

Those parts of the south half of the southeast quarter and of the southeast quarter of the southwest quarter of section 31, township 30, range 22, described as commencing at the southwest corner of said section 31; thence along the north-south quarter section line of said section 31, on an assumed bearing of north 1°29'12" east, a distance of 177.59 feet; thence south 3°28'36" west 121.16 feet to the actual point of beginning of the land to be described; thence north 3°28'36" east 2559.55 feet, having a radius of 1794.36 feet along a non-tangential curve concave to the southwest, curve bearing north 22°44'20" west, thence west-northwest 469.87 feet along a non-tangential curve concave to the north, having a radius of 2596.51 feet, a central angle of 10°22'06", and the chord of said curve bearing north 30°42'27" west, thence north 30°31'24" west, tangent to the last described curve, 285.00 feet; thence westerly 1056.52 feet along a tangential curve concave to the south, having a radius of 2242.01 feet and a central angle of 27°00'00"; thence south 69°28'36" west, tangent to the last described curve, 305.00 feet; thence southwesterly 472.12 feet along a tangential curve concave to the northwest, having a radius of 2342.01 feet and a central angle of 11°33'00"; thence south to the actual point of beginning.

Subject to a 70.00 foot easement for road purposes, said easement known as Country Drive. The center line of said easement is described as follows:

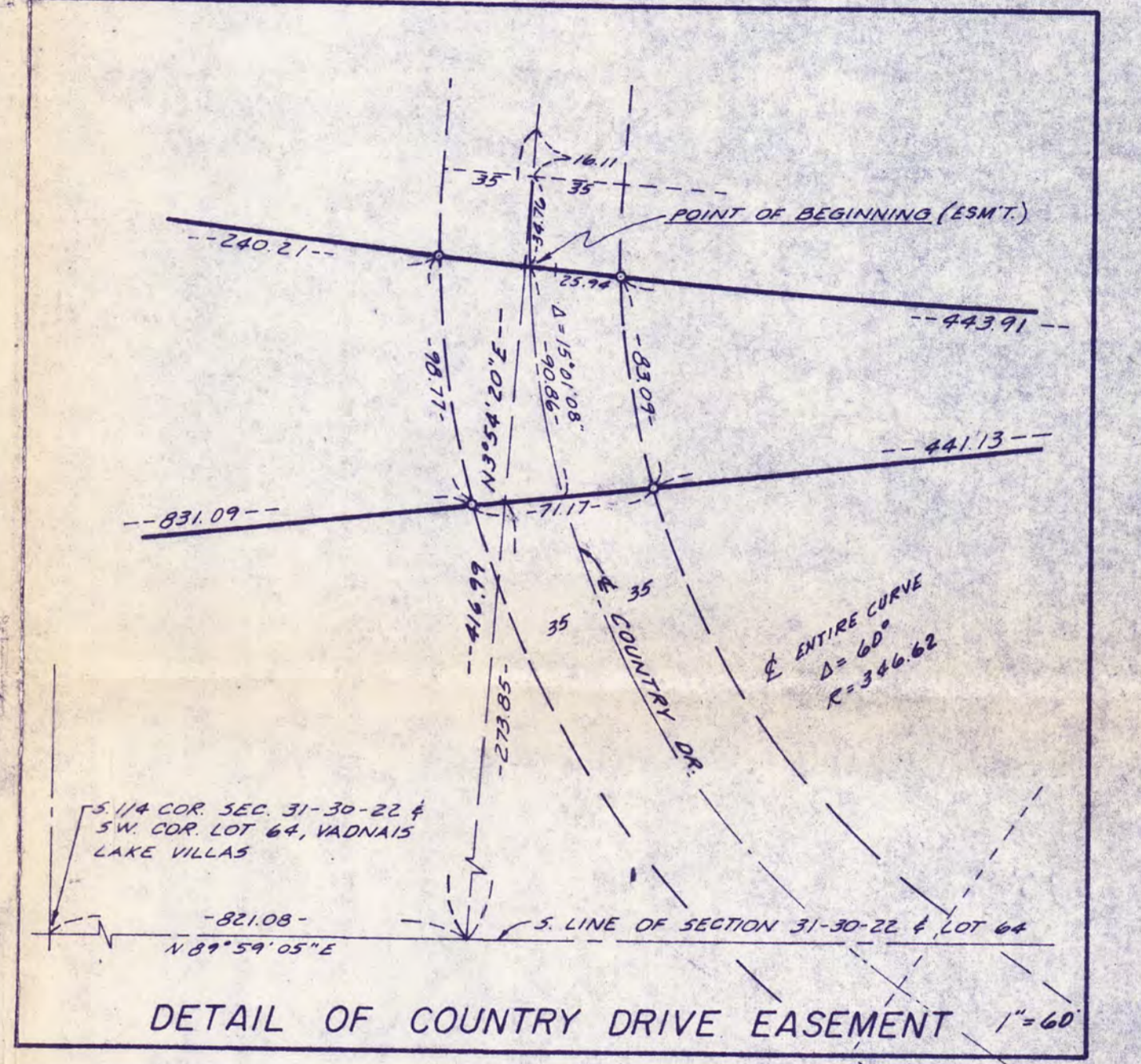
Commencing at the south quarter corner of Section 31, Township 30 North, Range 22 West, Ramsey County, Minnesota (said corner also being the southwest corner of Lot 64, VADNAIS LAKE VILLAS, Ramsey County, Minnesota); thence on an assumed bearing of North 89 degrees 59 minutes 05 seconds East, along the south line of said Section 31 (said south line also being the south line of said Lot 64, VADNAIS LAKE VILLAS; and the north-south quarter section line of said Section 31 has a bearing of North 0 degrees 29 minutes 12 seconds East) a distance of 821.08 feet; thence North 3 degrees 54 minutes 20 seconds East 416.99 feet; thence South 3 degrees 54 minutes 20 seconds East, along the last described line, 16.11 feet; thence southeasterly 34.76 feet along a tangential curve, said curve is concave to the east, has a radius of 345.62 feet and a central angle of 60 degrees 00 minutes 00 seconds, to the north line of the first above described property for the point of beginning of the center line of said easement; thence continuing southeasterly along the last described curve 90.86 feet to the south line of the first above described property, and said center line there terminating.

The side lines of said easement are prolonged or shortened to terminate on the north and south lines of the first above described property.

NOTE: CURVE DATA BY ARC DEFINITION

DESCRIPTION FOR PROPOSED PIPELINE EASEMENT

That part of the North Half of the Northeast Quarter of the Northwest Quarter of Section 6, Township 29, Range 22, Ramsey County, Minnesota which lies 25 feet on each side of a line described as beginning at a point on the east line of said North Half of the Northeast Quarter of the Northwest Quarter distant 223 feet northerly of the Southeast corner thereof; thence westerly to a point on the west line of said North Half of the Northeast Quarter of the Northwest Quarter distant 233.5 feet northerly of the southwest corner thereof and there terminating.



DESCRIPTION FOR NORTHERN STATE POWER EASEMENT

The North Half of the Northeast Quarter of the Northwest Quarter of Section 6, Township 29, Range 22, Ramsey County, Minnesota.

Except for the right of access, the rights granted herein shall be limited to all that part of the above described property which lies within a distance of 50 feet on each side of the following described line, and extensions thereof, to wit:

Beginning at a point on the East line of the Northeast Quarter of the Northwest Quarter of Section 6, Township 29, Range 22 a distance of 535 feet southerly of the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence westerly to a point on the West line of said Northeast Quarter of the Northwest Quarter a distance of 527 feet southerly of the Northwest corner of said Northeast Quarter of the Northwest Quarter; and there terminating.

The Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 6, Township 29, Range 22, Ramsey County, Minnesota except for any paroltherof which lies 50 feet on each side of the following described line: Commencing at the Southwest corner of said Northwest quarter of the northeast quarter of the Northwest Quarter of Section 6; thence on an assumed bearing of south 30°46'36" East along the South line thereof a distance of 190.40 feet to the actual point of beginning of the line to be described, thence North 23°12'43" West 89.10 feet; thence northerly along a tangential curve concave to the East having a radius of 1433.17 feet an arc distance of 72.39 feet, more or less, to a point on the north line of said Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 6 distant 57.72 feet Easterly from the Northeast corner thereof and there terminating. The side lines of said exception are to be lengthened or shortened to terminate at the North and South lines of said Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 6. Subject to a public water works easement 60 feet in width lying adjacent to and Easterly of the above described exception.

The Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 6, Township 29, Range 22, Ramsey County, Minnesota.

That part of the South Half of the Northeast Quarter of the Northwest Quarter of Section 6, Township 29, Range 22 described as beginning at the Northeast corner of said South Half of the Northeast Quarter of the Northwest Quarter, thence along the North line of said South Half of the Northeast Quarter of the Northwest Quarter on an assumed bearing of North 89°46'43" West, a distance of 1008.85 feet; thence South 25°12'43" East to the South line of the North 30 feet of said South Half of the Northeast Quarter of the Northwest Quarter; thence Easterly along said South line to the East line of said South Half of the Northeast Quarter of the Northwest Quarter; thence Northerly along said East line to the point of beginning.

Subject to an easement to Northern States Power Company dated April 12, 1916, filed May 24, 1916, in book 72 of Miscellaneous 319 as Document No. 49559.

Subject to a right of way conveyance to the American Oil Company (Formerly Standard Oil Company) dated November 4, 1946, filed March 11, 1947, in 140 of Deeds 219, Document No. 1142336.

SURVEY FOR A.J. RYAN LANDSCAPE & SUPPLY CO.
3151 COUNTRY DRIVE ST. PAUL, MN. 55112

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

Survey By **T. PETERSON**
Designed By **S. CARLEY**
Approved By **L. DURLAFF**
Revisions **12-12-74 L.E.D.**
Description revised 1-24-75

314 OAK ST., SAUK CENTRE, MINN. 55454

DATE **11-13-74**
SHEET **1** OF **2** SHEETS
Project No. **74-84**

1"=100'