

EASEMENT SKETCH AND DESCRIPTION

~for~ THE CITY OF NEW BRIGHTON

PROPOSED EASEMENT DESCRIPTIONS:

A temporary easement for construction purposes over, under and across all that part of Lots 1 through 12, Block 3, SECOND ADDITION TO NEW BRIGHTON, Ramsey County, Minnesota, and that part of vacated 4th Avenue NW, as vacated by City of New Brighton resolution, recorded by Ramsey County Document Number 3504374, described as follows:

Beginning at the northeast corner of said Block 3; thence on an assumed bearing of North 82 degrees 14 minutes 01 second West along the northerly line of said Block 3, a distance of 209.15 feet; thence South 07 degrees 45 minutes 59 seconds West, a distance of 1.86 feet; thence North 83 degrees 52 minutes 12 seconds West, a distance of 89.71 feet, more or less, to the west line of said vacated 4th Avenue NW; thence South 01 degree 00 minute 25 seconds East along said west line, a distance of 34.48 feet; thence South 82 degrees 14 minutes 01 seconds East, a distance of 71.56 feet; thence North 07 degrees 45 minutes 59 seconds East, a distance of 33.50 feet to its intersection with a line drawn parallel with and distant 5.00 feet southerly of the northerly line of said Block 3; thence South 82 degrees 14 minutes 01 second East along said line drawn parallel with and distant 5.00 feet southerly of the northerly line of Block 3, a distance of 222.77 feet, more or less, to the east line of said Block 3; thence North 01 degree 00 minute 25 seconds West along said east line, a distance of 5.06 feet to the point of beginning of the easement described.

An easement for sidewalk purposes over, under and across all that part of Lots 10, 11 and 12, Block 3, SECOND ADDITION TO NEW BRIGHTON, Ramsey County, Minnesota, and that part of vacated 4th Avenue NW, as vacated by City of New Brighton resolution, recorded by Ramsey County Document Number 3504374, described as follows:

Commencing at the northeast corner of said Block 3; thence on an assumed bearing of North 82 degrees 14 minutes 01 second West along the northerly line of said Block 3, a distance of 209.15 feet to the point of beginning of the easement to be described; thence South 07 degrees 45 minutes 59 seconds West, a distance of 1.86 feet; thence North 83 degrees 52 minutes 12 seconds West, a distance of 89.71 feet, more or less, to the west line of said vacated 4th Avenue NW; thence North 01 degree 00 minute 25 seconds West along said west line, a distance of 4.48 feet, more or less, to a point on the northwesterly extension of the northerly line of said Block 3; thence South 82 degrees 14 minutes 01 second East along said northwesterly extension and the northerly line of said Block 3, a distance of 90.36 feet to the point of beginning of the easement described.

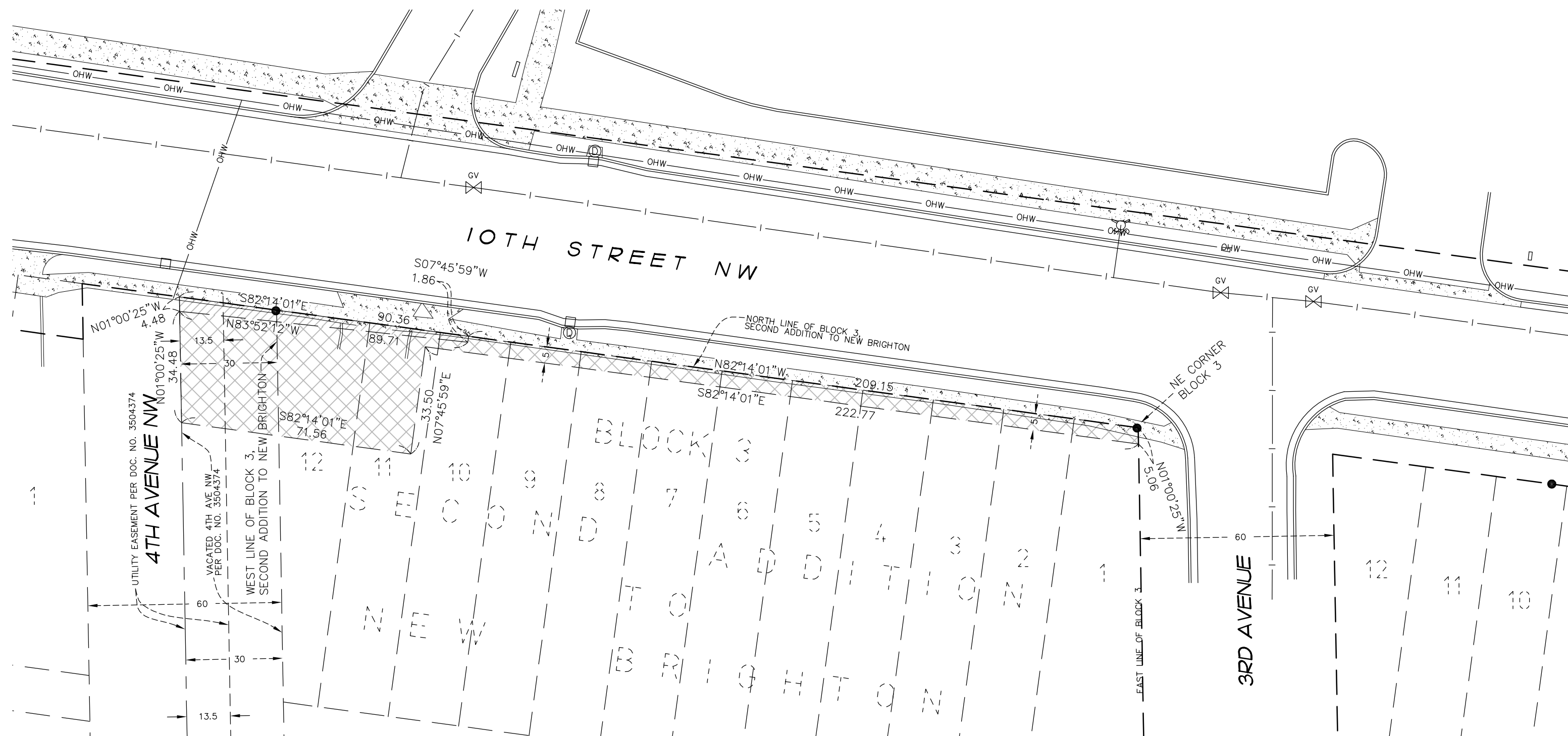


NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



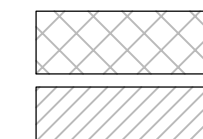
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

BLR / *R*

BLAKE L. RIVARD

Date: 2/9/2015 License No. 19421

Revised Easement Areas and Legal Description 2/6/2015 Revised 2/20/2015 to remove CSAH Designation.



DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT

DENOTES PROPOSED SIDEWALK EASEMENT

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EST. 1977
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