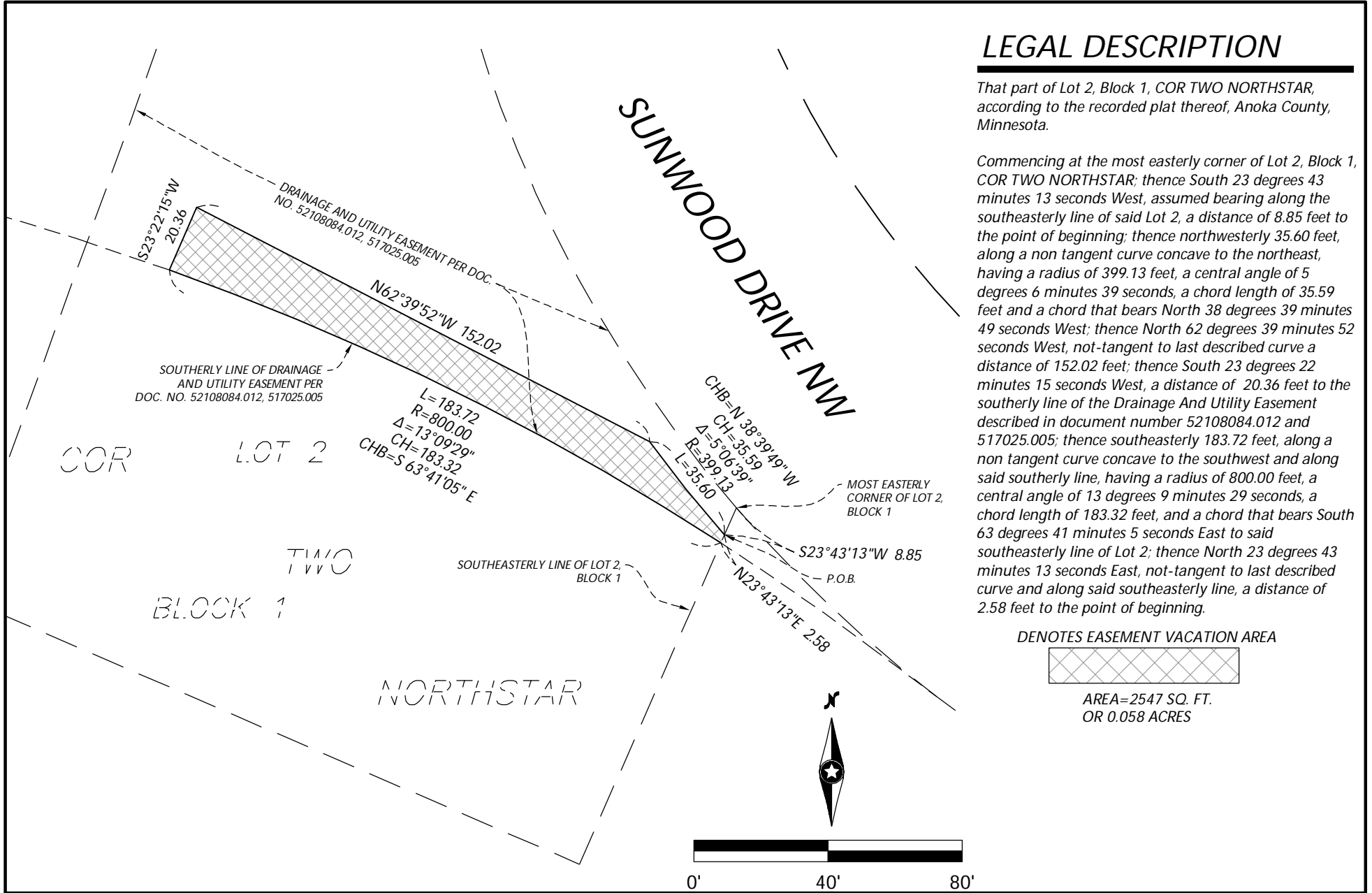


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LEGAL DESCRIPTION

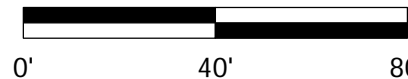
That part of Lot 2, Block 1, COR TWO NORTHSTAR, according to the recorded plat thereof, Anoka County, Minnesota.

Commencing at the most easterly corner of Lot 2, Block 1, COR TWO NORTHSTAR; thence South 23 degrees 43 minutes 13 seconds West, assumed bearing along the southeasterly line of said Lot 2, a distance of 8.85 feet to the point of beginning; thence northwesterly 35.60 feet, along a non tangent curve concave to the northeast, having a radius of 399.13 feet, a central angle of 5 degrees 6 minutes 39 seconds, a chord length of 35.59 feet and a chord that bears North 38 degrees 39 minutes 49 seconds West; thence North 62 degrees 39 minutes 52 seconds West, not-tangent to last described curve a distance of 152.02 feet; thence South 23 degrees 22 minutes 15 seconds West, a distance of 20.36 feet to the southerly line of the Drainage And Utility Easement described in document number 52108084.012 and 517025.005; thence southeasterly 183.72 feet, along a non tangent curve concave to the southwest and along said southerly line, having a radius of 800.00 feet, a central angle of 13 degrees 9 minutes 29 seconds, a chord length of 183.32 feet, and a chord that bears South 63 degrees 41 minutes 5 seconds East to said southeasterly line of Lot 2; thence North 23 degrees 43 minutes 13 seconds East, not-tangent to last described curve and along said southeasterly line, a distance of 2.58 feet to the point of beginning.

DENOTES EASEMENT VACATION AREA



AREA=2547 SQ. FT.
OR 0.058 ACRES



DESIGNED: _____
 CHECKED: NAS
 DRAWN: JWM
 FIELD CREW: _____
 FIELD WORK DATE: _____

COR TWO NORTHSTAR
 RAMSEY, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
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 Westwood Professional Services, Inc.

EASEMENT VACATION SKETCH

PROJECT NUMBER: 0032417.00

SHEET NUMBER:

1 OF 1

DATE: 04/01/2022