Gary Adams

From: James Simons [SimonsJ@stlouiscountymn.gov]
Sent: Thursday, February 20, 2014 8:10 AM
To: Gary Adams
Subject: Re: Prescriptive Easement RC-IDC-10001

Gary,
Thank you for your position on the road status, this will be included in the materials the management team will reference in regards to ruling on whether to keep or toss a prescriptive easement on Six Mile road.
Jim

>>> Gary Adams <g.adams@lsc.edu> 2/19/2014 10:48 PM >>>
Mr. Simons;
I am writing to address the possibility of Prescriptive Easement RC-IDC-10001 (Sixmile Road).
I will begin in 1997 when USX, Northern Lands & Minerals, had the property surrounding the lake for sale and my wife and I were interested in lake property.
In conversations with USX representatives Dennis Oreheck, Larry Lindholm, and D.F. Hendricks when questioned about who took care of the road it was clearly stated that it was private with easements granted to each of the properties along the road and those parcels not adjoining the road but requiring access from the road were written into the deeds for all the properties.
When asked about the county plowing and grading the answer again was it was a private road and the county wasn't involved.
We bought the parcel we now own from Frank and Mary Jean Kriznar in 1999 and once again it was explained to us the road was private and Mr. Kriznar had been responsible for what little maintenance he could accomplish.
USX did some grading and installed a couple culverts when they decided to try to sell the property.
One land owner had bought 3 parcels and in 2000 tried to get a plat to sell lots through his representative, a local real estate agent, approached the county with a possible plan and inquired as to the status of the road as far as the county contributing to some upgrades. He was informed by ? at the county that the road was considered abandoned as far as the county was concerned.
Bob and Dan Rice have a county lease on Needle Boy lake they access through our property. They park on our property and shuttle their supplies and etc. with their ATV on the trail which goes through our property.
When we became the new owners they came and asked me for permission to access their cabin and use our property in the manner described above.
We had absolutely no problem with their request and have had a very good ongoing relationship with no issues or concerns.
They are good neighbors and have participated in road maintenance and plowing since 2004. There has been no hesitation on their part.
I don't anticipate this situation changing anywhere in the foreseeable future.
The same can be said, for my part, about the other lease holder on Needle Boy.
The landowners at Sixmile like their privacy and that is the reason most have purchased here. We don't want the road accessible to anybody who has a whim to see "what's down this road". We don't want the littering, traffic, snooping, hunting w/o permission or interruption to our peaceful existence that comes with accessibility to all.
The owners do all the road maintenance and plowing and have contributed many hours and dollars to that end.
The county has been absent for the 15 years we have been here and we have managed without their assistance or interference.
Public access is available on the south side of Needle Boy via the clear cut areas for the public not already holding a lease.
Access to logging is not logical from the Sixmile road and will damage what we have taken years to upgrade to what it is now.

When the county was approached about the possibility of plowing snow some years back we were told the road would have to be widened and improved before that was a possibility.
Since 1999 when we bought our property the taxes had increased over four times the amount they were then. Saint Louis County services remain absent.
These are my family's reasons for not being in favor of a Prescriptive Easement.

Sincerely
Gary, Beth & David Adams