

EXISTING PROPERTY DESCRIPTION: (PER DOC. NO. 1976786.001)

All that part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 32, Range 25, lying East of the Easterly Right of Way of County State Aid Highway No. 5, Anoka County, Minnesota.

PROPOSED EASEMENT DESCRIPTIONS:

A ~~perpetual~~ easement for roadway purposes over, under, and across that part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Beginning at the point of intersection of the East line of said Northeast Quarter of the Northwest Quarter with the South line of the North 346.16 feet of said Northeast Quarter of the Northwest Quarter of said Section 23; thence Westerly, along said South line of the North 346.16 feet of said Northeast Quarter of the Northwest Quarter, a distance of 3.12 feet; thence Westerly, Southerly, and Easterly a distance of 188.50 feet along a tangential curve concave to the East, having a radius of 60.00 feet and a central angle of 180 degrees 00 minutes 00 seconds; thence Easterly, tangent to the last described curve, a distance of 2.83 feet to the intersection with said East line of the Northeast Quarter of the Northwest Quarter; thence Northerly, along said East line of the Northeast Quarter of the Northwest Quarter, a distance of 120.00 feet to the point of beginning.

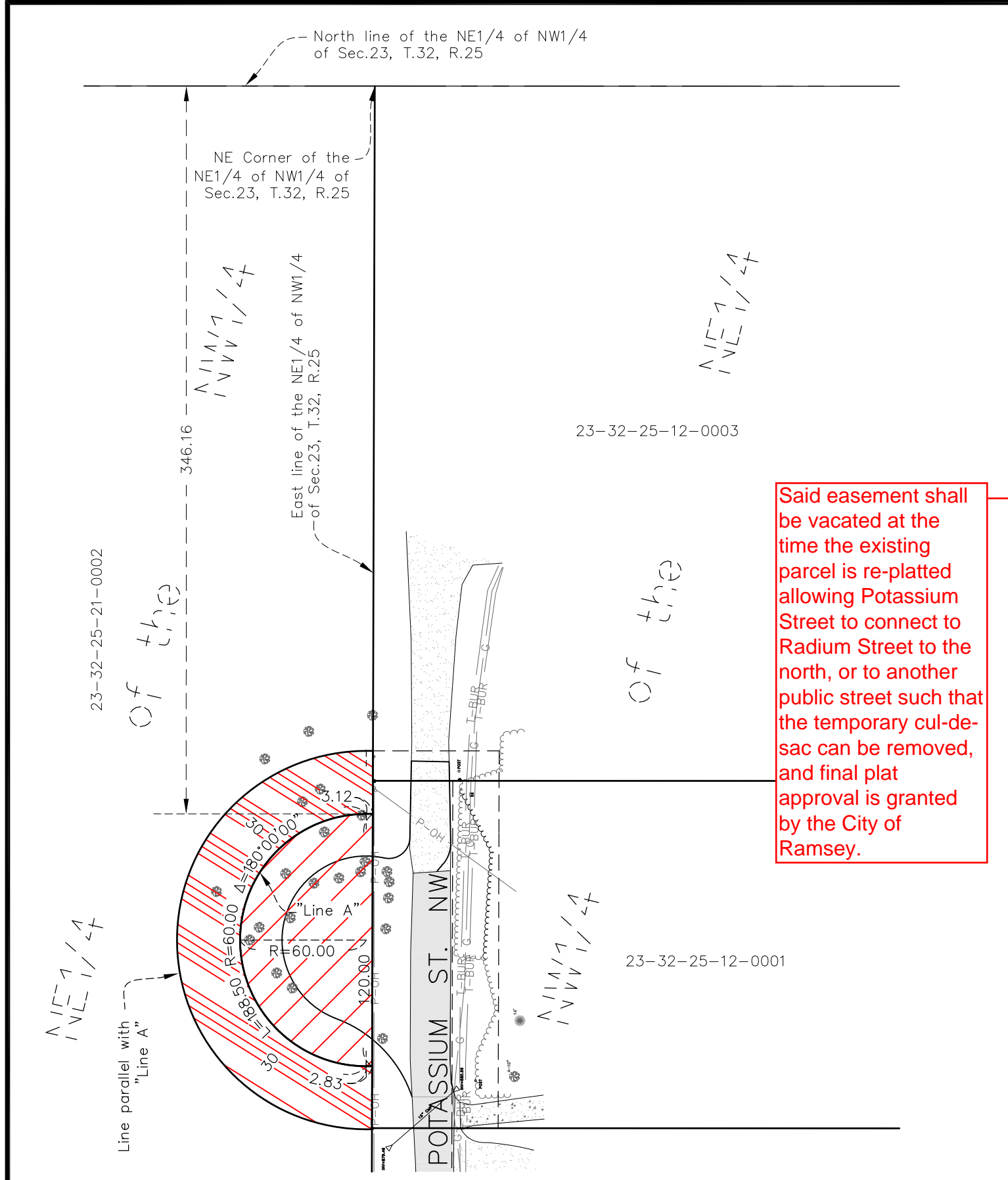
AND

A temporary easement for construction and grading purposes over, under, and across that part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 32, Range 25, Anoka County, Minnesota, which lies between the following described "Line A" and its extensions and a line drawn parallel with and distant 30.00 feet right of said "Line A" and its extensions:

Beginning at the point of intersection of the East line of said Northeast Quarter of the Northwest Quarter with the South line of the North 346.16 feet of said Northeast Quarter of the Northwest Quarter of said Section 23; thence Westerly, along said South line of said North 346.16 feet of said Northeast Quarter of the Northwest Quarter, a distance of 3.12 feet; thence Westerly, Southerly, and Easterly a distance of 188.50 feet along a tangential curve concave to the East, having a radius of 60.00 feet and a central angle of 180 degrees 00 minutes 00 seconds; thence Easterly, tangent to the last described curve, a distance of 2.83 feet to the intersection with said East line of the Northeast Quarter of the Northwest Quarter and said "Line A" there terminating.

Said temporary easement shall expire **June 30, 2018**.

Said easement shall be vacated at the time the existing parcel is re-platted allowing Potassium Street to connect to Radium Street to the north, or to another public street such that the temporary cul-de-sac can be removed, and final plat approval is granted by the City of Ramsey.



PROPERTY OWNER:
Shade Tree Communities LLC

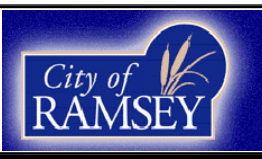
PID# 23-32-25-21-0002

- Denotes Proposed Temporary Roadway Easement
- Denotes Proposed Temporary Grading Easement

Area of Temporary Roadway Easement = 6,012 Sq.Ft. or 0.138 Acres
Area of Temporary Grading Easement = 7,247 Sq.Ft. or 0.166 Acres

Date	Revision
9/29/17	Easement Description

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Professional Licensed Land Surveyor under the laws of the State of Minnesota.
Charles R. Christopherson 07/25/17
Charles R. Christopherson, MN License No. 18420 Date



Easement Exhibit
for
CITY OF RAMSEY
DATE 07/25/17 FILE NO. RA3186

SHEET
1
OF
1
SHEETS