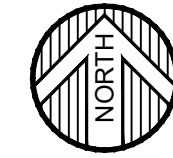


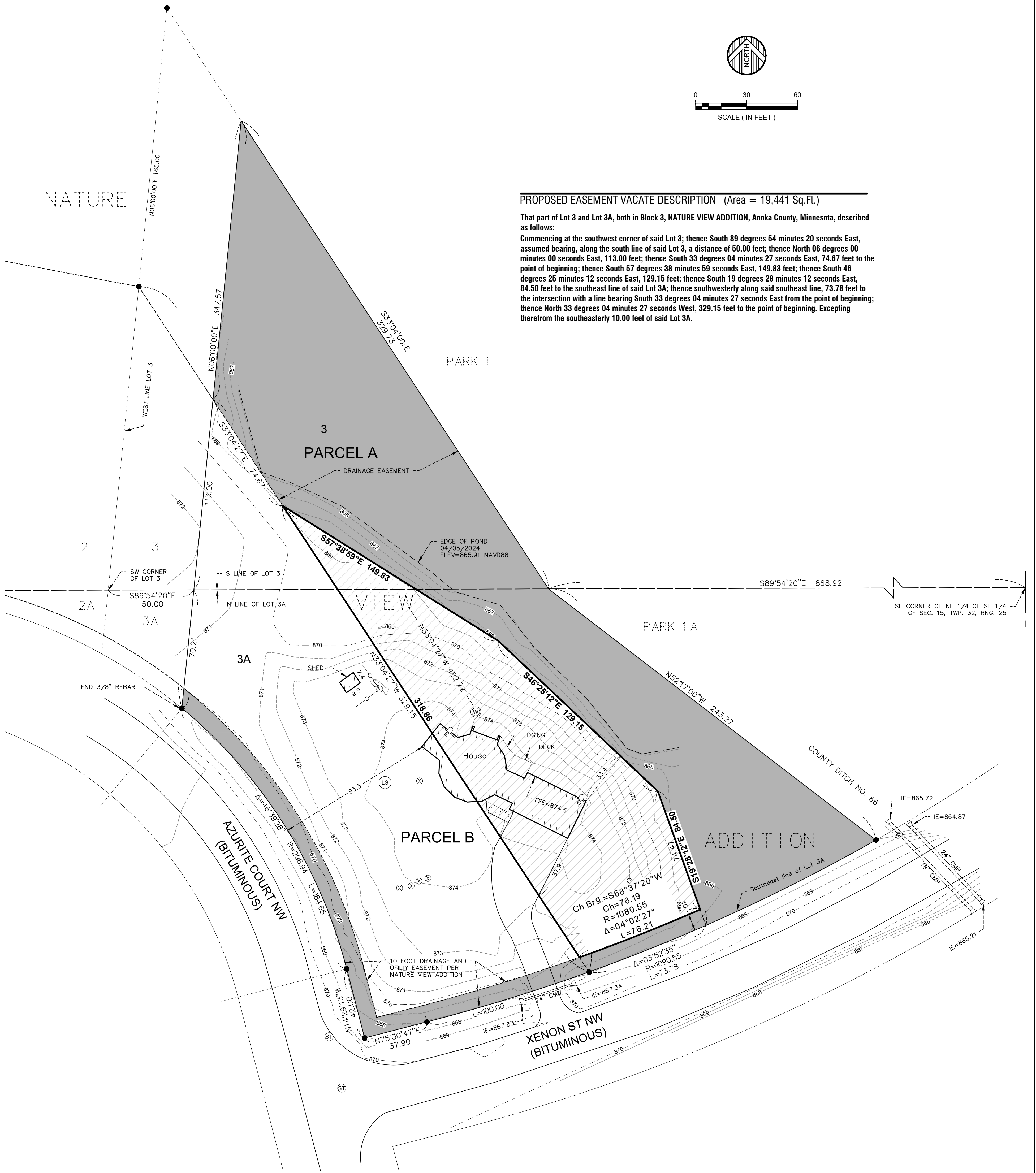
EASEMENT EXHIBIT



PROPOSED EASEMENT VACATE DESCRIPTION (Area = 19,441 Sq.Ft.)

That part of Lot 3 and Lot 3A, both in Block 3, NATURE VIEW ADDITION, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of said Lot 3; thence South 89 degrees 54 minutes 20 seconds East, assumed bearing, along the south line of said Lot 3, a distance of 50.00 feet; thence North 06 degrees 00 minutes 00 seconds East, 113.00 feet; thence South 33 degrees 04 minutes 27 seconds East, 74.67 feet to the point of beginning; thence South 57 degrees 38 minutes 59 seconds East, 149.83 feet; thence South 46 degrees 25 minutes 12 seconds East, 129.15 feet; thence South 19 degrees 28 minutes 12 seconds East, 84.50 feet to the southeast line of said Lot 3A; thence southwesterly along said southeast line, 73.78 feet to the intersection with a line bearing South 33 degrees 04 minutes 27 seconds East from the point of beginning; thence North 33 degrees 04 minutes 27 seconds West, 329.15 feet to the point of beginning. Excepting therefrom the southeasterly 10.00 feet of said Lot 3A.



PROPERTY DESCRIPTION

Parcel A (Per Warranty Deed Doc. No. 1480024)

That part of Lot 3, Block 3, NATURE VIEW ADDITION, lying Easterly of the following line to be described: Commencing at the Southwest corner of said Lot 3; thence South 89 degrees 54 minutes 20 seconds East along the Southerly line of said lot a distance of 50.00 feet to the point of beginning of the line to be described; thence North 06 degrees 00 minutes 00 seconds East to a point of the Northeast line of said lot, and there terminating.

Parcel B (Per Warranty Deed Doc. No. 347919)

That part of Lot 3A, Block 3, NATURE VIEW ADDITION, lying Easterly of the following described line: Commencing at the Northwest corner of said Lot 3A; thence South 89 degrees 54 minutes 20 seconds East along the North line of said lot a distance of 50.00 feet to the point of beginning of the line to be described; thence South 6 degrees 0 minutes 0 seconds West to a point of the Southwest line of said lot, and there terminating.

Abstract Property (Parcel A)

Torrens Property (Parcel B)

Section 15, Township 32, Range 25, Anoka County, MN

LEGEND

- DENOTES A FOUND 1/2" IRON PIPE MONUMENT W/CAP MARKED 10947 UNLESS OTHERWISE SHOWN
- DENOTES A SET 1/2" IRON PIPE MONUMENT W/CAP MARKED 42648
- ⊙ FENCE POST
- ⊙(LS) SEPTIC LIFT STATION
- ⊙(SC) SEPTIC CLEANOUT
- ⊙(SM) STORM MANHOLE
- ⊙(W) WATER WELL
- ⊙(EM) ELEC METER
- ⊙(GM) GAS METER
- RIGHT-OF-WAY LINE
- WIRE FENCE
- CULVERT
- ▨ EASEMENT VACATE AREA
- REMAINING EASEMENT
- ▤ CONCRETE SURFACE

SURVEY NOTES:

- Orientation of this bearing system is based on the Anoka County Coordinate System NAD83 (1996 adj.)
- The property address is 15890 Xenon Street Northwest, Ramsey, MN 55303. PID No. 15-32-25-44-0018.
- Area of the subject property is 93,986 Sq. Ft. or 2.16 acres.
- Vertical control: MNDOT BM "0206 AJ" Elev=872.42 NAVD88. Contours shown are from data gathered during the field work.
- This exhibit is to be used as part of a petition to vacate a portion of the platted drainage easement lying lower than the unpublished 100 year flood elevation of 867.3. (NAVD 88).

DATE	SCALE	DRAWN BY	CHECKED BY	FILE NUMBER	DATE	AMENDMENTS	BY	PREPARED FOR: DAVID BARNISH
May 2024	AS SHOWN	JAS	KLJ	2024-10621				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
								<i>Kelly L. Jordan</i> Kelly L. Jordan DATE: 05/28/2024 LIC. NO. 42648

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