

PROPOSED EASEMENT DESCRIPTIONS

A perpetual easement for drainage and utility purposes over, under and across those parts of Lots 4 and 5, Block 5, FURNESS' GARDEN LOTS, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows:

Commencing at the northwest corner of said Lot 4; thence on an assumed bearing of North 89 degrees 34 minutes 07 seconds East along the north line of said Lot 4, a distance of 42.61 feet to the point of beginning of the easement to be described; thence continuing North 89 degrees 34 minutes 07 seconds East along said north line and the north line of said Lot 5, a distance of 156.98 feet; thence South 11 degrees 34 minutes 46 seconds West, a distance of 51.02 feet; thence southwesterly a distance of 51.72 feet along a tangential curve, concave to the northwest, having a radius of 38.00 feet, and a central angle of 77 degrees 59 minutes 21 seconds; thence South 89 degrees 34 minutes 07 seconds West, tangent to said curve, a distance of 94.30 feet; thence northwesterly a distance of 85.55 feet along a tangential curve, concave to the northeast, having a radius of 38.00 feet, and a central angle of 128 degrees 59 minutes 34 seconds; thence North 38 degrees 33 minutes 40 seconds East, tangent to last described curve, a distance of 23.27 feet to said point of beginning.

AND

A temporary easement for construction purposes over, under and across those parts of Lots 4 and 5, Block 5, FURNESS' GARDEN LOTS, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows:

Beginning at the northwest corner of said Lot 4; thence on an assumed bearing of North 89 degrees 34 minutes 07 seconds East along the north lines of said Lot 4 and 5, a distance of 212.76 feet; thence South 00 degrees 25 minutes 53 seconds East, a distance of 100.00 feet; thence South 89 degrees 34 minutes 07 seconds West, a distance of 219.00 feet; thence North 00 degrees 25 minutes 53 seconds West, a distance of 91.37 feet to the westerly line of said Lot 4; thence North 35 degrees 25 minutes 24 seconds East along said westerly line, a distance of 10.65 feet to said point of beginning.

EXCEPT that part thereof lying within the above-described perpetual easement.

Said temporary easement shall expire on _____.

SURVEYOR'S CERTIFICATION

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.


Eric R. Wilfahrt
License Number 46166

05/08/2026
Date

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EASEMENT EXHIBIT
2115 HOYT AVENUE E., ST. PAUL, MN 55119

LOTS 4 & 5, BLOCK 5
FURNESS' GARDEN LOTS
RAMSEY COUNTY, MN

FOR: ST. PAUL PORT AUTHORITY



12224 NICOLLET AVENUE
BURNSVILLE, MN 55337
(952) 890-0509

JOB NUMBER: 0T4.132566

FIELD BOOK:

DRAWN BY: ERW

SHEET 1 OF 2 SHEETS

