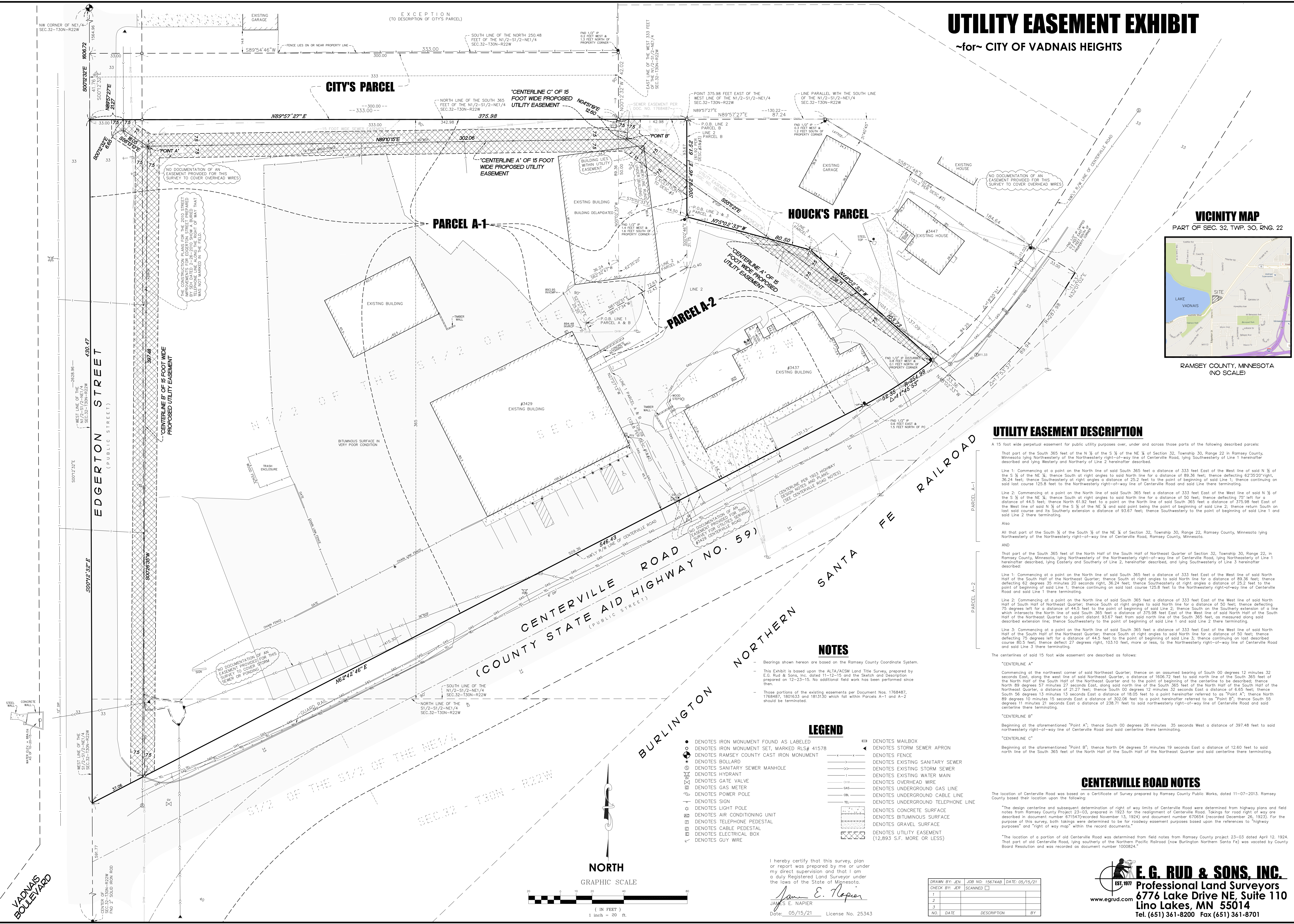


# UTILITY EASEMENT EXHIBIT

~for~ CITY OF VADNAIS HEIGHTS



## UTILITY EASEMENT DESCRIPTION

A 15 foot wide perpetual easement for public 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 Southeast at right angles a distance of 25.2 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 50 feet; thence deflecting 75° left for a distance of 44.5 feet; thence North 61°52' 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 to a point being the point of beginning of said Line 2; thence return South on said last course and its Southerly extension a distance of 93.67 feet 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.

AND

That part of the South 365 feet of the North Half of the South Half of Northeast Quarter of Section 32, Township 30, Range 22, in Ramsey County, Minnesota, lying Northwesterly of the Northwesterly right-of-way line of Centerville Road, lying Northeastly of Line 1 hereinafter described, lying Easterly and Southerly of Line 2, hereinafter described, and lying Southwesterly of Line 3 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 North Half of the South Half of the Northeast Quarter; thence South at right angles to said North line for a distance of 89.36 feet; thence deflecting 62 degrees 35 minutes 20 seconds right, 36.24 feet; thence Southeast at right angles a distance of 25.2 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 North Half of the South Half of the Northeast Quarter; thence South at right angles to said North line for a distance of 50 feet; thence deflecting 75 degrees left for a distance of 44.5 feet to the point of beginning of said Line 2; thence South on the Southerly extension of a line which intersects the North line of said South 365 feet a distance of 375.98 feet East of the West line of said North Half of the South Half of the Northeast Quarter to a point distant 93.67 feet from said north line of the South 365 feet, as measured along said described extension line; thence Southwesterly to the point of beginning of said Line 1 and said Line 2 there terminating.

Line 3: 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 North Half of the South Half of the Northeast Quarter; thence South at right angles to said North line for a distance of 50 feet; thence deflecting 75 degrees left for a distance of 44.5 feet to the point of beginning of said Line 3; thence continuing on said last described course 89.5 feet; thence deflect 27 degrees right, 103.10 feet, to the Northwesterly right-of-way line of Centerville Road and said Line 3 there terminating.

The centerlines of said 15 foot wide easement are described as follows:

"CENTERLINE A"

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 1606.72 feet to said north line of the South 365 feet of the North Half of the South Half of the Northeast Quarter and to the point of beginning of the centerline to be described; thence North 89 degrees 57 minutes 27 seconds East, along said north line of the South 365 feet of the North Half of the South Half of the Northeast Quarter, a distance of 21.27 feet; thence South 00 degrees 12 minutes 32 seconds East a distance of 6.65 feet; thence South 56 degrees 13 minutes 13 seconds East a distance of 18.05 feet to a point hereinafter referred to as "Point A"; thence North 89 degrees 10 minutes 15 seconds East a distance of 302.06 feet to a point hereinafter referred to as "Point B"; thence South 55 degrees 11 minutes 21 seconds East a distance of 238.71 feet to said northwesterly right-of-way line of Centerville Road and said centerline there terminating.

"CENTERLINE B"

Beginning at the aforementioned "Point A"; thence South 00 degrees 26 minutes 35 seconds West a distance of 397.48 feet to said northwesterly right-of-way line of Centerville Road and said centerline there terminating.

"CENTERLINE C"

Beginning at the aforementioned "Point B"; thence North 04 degrees 51 minutes 19 seconds East a distance of 12.60 feet to said north line of the South 365 feet of the North Half of the Northeast Quarter and said centerline there terminating.

## CENTERVILLE ROAD NOTES

The location of Centerville Road was based on a Certificate of Survey prepared by Ramsey County Public Works, dated 11-07-2013. Ramsey County based their location upon the following:

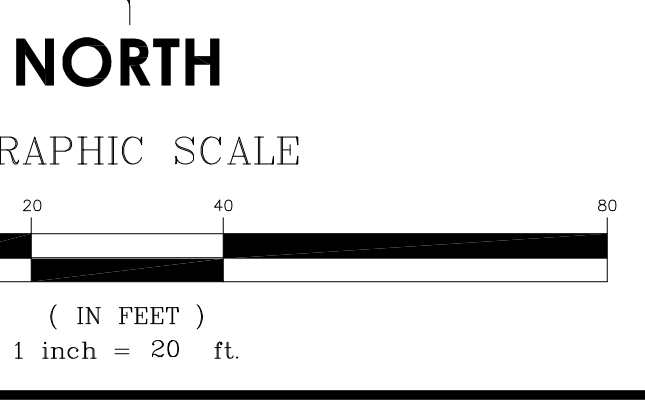
"The design centerline and subsequent determination of right of way limits of Centerville Road were determined from highway plans and field notes from Ramsey County Project 23-03, prepared in 1923 for the realignment of Centerville Road. Takings for road right of way are described in document number 671544 (recorded November 13, 1924) and document number 670654 (recorded December 26, 1925). For the purpose of this survey, both takings were determined to be for roadway easement purposes based upon the references to "highway purposes" and "right of way map" within the record documents."

"The location of a portion of old Centerville Road was determined from field notes from Ramsey County project 23-03 dated April 12, 1924. That part of old Centerville Road, lying southerly of the Northern Pacific Railroad (now Burlington Northern Santa Fe) was vacated by County Board Resolution and was recorded as document number 1000824."

## 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.
- Those portions of the existing easements per Document Nos. 1768487, 1768487, 1801633 and 1813130 which fall within Parcels A-1 and A-2 should be terminated.

- ## 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 UTILITY EASEMENT (12,893 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: 05/15/21 License No. 25343

DRAWN BY: JEN	JOB NO: 15674AB	DATE: 05/15/21	
CHECK BY: JER	SCANNED		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

**E.G. RUD & SONS, INC.**  
EST. 1977  
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