◼️ HARRY S. JOHNSON
◻️ LAND SURVEYORS

9063 Lyndale Ave. So. Bloomington, MN. 55420
phone: 952-884-5341 fax: 952-884-5344

Street Easement Survey
for
Winthrop & Weinstine, P.A.

A Street Easement over, under and across the following described property:

All that part of the South Half of the North Half of the Northwest Quarter of Section 27, Township 29 North, Range 23 West, lying East of the Easterly right-of-way line of Snelling Avenue, South of the original South line of Brewster Street as opened and traveled previous to vacation of Southerly 7.6 feet thereof, and West of the West line of Pascal Street, Ramsey County, Minnesota.
Together with that part of the adjacent vacated street accruing thereto by reason on the vacation thereof.

Said Street Easement described as follows:
The southerly 7.6 feet of vacated Brewster Street as opened and traveled extending 306 feet easterly from the easterly right-of-way line of the East Snelling Avenue Frontage Road (T.H. No. 51);

Also, a triangular strip of vacated Brewster Street as opened and traveled encompassed by the following described line:

Beginning at a point on the original South line of Brewster Street as opened and traveled distant 306 feet easterly from the easterly right-of-way line of the East Snelling Avenue Frontage Road (T.H. No. 51), thence northerly at a right angle to said southerly line a distance of 7.6 feet, thence southeasterly to a point on said southerly line distant 406 feet easterly from the easterly line of the East Snelling Avenue Frontage Road (T.H. No. 51), thence westerly along said southerly line a distance of 100 feet, more or less, to the point of beginning and there terminating.

STREET EASEMENT AREA
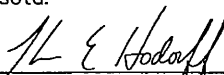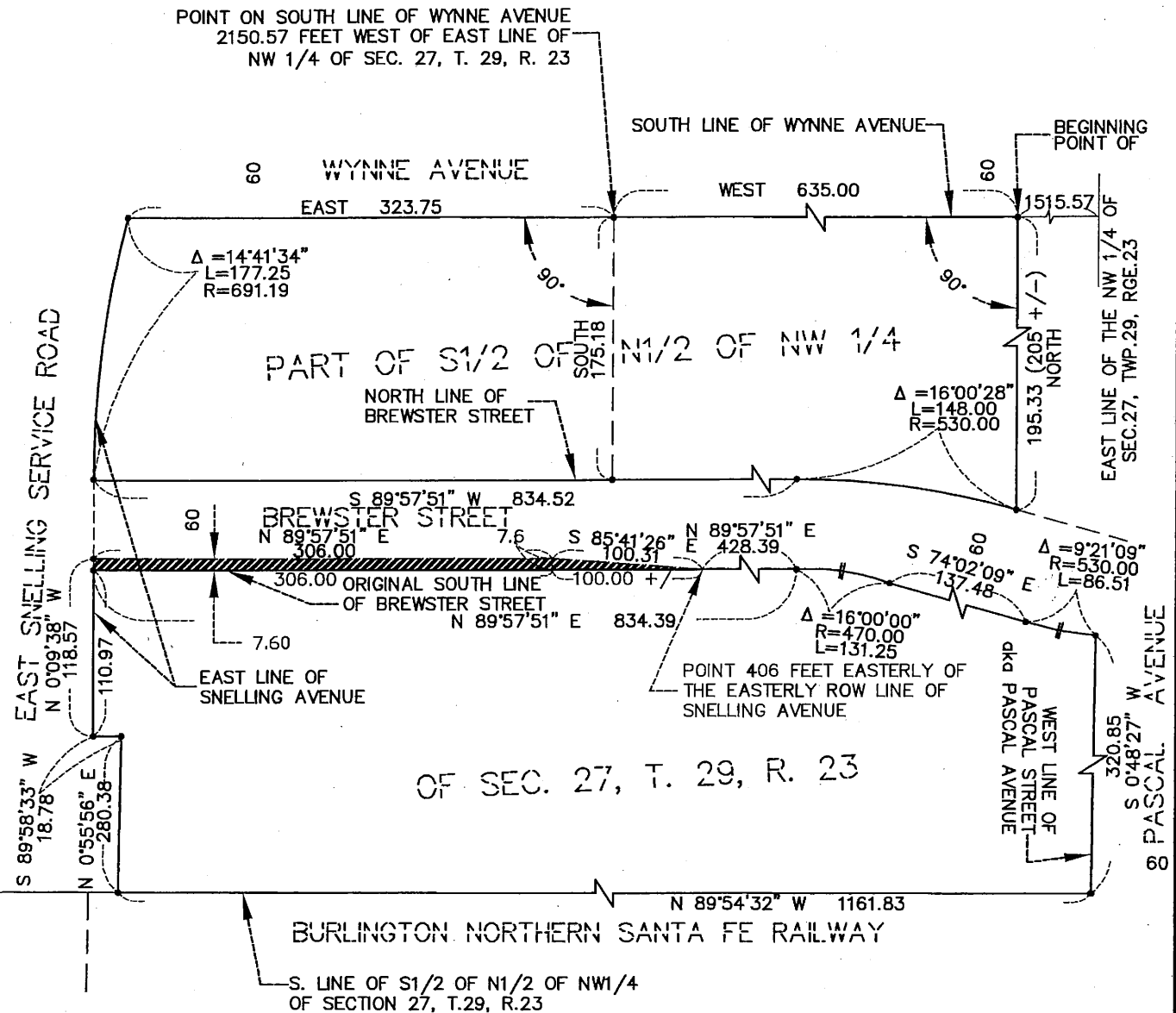SEE PAGE 2 OF 2

General Notes:
1. Bearings system is assumed.

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.

Date: February 3, 2017

Thomas E. Hodorff, L.S.   MN Reg. No. 23677

SCALE: 1" = 100'
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Street Easement Survey
for
Winthrop & Weinstine, P.A.

POINT ON SOUTH LINE OF WYNNE AVENUE
2150.57 FEET WEST OF EAST LINE OF
NW 1/4 OF SEC. 27, T. 29, R. 23

SOUTH LINE OF WYNNE AVENUE

BEGINNING POINT OF

60

WYNNE AVENUE
EAST 323.75
WEST 635.00
1515.57

60

Δ =14°41'34"
L=177.25
R=691.19

90°

90°

PART OF S1/2 OF N1/2 OF NW 1/4

SOUTH 175.18

195.33 (205 +/-) NORTH

EAST LINE OF THE NW 1/4 OF SEC.27, TWP.29, RGE.23

NORTH LINE OF
BREWSTER STREET

Δ =16°00'28"
L=148.00
R=530.00

S 89°57'51" W   834.52
BREWSTER STREET
N 89°57'51" E   7.6
306.00

N 89°57'51" E
S 85°41'26" E
100.31

N 89°57'51" E
428.39

Δ =9°21'09"
R=530.00
L=86.51

60

60

306.00 ORIGINAL SOUTH LINE
OF BREWSTER STREET
-100.00 +/-

S 74°02'09" E
137.48

N 89°57'51" E   834.39

7.60

Δ =16°00'00"
R=470.00
L=131.25

EAST LINE OF
SNELLING AVENUE

POINT 406 FEET EASTERLY OF
THE EASTERLY ROW LINE OF
SNELLING AVENUE

aka PASCAL STREET
WEST LINE OF PASCAL STREET

320.85
S 0°48'27" W

PASCAL AVENUE

EAST SNELLING SERVICE ROAD
N 0°09'38" W
118.57

110.97

OF SEC. 27, T. 29, R. 23

60

S 89°58'33" W
18.78

N 0°55'56" E
280.38

N 89°54'32" W   1161.83
BURLINGTON NORTHERN SANTA FE RAILWAY

S. LINE OF S1/2 OF N1/2 OF NW1/4
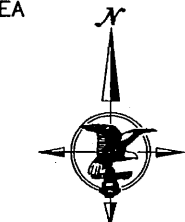OF SECTION 27, T.29, R.23

STREET EASEMENT AREA

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