



Acquisition Information for Property Owners

What to Expect in the Acquisition Process



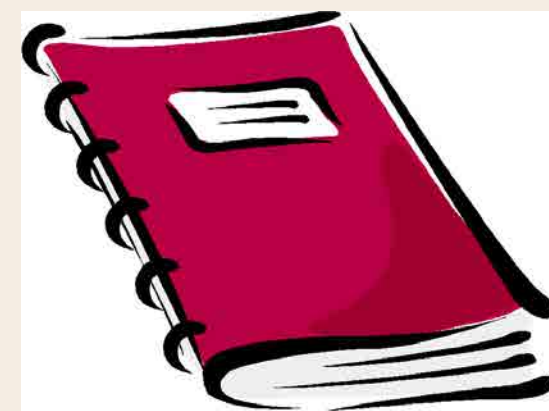
The Southview Improvement Project will require approximately 90 temporary easements and three permanent easements to be acquired. All acquisitions on this project are for a portion of parcels - there will be no full parcel acquisitions.

Early Contact

- Right Of Way Specialist will contact you.
- Survey crew may request permission to enter property to obtain information for proposed project.

Determination of Just Compensation

- A valuation of the real property to be acquired will be made before negotiations are started
- County will hire an independent appraiser to provide a value of just compensation to be offered
- Property owners given opportunity to accompany appraiser on inspection of property
- Property Owner may secure own appraisal if desired. Reimbursement may be available.



Direct Purchase



- The County will make a written offer to acquire the portion of your parcel required for the project
- The County will not take any action that would coerce you into accepting its offer
- Property owners are given reasonable period to negotiate amount and to consider offer

Donations

- You may make a gift or donation of all or a portion of the property to the County
- You are entitled an appraisal of the property and an offer of just compensation - you may release the County from either or both of these obligations if you so choose

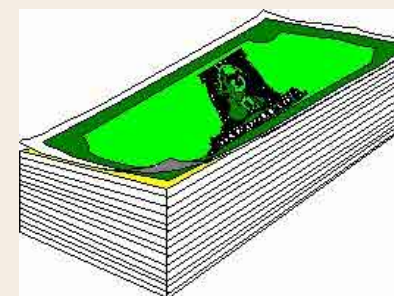
Condemnation



- If agreement cannot be reached on purchase of property, the County may exercise power of eminent domain in order for the project to proceed to construction.

Reimbursement of Incidental Expenses

- You are entitled to be reimbursed for fair and reasonable expenses incurred for:
 - Incidental conveyancing expenses
 - Penalty costs for prepayment of pre-existing, recorded mortgage, entered into good faith encumbering your property
 - Pro-rata portion of prepaid property taxes reimbursable in accordance with state law
- If one of a few conditions occur, the County must reimburse you for your reasonable costs, disbursements, and expenses, including reasonable attorney, appraisal, and engineering fees.



Appeals



- You may file a written appeal with the County in any case in which you believe we have failed to properly determine your eligibility for, or the amount of a payment required for expenses incidental to transfer title

Parcel Sketches

Illustrate the portion of your property that will be affected by the project and require acquisition of an easement.

Temporary Easement:

- Temporary right to access an identified area of private property as required for project construction. Easement terminated after completion of project. Property owner retains land ownership.

Permanent Easement:

- Permanent right authorizing an agency to use private property for a specified public purpose. Property owner retains land ownership, but public use is tied to parcel.

Acquisition Schedule

July 2016: Information Letter to Landowner

4-6 months

[Appraisals and Determination of Just Compensation]

Send Offer Letter with Appraisal

4-8 months

[Time to Consider/Negotiate]

Acquisition Complete/Construction Start



Contact Information



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