

Parcel 2

Legal Description of Proposed Sewer Easement within WEST SIDE FLATS

(June 29, 2017)

That part of Lot 1, Block 2 and Outlot B, WEST SIDE FLATS, according to the recorded plat thereof, Ramsey County, Minnesota, lying southwesterly and southerly of the following described line and its northwesterly extension:

Beginning at the most easterly corner of said Lot 1; thence North 30 degrees 52 minutes 17 seconds West, assumed bearing, along the northeasterly line of said Lot 1, a distance of 249.48 feet; thence South 66 degrees 59 minutes 33 seconds West, a distance of 42.51 feet; thence North 45 degrees 20 minutes 48 seconds West a distance of 98.23 feet; thence North 73 degrees 14 minutes 27 seconds West a distance of 53.08 feet; thence South 36 degrees 01 minutes 53 seconds West a distance of 33.41 feet; thence North 52 degrees 29 minutes 09 seconds West a distance of 25.7 feet, more or less, to the shoreline of the Mississippi River,

lying northeasterly and northerly of the following described line and its northwesterly extension:

Beginning at said most easterly corner of Lot 1; thence northwesterly, along the southwesterly line of said Lot 1, being along a 150.00 foot radius curve, concave to the southwest, a delta angle of 51 degrees, 53 minutes, 34 seconds, a chord bearing of North 56 degrees 49 minutes 11 seconds West, a distance of 135.86 feet, assuming said northeasterly line of Lot 1 has a bearing of North 30 degrees 52 minutes 17 seconds West; thence North 44 degrees 53 minutes 08 seconds West, not tangent to said curve, a distance of 70.04 feet; thence South 64 degrees 31 minutes 58 seconds West a distance of 30.08 feet; thence North 29 degrees 41 minutes 16 seconds West a distance of 77.95 feet; thence South 40 degrees 19 minutes 52 seconds West a distance of 81.74 feet, to said southwesterly line of Lot 1; thence northwesterly, along said southwesterly line, being along a 175.00 foot radius curve, concave to the southwest, a delta angle of 19 degrees 51 minutes 19 seconds, a chord bearing of North 68 degrees 24 minutes 40 seconds West, a distance of 60.64 feet, more or less, to the southwest line of said WEST SIDE FLATS; thence North 31 degrees 00 minutes 09 seconds West, not tangent to said curve, along said southwest line, a distance of 34.87 feet; thence North 03 degrees 23 minutes 53 seconds East a distance of 35.30 feet; thence North 47 degrees 31 minutes 22 seconds East a distance of 8.48 feet; thence North 52 degrees 29 minutes 09 seconds West, a distance of 40.8 feet, more or less, to the shoreline of the Mississippi River,

and lying southeasterly of the shoreline of the Mississippi River.

Revised October 30, 2019
Issued last by Paul McGinley on June 29, 2017

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.

Max L. Stanislawski

October 30, 2019

Max L. Stanislawski - PLS

License No. 48988

Date



Loucks Project No. 03148G

Sheet 1 of 2

***Sewer Easement
Parcel 2***

Shoreline of the Mississippi River
Edge of water as located on
May 15, 2012
Water Elev = 689.1 feet
(NGVD 1929)

River

Mississippi

Outlet B

PROPOSED
SEWER

A map showing Harriet Island, a small circular landmass, located in the water between the mainland and a large island labeled 'Sly Block'. A dashed line indicates a distance of 60 units between the mainland and Sly Block. A road labeled 'Bvd.' runs along the mainland. Arrows indicate directions: one points towards Harriet Island, and another points away from it.

FLATS

$R=150.00$
 $L=135.86$
 $\Delta=51^{\circ}53'34''$
 $Ch=131.26$
 $ChBrg=N56^{\circ}49'11''W$

Most E'ly Cor Lot 1,
Block 2, WSF

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Chf. L. Harnstoun October 30, 2019

Max | Stanislawski - PLS | license No. 48988 | Date:



Loucks Project No. 03148G Sheet 2 of 2

Sheet 2 of 2

Plotted: 10/30/2019 9:32 AM W:\2003\03148G\CADD DATA\SURVEY\dwg Sheet Files\S03148G-Parcel B2-B3