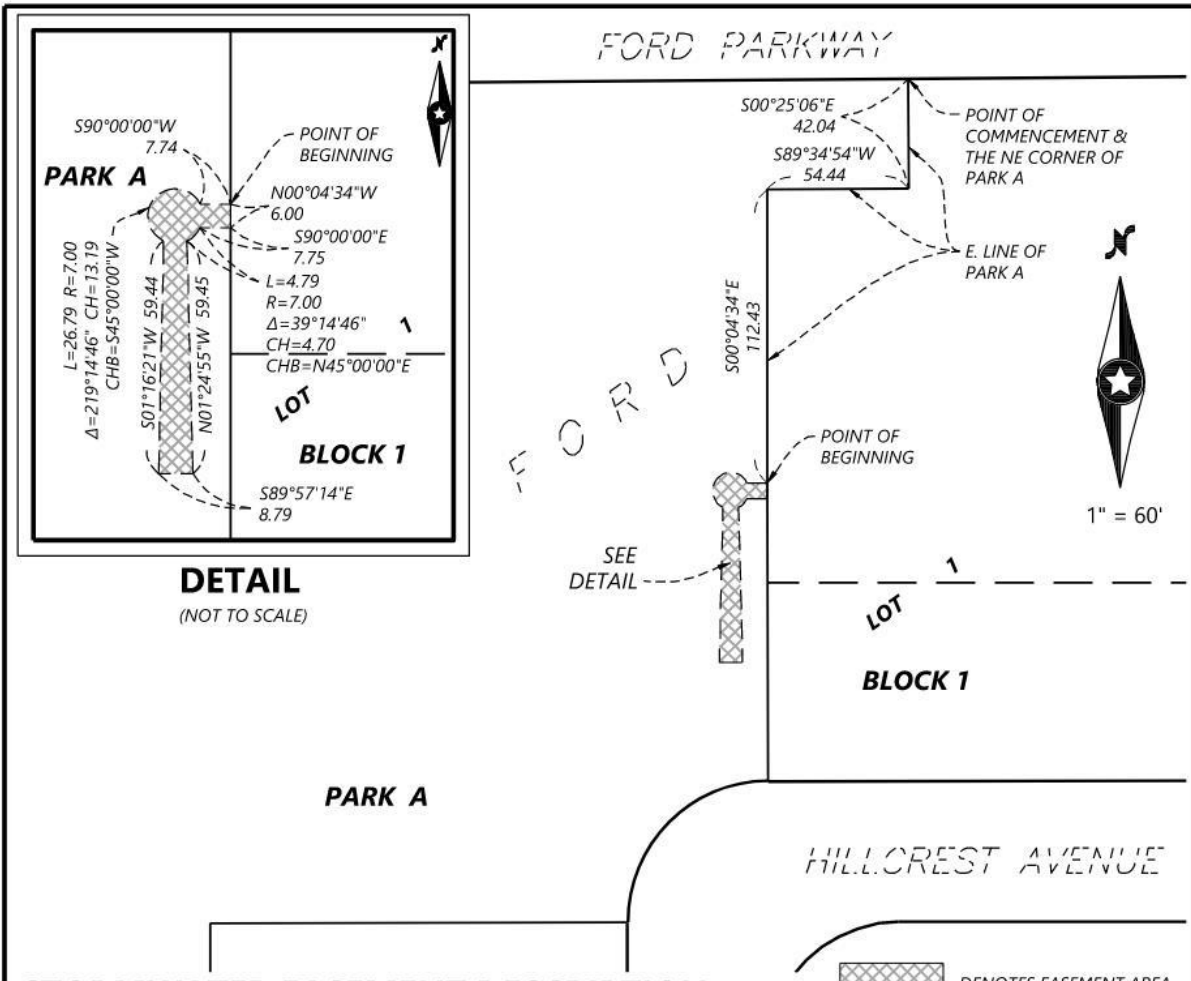


STORMWATER EASEMENT AREA

ATTACHMENT A – PAGE 1 OF 4



STORMWATER EASEMENT DESCRIPTION

An easement for stormwater purposes over, under and across that part of Park A, FORD, Ramsey County, Minnesota, described as follows:

Commencing at the northeast corner of said Park A; thence South 00 degrees 25 minutes 06 seconds East, along the east line of said Park A, a distance of 42.04 feet; thence South 89 degrees 34 minutes 54 seconds West, continuing along said east line, a distance of 54.44 feet; thence South 00 degrees 04 minutes 34 seconds East, continuing along said east line, a distance of 112.43 feet to the point of beginning; thence South 90 degrees 00 minutes 00 seconds West, a distance of 7.74 feet; thence northwesterly, westerly, southwesterly, southerly and southeasterly for 26.79 feet along a non-tangent curve, concave to the southeast, having a radius of 7.00 feet, a central angle of 219 degree 14 minutes 46 seconds and a chord which bears South 45 degrees 00 minutes 00 seconds West; thence South 01 degree 16 minutes 21 seconds West, a distance of 59.44 feet; thence South 89 degrees 57 minutes 14 seconds West a distance of 8.79 feet; thence North 01 degree 24 minutes 55 seconds West, a distance of 59.45 feet; thence northeasterly for 4.79 feet along a non-tangent curve, concave to the northwest, having a radius of 7.00 feet, a central angle of 39 degrees 14 minutes 46 seconds and a chord which bears North 45 degrees 00 minutes 00 seconds East; thence South 90 degrees 00 minutes 00 seconds East, a distance of 7.75 feet to said east line; thence North 00 degrees 04 minutes 34 seconds West, along said east line, a distance of 6.00 feet to the point of beginning.

Containing 634 sq. ft. more or less.

DESIGNED: _____
 CHECKED: M.J.W.
 DRAWN: B.V.
 FIELD CREW: _____
 FIELD WORK DATE: _____

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (952) 937-5822 Minnetonka, MN 55343
 Toll Free (888) 937-5150 westwoodps.com
 Westwood Professional Services, Inc.

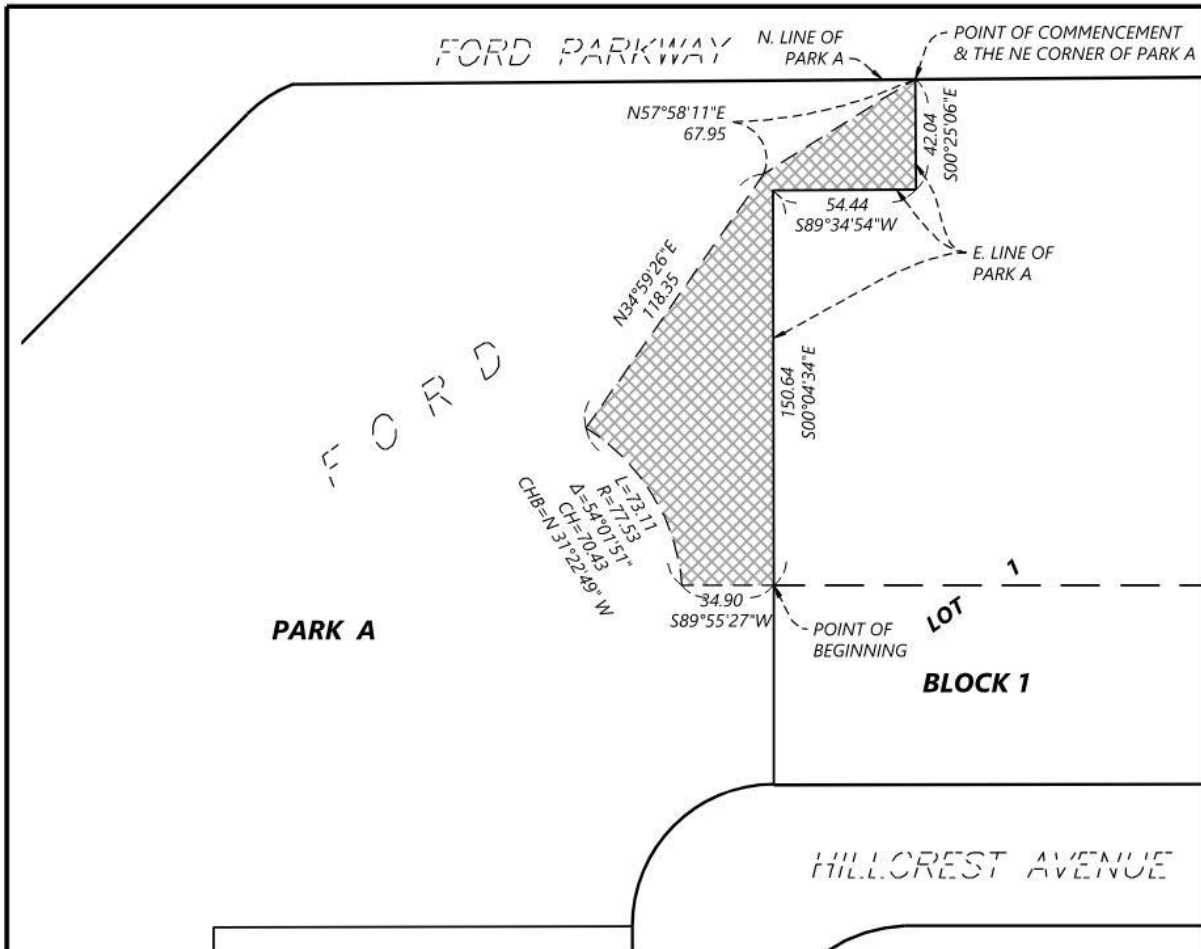
STORMWATER
 EASEMENT EXHIBIT

0033376V-ES04-STM.dwg

SHEET NUMBER:
 1 OF 1

DATE: 07/21/2021

DRAINAGE EASEMENT AREA



DRAINAGE EASEMENT DESCRIPTION

 DENOTES EASEMENT AREA

An easement for drainage purposes over, under and across that part of Park A, FORD, Ramsey County, Minnesota, lying northerly, northeasterly and southeasterly of the following described line:

Commencing at the northeast corner of said Park A; thence South 00 degrees 25 minutes 06 seconds East, along the east line of said Park A, a distance of 42.04 feet; thence South 89 degrees 34 minutes 54 seconds West, continuing along said east line, a distance of 54.44 feet; thence South 00 degrees 04 minutes 34 seconds East, continuing along said east, a distance of 150.64 feet to the point of beginning of the line to be described; thence South 89 degrees 55 minutes 27 seconds West a distance of 34.90 feet; thence northwesterly 73.11 feet, along a non-tangential curve concave to the southwest, said curve has a radius of 77.53 feet, a central angle of 54 degrees 01 minute 51 seconds and a chord that bears North 31 degrees 22 minutes 49 seconds West; thence North 34 degrees 59 minutes 26 seconds East, non-tangent to last described curve, a distance of 118.35 feet; thence North 57 degrees 58 minutes 11 seconds East a distance of 67.95 feet to the north line of said Park A and said line there terminating.

Containing 7,813 sq. ft. more or less.



1" = 60'

DESIGNED:	
CHECKED:	MJW
DRAWN:	BJY
FIELD CREW:	
FIELD WORK DATE:	

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 Fax (952) 937-5822 Minnetonka, MN 55343
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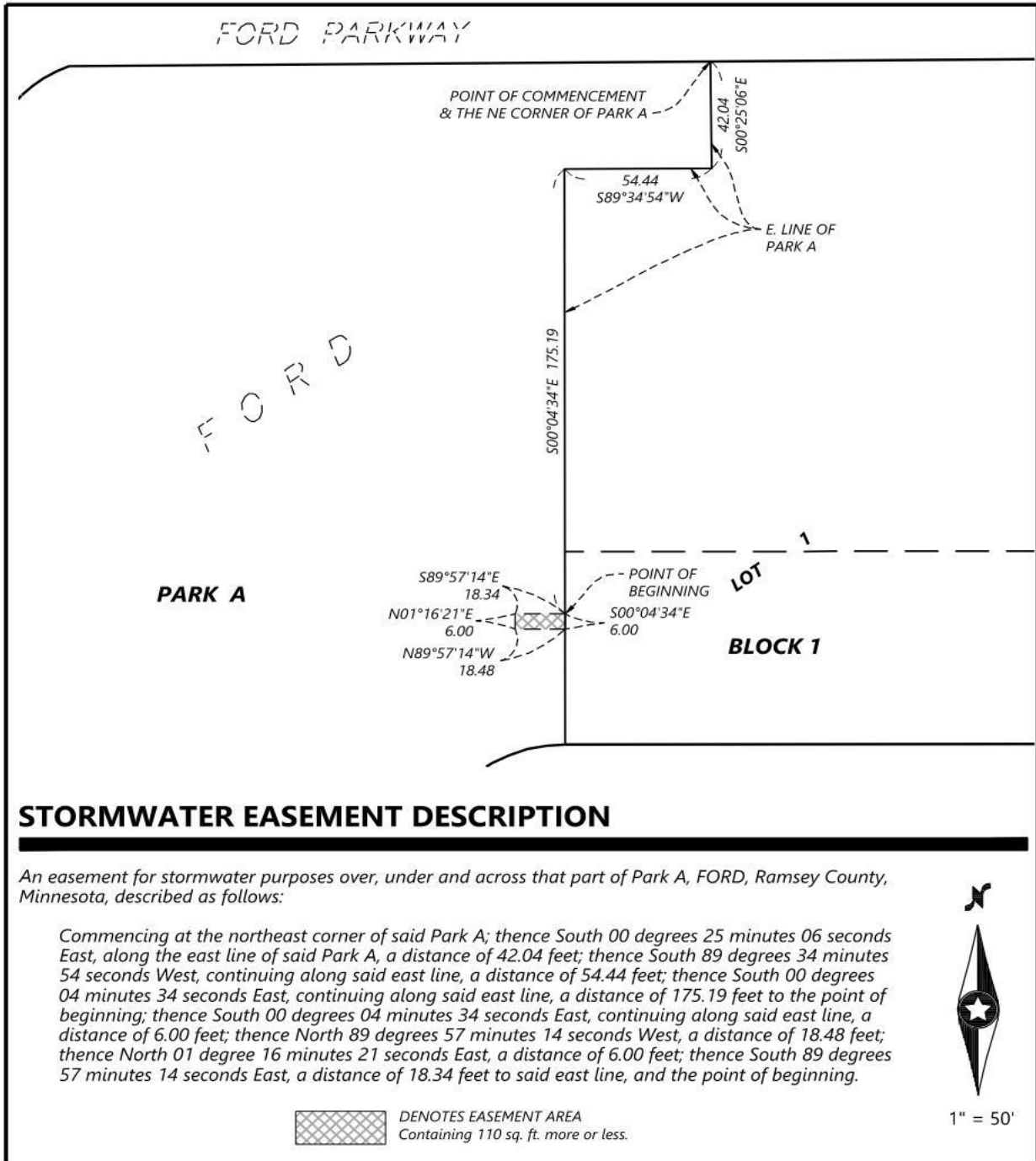
DRAINAGE EASEMENT EXHIBIT

SHEET NUMBER:
1 OF 1

0033376V-ES05-DRN.dwg DATE:07/21/2021

STORMWATER EASEMENT AREA

ATTACHMENT A – PAGE 3 OF 4



DESIGNED: _____
 CHECKED: MIW
 DRAWN: BYJ
 FIELD CREW: _____
 FIELD WORK DATE: _____

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DRAINAGE
 EASEMENT EXHIBIT

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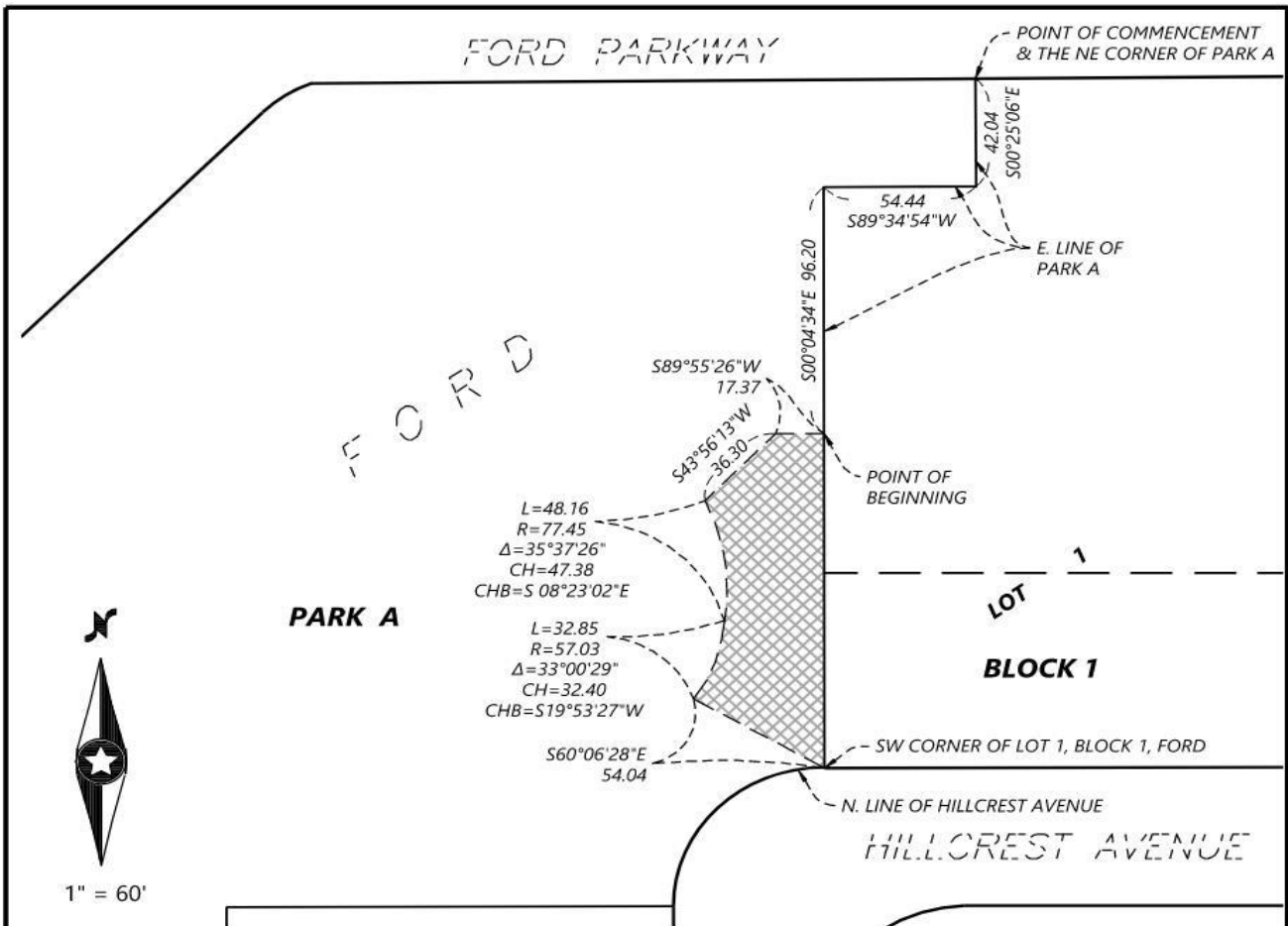
SHEET NUMBER:

1 OF 1

DATE:09/22/2021

DRAINAGE EASEMENT AREA

ATTACHMENT A – PAGE 4 OF 4



DRAINAGE EASEMENT DESCRIPTION

DENOTES EASEMENT AREA
Containing 319 sq. ft. more or less.

An easement for drainage purposes over, under and across that part of Park A, FORD, Ramsey County, Minnesota, lying southerly, southeasterly easterly and northeasterly of the following described line:

Commencing at the northeast corner of said Park A; thence South 00 degrees 25 minutes 06 seconds East, along the east line of said Park A, a distance of 42.04 feet; thence South 89 degrees 34 minutes 54 seconds West, continuing along said east line, a distance of 54.44 feet; thence South 00 degrees 04 minutes 34 seconds East, continuing along said east line, a distance of 96.20 feet to the point of beginning of the line to be described; thence South 89 degrees 55 minutes 26 seconds West, a distance of 17.37 feet; thence South 43 degrees 56 minutes 13 seconds West, a distance of 36.30 feet, along a non-tangential curve concave to the west, said curve has a radius of 77.45 feet, a central angle of 35 degrees 37 minutes 26 seconds and a chord that bears South 08 degrees 23 minutes 02 seconds East; thence southwesterly 32.85 feet, along a non-tangential curve concave to the northwest, said curve has a radius of 57.03 feet, a central angle of 33 degrees 00 minutes 29 seconds and a chord that bears South 19 degrees 53 minutes 27 seconds East; thence South 60 degrees 06 minutes 28 seconds East, a distance of 54.04 feet to a point on the northerly right of way of Hillcrest Avenue, said point also being the southwest corner of Lot 1, Block 1, FORD and said line there terminating.

DESIGNED:	
CHECKED:	MJW
DRAWN:	BY
FIELD CREW:	
FIELD WORK DATE:	

Westwood

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DRAINAGE
EASEMENT EXHIBIT

0033376V-ES09-DRN.dwg

SHEET NUMBER:

1 OF 1

DATE: 09/22/2021