



**ACCESS ROAD EASEMENT  
And CONSENT TO EASEMENT**

**KNOW ALL PERSONS BY THESE PRESENTS**, that, for valuable consideration, OAKWOOD LAND DEVELOPMENT, INC., a Minnesota corporation, Grantor, hereby grants, sells, and conveys to the CITY OF RAMSEY, a municipal corporation, Grantee, a temporary easement for access road purposes, including, without limitation, the construction, maintenance, repair and replacement thereof, and uses incident thereto, over, under, and across the real property, in Anoka County, Minnesota described as follows:

A 60.00 foot wide easement for road purposes over, under and across Lot 4, Block 1, RABBIT RUN, Anoka County, Minnesota, the centerline of which is described as follows:

Commencing at the southeast corner of said Lot 4; thence North 89 degrees 48 minutes 17 seconds West, assumed bearing along the south line of said Lot 4, a distance of 115.00 feet to the point of beginning of the centerline to be described; thence North 06 degrees 51 minutes 53 seconds West, a distance of 300.00 feet; thence northerly along a tangential curve concave to the west a distance of 57.37 feet, said curve having a radius of 300.00 feet and a central angle of 10 degrees 57 minutes 25 seconds; thence continuing northerly along a reverse curve a distance of 121.75 feet, said reverse curve having a radius of 300.00 feet and a central angle of 23 degrees 15 minutes 06 seconds; thence North 05 degrees 25 minutes 48 seconds East, a distance of 40.00 feet; thence northerly along a tangential curve concave to the west a distance of 136.57 feet, said curve having a radius of 300.00 feet and a central angle of 26 degrees 04 minutes 58 seconds; thence North 20 degrees 39 minutes 10 seconds West, a distance of 40.00 feet; thence northerly along a tangential curve concave to the east a distance of 39.23 feet, said curve having a radius of 300.00 feet and a central angle of 07 degrees 29 minutes 30 seconds; thence North 13 degrees 09 minutes 40 seconds West, a distance of 195.00 feet; thence northeasterly along a tangential curve concave to the southeast a distance of 54.88 feet to the southerly line of Quicksilver Street, said curve having a radius of 100.00 feet and a central angle of 31 degrees 26 minutes 31 seconds, and said centerline there terminating. The side lines of said easement are to be prolonged or shortened to terminate on the south line of said Lot 4 and the southerly line of Quick silver Street.

AND

**2005413.006**

A 60.00 foot wide easement for road purposes over, under and across Lot 4, Block 1, RABBIT RUN, Anoka County, Minnesota, the centerline of which is described as follows:

Commencing at the southeast corner of said Lot 4; thence North 00 degrees 12 minutes 37 seconds East, assumed bearing along the east line of said lot 4, a distance of 362.65 feet to the point of beginning of the centerline to be described; thence North 80 degrees 15 minutes 33 seconds West, a distance of 144.58 feet to the easterly line of the above described easement, and said centerline there terminating. The side lines of said easement are to be prolonged or shortened to terminate on the east line of said Lot 4 and the easterly line of said above described easement.

together with all hereditaments and appurtenances belonging thereto. The easement areas are depicted on the attached Exhibit A which is incorporated herein.

814736

The temporary easements granted herein shall expire upon the development of and/or any subdivision of said Lot 4 AND the recording with the Anoka County Recorder or Registrar of Titles of a permanent public street and utility easement in favor of Grantee which permanent easement shall be a minimum of 60 feet in width. The purpose of said permanent easement shall be to provide ingress and egress to Grantee's Elmcrest Park.

Grantor covenants that it is the owner of the premises and has the right, title, and capacity to grant the temporary easements granted herein.

**BE IT FURTHER KNOWN**, that 21<sup>st</sup> Century Bank, a Minnesota Corporation ("Mortgagee") mortgagee of the above described premises, by execution hereof hereby consents to the foregoing easement.

**IN WITNESS WHEREOF**, Grantor and Mortgagee have caused this Access Road Easement to be executed by their duly authorized representatives this 5 day of February, 2009.

GRANTOR:  
OAKWOOD LAND DEVELOPMENT, INC.

MORTGAGEE:  
21<sup>ST</sup> CENTURY BANK

By: [Signature]  
Gregory J. Peterson, Its Vice President of  
Land Development

By: [Signature]  
Thomas P. Dolphin, Jr., Vice President

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF ANOKA        )

The foregoing instrument was acknowledged before me this 5 day of February, 2009, by Gregory J. Peterson, the Vice President of Land Development of Oakwood Land Development, Inc., a Minnesota corporation, and by Thomas P. Dolphin, Jr., Vice President of 21<sup>st</sup> Century Bank, a Minnesota Corporation.

THIS INSTRUMENT WAS DRAFTED BY:

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

RANDALL AND GOODRICH, P.L.C.  
2140 Fourth Avenue North  
Anoka, Minnesota 55303  
Telephone No. (763) 421-5424

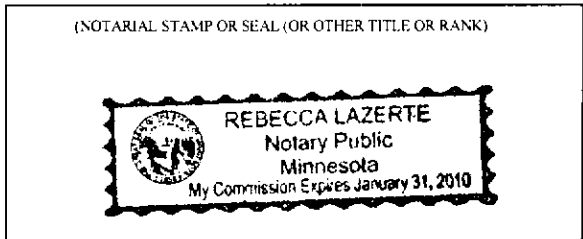
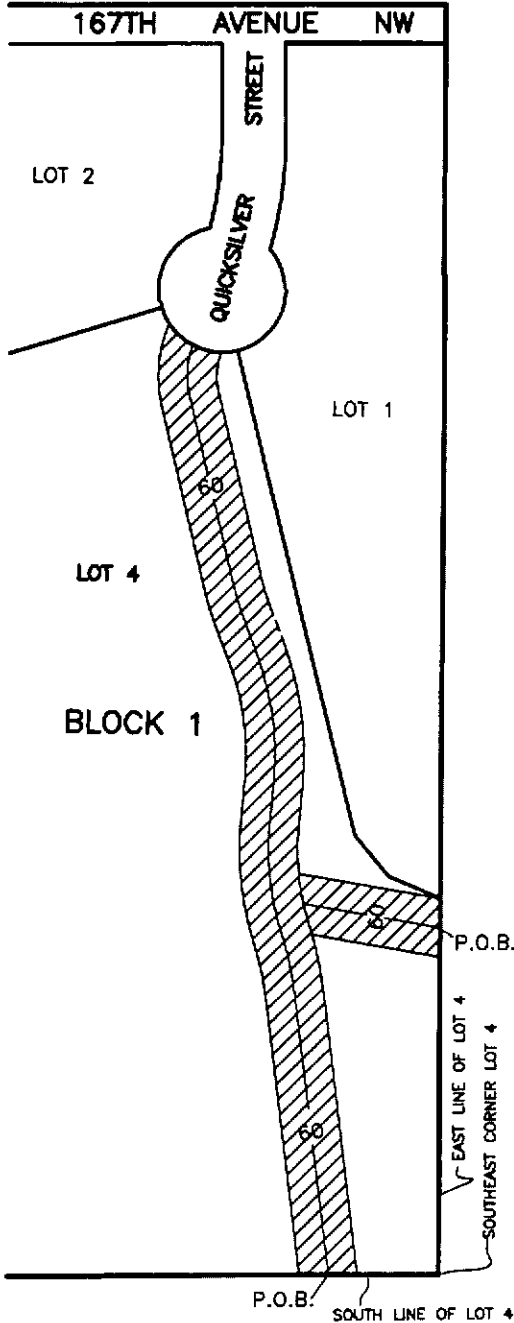
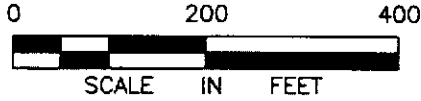


EXHIBIT "A"

PROPOSED ROAD EASEMENT DESCRIPTION



A 60.00 foot wide easement for road purposes over, under and across Lot 4, Block 1, RABBIT RUN, Anoka County, Minnesota, the centerline of which is described as follows:

Commencing at the southeast corner of said Lot 4; thence North 89 degrees 48 minutes 17 seconds West, assumed bearing along the south line of said Lot 4, a distance of 115.00 feet to the point of beginning of the centerline to be described; thence North 06 degrees 51 minutes 53 seconds West, a distance of 300.00 feet; thence northerly along a tangential curve concave to the west a distance of 57.37 feet, said curve having a radius of 300.00 feet and a central angle of 10 degrees 57 minutes 25 seconds; thence continuing northerly along a reverse curve a distance of 121.75 feet, said reverse curve having a radius of 300.00 feet and a central angle of 23 degrees 15 minutes 06 seconds; thence North 05 degrees 25 minutes 48 seconds East, a distance of 40.00 feet; thence northerly along a tangential curve concave to the west a distance of 136.57 feet, said curve having a radius of 300.00 feet and a central angle of 26 degrees 04 minutes 58 seconds; thence North 20 degrees 39 minutes 10 seconds West, a distance of 40.00 feet; thence northerly along a tangential curve concave to the east a distance of 39.23 feet, said curve having a radius of 300.00 feet and a central angle of 07 degrees 29 minutes 30 seconds; thence North 13 degrees 09 minutes 40 seconds West, a distance of 195.00 feet; thence northeasterly along a tangential curve concave to the southeast a distance of 54.88 feet to the southerly line of Quicksilver Street, said curve having a radius of 100.00 feet and a central angle of 31 degrees 26 minutes 31 seconds, and said centerline there terminating. The side lines of said easement are to be prolonged or shortened to terminate on the south line of said Lot 4 and the southerly line of Quick silver Street.

Together with a 60.00 foot wide easement for road purposes over, under and across Lot 4, Block 1, RABBIT RUN, Anoka County, Minnesota, the centerline of which is described as follows:

Commencing at the southeast corner of said Lot 4; thence North 00 degrees 12 minutes 37 seconds East, assumed bearing along the east line of said lot 4, a distance of 362.65 feet to the point of beginning of the centerline to be described; thence North 80 degrees 15 minutes 33 seconds West, a distance of 144.58 feet to the easterly line of the above described easement, and said centerline there terminating. The side lines of said easement are to be prolonged or shortened to terminate on the east line of said Lot 4 and the easterly line of said above described easement.

SURVEYOR'S CERTIFICATION

I hereby certify that this exhibit 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.

Craig E. Johnson  
License Number 44530

01/14/09  
Date



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ROAD EASEMENT EXHIBIT  
RABBIT RUN

**BOLTON & MENK, INC.**  
Consulting Engineers & Surveyors

7533 SUNWOOD DRIVE, RAMSEY, MN 55303 (763) 433-2851  
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN  
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

PART OF LOT 4, BLOCK 1  
RABBIT RUN  
CITY OF RAMSEY  
ANOKA COUNTY, MINNESOTA

FOR: CITY OF RAMSEY

I:\RAMS\R1340327\CAD\40327EX1.DWG (ROAD EASEMENT)

4C-C7U-7C1-11C

ANOKA COUNTY MINNESOTA

Document No.: 2005413.006 ABSTRACT

I hereby certify that the within instrument was filed in this  
office for record on: 02/09/2009 3:53:00 PM

Fees/Taxes In the Amount of: \$46.00

MAUREEN J. DEVINE

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

JMH, Deputy

Record ID: 2176297