Registrar of Titles, Ramsey, MN
Date Filed: 2/28/2002 4:00 PM
As Doc #: 1676888
On CT #'(s):
526659,

1676888

An easement for road and utility purposes over, under and across the following described property

All that part of Block 57, "White Bear" described as follows:

Beginning at a point on the North Line of said Block 57 distant 99 feet East of the Northwest corner of said Block 57; thence running Easterly along said North line a distance of 202.85 feet to the Northeasterly corner of said Block 57; thence Southerly along the East line of said Block 57 a distance of 164.7 feet; thence Northwesterly, to the Southeast corner of said Block 57; thence Southwesterly along the South line of said Block 57 a distance of 141.5 feet; thence Northwesterly, to the point of beginning. And All that part of adjoining Lake Avenue, lying on the line of Johnson Avenue, Southerly along a straight line produced of 148 feet to the point of beginning and All that part of the Southerly extension of the center line of Johnson Avenue, Southerly to the Southerly extension of the North line of said Block 57 and Northeasterly of the Southeasterly extension of the Southeasterly line of the above-described property.

Said easement is described as follows:

Beginning of the northeast corner of said Block 57; thence easterly along the easterly extension of the north line of said Block 57, a distance of 30.00 feet to the centerline of said Johnson Avenue; thence southerly, along said centerline, to the its intersection with a line 40 feet southeast of and parallel with the southeast line of said Block 57; thence southwesterly, along said parallel line, to its intersection with the southeasterly extension of the southeasterly line of the above described property; thence northwesterly, along said southeasterly line and its extension, a distance of 45.00 feet to the southeasterly line of said Block 57; thence northeasterly, along said southeasterly line, to the southeast corner of said Block 57; thence northerly, along the east line of said Block 57, to the point of beginning and there terminating.

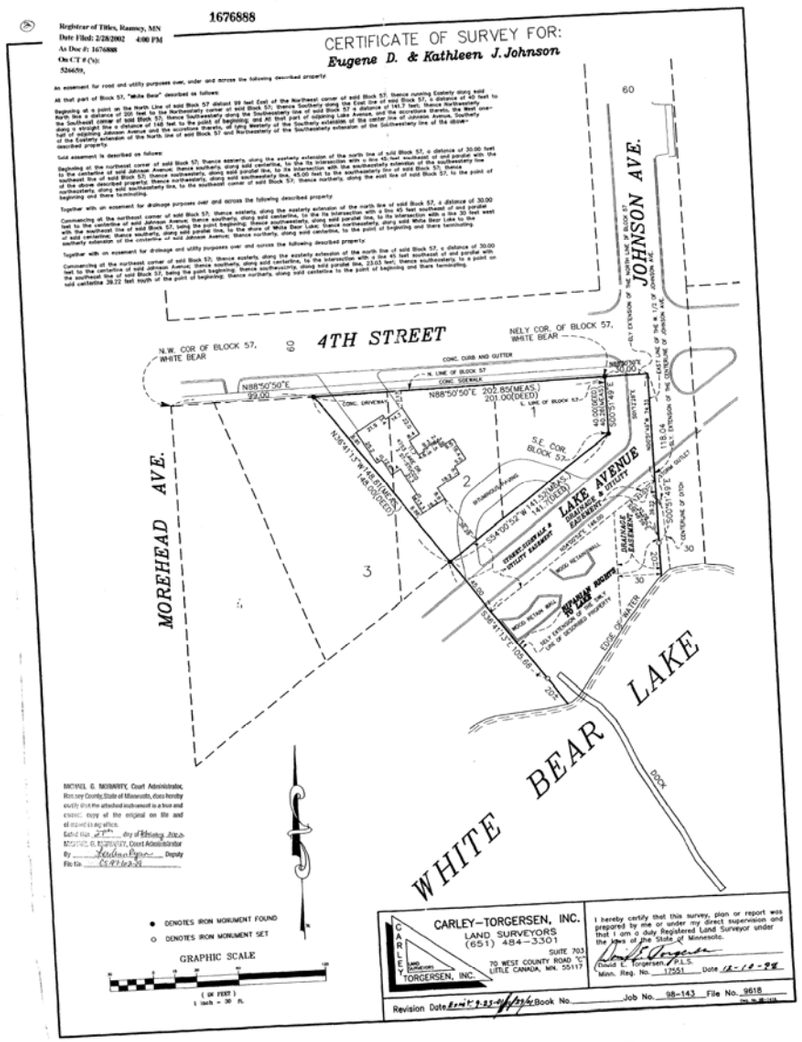
Together with an easement for drainage purposes over and across the following described property:

Commencing at the northeast corner of said Block 57; thence easterly along the easterly extension of the north line of said Block 57, a distance of 30.00 feet to the centerline of said Johnson Avenue; thence southerly, along said centerline, to the its intersection with a line 45 feet southeast of and parallel with the southeast line of said Block 57, being the point of beginning; thence southeasterly, along said parallel line, to its intersection with a line 30 feet west of and parallel with the southeast line of said Block 57, being the point of beginning; thence southeasterly, along said White Bear Lake to the southeast line of said Block 57; thence southwesterly, along said southeast line, to the shore of White Bear Lake; thence, to the point of beginning and there terminating.
of said centerline; thence southerly, along said centerline, to its intersection with the southeasterly extension of the southeasterly line of the above described property; thence northwesterly, along said southeasterly line and its extension, to the southeasterly line of said Block 57; thence northeasterly, along said southeasterly line, to the point of beginning and there terminating.
southerly extension of the centerline of said Johnson Avenue; thence northerly, along said centerline, to the point of beginning and there terminating.

Together with an easement for drainage and utility purposes over and across the following described property:

Commencing at the northeast corner of said Block 57; thence easterly, along the easterly extension of the north line of said Block 57, a distance of 30.00 feet to the centerline of said Johnson Avenue; thence southerly, along said centerline, to the its intersection with a line 45 feet southeast of and parallel with the southeast line of said Block 57, being the point beginning; thence southwesterly, along said parallel line, 23.63 feet; thence southeasterly, to a point on said centerline 39.22 feet south of the point of beginning; thence northerly, along said centerline to the point of beginning and there terminating.

CERTIFICATE OF SURVEY FOR:
Eugene D. & Kathleen J. Johnson



MICHAEL O. MORIARTY, Court Administrator, Ramsey County, State of Minnesota, does hereby certify that the attached instrument is a true and correct copy of the original on file and of record in my office.
Dated this 27th day of February 2002
MICHAEL O. MORIARTY, Court Administrator
By Helen Pyne Deputy
File No. CS 47163-01

● DENOTES IRON MONUMENT FOUND
○ DENOTES IRON MONUMENT SET

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

CARLEY-TORGERSEN, INC.
LAND SURVEYORS
(651) 484-3301
SUITE 703
70 WEST COUNTY ROAD "C"
LITTLE CANADA, MN. 55117

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.
David E. Torgersen, P.L.S.
Minn. Reg. No. 17551 Date 12-10-98

Revision Date Rev'd 2-23-99 Book No. Job No. 98-143 File No. 9618

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