

QUITCLAIM DEED

C.S. 2771 (610=333)
2780 (94=392)
Release No. 1677
County of Hennepin

The State of Minnesota having acquired the real estate hereinafter described for trunk highway purposes, and the Commissioner of Transportation of said State having determined that the same is no longer needed by said State for trunk highway purposes, and that the same may be conveyed and quitclaimed to the City of Maple Grove.

NOW, THEREFORE, Upon said determination and pursuant to Minnesota Statutes, Section 161.16, Subdivision 4, in consideration of the future maintenance, improvement, or reconstruction by Grantee of such roadways, the State of Minnesota, Grantor, by Margaret Anderson Kelliher, its Commissioner of Transportation, hereby conveys and quitclaims to the City of Maple Grove, Grantee, for highway purposes, all its interest including any conditions, restrictions, covenants and easements that run with the land together with and including the right of access control as shown herein, in and to the real estate situate in the County of Hennepin, State of Minnesota, described as follows:

DESCRIPTION FOR THE TURNBACK OF PART OF
TRUNK HIGHWAY NO. 333 RENUMBERED 610
TO THE CITY OF MAPLE GROVE

Parcel 50 C.S. 2771 (610=333) 904

All of Tract A described below:

Tract A. That part of the East Half of the Southeast Quarter of Section 6, Township 119 North, Range 22 West, shown as Parcel 50 on Minnesota Department of Transportation Right of Way Plats No. 27-212 and 27-223 as the same are on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota;

together with a drainage easement in perpetuity as shown on said Plat No. 27-212 as to said Parcel 50 and designated as a drainage easement.

Part of Parcel 52 C.S. 2771 (610=333) 904

That part of Tract A described below:

Tract A. That part of the Northwest Quarter of the Southwest Quarter of Section 5, Township 119 North, Range 22 West, shown as Parcel 52 on Minnesota Department of Transportation Right of Way Plat No. 27-212 as the same is on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota;

which lies southwesterly of Line 1 described below:

Line 1. Beginning at Right of Way Boundary Corner B21230 as shown on said Plat No. 27-212 thence southeasterly on an azimuth of 155 degrees 11 minutes 11 seconds for 120.00 feet to Right of Way Boundary Corner B21225 as shown on said Plat No. 27-212 and there terminating;

together with all right of access control, being the right of ingress to and egress from that part of said Parcel 52 herein conveyed from the lands adjacent thereto, as shown on said Plat No. 27-212 by the access control symbol.

Part of Parcel 53 C.S. 2771 (610=333) 904

That part of Tract A described below:

Tract A. That part of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 5, Township 119 North, Range 22 West, shown as Parcel 53 on Minnesota Department of Transportation Right of Way Plat No. 27-212 as the same is on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota;

which lies easterly of Line 1 described below:

Line 1. Beginning at Right of Way Boundary Corner B21207 as shown on said Plat No. 27-212 thence southwesterly on an azimuth of 204 degrees 54 minutes 53 seconds along the boundary of said plat for 164.43 feet to Right of Way Boundary Corner B21206; thence on an azimuth of 180 degrees 48 minutes 40 seconds along the boundary of said plat for 165.00 feet to Right of Way

Boundary Corner B21204; thence on an azimuth of 160 degrees 23 minutes 39 seconds for 282.76 feet to Right of Way Boundary Corner B21221 as shown on said Plat No. 27-212 and there terminating.

Parcel 54 C.S. 2771 (610=333) 904

All of Tract A described below:

Tract A. That part of Lot 10, Block 2, Castlewood Estates shown as Parcel 54 on Minnesota Department of Transportation Right of Way Plat No. 27-212 as the same is on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota.

Parcel 55 C.S. 2771 (610=333) 904

All of Tract A described below:

Tract A. That part of Lot 9, Block 2, Castlewood Estates shown as Parcel 55 on Minnesota Department of Transportation Right of Way Plat No. 27-212 as the same is on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota.

Parcel 56 C.S. 2771 (610=333) 904

All of Tract A described below:

Tract A. That part of the Northeast Quarter of the Southwest Quarter of Section 5, Township 119 North, Range 22 West, shown as Parcel 56 on Minnesota Department of Transportation Right of Way Plat No. 27-212 as the same is on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota.

Parcel 57 C.S. 2771 (610=333) 904

All of Tract A described below:

Tract A. That part of the Northeast Quarter of the Southwest Quarter of Section 5, Township 119 North, Range 22 West, shown as Parcel 56 on Minnesota Department of Transportation Right of Way Plat No. 27-212 as the same is on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota.

Parcel 58 C.S. 2771 (610=333) 904

All of Tract A described below:

Tract A. That part of the Northeast Quarter of the Southwest Quarter of Section 5, Township 119 North, Range 22 West, shown as Parcel 56 on Minnesota Department of Transportation Right of Way Plat No. 27-212 as the same is on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota.

Part of Parcel 60 C.S. 2771 (610=333) 904

That part of Tract A described below:

Tract A. That part of the South Half of the Southwest Quarter of Section 4, Township 119 North, Range 22 West, shown as Parcel 60 on Minnesota Department of

Transportation Right of Way Plat No. 27-216 as the same is on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota;

which lies northerly of Line 1 described below:

Line 1. Commencing at the southwest corner of said Section 4; thence northerly on an azimuth of 02 degrees 16 minutes 59 seconds along the west line thereof for 153.66 feet to the point of beginning of Line 1 to be described; thence on an azimuth of 96 degrees 46 minutes 28 seconds for 516.93 feet; thence deflect to the left on a tangential curve, having a radius of 3854.72 feet and a delta angle of 13 degrees 43 minutes 29 seconds for 923.36 feet and there terminating.

Part of Parcel 43 C.S. 2771 (610=333) 904

That part of Tract 1 described below:

Tract 1. That part of Tracts D and F, REGISTERED LAND SURVEY NO. 1775, HENNEPIN COUNTY, MINNESOTA, together with that part of Outlot A, SCHANY ADDITION which lies Southerly of the following described line: Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of Section 4, Township 119, Range 22, Hennepin County, Minnesota; thence North 89 degrees 31 minutes 14 seconds West along the South line of said Southeast Quarter of the Southwest Quarter for a distance of 1297.79 feet; thence North 1 degree 21 minutes 13 seconds East a distance of 130.86 feet to the actual point of beginning of the line to be described; thence South 89 degrees 42 minutes 46 seconds East a distance of 99.98 feet; thence Easterly a distance of 381.87 feet along a tangential curve concave to the North, having a radius of 497.97 feet and a central angle of 43 degrees 56 minutes 14 seconds; thence North 42 degrees 04 minutes 28 seconds East, along a line not tangent to said curve, a distance of 544.03 feet; thence Easterly a distance of 721.56 feet along a curve concave to the South, and not tangent with the last described line, having a radius of 598.47 feet and a central angle of 69 degrees 04 minutes 47 seconds, the chord of said curve bears North 76 degrees 54 minutes 33 seconds East; thence South 81 degrees 06 minutes 01 seconds East, along a line not tangent to said curve, a distance of 113.73 feet thence Northerly a distance of 116.72 feet along a curve concave to the Southeast and not tangent with the last described line, having a radius of 2964.58 feet and a central angle of 2 degrees 15 minutes 21 seconds, the chord of said curve bears North 30 degrees 46 minutes 30 seconds East; thence South 59 degrees 16 minutes 03 seconds East, along a line not tangent to said curve, a distance of 150.03 feet; thence Southwesterly a distance of 145.90 feet along a curve concave to the Southeast and not tangent with the last described line, having a radius of 2814.58 feet and a central angle of 2 degrees 58 minutes 12 seconds, the chord of said curve bears South 30 degrees 28 minutes 49 seconds West; thence South 62 degrees 30 minutes 26 seconds East, along a line not tangent to said curve, a distance of 261.85 feet thence Southeasterly a distance of 110.57 feet along a tangential curve concave to the southwest having a radius of 647.95 feet and a central angle of 9 degrees 46 minutes 38 seconds; thence South 52 degrees 43 minutes 47 seconds East tangent to said curve a distance of 266.79 feet; thence South 57 degrees 50 minutes 14 seconds East a distance of 295.62 feet; thence Southeasterly a distance of 393.77 feet along a curve concave to the Northeast and not tangent with the last described line, having a radius of 855.75 feet and a central angle of 26 degrees 21 minutes 52 seconds, the chord of said curve bears South 69 degrees 05 minutes 33 seconds East; thence South 89 degrees 47 minutes 52 seconds East along a line not tangent to said curve, a distance of 978.54 feet; thence North 1 degrees 05 minutes 51 seconds East a distance of 62.49 feet; thence North 2 degrees 02 minutes 49 seconds East a distance of 218.90 feet

to the South line of Lot 1, Block 1, Schany Addition; thence Easterly along the South line of said Lot 1 and its Easterly extension a distance of 71.80 feet to the East line of the Southeast Quarter of said Section 4 and line there terminating, shown as Parcel 43 on Minnesota Department of Transportation Right of Way Plats Numbered 27-216 and 27-218 as the same are on file and of record in the office of the Registrar of Title in and for Hennepin County, Minnesota; the title thereto being registered;

which lies southeasterly of the northwesterly right of way line of Minnesota Department of Transportation Right of Way Plat No. 27-216 as the same is on file and of record in the office of the County Recorder in and for said Hennepin County, and northwesterly of Line 1 described below:

Line 1. Commencing at the southwest corner of said Section 4; thence northerly on an azimuth of 02 degrees 16 minutes 59 seconds along the west line thereof for 153.66 feet to the point of beginning of Line 1 to be described; thence on an azimuth of 96 degrees 46 minutes 28 seconds for 516.93 feet; thence deflect to the left on a tangential curve, having a radius of 3854.72 feet and a delta angle of 13 degrees 43 minutes 29 seconds for 923.36 feet; thence on an azimuth of 83 degrees 02 minutes 59 seconds for 124.94 feet; thence deflect to the left on a tangential curve, having a radius of 702.00 feet, a delta angle of 13 degrees 44 minutes 17 seconds, for 168.32 feet; thence deflect to the left on a curve, having a radius of 702.00 feet, a delta angle of 35 degrees 25 minutes 35 seconds, and a chord azimuth of 51 degrees 35 minutes 55 seconds for 434.05 feet; thence on an azimuth of 33 degrees 54 minutes 27 seconds for 479.73 feet to the northwesterly boundary of said Plat No. 27-216 and there terminating;

together with that part of Tract 1 hereinbefore described, lying within the following described line: Commencing at the south quarter corner of said Section 4; thence northerly on an azimuth of 01 degree 03 minutes 35 seconds along the north and south quarter line thereof for 394.07 to the point of beginning of the line to be described; thence continue on an azimuth of 01 degree 03 minutes 35 seconds for 45.77 feet; thence on an azimuth of 31 degrees 45 minutes 38 seconds for 182.88 feet; thence on an azimuth of 39 degrees 37 minutes 49 seconds for 290.24 feet to Right of Way Boundary Corner B21802 as shown on Minnesota Department of Transportation Right of Way Plat No. 27-218 as the same is on file and of record in the office of the County Recorder in and for said Hennepin County; thence northeasterly along the boundary of said plat for 116.72 feet on a non-tangential curve, concave to the southeast, having a radius of 2694.58 feet, a delta angle of 02 degrees 15 minutes 21 seconds and a chord azimuth of 30 degrees 46 minutes 34 seconds to Right of Way Boundary Corner B21803; thence on an azimuth of 120 degrees 44 minutes 01 second along the boundary of said plat for 150.03 feet to Right of Way Boundary Corner B21804; thence southwesterly along the boundary of said plat for 145.90 feet on a non-tangential curve, concave to the southeast, having a radius of 2814.58 feet, a delta angle of 02 degrees 58 minutes 12 seconds and a chord azimuth of 210 degrees 28 minutes 53 seconds to Right of Way Boundary Corner B21805; thence on an azimuth of 182 degrees 24 minutes 47 seconds along the boundary of said plat for 101.72 feet to Right of Way Boundary Corner B21806; thence on an azimuth of 117 degrees 06 minutes 50 seconds along the boundary of said plat for 230.33 feet to Right of Way Boundary Corner B21807; thence on an azimuth of 179 degrees 59 minutes 34 seconds along the boundary of said plat for 295.00 feet to Right of Way Boundary Corner B21808; thence continue on an azimuth of 179 degrees 59 minutes 34 seconds for 36.85 feet; thence on an azimuth of 292 degrees 03 minutes 05 seconds for 399.90 feet; thence on an azimuth of 286 degrees 07 minutes 26 seconds for 236.34 feet to the point of beginning.

Part of Parcel 203 C.S. 2771 (610=333) 903

That part of Tract A described below:

Tract A. That part of the West Half of the Southwest Quarter of the Northwest Quarter of Section 11 and that part of the Southeast Quarter of the Northeast Quarter

of Section 10, both in Township 119 North, Range 22 West, Hennepin County, Minnesota, which lies northeasterly of the centerline of County State Aid Highway No. 81 (formerly Trunk Highway No. 152) as now located and established and easterly of Territorial Road as now located and established; excepting therefrom that part described as follows: Beginning at a point on the northeasterly line of said County State Aid Highway No. 81, distant 1099.14 feet northwesterly from its intersection with the east line of the Northeast Quarter of said Section 10; thence northeasterly at right angles from said northeasterly line for 120 feet; thence at an angle to the left of 90 degrees 00 minutes 00 seconds for 160 feet; thence at an angle to the left of 90 degrees 00 minutes 00 seconds to the northeasterly line of said Territorial Road; thence southeasterly along said northeasterly line to the northeasterly line of said County State Aid Highway No. 81; thence southeasterly along said northeasterly line to the point of beginning;

which lies southeasterly and northeasterly of Line 1 described below and northerly and northwesterly of Line 2 described below:

Line 1. Commencing at Right of Way Boundary Corner B7 as shown on Minnesota Department of Transportation Right of Way Plat No. 27-144 as the same is on file and of record in the office of the County Recorder in and for said Hennepin County; thence southerly on an azimuth of 178 degrees 28 minutes 53 seconds along the boundary of said plat for 123.10 feet to Right of Way Boundary Corner B8 and the point of beginning of Line 1 to be described; thence westerly for 141.44 feet along the boundary of said plat on a non-tangential curve, concave to the north, having a radius of 234.00 feet, a delta angle of 34 degrees 37 minutes 52 seconds and a chord azimuth of 258 degrees 15 minutes 33 seconds to Right of Way Boundary Corner B9; thence on an azimuth of 240 degrees 56 minutes 37 seconds along the boundary of said plat for 85.00 feet to Right of Way Boundary Corner B10; thence westerly for 79.02 feet along the boundary of said plat on a non-tangential curve, concave to the north, having a radius of 84.00 feet, a delta angle of 53 degrees 54 minutes 01 second and a chord azimuth of 267 degrees 53 minutes 38 seconds to Right of Way Boundary Corner B11; thence southwesterly for 261.04 feet along the boundary of said plat on a curve, concave to the southeast, having a radius of 123.00 feet, a delta angle of 121 degrees 35 minutes 59 seconds and a chord azimuth of 234 degrees 02 minutes 39 seconds to Right of Way Boundary Corner B12; thence on an azimuth of 213 degrees 59 minutes 42 seconds along the boundary of said plat for 284.64 feet to Right of Way Boundary Corner B14342; thence on an azimuth of 123 degrees 59 minutes 42 seconds for 138.02 feet and there terminating;

Line 2. Commencing at Right of Way Boundary Corner B1 as shown on said Plat No. 27-144; thence northerly on an azimuth of 358 degrees 28 minutes 53 seconds along the boundary of said plat for 717.47 feet to the point of beginning of Line 2 to be described; thence westerly for 85.64 feet on a non-tangential curve, concave to the north, having a radius of 136.25 feet, a delta angle of 36 degrees 00 minutes 53 seconds and a chord azimuth of 256 degrees 21 minutes 27 seconds; thence on an azimuth of 238 degrees 21 minutes 00 seconds for 183.75 feet; thence on an azimuth of 328 degrees 21 minutes 00 seconds for 64.38 feet; thence southwesterly for 253.29 feet on a non-tangential curve, concave to the southeast, having a radius of 105.45 feet and a delta angle of 137 degrees 37 minutes 14 seconds and a chord azimuth of 231 degrees 27 minutes 51 seconds; thence on an azimuth of 124 degrees 49 minutes 52 seconds for 79.98 feet; thence on an azimuth of 214 degrees 49 minutes 52 seconds for 233.15 feet; thence on an azimuth of 199 degrees 40 minutes 43 seconds to the point of termination of Line 1 described above and there terminating.

THE ABOVE DESCRIBED REAL PROPERTY IS SUBJECT TO THE RIGHTS OF EXISTING UTILITIES, IF ANY, AS PROVIDED IN MINNESOTA STATUTES §161.45 SUBDIVISION 3.

The Seller certifies that the Seller does not know of any wells on the described real property.

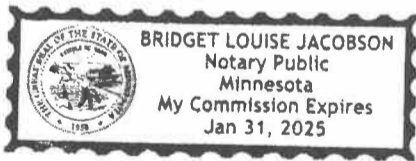
Dated this 16th day of February, 2022.

STATE OF MINNESOTA

BY: [Signature]
(Commissioner of Transportation)
(Director of the Office of Land Management)
(Assistant Director of the Office of Land Management)
Seal of the Commissioner

STATE OF MINNESOTA)
COUNTY OF RAMSEY) ss.

On this 16th day of February, 2022, before me, a Notary Public within and for said County, personally appeared Joseph D. Pignato, to me personally known to be the person who executed the foregoing instrument and who did say that he is the (Commissioner of Transportation) (Director of the Office of Land Management and duly authorized agent of the Commissioner of Transportation) (Assistant Director of the Office of Land Management and duly authorized agent of the Commissioner of Transportation) of the State of Minnesota and acknowledged that he executed the foregoing instrument and caused the seal of the Commissioner of Transportation to be affixed thereto, by authority of Minnesota Statutes, Section 161.16, Subdivision 4, and as the free act and deed of said State.



[Signature]
NOTARY PUBLIC

My commission expires: Jan. 31, 2025

This instrument was drafted by the State of Minnesota, Department of Transportation, Legal and Property Management Unit, St. Paul, MN 55155-1800