Access, Drainage and Utility Easement Exhibit
OUTLOT A, JAVA AUTO PARTS
Ramsey, Anoka County, Minnesota

DESCRIPTION

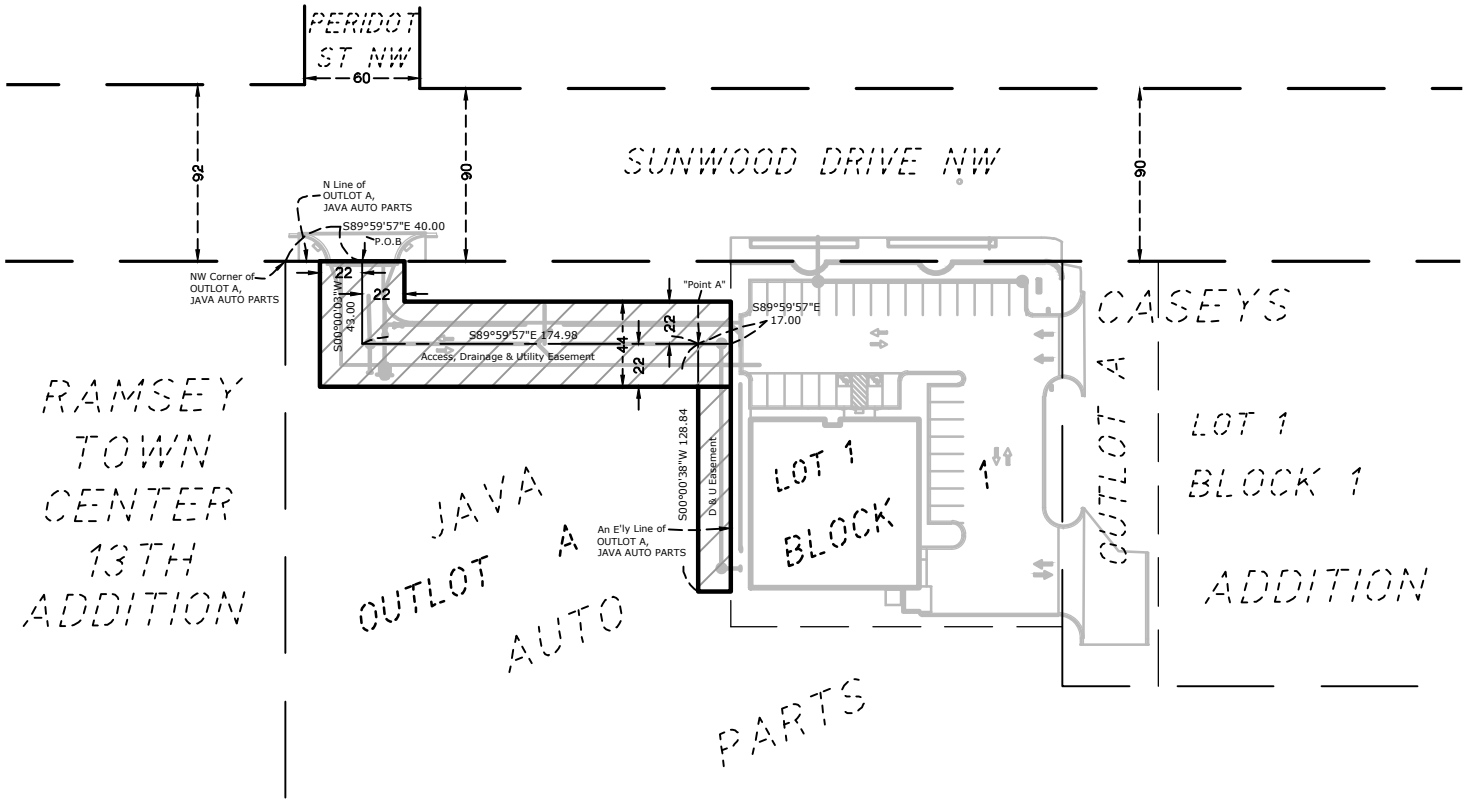
An easement for access, drainage and utility purposes over, under and across OUTLOT A, JAVA AUTO PARTS, according to the recorded plat thereof, Anoka County, Minnesota. Said easement being a 44.00 foot strip of land, the centerline of which is described as follows:

Commencing at the northwest corner of said OUTLOT A; thence easterly along the north line of said OUTLOT A on an assumed bearing of South 89 degrees 59 minutes 57 seconds East, for 40.00 feet to the point of beginning of the centerline to be described; thence South 00 degrees 00 minutes 03 seconds West for 43.00 feet; thence South 89 degrees 59 minutes 57 seconds East for 174.98 feet to "Point A"; thence continuing South 89 degrees 59 minutes 57 seconds East for 17.00 feet to an easterly line of said OUTLOT A, and said centerline there terminating.

The sidelines of said easement shall be shortened or prolonged to begin on said north line of OUTLOT A and end on said easterly line of OUTLOT A.

Together with and easement for drainage and utility purposes over, under and across that part of said Outlot A lying southerly of the above described easement and left of the following described line:

Beginning at the above described "Point A"; thence South 00 degrees 00 minutes 38 seconds West for 128.84 feet and said line there terminating.



MINNESOTA 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.

Dated this 9th day of July, 2021

Rory L. Synstelien Minnesota License No. 44565

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0 100 200

SCALE IN FEET

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
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Drawn By:CJ
Project No. 20386 SHEET 1 OF 1