



Doc No **A04767878**

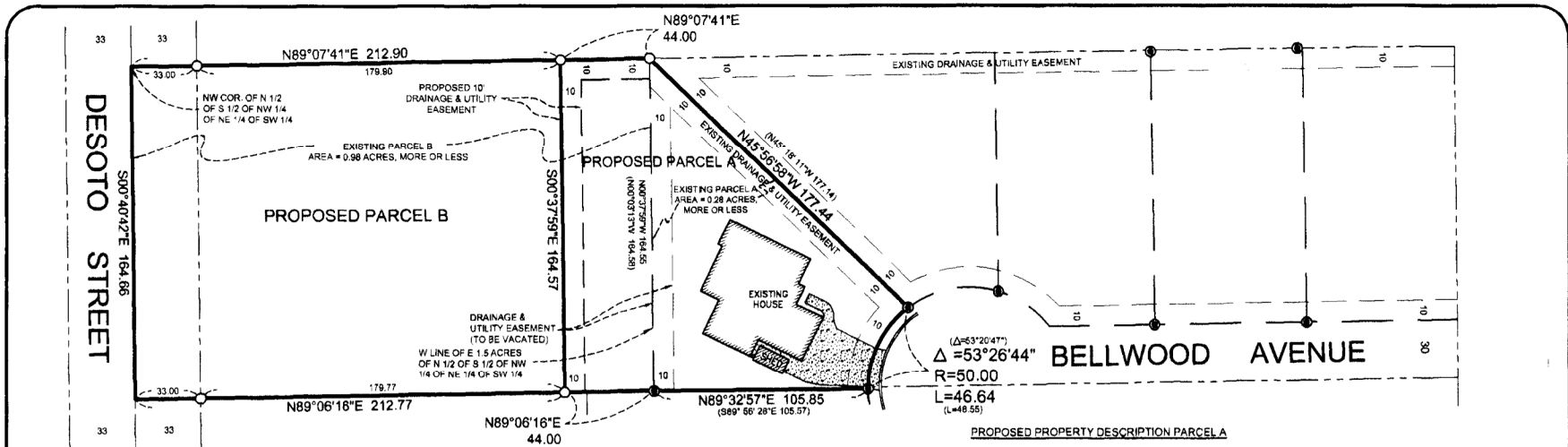
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Office of the County Recorder
Ramsey County, Minnesota
Tara J Bach, County Recorder
Christopher A. Samuel, County Auditor and Treasurer

Deputy 706

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Document Recording Fee Abstract	\$46.00
<i>Document Total</i>	\$46.00



DESCRIPTION FOR PROPOSED DRAINAGE AND UTILITY EASEMENT

The Westerly 10.00 feet and Northerly 10.00 feet of the East 44.00 feet of the following described property:

The North Half of the South Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 17, Township 29, Range 22, Ramsey County, Minnesota, Except the East 1.50 acres.

DESCRIPTION FOR DRAINAGE AND UTILITY EASEMENT TO BE VACATED

The drainage and utility easement, as dedicated in TWIN OAKS ADDITION, according to the recorded plat thereof on file in the Office of the County Recorder, Ramsey County, Minnesota, which adjoins the west line of Lot 4, Block 1 in said TWIN OAKS ADDITION; EXCEPT that part of said easement which lies within the northeasterly 10.00 feet of said Lot 4.

EXISTING PROPERTY DESCRIPTION PARCEL A
(Per Dakota County Document No. 3880711)

Lot 4, Block 1, TWIN OAKS ADDITION, Ramsey County, Minnesota.

EXISTING PROPERTY DESCRIPTION PARCEL B
(Per Dakota County Document No. A04728704)

Subject to DeSoto Street and Except East 1-1/2 acres, the North 1/2 of South 1/2 of Northwest 1/4 of Northeast 1/4 of Southwest 1/4 of Section 17, Township 29, Range 22, Ramsey County, Minnesota.

Lot 4, Block 1, Twin Oaks Addition, Ramsey County, Minnesota.

AND

That part of the North Half of the South Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 17, Township 29 North, Range 22 West, Ramsey County, Minnesota, Except the East 1.50 acres thereof, lying easterly of the following described line:

Commencing at the northwest corner of the North Half of the South Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 17; thence North 89 degrees 07 minutes 41 seconds East, assumed bearing, along the north line of the North Half of the South Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 17, a distance of 212.90 feet to the point of beginning of the line to be described; thence South 00 degrees 37 minutes 59 seconds East, a distance of 164.57 feet to the south line of the North Half of the South Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 17 and there terminating.

Subject to any easements or restrictions of record.

PROPOSED PROPERTY DESCRIPTION PARCEL B

That part of the North Half of the South Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 17, Township 29 North, Range 22 West, Ramsey County, Minnesota, lying westerly of the following described line:

Commencing at the northwest corner of the North Half of the South Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 17; thence North 89 degrees 07 minutes 41 seconds East, assumed bearing, along the north line of the North Half of the South Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 17, a distance of 212.90 feet to the point of beginning of the line to be described; thence South 00 degrees 37 minutes 59 seconds East, a distance of 164.57 feet to the south line of the North Half of the South Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 17 and there terminating.

Subject to Desoto Street and any other easements or restrictions of record.

- () DENOTES A PLAT DIMENSION.
- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 48634.
- DENOTES FOUND IRON MONUMENT.
- ⊕ DENOTES FOUND COUNTY MONUMENT.

PROPOSED PARCEL A
AREA = 0.45 ACRES, MORE OR LESS

PROPOSED PARCEL B
AREA = 0.80 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY

0 50 100 150

BEARINGS SHOWN HEREON ARE ORIENTED TO THE RAMSEY COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN)

CERTIFICATE OF SURVEY FOR:

STEVE GARBE

**JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING**

1112 HIGHWAY 55, SUITE 201, HASTINGS, MN 55033
(651) 438-0000

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

Mitchell A. Scofield
Minnesota License No. 48634
Date: 05/10/2019

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	19-343		S-8108