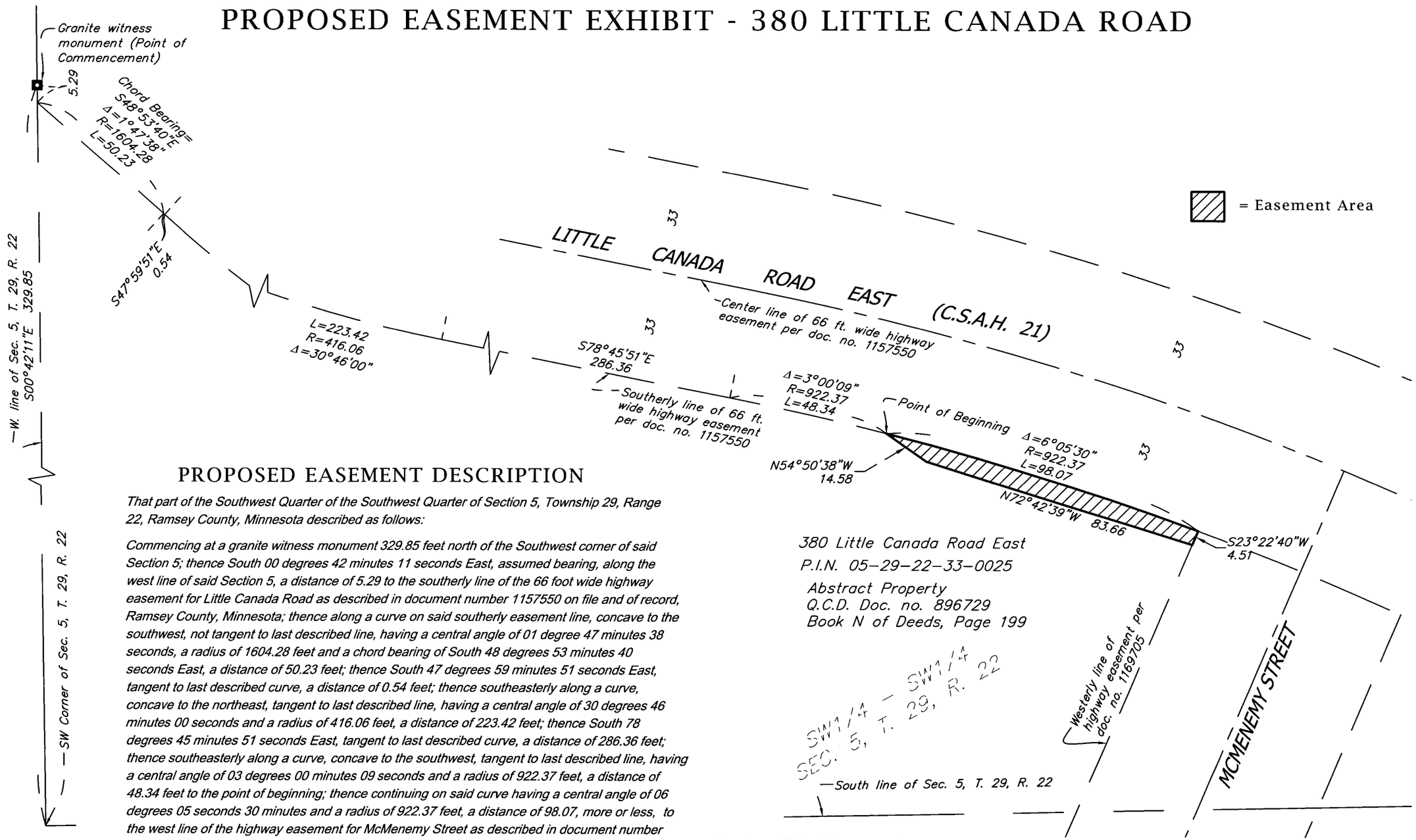
PROPOSED EASEMENT EXHIBIT - 380 LITTLE CANADA ROAD



PROPOSED EASEMENT DESCRIPTION

That part of the Southwest Quarter of the Southwest Quarter of Section 5, Township 29, Range 22, Ramsey County, Minnesota described as follows:

Commencing at a granite witness monument 329.85 feet north of the Southwest corner of said Section 5; thence South 00 degrees 42 minutes 11 seconds East, assumed bearing, along the west line of said Section 5, a distance of 5.29 to the southerly line of the 66 foot wide highway easement for Little Canada Road as described in document number 1157550 on file and of record, Ramsey County, Minnesota; thence along a curve on said southerly easement line, concave to the southwest, not tangent to last described line, having a central angle of 01 degree 47 minutes 38 seconds, a radius of 1604.28 feet and a chord bearing of South 48 degrees 53 minutes 40 seconds East, a distance of 50.23 feet; thence South 47 degrees 59 minutes 51 seconds East, tangent to last described curve, a distance of 0.54 feet; thence southeasterly along a curve, concave to the northeast, tangent to last described line, having a central angle of 30 degrees 46 minutes 00 seconds and a radius of 416.06 feet, a distance of 223.42 feet; thence South 78 degrees 45 minutes 51 seconds East, tangent to last described curve, a distance of 286.36 feet; thence southeasterly along a curve, concave to the southwest, tangent to last described line, having a central angle of 03 degrees 00 minutes 09 seconds and a radius of 922.37 feet, a distance of 48.34 feet to the point of beginning; thence continuing on said curve having a central angle of 06 degrees 05 seconds 30 minutes and a radius of 922.37 feet, a distance of 98.07, more or less, to the west line of the highway easement for McMenemy Street as described in document number 1169705 on file and of record, Ramsey County, Minnesota; thence South 23 degrees 22 minutes 40 seconds West, not tangent to last described curve, along the west line of said easement, a distance of 4.51 feet; thence North 72 degrees 42 minutes 39 seconds West, a distance of 83.66 feet; thence North 54 degrees 50 minutes 38 seconds West, a distance of 14.58 feet, more or less, to the point of beginning.

SCALE
1 IN.=30 FT.

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.

Daniel D. Baar 5-23-13

Daniel D. Baar, L.S. Date
Deputy Ramsey County Surveyor
Minnesota License No. 45816

DEPARTMENT OF PUBLIC WORKS
RAMSEY COUNTY SURVEYOR'S OFFICE
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RAMSEY COUNTY