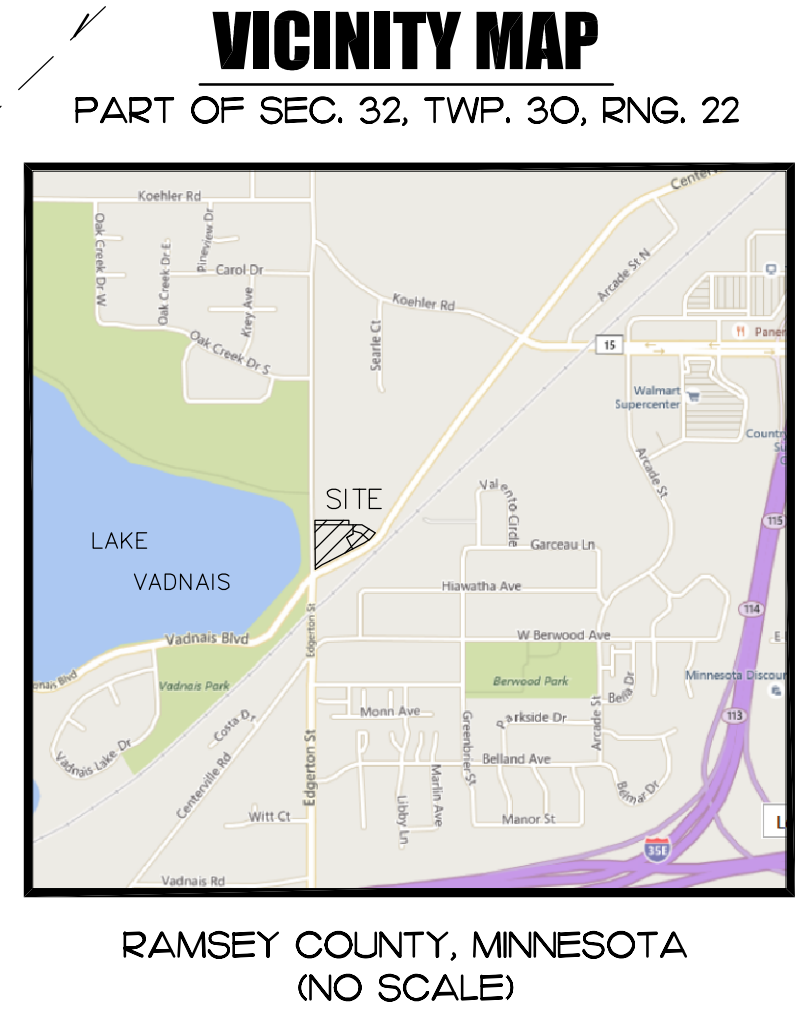
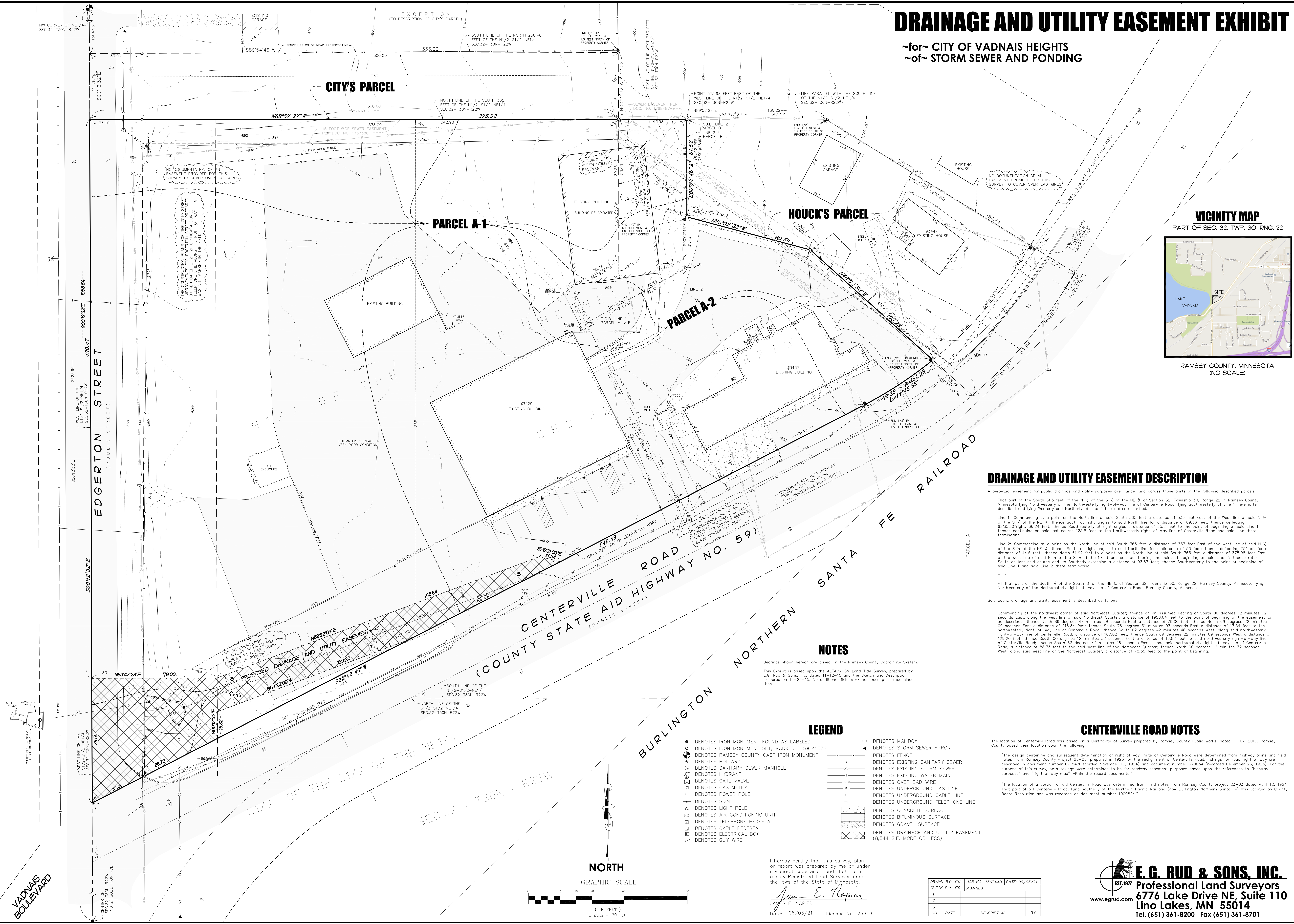


DRAINAGE AND UTILITY EASEMENT EXHIBIT

for CITY OF VADNAIS HEIGHTS
of STORM SEWER AND PONDING



DRAINAGE AND UTILITY EASEMENT DESCRIPTION

A perpetual easement for public drainage and utility purposes over, under and across those parts of the following described parcels:

That part of the South 365 feet of the N 1/2 of the S 1/2 of the NE 1/4 of Section 32, Township 30, Range 22 in Ramsey County, Minnesota lying Northwesterly of the Northwesterly right-of-way line of Centerville Road, lying Southwesterly of Line 1 hereinafter described and lying Westerly and Northerly of Line 2 hereinafter described.

Line 1: Commencing at a point on the North line of said South 365 feet a distance of 333 feet East of the West line of said N 1/2 of the S 1/2 of the NE 1/4; thence South at right angles to said North line for a distance of 89.36 feet; thence deflecting 62°35'20" right, 36.24 feet; thence Southwesterly at right angles a distance of 28.2 feet to the point of beginning of said Line 1; thence continuing on said last course 125.8 feet to the Northwesterly right-of-way line of Centerville Road and said Line 1 there terminating.

Line 2: Commencing at a point on the North line of said South 365 feet a distance of 333 feet East of the West line of said N 1/2 of the S 1/2 of the NE 1/4; thence South at right angles to said North line for a distance of 89.36 feet; thence deflecting 25° left for a distance of 44.5 feet; thence North 61.92 feet to a point on the North line of said South 365 feet a distance of 375.98 feet East of the West line of said N 1/2 of the S 1/2 of the NE 1/4 and said point being the point of beginning of said Line 2; thence return South on last said course and its Southern extension a distance of 33.67 feet; thence Southwesterly to the point of beginning of said Line 1 and said Line 2 there terminating.

Also

All that part of the South 1/2 of the South 1/2 of the NE 1/4 of Section 32, Township 30, Range 22, Ramsey County, Minnesota lying Northwesterly of the Northwesterly right-of-way line of Centerville Road, Ramsey County, Minnesota.

Said public drainage and utility easement is described as follows:

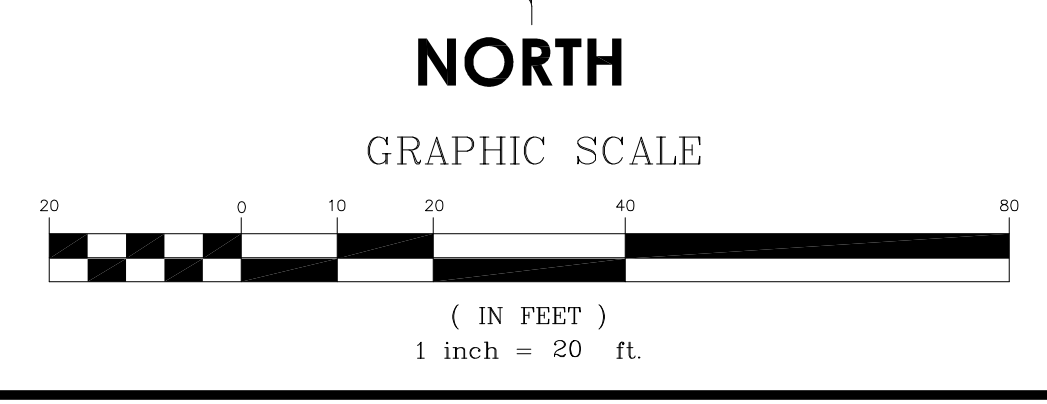
Commencing at the northwest corner of said Northeast Quarter; thence on an assumed bearing of South 00 degrees 12 minutes 32 seconds East, along the west line of said Northeast Quarter, a distance of 1958.64 feet to the point of beginning of the easement to be described; thence North 89 degrees 47 minutes 28 seconds East a distance of 79.00 feet; thence North 69 degrees 22 minutes 09 seconds East a distance of 216.84 feet; thence South 76 degrees 31 minutes 03 seconds East a distance of 13.54 feet to the northwesterly right-of-way line of Centerville Road; thence South 62 degrees 42 minutes 46 seconds West, along said northwesterly right-of-way line of Centerville Road, a distance of 107.02 feet; thence South 69 degrees 22 minutes 09 seconds West a distance of 129.20 feet; thence South 00 degrees 12 minutes 32 seconds East a distance of 16.82 feet to said northwesterly right-of-way line of Centerville Road; thence South 62 degrees 42 minutes 46 seconds West, along said northwesterly right-of-way line of Centerville Road, a distance of 88.73 feet to the said west line of the Northeast Quarter; thence North 00 degrees 12 minutes 32 seconds West, along said west line of the Northeast Quarter, a distance of 78.55 feet to the point of beginning.

NOTES

Bearings shown hereon are based on the Ramsey County Coordinate System.

This Exhibit is based upon the ALTA/ACSM Land Title Survey, prepared by E.G. Rud & Sons, Inc., dated 11-12-15 and the Sketch and Description prepared on 12-23-15. No additional field work has been performed since then.

- ### LEGEND
- DENOTES IRON MONUMENT FOUND AS LABELED
 - DENOTES IRON MONUMENT SET, MARKED RLS# 41578
 - ⊙ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
 - ⊙ DENOTES BOLLARD
 - ⊙ DENOTES SANITARY SEWER MANHOLE
 - ⊙ DENOTES HYDRANT
 - ⊙ DENOTES GATE VALVE
 - ⊙ DENOTES GAS METER
 - ⊙ DENOTES POWER POLE
 - ⊙ DENOTES SIGN
 - ⊙ DENOTES LIGHT POLE
 - ⊙ DENOTES AIR CONDITIONING UNIT
 - ⊙ DENOTES TELEPHONE PEDESTAL
 - ⊙ DENOTES CABLE PEDESTAL
 - ⊙ DENOTES ELECTRICAL BOX
 - ⊙ DENOTES GUY WIRE
 - ⊙ DENOTES MAILBOX
 - ⊙ DENOTES STORM SEWER APRON
 - ⊙ DENOTES FENCE
 - ⊙ DENOTES EXISTING SANITARY SEWER
 - ⊙ DENOTES EXISTING STORM SEWER
 - ⊙ DENOTES EXISTING WATER MAIN
 - ⊙ DENOTES OVERHEAD WIRE
 - ⊙ DENOTES UNDERGROUND GAS LINE
 - ⊙ DENOTES UNDERGROUND CABLE LINE
 - ⊙ DENOTES UNDERGROUND TELEPHONE LINE
 - ⊙ DENOTES CONCRETE SURFACE
 - ⊙ DENOTES BITUMINOUS SURFACE
 - ⊙ DENOTES GRAVEL SURFACE
 - ⊙ DENOTES DRAINAGE AND UTILITY EASEMENT (8,544 S.F. MORE OR LESS)



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.

James E. Napier
JAMES E. NAPIER
Date: 06/03/21 License No. 25343

DRAWN BY: JEN	JOB NO: 15674AB	DATE: 06/03/21	
CHECK BY: JER	SCANNED		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
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