

## ACCESS EASEMENT DESCRIPTION

A 24.00 foot wide easement over, under, and across part of Lot 1, Block 1, Outlot B, and Outlot C, WATERFORD BAY ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota. The centerline of said easement is described as commencing at the most northerly corner of said Outlot C; thence South 64 degrees 25 minutes 49 seconds West, assumed bearing, along the northwesterly line of said Outlot C, 173.84 feet to a point of curve in said northwesterly line of Outlot C; thence southwesterly 58.26 feet along said northwesterly line of Outlot C and the northwesterly line of said Lot 1, being a non-tangential curve concave to the northwest, having a radius of 2282.33 feet, a central angle of 1 degree 27 minutes 45 seconds and a chord that bears South 69 degrees 19 minutes 25 seconds West, to the point of beginning of the centerline to be described, hereinafter known as Point "A"; thence South 27 degrees 33 minutes 27 seconds East 126.28; thence South 27 degrees 37 minutes 31 seconds East 93.54 feet; thence southeasterly 36.85 feet along a tangential curve concave to the northeast, having a radius of 47.00 feet and a central angle of 44 degrees 55 minutes 27 seconds; thence South 72 degrees 32 minutes 57 seconds East, tangent to said curve, 240.95 feet to a point hereinafter known as Point "B"; thence continuing South 72 degrees 32 minutes 57 seconds East 38.38 feet to a point hereinafter known as Point "C"; thence South 27 degrees 45 minutes 45 seconds West 63.97 feet; thence southwesterly 123.63 feet along a tangential curve concave to the northwest, having a radius of 188.00 feet and a central angle of 37 degrees 40 minutes 41 seconds; thence South 65 degrees 26 minutes 25 seconds West, tangent to the last described curve, 281.91 feet to a point hereinafter known as Point "D", thence northwesterly 194.54 feet along a tangential curve concave to the northeast, having a radius of 128.00 feet and a central angle of 87 degrees 04 minutes 58 seconds; thence North 27 degrees 28 minutes 37 seconds West, tangent to the last described curve, 195.30 feet; thence North 27 degrees 28 minutes 37 seconds West 68.17 feet to a point hereinafter known as Point "E"; thence continuing North 27 degrees 28 minutes 37 seconds West 109.83 feet to a point hereinafter known as Point "F" and said centerline there terminating.

Together with a 30.00 foot wide easement over, under, and across part of said Lot 1, and Outlot C. The centerline of said easement is described as beginning at above described Point "B"; thence North 47 degrees 41 minutes 02 seconds East 49.03 feet to the east line of said Outlot C and said centerline there terminating.

Together with an easement over, under, and across part of said Lot 1 which lies within the circumference of a circle having a radius of 32.00 feet. The center of said circle is a point North 81 degrees 39 minutes 30 seconds West 21.19 feet from above described Point "C".

Together with a 25.00 foot wide easement over, under, and across part of said Lot 1. The centerline of said easement is described as commencing at above described Point "D"; thence northwesterly 118.84 feet along a curve concave to the northeast, tangential to a line that bears North 65 degrees 26 minutes 25 seconds East from said Point "D", with a radius of 128.00 feet and a central angle of 53 degrees 11 minutes 49 seconds to the point of beginning; thence South 56 degrees 17 minutes 49 seconds East 104.88 feet to the south line of said Lot 1.

Together with a 20.00 foot wide easement over, under, and across part of said Lot 1. The centerline of said easement is described as beginning at above described Point "E"; thence South 62 degrees 31 minutes 23 seconds West 42.89 feet to the west line of said Lot 1.

Together with a 30.00 foot wide easement over, under, and across part of said Lot 1. The centerline of said easement is described as commencing at above described Point "F"; thence northerly 32.72 feet along a curve concave to the southeast, tangential to a line that bears North 27 degrees 28 minutes 37 seconds West from said Point "F", with a radius of 31.00 feet and a central angle of 60 degrees 29 minutes 01 second to the point of beginning; thence southwesterly 59.15 feet along a non-tangential curve concave to the south, having a radius of 166.14 feet, a central angle of 20 degrees 23 minutes 52 seconds and a chord bearing of South 62 degrees 15 minutes 25 seconds West, to said west line of Lot 1 and said centerline there terminating

Together with a 30.00 foot wide easement over, under, and across part of said Lot 1. The centerline of said easement is described as beginning at above described Point "F"; thence northeasterly 55.38 feet along a curve concave to the southeast, tangential to a line that bears North 27 degrees 28 minutes 37 seconds West from said Point "F", with a radius of 31.00 feet and a central angle of 102 degrees 21 minutes 47 seconds; thence North 74 degrees 53 minutes 10 seconds East 153.88 feet; thence northeasterly 46.59 feet along a tangential curve concave to the north with a radius of 214.50 feet and a central angle of 12 degrees 26 minutes 37 seconds; thence North 62 degrees 26 minutes 33 seconds East, tangent to last described curve, 126.20 feet to the intersection with a line that bears South 27 degrees 33 minutes 27 seconds East from above described Point "A" and said centerline there terminating.

Together with an easement over, under, and across those parts of said Lot 1, said Outlot B, and said Outlot C, described as lying northwesterly of a line that is 30.00 feet southwesterly of and parallel with that part of said northwesterly line of Outlot C that bears South 64 degrees 25 minutes 49 seconds West and its southwesterly extension of said parallel line to the intersection with a line that bears South 27 degrees 33 minutes 27 seconds East from above described Point "A".

I hereby certify that this sketch, 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.

Dated this 20th day of November, 2019

SUNDE LAND SURVEYING, LLC

By: 

Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

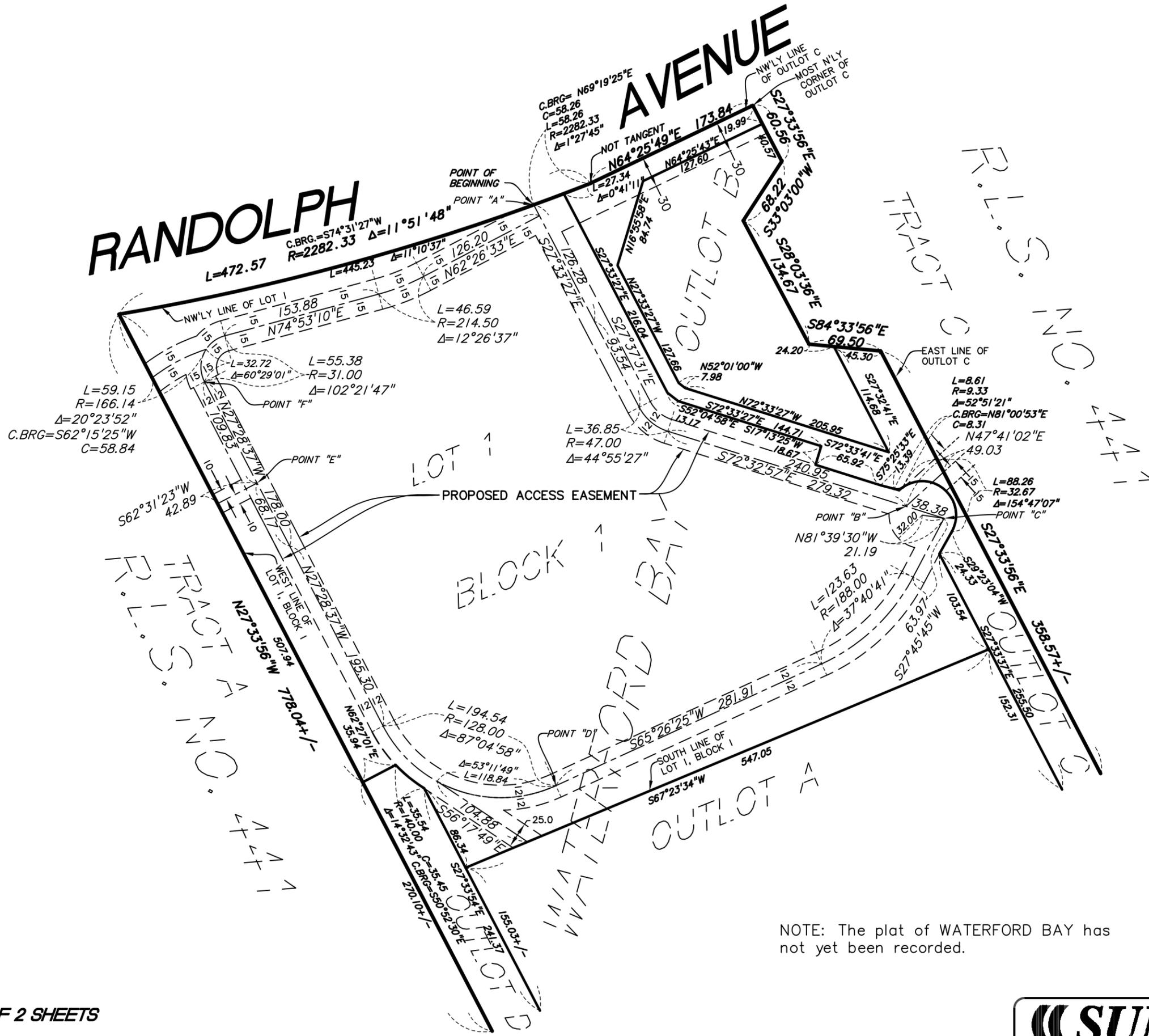
**SHEET 1 OF 2 SHEETS**

2001-197-C 1085/24 T.28, R.23, S.12  
2001197C-Access Easement-R1.dwg KDK



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# RANDOLPH AVENUE



NOTE: The plat of WATERFORD BAY has not yet been recorded.

SCALE: 1 Inch = 100 Feet

SHEET 2 OF 2 SHEETS


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