

— PARCEL LIMITS



PERMANENT EASEMENT AREA = 6,601 SQ. FT.

Prepared by:



Exhibit A  
 Ramsey County Rice Creek Open Space  
 PID: 043023320008  
 Rice Creek Parkway  
 City of Shoreview, Minnesota

WSB Project No. 010722-000

Date: 04/17/20



RICE CREEK PARKWAY

NORTHWEST CORNER OF PARCEL  
(POINT OF COMMENCEMENT)

NORTH LINE OF PARCEL  
(N LINE OF THE N 1/2 OF THE  
SW 1/4 OF SEC. 4, T. 30, R. 23)

S00°02'43"E  
74.56

L=42.54  
R=150.00  
Δ=16°15'00"

N89°57'20"E  
34.01

POINT OF BEGINNING

WEST LINE OF PARCEL  
("REFERENCE LINE B")

S73°47'40"E  
118.85

L=42.65  
R=150.00  
Δ=16°17'24"

N89°54'56"E  
44.63

S00°01'55"E  
29.41

CITY DISTRIBUTION PIPING

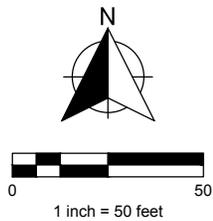
POINT A

CITY PUMP HOUSE

CITY WET WELL

CITY INTAKE PIPE

OWNER: COUNTY OF RAMSEY  
ADDRESS: RICE CREEK PARKWAY  
PID: 043023320008



— PARCEL LIMITS

 PERMANENT EASEMENT AREA = 6,601 SQ. FT.

Prepared by:



Exhibit B  
Easement Sketch  
PID: 043023320008  
Rice Creek Parkway  
City of Shoreview, Minnesota

WSB Project No. 010722-000

Date: 04/17/20



Location: City of Shoreview

Address: Rice Creek Parkway

PID: 043023320008

Project No: 010722-000

Date: April 17, 2020

***That part of the following described property in the City of Shoreview:***

That part of the North Half of the Southwest Quarter of Section 4, Township 30 North, Range 23 West, Ramsey County, Minnesota, situated parallel with and 65.00 feet northerly and westerly of the following described "Reference Line A", and easterly of the following described "Reference Line B."

"Reference Line A"

Beginning at a point on the north line of said North Half of the Southwest Quarter of Section 4, distant 813.62 feet west of the northeast corner thereof; thence southwesterly deflecting to the left 50 degrees 36 minutes 04 seconds, a distance of 226.36 feet; thence southwesterly deflecting to the left 10 degrees 09 minutes 51 seconds, a distance of 308.48 feet; thence southwesterly deflecting to the right 03 degrees 56 minutes 46 seconds, a distance of 909.48 feet; thence deflecting to the right 56 degrees 35 minutes 44 seconds, a distance of 442.22 feet, more or less, to the east line of the west 570 feet of said North Half of the Southwest Quarter.

"Reference Line B"

Commencing at the southwest corner of said Southwest Quarter of the Southwest Quarter of said Section 4; thence South 89 degrees 52 minutes 52 seconds East, along the south line of said Southwest Quarter of the Southwest Quarter, a distance of 547.64 feet to the point of beginning; thence North 00 degrees 35 minutes 36 seconds West, a distance of 134.66 feet; thence northwesterly 307.89 feet along the arc of a tangential curve concave to the southwest having a central angle of 20 degrees 42 minutes 00 seconds and a radius of 852.21 feet; thence North 21 degrees 17 minutes 36 seconds West, a distance of 348.56 feet; thence northerly 723.88 feet along the arc of a tangential curve concave to the east having a central angle of 52 degrees 37 minutes 10 seconds and a radius of 788.21 feet; thence North 31 degrees 19 minutes 34 seconds East, a distance of 171.87 feet; thence northeasterly 436.68 feet along the arc of a tangential curve concave to the northwest having a central angle of 29 degrees 21 minutes 31 seconds and a radius of 852.22 feet; thence South 88 degrees 01 minutes 57 seconds East, a distance of 8.00 feet; thence North 01 degrees 58 minutes 03 seconds East, a distance of 222.19 feet; thence northerly 173.89 feet along the arc of a tangential curve concave to the west having a central angle of 02 degrees 00 minutes 47 seconds and a radius of 4949.41 feet; thence North 00 degrees 02 minutes 43 seconds West, a distance of 227.35 feet, more or less, to a point on the north line of the North Half of the Southwest Quarter of said Section 4 being 1954.86 feet

westerly of the northeast corner thereof, as measured along said north line, and there terminating.

Excepting therefrom the south 280 feet of the west 570 feet of said North Half of the Southwest Quarter of Section 4, Township 30 North, Range 23 West.

#### **Exhibit B - Description of Permanent Storm Water Easement**

A permanent easement for storm water purposes over, under, and across that part of the above described property, which lies 5.00 feet on either side of the following described centerline:

Commencing at the northwest corner of the above described property; thence on an assumed bearing of South 00 degrees 02 minutes 43 seconds East, along the west line thereof, a distance of 74.56 feet to the point of beginning of the centerline to be described; thence North 89 degrees 57 minutes 20 seconds East, a distance of 34.01 feet; thence southeasterly, a distance of 42.54 feet along a tangential curve concave to the southwest, having a radius of 150.00 feet and a central angle of 16 degrees 15 minutes 00 seconds; thence South 73 degrees 47 minutes 40 seconds East, tangent to last described curve, a distance of 118.85 feet; thence southeasterly, a distance of 42.65 feet along a tangential curve concave to the northeast, having a radius of 150.00 feet and a central angle of 16 degrees 17 minutes 24 seconds; thence North 89 degrees 54 minutes 56 seconds East, tangent to last described curve, a distance of 44.63 feet; thence South 00 degrees 01 minute 55 seconds East, a distance of 29.41 feet to point A to be hereinafter described and said centerline line there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate on the west line of the above described property.

AND

A permanent easement for storm water purposes over, under, and across the part of the above described property, which lies 10.00 feet on either side of the following described centerline:

Beginning at the hereinbefore described point A; thence continuing South 00 degrees 01 minute 55 seconds East, a distance of 174.00 feet and said centerline line there terminating.