

SKETCH AND DESCRIPTION

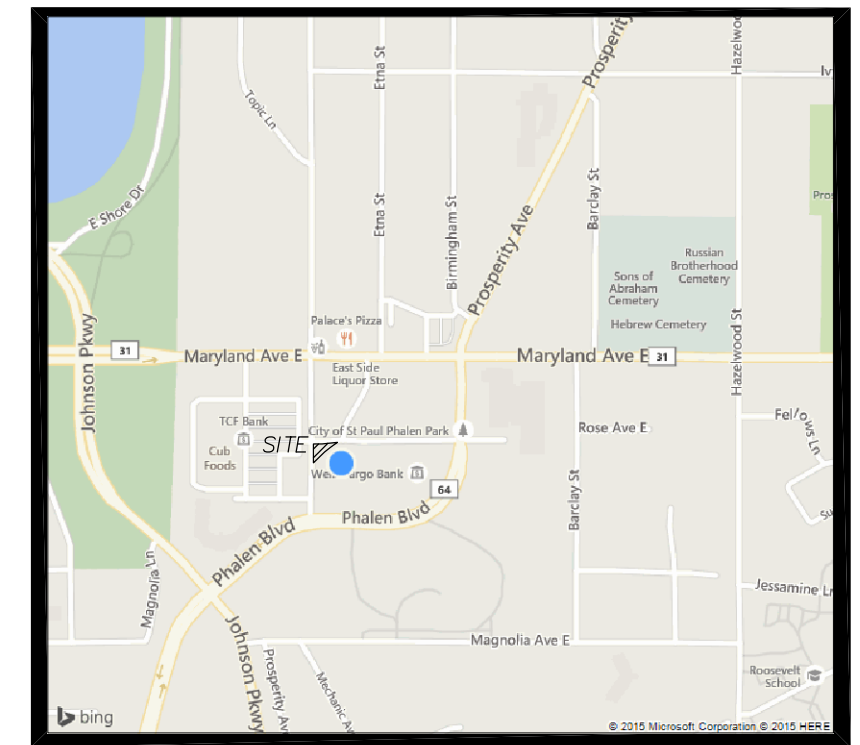
Exhibit B

~for~ KIMLEY HORN

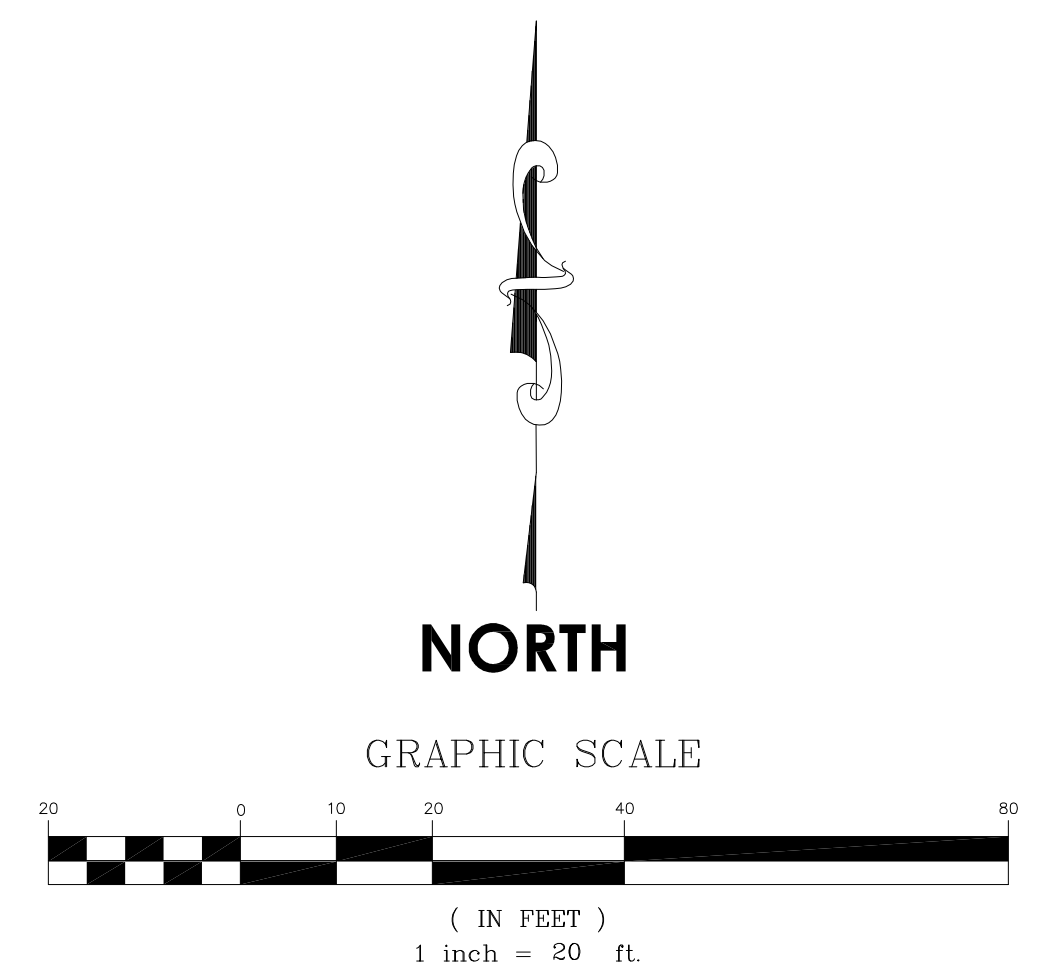
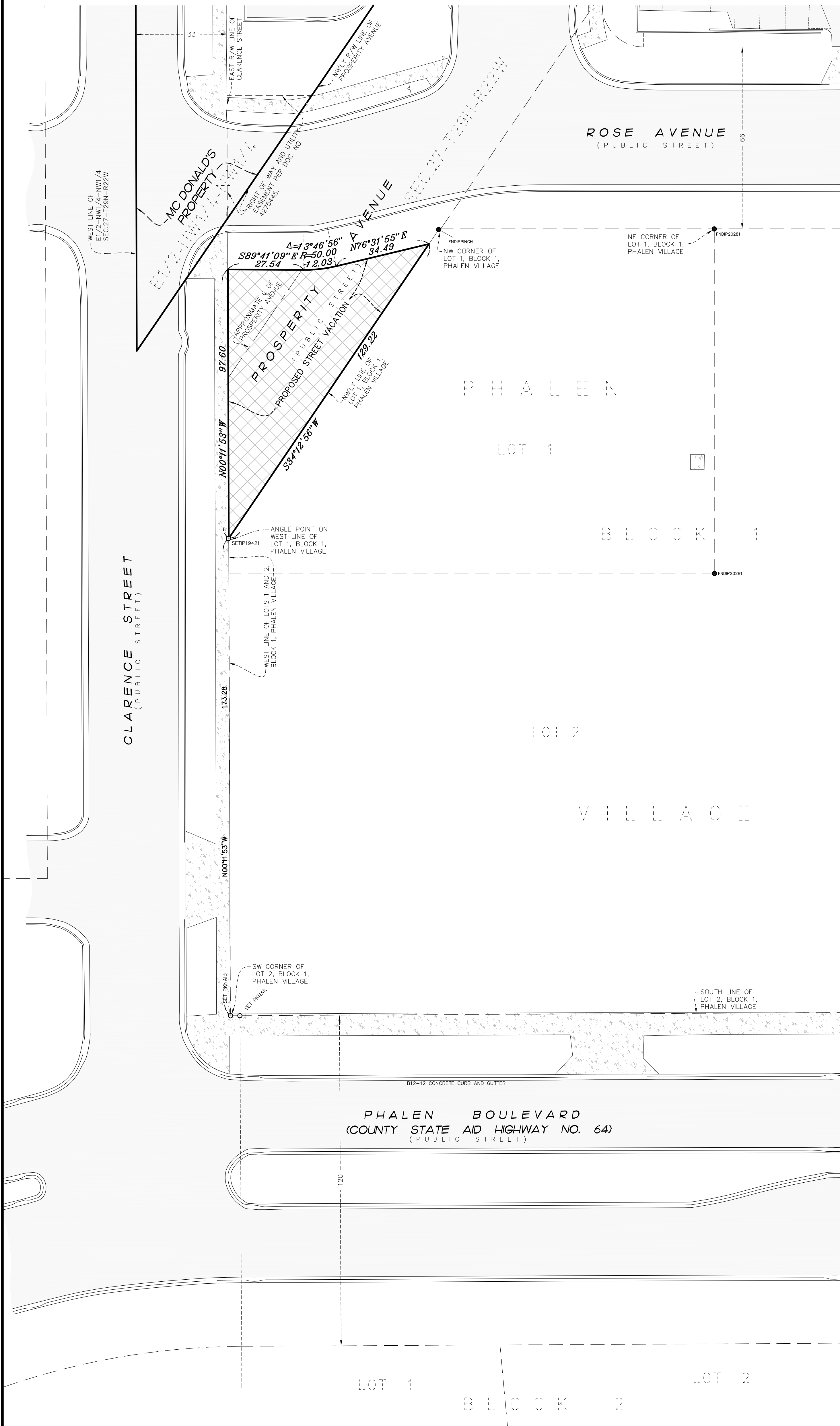
~of~ PROPOSED STREET VACATION OF PROSPERITY AVENUE

VICINITY MAP

PART OF SEC. 27, TWP. 29, RNG. 22



RAMSEY COUNTY, MINNESOTA
(NO SCALE)



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED UNLESS OTHERWISE SHOWN
- DENOTES IRON MONUMENT SET, MARKED RLS# 19421
- DENOTES SIGN
- ▨ DENOTES CONCRETE SURFACE
- ▧ DENOTES BITUMINOUS SURFACE
- ▩ DENOTES PROPOSED STREET VACATION (3,403 S.F. OR 0.08 ACRES, MORE OR LESS)

NOTES

- Bearings shown are based upon Ramsey County Coordinate System.
- Topography and iron monuments shown were taken from the ALTA/ACSM Land Title Survey prepared by E.G. Rud & Sons, Inc. dated July 1, 2017. No additional field work has been performed at this time to verify existing conditions.

PROPOSED PROSPERITY AVENUE STREET VACATION DESCRIPTION

All that part of Prosperity Avenue, being part of the East Half of the Northwest Quarter of the Northwest Quarter of Section 27, Township 29 North, Range 22 West, Ramsey County, Minnesota, described as follows:

Commencing at the southwest corner of Lot 2, Block 1, PHALEN VILLAGE, Ramsey County, Minnesota; thence on an assumed bearing of North 00 degrees 11 minutes 53 seconds West, along the west line of Lots 1 and 2, Block 1, said PHALEN VILLAGE, a distance of 173.28 feet, to an angle point on the west line of said Lot 1 and to the point of beginning of the parcel to be described; thence continuing North 00 degrees 11 minutes 53 seconds West a distance of 97.60 feet; thence South 89 degrees 41 minutes 09 seconds East a distance of 27.54 feet; thence easterly a distance of 12.03 feet along a tangential curve concave to north, having a radius of 50.00 feet and a central angle of 13 degrees 46 minutes 56 seconds; thence North 76 degrees 31 minutes 55 seconds East, tangent to said curve, a distance of 34.49 feet to the northwesterly line of said Lot 1; thence South 34 degrees 12 minutes 56 seconds West, along said northwesterly line, a distance of 129.22 feet to the point of beginning.

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.

BLR
BLAKE L. RIVARD
Date: 12/13/17 License No. 19421

DRAWN BY: JEN	JOB NO: 15308PP	DATE: 12/13/17
CHECK BY: BLR	SCANNED <input type="checkbox"/>	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701