



## EXHIBIT A

Tract B, REGISTERED LAND SURVEY NO. 266, Anoka County, Minnesota ("Burdened Property").

Reserving unto Grantor and its assigns:

A permanent 40.00 foot wide permanent for drainage and utility purposes, over, under and across that part of Tract B, REGISTERED LAND SURVEY NO. 266, Anoka County, Minnesota, being 20.00 feet on each side of the following described center line:

Commencing at the northwest corner of said Tract B; thence South 63 degrees 24 minutes 50 seconds East, bearing assumed, along the northeasterly line of said Tract B, 17.15 feet to the point of beginning of the center line to be described; thence South 13 degrees 51 minutes 32 seconds West 345.64 feet to the southwesterly line of said Tract B and said center line there terminating. The side lines of said easement are to be lengthened or shortened to terminate on said northeasterly and southwesterly lines and on the northwesterly line of said Tract B.

And further reserving unto Grantor, and its assigns all rights of ingress and egress reasonably necessary for (i) the purpose of constructing, maintaining and/or repairing the drainage facilities located within the easement areas described herein; and (ii) the removal of any improvement that may be required to construct, maintain and repair the drainage facilities located within the easement areas described herein, without any obligation to repair and/or replace the same.

### And

Reserving unto Grantor and its assigns:

A 20.00 foot wide perpetual easement for utility and trail purposes over, under and across that part of Tract B, Registered Land Survey No. 266, according to the recorded plat thereof, Anoka County, Minnesota. The centerline of said easement being described as follows:

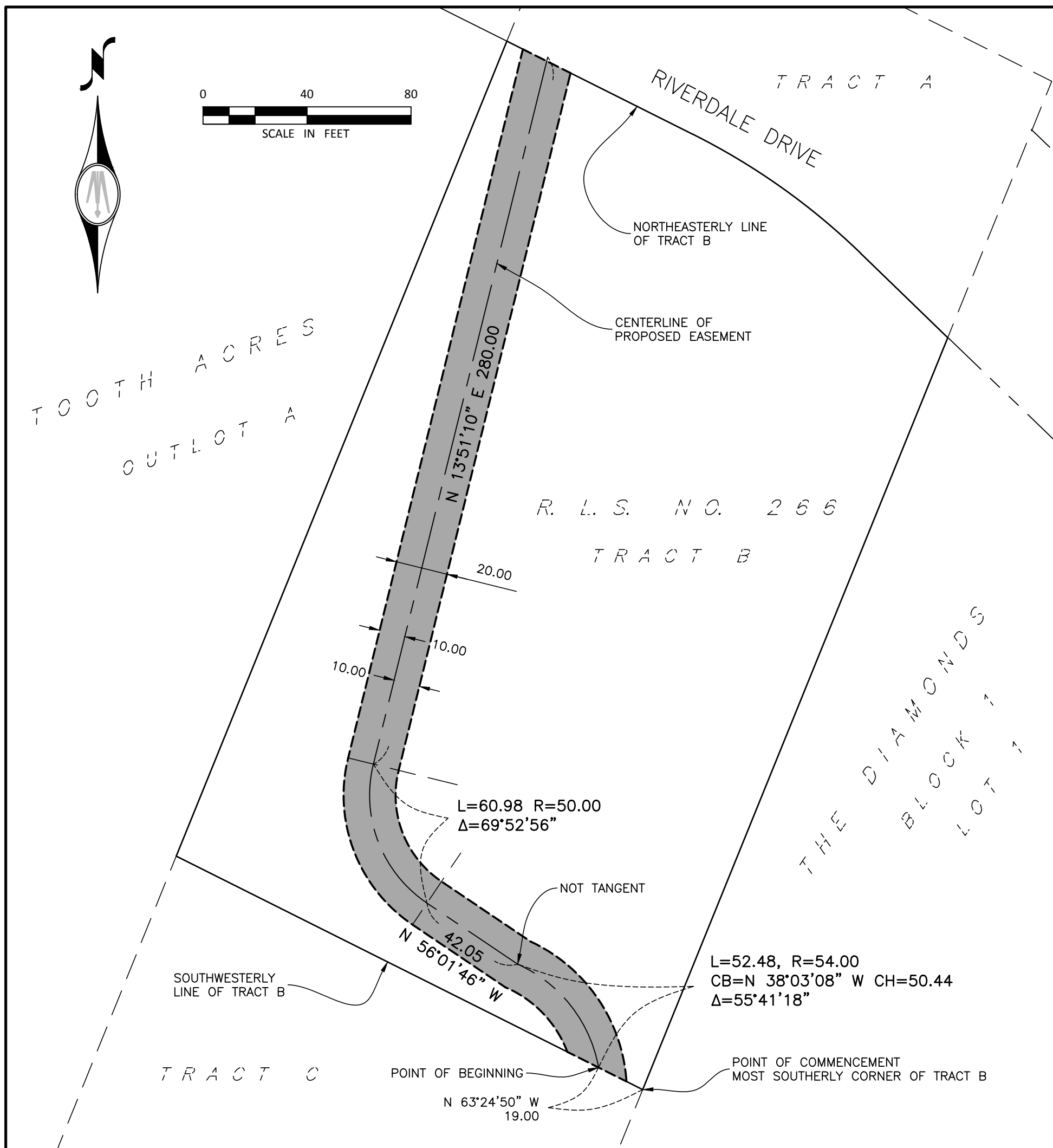
Commencing at the most southerly corner of said Tract B; thence on an assumed bearing of North 63 degrees 24 minutes 50 seconds West along the southwesterly line of said Tract B, a distance of 19.00 feet to the point of beginning; thence northwesterly, a distance of 52.48 feet, along a non-tangential curve concave to the southwest, having a radius of 54.00 feet, a central angle of 55 degrees 41 minutes 18 seconds, a chord bearing of North 38 degrees 03 minutes 08 seconds West and a chord length of 50.44 feet; thence North 56 degrees 01 minutes 46 seconds West, not tangent with the last described curve, a distance of 42.05 feet; thence northerly, a distance of 60.98 feet, along a tangential curve concave to the east, having a radius of 50.00 feet, and a central angle of 69 degrees 52 minutes 56 seconds; thence North 13 degrees 51 minutes 10 seconds East, a distance of 280.00 feet and said line there terminating.

The side lines of said easement are prolonged or shortened to terminate on the northeasterly and southwesterly lines of said Tract B.

As shown in Exhibit B.

This Deed is subject to all matters of record.

# EXHIBIT B



## PROPOSED EASEMENT DESCRIPTION

A 20.00 foot wide perpetual easement for utility and trail purposes over, under and across that part of Tract B, Registered Land Survey No. 266, according to the recorded plat thereof, Anoka County, Minnesota. The centerline of said easement being described as follows:

Commencing at the most southerly corner of said Tract B; thence on an assumed bearing of North 63 degrees 24 minutes 50 seconds West along the southwesterly line of said Tract B, a distance of 19.00 feet to the point of beginning; thence northwesterly, a distance of 52.48 feet, along a non-tangential curve concave to the southwest, having a radius of 54.00 feet, a central angle of 55 degrees 41 minutes 18 seconds, a chord bearing of North 38 degrees 03 minutes 08 seconds West and a chord length of 50.44 feet; thence North 56 degrees 01 minutes 46 seconds West, not tangent with the last described curve, a distance of 42.05 feet; thence northerly, a distance of 60.98 feet, along a tangential curve concave to the east, having a radius of 50.00 feet, and a central angle of 69 degrees 52 minutes 56 seconds; thence North 13 degrees 51 minutes 10 seconds East, a distance of 280.00 feet and said line there terminating.

The side lines of said easement are prolonged or shortened to terminate on the northeasterly and southwesterly lines of said Tract B.

## SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report 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.

*Russell O. Halverson*  
 Russell O. Halverson  
 License Number 41813

10/05/2016  
 Date



PROPOSED EASEMENT  
 CONTAINING 8627 SQ. FT.

<b>PROPOSED EASEMENT EXHIBIT</b> RIVERDALE DRIVE, RAMSEY, MINNESOTA		TRACT B, REGISTERED LAND SURVEY NO. 266 ANOKA COUNTY, MINNESOTA
	<b>BOLTON &amp; MENK</b> 7533 SUNWOOD DR NW, SUITE 206 RAMSEY, MINNESOTA 55303 (763) 433-2851	FOR: PSD, LLC