



Return to:  
Commercial Partners Title, LLC  
200 South Sixth Street  
Suite 1300  
Minneapolis, MN 55402  
32333 1/6 OCL

499636.001

**ACCESS ROAD EASEMENT**

**KNOW ALL PERSONS BY THESE PRESENTS**, that, for valuable consideration, the CITY OF RAMSEY, a municipal corporation, Grantor, hereby grants, sells, and conveys to the State of Minnesota, a sovereign entity, acting by and through the Commissioner of the Minnesota Pollution Control Agency, Grantee, a perpetual 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 permanent easement for access purposes over, under and across that part of Tract B, REGISTERED LAND SURVEY NO. 251, Anoka County, Minnesota, lying northerly of the following described line and its extensions:

Commencing at the Northwest corner of said Tract B; thence on an assumed bearing of South 00 degrees 42 minutes 58 seconds East along the Westerly line of said Tract B a distance of 90.00 feet to the point of beginning of the line to be described; thence North 89 degrees 17 minutes 02 seconds East a distance of 107.57 feet; thence North 80 degrees 03 minutes 58 seconds East a distance of 93.64 feet; thence North 89 degrees 17 minutes 02 seconds East a distance of 156.90 feet to the East line of said Tract B and said line there terminating.

("Easement Area 1")

and

A permanent 15.00 foot wide easement for access purposes over, under and across that part of Tract A and Tract B, REGISTERED LAND SURVEY NO. 251, Anoka County, Minnesota. The centerline of said access easement is described as follows:

Commencing at the Southeast Corner of said Tract A; thence on an assumed bearing of South 89 degrees 17 minutes 02 seconds West, along the southerly line of said Tract A, a distance of 141.19 feet to an angle point in said southerly line of Tract A; thence North 75 degrees 13 minutes 47 seconds West, along said southerly line, a distance of 56.50 feet to the point of beginning of the centerline to be described; thence North 14 degrees 46 minutes 13 seconds East a distance of 22.54 feet; thence northeasterly along a tangential curve concave to the southeast having a radius of 18.00 feet and a central angle of 74 degrees 30 minutes 49 seconds a distance of 23.41 feet; thence North 89 degrees 17 minutes 02 seconds East, tangent to said curve, a distance of 95.27 feet; thence Northeasterly along a tangential curve concave to the northwest

having a radius of 27.00 feet and a central angle of 63 degrees 24 minutes 17 seconds a distance of 29.88 feet, to a point hereinafter referred to as "Point A"; thence continuing along the same tangential curve having a radius of 27.00 feet and a central angle of 26 degrees 35 minutes 43 seconds a distance of 12.53 feet; thence North 00 degrees 42 minutes 58 seconds West, tangent to said curve, a distance of 172.00 feet; thence Northwesterly along a tangential curve concave to the southwest having a radius of 27.00 feet and a central angle of 90 degrees 00 minutes 00 seconds a distance of 42.41 feet; thence South 89 degrees 17 minutes 02 seconds West, tangent to said curve a distance of 28.28 feet; thence Northwesterly along a tangential curve concave to the northeast having a radius of 27.00 feet and a central angle of 41 degrees 53 minutes 37 seconds a distance of 19.74 feet; thence North 48 degrees 49 minutes 21 seconds West, tangent to said curve, a distance of 51.64 feet; thence Northwesterly along a tangential curve concave to the northeast having a radius of 100.00 feet and a central angle of 14 degrees 03 minutes 37 seconds a distance of 24.54 feet; thence North 34 degrees 45 minutes 43 seconds West, tangent to said curve, a distance of 100.00 feet and said centerline there terminating.

("Easement Area 2")

and

A permanent 15.00 foot wide easement for access purposes over, under and across that part of Tract A, REGISTERED LAND SURVEY NO. 251, Anoka County, Minnesota. The centerline of said access easement is described as follows:

Beginning at said "Point A", thence North 89 degrees 53 minutes 47 seconds East a distance of 53.54 feet to the East line of said Tract A and said centerline there terminating.

("Easement Area 3")

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

Easement Area 2 is a non-exclusive easement as the Grantor reserves the right to use this perpetual access road easement (Easement Area 2) for the purposes stated herein. The parties agree to share equally any reasonable maintenance and or future reconstruction of Easement Area 2 in order that Easement Area 2 can be used for its purposes as declared herein. Notwithstanding the agreement regarding maintenance and/or reconstruction of Easement Area 2 as stated above, the party responsible for any specific damage to Easement Area 2 shall be responsible for the repair of said specific damage.

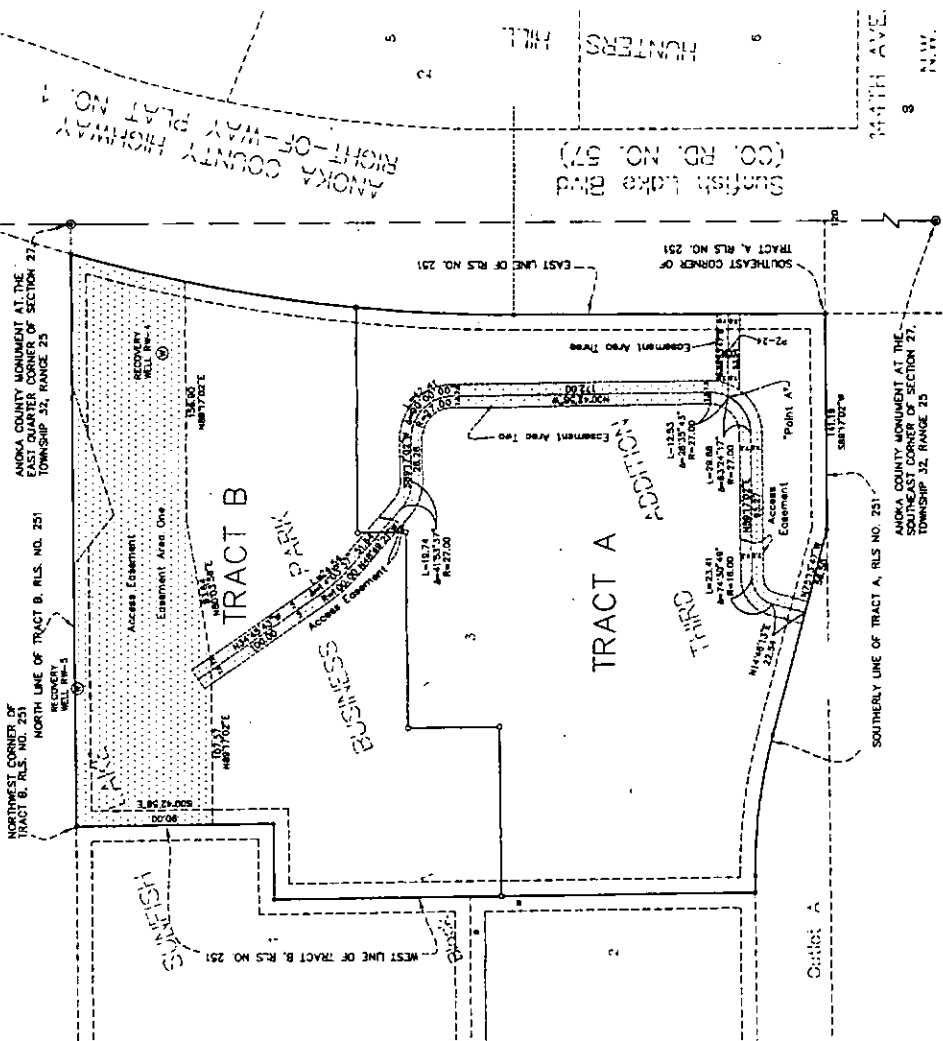
Grantor covenants that it is the owner of the premises and has the right, title, and capacity to grant the perpetual easements granted herein.

Grantee's Certificate of Acceptance is attached to this Access Road Easement.





# Easement Exhibit A ~ form City of Ramsey

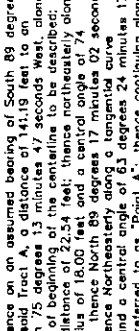


**ACCESS EASEMENT DESCRIPTION (Easement Area One)**  
 A permanent easement for access purposes over, under and across that part of Tract B, REGISTERED LAND SURVEY NO. 251, Anoka County, Minnesota, lying northerly of the following described line and its extensions:  
 Commencing at the Northwest corner of said Tract B; thence on an assumed bearing of South 00 degrees 42 minutes 58 seconds East along the Westerly line of said Tract B a distance of 90.00 feet to the point of beginning of the line to be described; thence North 89 degrees 17 minutes 02 seconds East a distance of 107.57 feet; thence North 80 degrees 03 minutes 58 seconds East a distance of 93.64 feet; thence North 88 degrees 17 minutes 02 seconds East a distance of 156.80 feet to the East line of said Tract B, and said line there terminating.

**ACCESS EASEMENT DESCRIPTION (Easement Area Two)**  
 A permanent 15.00 foot wide easement for access purposes over, under and across that part of Tract A and Tract B, REGISTERED LAND SURVEY NO. 251, Anoka County, Minnesota. The centerline of said access easement is described as follows:  
 Commencing at the Southeast Corner of said Tract A; thence on an assumed bearing of South 89 degrees 17 minutes 02 seconds West, along the southerly line of said Tract A, a distance of 141.19 feet to an assumed bearing of South 89 degrees 17 minutes 02 seconds West, along the southerly line of said Tract B, a distance of 95.50 feet to the point of beginning of the line to be described; thence North 14 degrees 48 minutes 13 seconds East a distance of 22.54 feet; thence northeasterly along a tangential curve concave to the southeast having a radius of 18.00 feet and a central angle of 74 degrees 30 minutes 49 seconds a distance of 23.41 feet; thence North 89 degrees 17 minutes 02 seconds East, tangent to said curve, a distance of 95.27 feet; thence Northeasterly along a tangential curve concave to the northwest having a radius of 27.00 feet and a central angle of 63 degrees 24 minutes 17 seconds a distance of 29.88 feet, to a point hereinafter referred to as "Point A"; thence continuing along the same tangential curve having a radius of 27.00 feet and a central angle of 28 degrees 35 minutes 43 seconds a distance of 53.11 feet; thence Northeasterly along a tangential curve having a radius of 172.00 feet, thence Northeasterly along a tangential curve having a radius of 27.00 feet and a central angle of 90 degrees 00 minutes 00 seconds a distance of 42.41 feet; thence South 89 degrees 17 minutes 02 seconds West, tangent to said curve a distance of 28.28 feet and a central angle of 41 degrees 53 minutes 37 seconds a distance of 19.74 feet; thence North 48 degrees 49 minutes 21 seconds West, tangent to said curve, a distance of 51.64 feet; thence Northeasterly along a tangential curve concave to the northeast having a radius of 100.00 feet and a central angle of 33 minutes 27 seconds a distance of 100.00 feet; thence North 34 degrees 45 minutes 43 seconds West, tangent to said curve, a distance of 100.00 feet and said centerline there terminating.

**ACCESS EASEMENT DESCRIPTION (Easement Area Three)**  
 A permanent 15.00 foot wide easement for access purposes over, under and across that part of Tract A, REGISTERED LAND SURVEY NO. 251, Anoka County, Minnesota. The centerline of said access easement is described as follows:  
 Beginning at said "Point A", thence North 89 degrees 53 minutes 47 seconds East a distance of 53.54 feet to the East line of said Tract A and said centerline there terminating.

Area of Access Easements: 39,609 sq. ft. = 0.909 acres.



**ACCESS EASEMENT DESCRIPTION (Easement Area Three)**  
 A permanent 15.00 foot wide easement for access purposes over, under and across that part of Tract A, REGISTERED LAND SURVEY NO. 251, Anoka County, Minnesota. The centerline of said access easement is described as follows:  
 Beginning at said "Point A", thence North 89 degrees 53 minutes 47 seconds East a distance of 53.54 feet to the East line of said Tract A and said centerline there terminating.

Area of Access Easements: 39,609 sq. ft. = 0.909 acres.

REVISION

10/17/09 REVISE ACCESS EASEMENT DESCRIPTION

10/14/09 REVISE ACCESS EASEMENT DESCRIPTION

BOOK/PAGE: \_\_\_\_\_

DRS: \_\_\_\_\_

DATE: 9/29/09

FILE NO: \_\_\_\_\_

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 Professional Land Surveyor under the laws of the State of Minnesota.

*Charles R. Christopherson*  
 Charles R. Christopherson  
 Date 9/29/09 Lic. No. 18420

City of Ramsey

Tracts A and B,  
 RLS No. 251,  
 Anoka County,  
 Minnesota

Hakanson  
 Anderson  
 Assoc., Inc.

Civil Engineers and Land Surveyors  
 5801 Franklin Ave., Suite 100  
 Minneapolis, MN 55431  
 763-427-3580 FAX 763-427-0520

ANOKA COUNTY MINNESOTA

Document No.: 499636.001 TORRENS

I hereby certify that the within instrument was filed in this  
office for record on: 10/16/2009 9:58:00 AM

Fees/Taxes In the Amount of: \$46.00

MAUREEN J. DEVINE

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

JMD, Deputy

Record ID: 2252522