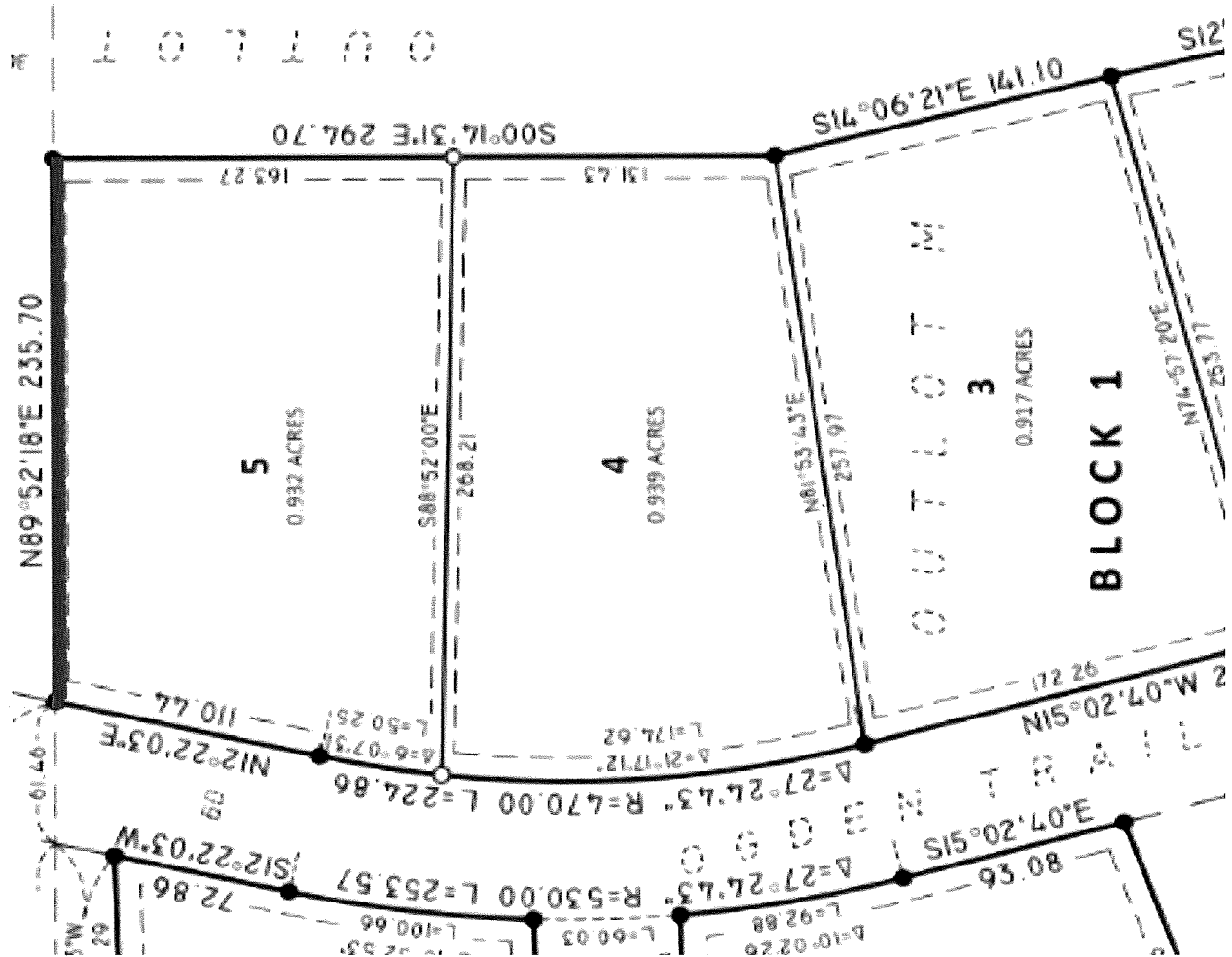


EXHIBIT "B"
2ND ADDITION HILLS OF SPRING CREEK
DETAIL OF BLOCK 1, LOT 5
IRRIGATION EASEMENT



Easement description – Hills of Spring Creek, 2nd Addition, Lot 5, Block 1: there shall be an irrigation easement from the north property boundary extending south by 10 feet into the existing utility easement. This easement shall run the full length of, and within, the complete existing north boundary utility easement of the property.