

RESOLUTION NO. 23-020

CITY OF MAPLE GROVE

RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS FOR ACQUISITION OF PERPETUAL STREET RIGHT-OF-WAY EASEMENTS, PERPETUAL DRAINAGE AND UTILITY EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS PROPERTY NEEDED FOR TRUNK HIGHWAY 610 PROJECT – CITY PROJECT NO. 19-24

WHEREAS, the City of Maple Grove (“City”) has undertaken the Trunk Highway 610 Extension Project – City Project No. 19-24 (“Project”) to provide the final connections between Trunk Highway 610 to County Road 30 to complete the overall Trunk Highway 610 project; and

WHEREAS, acquisition of the perpetual street right-of-way easements, perpetual drainage and utility easements, and temporary construction easements legally described on the attached Exhibit B (collectively, the “Acquisition Property”), over portions of that property legally described on the attached Exhibit A (“Parcels”) are required to complete the Project; and

WHEREAS, it is desirable to initiate eminent domain proceedings for the acquisition of the Acquisition Property should negotiations fail to achieve terms acceptable to both the property owners of the Parcels and City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Maple Grove, Minnesota:

1. Should negotiations fail to achieve terms acceptable to the property owners of the Parcels and the City in a timely manner, it is hereby determined to be necessary, proper, and expedient and in the interest of the public health, safety, and general welfare of the citizens of the City to acquire the Acquisition Property.
2. The City Attorney is then authorized and directed on behalf of the City to file petitions to acquire the Acquisition Property by eminent domain pursuant to Minnesota Statutes, Chapter 117, as amended, and is specifically authorized to notify the property owners of intent to take possession pursuant to Minnesota Statutes, Section 117.042, as amended. The City Attorney is further authorized to take all legal steps necessary to carry out the purposes of this Resolution.

Motion to approve the foregoing findings, conclusions, and decisions was made by _____ and seconded by _____, upon a vote being duly taken thereon, the following voted in favor thereof:

and the following were against:

and the following were absent:

whereupon, the resolution was declared duly passed and adopted the 17th day of January, 2023.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.
CITY OF MAPLE GROVE)

I, the undersigned, being the duly qualified and acting Clerk of the City of Maple Grove, Hennepin County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing Resolution No. 23-020 is a true and correct copy of the Resolution as adopted by the City Council on the 17th day of January, 2023.

City Clerk

EXHIBIT A
PARCELS

Parcel 1

PID No. 08-119-22-22-0001

The West Half of the Northwest Quarter of Section 8, Township 119 North, Range 22 West, Hennepin County, Minnesota.

Parcel 2

PID No. 07-119-22-14-0001

The Southeast Quarter of the Northeast Quarter, Section 7, Township 119, Range 22 West, Hennepin County, Minnesota.

PID No. 07-119-22-13-0001

That part of the Southwest Quarter of the said Northeast Quarter lying East of the following described line: Commencing at a point on the South line of said Northeast Quarter distant 260.8 feet East of the Southwest corner thereof; thence North 505.0 feet; thence North 14 degrees 15 minutes East a distance of 170.0 feet; thence North 41 degrees 40 minutes East a distance of 145.0 feet; thence North 15 degrees 46 minutes West a distance of 82.0 feet; thence North 40 degrees 26 minutes West a distance of 108.0 feet; thence North 06 degrees 34 minutes East a distance of 250.0 feet; thence North 33 degrees 18 minutes East a distance of 83.0 feet; thence North 10 degrees 58 minutes East a distance of 64.5 feet, more or less, to the North line of said Southwest Quarter of said Northeast Quarter and there ending, Section 7, Township 119 North, Range 22 West, Hennepin County, Minnesota.

PID No. 07-119-22-11-0004

The North Half of the Northeast Quarter of Section 7, Township 119, Range 22, except that part of the East 660 feet of the West 1221 feet thereof lying North of the centerline of Rush Creek (the East and West lines of said parcel being measured along the North line of said Northeast Quarter and said East and West lines being drawn at right angles to the North line of said Northeast Quarter) and except the North 652.47 feet of the East 351.59 feet of the West 1572.59 feet of the North Half of the Northeast Quarter of Section 7, Township 119, Range 22 (the East and West lines of said parcel being measured along the North line of said Northeast Quarter and said East and West lines being drawn at right angles to the North line of said Northeast Quarter), and except that part lying westerly of the following described line:

Beginning at a point on the North line of the Northwest Quarter of the Northeast

Quarter, in said Section 7, distant 561.00 feet east of the northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees 56 minutes 28 seconds East, assumed bearing along the north line of said Northwest Quarter of the Northeast Quarter, 561.00 feet; thence South 00 degrees 03 minutes 32 seconds West, at right angles to said North line, 227.04 feet; thence North 60 degrees 57 minutes 35 seconds West, 70.13 feet; thence North 77 degrees 29 minutes 08 seconds West, 15.83 feet; thence South 72 degrees 40 minutes 01 seconds West, 20.71 feet; thence South 41 degrees 36 minutes 17 seconds West, 28.42 feet; thence South 05 degrees 40 minutes 26 seconds East, 46.84 feet; thence South 00 degrees 46 minutes 25 seconds West, 16.00 feet; thence South 12 degrees 19 minutes 50 seconds West, 12.12 feet; thence South 33 degrees 05 minutes 41 seconds West, 13.96 feet; thence South 80 degrees 49 minutes 39 seconds West, 60.58 feet; thence South 63 degrees 34 minutes 35 seconds West, 54.42 feet; thence South 19 degrees 42 minutes 07 seconds West, 20.16 feet; thence South 11 degrees 27 minutes 33 seconds East, 51.28 feet; thence South 20 degrees 55 minutes 50 seconds East, 51.48 feet; thence South 36 degrees 31 minutes 31 seconds East, 52.90 feet; thence South 19 degrees 05 minutes 03 seconds East, 19.27 feet; thence South 03 degrees 22 minutes 59 seconds West, 20.87 feet; thence South 06 degrees 47 minutes 54 seconds West, 24.12 feet; thence South 04 degrees 04 minutes 58 seconds East, 53.33 feet; thence South 13 degrees 20 minutes 54 seconds East, 21.49 feet; thence South 21 degrees 06 minutes 13 seconds East, 58.55 feet; thence South 33 degrees 50 minutes 53 seconds West, 28.90 feet; thence South 64 degrees 23 minutes 56 seconds West, 32.89 feet; thence North 63 degrees 21 minutes 32 seconds West, 19.54 feet; thence North 37 degrees 10 minutes 05 seconds West, 32.97 feet; thence North 53 degrees 28 minutes 20 seconds West, 29.43 feet; thence North 76 degrees 03 minutes 05 seconds West, 27.12 feet; thence South 62 degrees 30 minutes 27 seconds West, 23.29 feet; thence South 30 degrees 22 minutes 49 seconds West, 14.78 feet; thence South 17 degrees 04 minutes 02 seconds West, 30.60 feet; thence South 08 degrees 51 minutes 05 seconds East, 16.39 feet; thence South 39 degrees 45 minutes 08 seconds West, 22.59 feet; thence North 82 degrees 26 minutes 18 seconds West, 24.93 feet; thence South 73 degrees 33 minutes 08 seconds West, 32.27 feet; thence South 70 degrees 00 minutes 29 seconds West, 34.36 feet; thence South 55 degrees 35 minutes 24 seconds West, 17.33 feet; thence South 46 degrees 37 minutes 12 seconds West, 18.40 feet; thence South 21 degrees 33 minutes 29 seconds West, 33.57 feet; thence South 05 degrees 58 minutes 00 seconds East, 18.74 feet; thence South 56 degrees 20 minutes 56 seconds East, 27.27 feet; thence South 75 degrees 45 minutes 52 seconds East, 24.78 feet; thence North 69 degrees 14 minutes 30 seconds East, 20.10 feet; thence North 33 degrees 26 minutes 03 seconds East, 54.46 feet; thence North 68 degrees 28 minutes 54 seconds East, 30.93 feet; thence South 79 degrees 30 minutes 36 seconds East, 35.90 feet; thence South 12 degrees 20 minutes 08 seconds East, 40.75 feet; thence South 16 degrees 07 minutes 25 seconds West, 28.70 feet; thence South 38 degrees 12 minutes 52 seconds West, 32.16 feet; thence South 59 degrees 47 minutes 58 seconds West, 40.67 feet; thence North 77 degrees 05 minutes 35 seconds West, 91.79 feet; thence South 35 degrees 25 minutes 56 seconds West, 38.14 feet; thence South 18 degrees 51 minutes 02 seconds West, 12.72 feet; thence South 00

degrees 45 minutes 23 seconds East, 24.92 feet; thence South 16 degrees 27 minutes 56 seconds East, 17.80 feet; thence East, 197.98 feet; thence South, 40.00 feet; thence West, 149.50 feet; thence South 71 degrees 27 minutes 54 seconds East, 26.53 feet; thence South 56 degrees 53 minutes 05 seconds East, 58.41 feet; thence South 32 degrees 36 minutes 33 seconds East, 42.13 feet; thence South 09 degrees 22 minutes 08 seconds West, 55.12 feet; thence South 19 degrees 31 minutes 14 seconds East, 23.36 feet; thence South 63 degrees 17 minutes 06 seconds East, 18.18 feet; thence North 57 degrees 32 minutes 08 seconds East, 74.14 feet; thence South 58 degrees 13 minutes 42 seconds East, 26.42 feet; thence South 38 degrees 45 minutes 14 seconds East, 26.67 feet; thence South 19 degrees 44 minutes 30 seconds East, 11.15 feet; thence South 00 degrees 23 minutes 21 seconds West, 58.35 feet; thence South 02 degrees 52 minutes 12 seconds East, 69.14 feet to the South line of said Northwest Quarter of the Northeast Quarter, and said line there terminating, Hennepin County, Minnesota.

EXHIBIT B
ACQUISITION PROPERTY

PARCEL 1 DU

EASEMENT DESCRIPTION

OWNER: TWR LIMITED PARTNERSHIP, A MINNESOTA PARTNERSHIP

AND THE L&P LIMITED PARTNERSHIP, A MINNESOTA PARTNERSHIP

P.I.N. 08-119-22-22-0001

PROPERTY DESCRIPTION AND OWNER ACCORDING TO WARRANTY DEEDS 8768694 & 8768696

A 20.00 foot perpetual easement for drainage and utility purposes over, under, across and through the following described property:

The West Half of the Northwest Quarter of Section 8, Township 119 North, Range 22 West, Hennepin County, Minnesota.

The centerline of said perpetual easement is described as commencing at the northeast corner of said West Half of the Northwest Quarter; thence South 00 degrees 42 minutes 30 seconds East, assumed bearing, along the east line of said West Half of the Northwest Quarter a distance of 1132.41 feet; thence South 88 degrees 23 minutes 17 seconds West a distance of 478.66 feet; thence North 01 degrees 36 minutes 43 seconds West a distance of 65.00 feet to the point of beginning of said centerline; thence continuing North 01 degrees 36 minutes 43 seconds West a distance of 50.00 feet and said centerline there terminating.

Together with a 20.00 foot perpetual easement for drainage and utility purposes over, under, across and through said described property. The centerline of said perpetual easement is described as commencing at the northeast corner of said West Half of the Northwest Quarter; thence South 00 degrees 42 minutes 30 seconds East, assumed bearing, along the east line of said West Half of the Northwest Quarter a distance of 1132.41 feet; thence South 88 degrees 23 minutes 17 seconds West a distance of 481.21 feet; thence South 01 degrees 36 minutes 43 seconds East a distance of 65.00 feet to the point of beginning of said centerline; thence continuing South 01 degrees 36 minutes 43 seconds East a distance of 70.00 feet and said centerline there terminating.

Together with a 55.00 foot perpetual easement for drainage and utility purposes over, under, across and through said described property. Said perpetual easement lies southerly of and adjacent to a line run parallel with and distant 65.00 feet southerly of a line described as commencing at the northeast corner of said West Half of the Northwest Quarter; thence South 00 degrees 42 minutes 30 seconds East, assumed bearing, along the east line of said West Half of the Northwest Quarter a distance of 1132.41 feet; thence South 88 degrees 23 minutes 17 seconds West a distance of 920.82 feet; thence southwesterly 350.31 feet along a tangential curve concave to the southeast have a radius of 1846.00 feet and a central angle of 10 degrees 52

minutes 22 seconds to the beginning of said described line; thence westerly along the continuation of said curve to the west line of said West Half of the Northwest Quarter and said described line there terminating. Except the West 33.00 feet of said West Half of the Northwest Quarter.

Together with a 30.00 foot perpetual easement for drainage and utility purposes over, under, across and through said described property. The centerline of said perpetual easement is described as commencing at the southwest corner of said West Half of the Northwest Quarter; thence North 00 degrees 27 minutes 48 seconds West, assumed bearing, along the west line of said West Half of the Northwest Quarter a distance of 256.04 feet; thence North 89 degrees 32 minutes 12 seconds East a distance of 33.00 feet to the point of beginning of said centerline; thence continuing North 89 degrees 32 minutes 12 seconds East a distance of 55.00 feet and said centerline there terminating.

PARCEL 1 ROW

EASEMENT DESCRIPTION

OWNER: TWR LIMITED PARTNERSHIP, A MINNESOTA PARTNERSHIP

AND THE L&P LIMITED PARTNERSHIP, A MINNESOTA PARTNERSHIP

P.I.N. 08-119-22-22-0001

PROPERTY DESCRIPTION AND OWNER ACCORDING TO WARRANTY DEEDS 8768694 & 8768696

A perpetual easement for right-of-way purposes over, under, across and through the following described property:

The West Half of the Northwest Quarter of Section 8, Township 119 North, Range 22 West, Hennepin County, Minnesota.

Being a strip of land 130.00 feet wide, the centerline of which is described as commencing at the northeast corner of said West Half of the Northwest Quarter; thence South 00 degrees 42 minutes 30 seconds East, assumed bearing, along the east line of said West Half of the Northwest Quarter a distance of 1132.41 feet to the point of beginning of said centerline; thence South 88 degrees 23 minutes 17 seconds West a distance of 920.82 feet; thence southwesterly 385.16 feet along a tangential curve concave to the southeast have a radius of 1846.00 feet and a central angle of 11 degrees 57 minutes 16 seconds to the west line of said West Half of the Northwest Quarter and said centerline there terminating.

Except the West 33.00 feet of said West Half of the Northwest Quarter.

The sidelines of said 130.00 foot strip are to be prolonged or shortened to terminate at the east line of said West Half of the Northwest Quarter and at the east line of the West 33.00 feet of said West Half of the Northwest Quarter.

Together with that part of said described property being a 10.00 foot strip lying easterly of and adjacent to a line run parallel with and distant 33.00 feet easterly of a line described as commencing at the southwest corner of said West Half of the Northwest Quarter; thence North 00 degrees 27 minutes 48 seconds West, assumed bearing, along the west line of said West Half of the Northwest Quarter a distance of 785.40 feet to the point of beginning of said described line; thence continuing North 00 degrees 27 minutes 48 seconds West, along said west line, a distance of 325.00 feet and said described line there terminating.

PARCEL 1 TE

EASEMENT DESCRIPTION

OWNER: TWR LIMITED PARTNERSHIP, A MINNESOTA PARTNERSHIP

AND THE L&P LIMITED PARTNERSHIP, A MINNESOTA PARTNERSHIP

P.I.N. 08-119-22-22-0001

PROPERTY DESCRIPTION AND OWNER ACCORDING TO WARRANTY DEEDS 8768694 & 8768696

A temporary easement for construction purposes over, under, across and through part of the following described property:

The West Half of the Northwest Quarter of Section 8, Township 119 North, Range 22 West, Hennepin County, Minnesota.

Said temporary easement is described as commencing at the northeast corner of said West Half of the Northwest Quarter; thence South 00 degrees 42 minutes 30 seconds East, assumed bearing, along the east line of said West Half of the Northwest Quarter a distance of 1214.42 feet to the point of beginning of said temporary easement; thence South 88 degrees 23 minutes 17 seconds West a distance of 252.67 feet; thence South 75 degrees 23 minutes 17 seconds West a distance of 155.59 feet; thence South 88 degrees 23 minutes 17 seconds West a distance of 171.85 feet; thence North 83 degrees 36 minutes 43 seconds West a distance of 265.86 feet; thence South 88 degrees 23 minutes 17 seconds West a distance of 80.14 feet; thence South 86 degrees 29 minutes 17 seconds West a distance of 117.10 feet; thence South 70 degrees 33 minutes 04 seconds West a distance of 219.06 feet; thence South 77 degrees 03 minutes 56 seconds West a distance of 26.64 feet to the east line of the West 33.00 feet of said West Half of the Northwest Quarter; thence North 00 degrees 27 minutes 48 seconds West, along said east line, a distance of 251.75 feet; thence North 84 degrees 32 minutes 22 seconds East a distance of 139.56 feet; thence South 87 degrees 00 minutes 00 seconds East a distance of 246.84 feet; thence North 88 degrees 23 minutes 17 seconds East a distance of 173.65 feet; thence North 84 degrees 00 minutes 00 seconds East a distance of 196.05 feet; thence North 88 degrees 23 minutes 17 seconds East a distance of 219.74 feet; thence South 67 degrees 36 minutes 43 seconds East a distance of 86.05 feet; thence North 88 degrees 23 minutes 17 seconds East a distance of 215.73 feet to the east line of said West Half of the Northwest Quarter; thence South 00 degrees 42 minutes 30 seconds East, along said east line, a distance of 147.02 feet to the point of beginning.

Together with a temporary easement for construction purposes over, under, across and through that part of said described property described as beginning at the intersection of the south line of said West Half of the Northwest with a line run parallel with and distant 33.00 feet easterly of

the west line of said West Half of the Northwest Quarter; thence North 00 degrees 27 minutes 48 seconds West, assumed bearing, along said parallel line a distance of 1208.19 feet; thence South 15 degrees 00 minutes 00 seconds East a distance of 137.62 feet; thence South 00 degrees 10 minutes 21 seconds East a distance of 994.84 feet; thence South 09 degrees 32 minutes 22 seconds West a distance of 81.97 feet to the south line of said West Half of the Northwest Quarter; thence westerly along said south line a distance of 15.27 feet to the point of beginning.

Excepting therefrom any proposed fee or perpetual easement areas.

CITY OF MAPLE GROVE
TH 610
RIGHT OF WAY ACQUISITION
SRF No. 14297
JUNE 01, 2022
REVISED: SEPTEMBER 21, 2022

PARCEL 2 DU

EASEMENT DESCRIPTION

OWNER: THE L&P LIMITED PARTNERSHIP, A MINNESOTA PARTNERSHIP
AND TWR LIMITED PARTNERSHIP, A MINNESOTA PARTNERSHIP

P.I.N. 07-119-22-11-00041, 07-119-22-14-0001 & 07-119-22-13-0001

PROPERTY DESCRIPTION AND OWNER ACCORDING TO CERTIFICATE OF TITLE NO. 1177968 &
WARRANTY DEED DOCUMENT NO.'S 8768693 & 8768697

A perpetual easement for drainage and utility purposes over, under, across and through part of
the following described property:

The North Half of the Northeast Quarter of Section 7, Township 119, Range 22, except
that part of the East 660 feet of the West 1221 feet thereof lying North of the centerline of
Rush Creek (the East and West lines of said parcel being measured along the North line
of said Northeast Quarter and said East and West lines being drawn at right angles to the
North line of said Northeast Quarter) and except the North 652.47 feet of the East 351.59
feet of the West 1572.59 feet of the North Half of the Northeast Quarter of Section 7,
Township 119, Range 22 (the East and West lines of said parcel being measured along
the North line of said Northeast Quarter and said East and West lines being drawn at right
angles to the North line of said Northeast Quarter), and except that part lying westerly of
the following described line:

Beginning at a point on the North line of the Northwest Quarter of the Northeast Quarter,
in said Section 7, distant 561.00 feet east of the northwest corner of said Northwest
Quarter of the Northeast Quarter; thence South 89 degrees 56 minutes 28 seconds East,
assumed bearing along the north line of said Northwest Quarter of the Northeast Quarter,
561.00 feet; thence South 00 degrees 03 minutes 32 seconds West, at right angles to said
North line, 227.04 feet; thence North 60 degrees 57 minutes 35 seconds West, 70.13 feet;
thence North 77 degrees 29 minutes 08 seconds West, 15.83 feet; thence South 72
degrees 40 minutes 01 seconds West, 20.71 feet; thence South 41 degrees 36 minutes 17
seconds West, 28.42 feet; thence South 05 degrees 40 minutes 26 seconds East, 46.84
feet; thence South 00 degrees 46 minutes 25 seconds West, 16.00 feet; thence South 12
degrees 19 minutes 50 seconds West, 12.12 feet; thence South 33 degrees 05 minutes 41
seconds West, 13.96 feet; thence South 80 degrees 49 minutes 39 seconds West, 60.58
feet; thence South 63 degrees 34 minutes 35 seconds West, 54.42 feet; thence South 19
degrees 42 minutes 07 seconds West, 20.16 feet; thence South 11 degrees 27 minutes 33

seconds East, 51.28 feet; thence South 20 degrees 55 minutes 50 seconds East, 51.48 feet; thence South 36 degrees 31 minutes 31 seconds East, 52.90 feet; thence South 19 degrees 05 minutes 03 seconds East, 19.27 feet; thence South 03 degrees 22 minutes 59 seconds West, 20.87 feet; thence South 06 degrees 47 minutes 54 seconds West, 24.12 feet; thence South 04 degrees 04 minutes 58 seconds East, 53.33 feet; thence South 13 degrees 20 minutes 54 seconds East, 21.49 feet; thence South 21 degrees 06 minutes 13 seconds East, 58.55 feet; thence South 33 degrees 50 minutes 53 seconds West, 28.90 feet; thence South 64 degrees 23 minutes 56 seconds West, 32.89 feet; thence North 63 degrees 21 minutes 32 seconds West, 19.54 feet; thence North 37 degrees 10 minutes 05 seconds West, 32.97 feet; thence North 53 degrees 28 minutes 20 seconds West, 29.43 feet; thence North 76 degrees 03 minutes 05 seconds West, 27.12 feet; thence South 62 degrees 30 minutes 27 seconds West, 23.29 feet; thence South 30 degrees 22 minutes 49 seconds West, 14.78 feet; thence South 17 degrees 04 minutes 02 seconds West, 30.60 feet; thence South 08 degrees 51 minutes 05 seconds East, 16.39 feet; thence South 39 degrees 45 minutes 08 seconds West, 22.59 feet; thence North 82 degrees 26 minutes 18 seconds West, 24.93 feet; thence South 73 degrees 33 minutes 08 seconds West, 32.27 feet; thence South 70 degrees 00 minutes 29 seconds West, 34.36 feet; thence South 55 degrees 35 minutes 24 seconds West, 17.33 feet; thence South 46 degrees 37 minutes 12 seconds West, 18.40 feet; thence South 21 degrees 33 minutes 29 seconds West, 33.57 feet; thence South 05 degrees 58 minutes 00 seconds East, 18.74 feet; thence South 56 degrees 20 minutes 56 seconds East, 27.27 feet; thence South 75 degrees 45 minutes 52 seconds East, 24.78 feet; thence North 69 degrees 14 minutes 30 seconds East, 20.10 feet; thence North 33 degrees 26 minutes 03 seconds East, 54.46 feet; thence North 68 degrees 28 minutes 54 seconds East, 30.93 feet; thence South 79 degrees 30 minutes 36 seconds East, 35.90 feet; thence South 12 degrees 20 minutes 08 seconds East, 40.75 feet; thence South 16 degrees 07 minutes 25 seconds West, 28.70 feet; thence South 38 degrees 12 minutes 52 seconds West, 32.16 feet; thence South 59 degrees 47 minutes 58 seconds West, 40.67 feet; thence North 77 degrees 05 minutes 35 seconds West, 91.79 feet; thence South 35 degrees 25 minutes 56 seconds West, 38.14 feet; thence South 18 degrees 51 minutes 02 seconds West, 12.72 feet; thence South 00 degrees 45 minutes 23 seconds East, 24.92 feet; thence South 16 degrees 27 minutes 56 seconds East, 17.80 feet; thence East, 197.98 feet; thence South, 40.00 feet; thence West, 149.50 feet; thence South 71 degrees 27 minutes 54 seconds East, 26.53 feet; thence South 56 degrees 53 minutes 05 seconds East, 58.41 feet; thence South 32 degrees 36 minutes 33 seconds East, 42.13 feet; thence South 09 degrees 22 minutes 08 seconds West, 55.12 feet; thence South 19 degrees 31 minutes 14 seconds East, 23.36 feet; thence South 63 degrees 17 minutes 06 seconds East, 18.18 feet; thence North 57 degrees 32 minutes 08 seconds East, 74.14 feet; thence South 58 degrees 13 minutes 42 seconds East, 26.42 feet; thence South 38 degrees 45 minutes 14 seconds East, 26.67 feet; thence South 19 degrees 44 minutes 30 seconds East, 11.15 feet; thence South 00 degrees 23 minutes 21 seconds West, 58.35 feet; thence South 02 degrees 52 minutes 12 seconds East, 69.14 feet to the South line of said Northwest Quarter of the Northeast Quarter, and said line there terminating, Hennepin County, Minnesota.

And

The Southeast Quarter of the Northeast Quarter of Section 7, Township 119, Range 22, Hennepin County, Minnesota.

And

That part of the Southwest Quarter of the said Northeast Quarter lying East of the following described line: Commencing at a point on the south line of said Northeast Quarter distant 260.8 feet east of the southwest corner thereof; thence North 505.0 feet; thence North 14 degrees 15 minutes East a distance of 170.0 feet; thence North 41 degrees 40 minutes East a distance of 145.0 feet; thence North 15 degrees 46 minutes West a distance of 82.0 feet; thence North 40 degrees 26 minutes West a distance of 108.0 feet; thence North 06 degrees 34 minutes East a distance of 250.0 feet; thence North 33 degrees 18 minutes East a distance of 83.0 feet; thence North 10 degrees 58 minutes East a distance of 64.5 feet, more or less, to the north line of said Southwest Quart of said Northeast Quarter and there ending.

Said perpetual easement being that part of the South 164.50 feet of the North 197.50 feet of said Northeast Quarter lying westerly of the East 33.00 feet thereof and lying easterly of a line run parallel with and distant 47.50 feet easterly of a line described as commencing at the northeast corner of said Northeast Quarter; thence North 89 degrees 56 minutes 28 seconds West, assumed bearing, along the north line of said Northeast Quarter a distance of 340.76 feet to the point of beginning of said described line; thence on a bearing of South a distance of 236.22 feet and said described line there terminating. Except that part thereof described as commencing at the terminus of the last above described line; thence on a bearing of North a distance of 144.51 feet; thence on a bearing of East a distance of 47.50 feet to the point of beginning; thence on a bearing of North a distance of 91.66 feet to said north line; thence South 89 degrees 56 minutes 28 seconds East, along said north line, a distance of 58.63 feet; thence South 00 degrees 03 minutes 32 seconds West a distance of 33.00 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 82.87 feet to the point of beginning.

Together with a perpetual easement for drainage and utility purposes over, under, across and through part of said described property. Said perpetual easement is described as commencing at the northeast corner of the West Half of the Northwest Quarter of Section 8, Township 119, Range 22; thence South 00 degrees 42 minutes 30 seconds East, assumed bearing, along the east line of said West Half of the Northwest Quarter a distance of 1132.41 feet; thence South 88 degrees 23 minutes 17 seconds West a distance of 920.82 feet; thence southwesterly 1443.80 feet along a tangential curve concave to the southeast have a radius of 1846.00 feet and a central angle of 44 degrees 48 minutes 44 seconds; thence South 43 degrees 34 minutes 33 seconds West, tangent to said curve, a distance of 287.18 feet to a point hereinafter referred to as "Point A"; thence South 46 degrees 25 minutes 27 seconds East a distance of 67.00 feet to the point of beginning of said perpetual easement; thence South 67 degrees 24 minutes 11 seconds East a distance of 227.72 feet; thence southeasterly, southerly and southwesterly 136.04 feet along a tangential curve concave to the southwest having a radius of 90.00 feet and a central angle of 86 degrees 36 minutes 32 seconds; thence South 19 degrees 12 seconds 21 seconds West, tangent to said curve, a distance of 123.10 feet; thence South 35 degrees 03 minutes 34 seconds East a distance of 48.96 feet; thence North 85 degrees 26 minutes 34 seconds East a distance of 158.39

feet; thence North 23 degrees 27 minutes 36 seconds East a distance of 176.52 feet; thence South 65 degrees 13 minutes 03 seconds East a distance of 125.27 feet; thence North 24 degrees 46 minutes 57 seconds East a distance of 20.00 feet; thence North 65 degrees 13 minutes 03 seconds West a distance of 125.74 feet; thence North 28 degrees 24 minutes 43 seconds West a distance of 160.47 feet; thence North 61 degrees 42 minutes 59 seconds West a distance of 322.56 feet to the intersection with a line bearing North 43 degrees 34 minutes 33 seconds East from the point of beginning; thence South 43 degrees 34 minutes 33 seconds West a distance of 179.89 feet to the point of beginning.

Together with a 20.00 foot perpetual easement for drainage and utility purposes over, under, across and through said property. The centerline of said perpetual easement is described as commencing at said "point A"; thence South 43 degrees 34 minutes 33 seconds West a distance of 112.82 feet; thence southwesterly 31.53 feet along a tangential curve concave to the northwest having a radius of 1844.00 feet and a central angle of 00 degrees 58 minutes 47 seconds; thence South 45 degrees 26 minutes 40 seconds East a distance of 67.00 feet to the point of beginning of said centerline; thence continuing South 45 degrees 26 minutes 40 seconds East a distance of 55.00 feet and there terminating.

Together with a 20.00 foot perpetual easement for drainage and utility purposes over, under, across and through said property. The centerline of said perpetual easement is described as commencing at said "point A"; thence South 43 degrees 34 minutes 33 seconds West a distance of 112.82 feet; thence southwesterly 31.53 feet along a tangential curve concave to the northwest having a radius of 1844.00 feet and a central angle of 00 degrees 58 minutes 47 seconds; thence North 45 degrees 26 minutes 40 seconds West a distance of 73.00 feet to the point of beginning of said centerline; thence continuing North 45 degrees 26 minutes 40 seconds West a distance of 20.00 feet and there terminating.

Together with a 30.00 foot perpetual easement for drainage and utility purposes over, under, across and through said property. The centerline of said perpetual easement is described as commencing the intersection of the south line of said Northeast Quarter with a line run parallel with and distant 42.00 feet westerly of the east line of said Northeast Quarter; thence North 00 degrees 27 minutes 48 seconds West, along said parallel line, a distance of 234.30 feet to the point of beginning of said centerline; thence South 89 degrees 32 minutes 12 seconds West a distance of 36.00 feet and said centerline there terminating.

CITY OF MAPLE GROVE
TH 610
RIGHT OF WAY ACQUISITION
SRF No. 14297
JUNE 01, 2022

PARCEL 2 ROW

EASEMENT DESCRIPTION

OWNER: THE L&P LIMITED PARTNERSHIP, A MINNESOTA PARTNERSHIP
AND TWR LIMITED PARTNERSHIP, A MINNESOTA PARTNERSHIP

P.I.N. 07-119-22-11-00041, 07-119-22-14-0001 & 07-119-22-13-0001

PROPERTY DESCRIPTION AND OWNER ACCORDING TO CERTIFICATE OF TITLE NO. 1177968 &
WARRANTY DEED DOCUMENT No.'s 8768693 & 8768697

A perpetual easement for right-of-way purposes over, under, across and through the following described property:

The North Half of the Northeast Quarter of Section 7, Township 119, Range 22, except that part of the East 660 feet of the West 1221 feet thereof lying North of the centerline of Rush Creek (the East and West lines of said parcel being measured along the North line of said Northeast Quarter and said East and West lines being drawn at right angles to the North line of said Northeast Quarter) and except the North 652.47 feet of the East 351.59 feet of the West 1572.59 feet of the North Half of the Northeast Quarter of Section 7, Township 119, Range 22 (the East and West lines of said parcel being measured along the North line of said Northeast Quarter and said East and West lines being drawn at right angles to the North line of said Northeast Quarter), and except that part lying westerly of the following described line:

Beginning at a point on the North line of the Northwest Quarter of the Northeast Quarter, in said Section 7, distant 561.00 feet east of the northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees 56 minutes 28 seconds East, assumed bearing along the north line of said Northwest Quarter of the Northeast Quarter, 561.00 feet; thence South 00 degrees 03 minutes 32 seconds West, at right angles to said North line, 227.04 feet; thence North 60 degrees 57 minutes 35 seconds West, 70.13 feet; thence North 77 degrees 29 minutes 08 seconds West, 15.83 feet; thence South 72 degrees 40 minutes 01 seconds West, 20.71 feet; thence South 41 degrees 36 minutes 17 seconds West, 28.42 feet; thence South 05 degrees 40 minutes 26 seconds East, 46.84 feet; thence South 00 degrees 46 minutes 25 seconds West, 16.00 feet; thence South 12 degrees 19 minutes 50 seconds West, 12.12 feet; thence South 33 degrees 05 minutes 41 seconds West, 13.96 feet; thence South 80 degrees 49 minutes 39 seconds West, 60.58 feet; thence South 63 degrees 34 minutes 35 seconds West, 54.42 feet; thence South 19 degrees 42 minutes 07 seconds West, 20.16 feet; thence South 11 degrees 27 minutes 33 seconds East, 51.28 feet; thence South 20 degrees 55 minutes 50 seconds East, 51.48 feet;

thence South 36 degrees 31 minutes 31 seconds East, 52.90 feet; thence South 19 degrees 05 minutes 03 seconds East, 19.27 feet; thence South 03 degrees 22 minutes 59 seconds West, 20.87 feet; thence South 06 degrees 47 minutes 54 seconds West, 24.12 feet; thence South 04 degrees 04 minutes 58 seconds East, 53.33 feet; thence South 13 degrees 20 minutes 54 seconds East, 21.49 feet; thence South 21 degrees 06 minutes 13 seconds East, 58.55 feet; thence South 33 degrees 50 minutes 53 seconds West, 28.90 feet; thence South 64 degrees 23 minutes 56 seconds West, 32.89 feet; thence North 63 degrees 21 minutes 32 seconds West, 19.54 feet; thence North 37 degrees 10 minutes 05 seconds West, 32.97 feet; thence North 53 degrees 28 minutes 20 seconds West, 29.43 feet; thence North 76 degrees 03 minutes 05 seconds West, 27.12 feet; thence South 62 degrees 30 minutes 27 seconds West, 23.29 feet; thence South 30 degrees 22 minutes 49 seconds West, 14.78 feet; thence South 17 degrees 04 minutes 02 seconds West, 30.60 feet; thence South 08 degrees 51 minutes 05 seconds East, 16.39 feet; thence South 39 degrees 45 minutes 08 seconds West, 22.59 feet; thence North 82 degrees 26 minutes 18 seconds West, 24.93 feet; thence South 73 degrees 33 minutes 08 seconds West, 32.27 feet; thence South 70 degrees 00 minutes 29 seconds West, 34.36 feet; thence South 55 degrees 35 minutes 24 seconds West, 17.33 feet; thence South 46 degrees 37 minutes 12 seconds West, 18.40 feet; thence South 21 degrees 33 minutes 29 seconds West, 33.57 feet; thence South 05 degrees 58 minutes 00 seconds East, 18.74 feet; thence South 56 degrees 20 minutes 56 seconds East, 27.27 feet; thence South 75 degrees 45 minutes 52 seconds East, 24.78 feet; thence North 69 degrees 14 minutes 30 seconds East, 20.10 feet; thence North 33 degrees 26 minutes 03 seconds East, 54.46 feet; thence North 68 degrees 28 minutes 54 seconds East, 30.93 feet; thence South 79 degrees 30 minutes 36 seconds East, 35.90 feet; thence South 12 degrees 20 minutes 08 seconds East, 40.75 feet; thence South 16 degrees 07 minutes 25 seconds West, 28.70 feet; thence South 38 degrees 12 minutes 52 seconds West, 32.16 feet; thence South 59 degrees 47 minutes 58 seconds West, 40.67 feet; thence North 77 degrees 05 minutes 35 seconds West, 91.79 feet; thence South 35 degrees 25 minutes 56 seconds West, 38.14 feet; thence South 18 degrees 51 minutes 02 seconds West, 12.72 feet; thence South 00 degrees 45 minutes 23 seconds East, 24.92 feet; thence South 16 degrees 27 minutes 56 seconds East, 17.80 feet; thence East, 197.98 feet; thence South, 40.00 feet; thence West, 149.50 feet; thence South 71 degrees 27 minutes 54 seconds East, 26.53 feet; thence South 56 degrees 53 minutes 05 seconds East, 58.41 feet; thence South 32 degrees 36 minutes 33 seconds East, 42.13 feet; thence South 09 degrees 22 minutes 08 seconds West, 55.12 feet; thence South 19 degrees 31 minutes 14 seconds East, 23.36 feet; thence South 63 degrees 17 minutes 06 seconds East, 18.18 feet; thence North 57 degrees 32 minutes 08 seconds East, 74.14 feet; thence South 58 degrees 13 minutes 42 seconds East, 26.42 feet; thence South 38 degrees 45 minutes 14 seconds East, 26.67 feet; thence South 19 degrees 44 minutes 30 seconds East, 11.15 feet; thence South 00 degrees 23 minutes 21 seconds West, 58.35 feet; thence South 02 degrees 52 minutes 12 seconds East, 69.14 feet to the South line of said Northwest Quarter of the Northeast Quarter, and said line there terminating, Hennepin County, Minnesota.

And

The Southeast Quarter of the Northeast Quarter of Section 7, Township 119, Range 22, Hennepin County, Minnesota.

And

That part of the Southwest Quarter of the said Northeast Quarter lying East of the following described line: Commencing at a point on the south line of said Northeast Quarter distant 260.8 feet east of the southwest corner thereof; thence North 505.0 feet; thence North 14 degrees 15 minutes East a distance of 170.0 feet; thence North 41 degrees 40 minutes East a distance of 145.0 feet; thence North 15 degrees 46 minutes West a distance of 82.0 feet; thence North 40 degrees 26 minutes West a distance of 108.0 feet; thence North 06 degrees 34 minutes East a distance of 250.0 feet; thence North 33 degrees 18 minutes East a distance of 83.0 feet; thence North 10 degrees 58 minutes East a distance of 64.5 feet, more or less, to the north line of said Southwest Quart of said Northeast Quarter and there ending.

Being a strip of land 150.00 feet wide lying 73.00 feet northerly and northwesterly and 77.00 feet southerly and southeasterly of the following described "Line A". Said "Line A" is described as commencing at the northeast corner of the West Half of the Northwest Quarter of Section 8, Township 119, Range 22; thence South 00 degrees 42 minutes 30 seconds East, assumed bearing, along the east line of said West Half of the Northwest Quarter a distance of 1132.41 feet to the point of beginning of said "Line A"; thence South 88 degrees 23 minutes 17 seconds West a distance of 920.82 feet; thence southwesterly 1159.89 feet along a tangential curve concave to the southeast have a radius of 1846.00 feet and a central angle of 36 degrees 00 minutes 01 seconds and said "Line A" there terminating. Except the East 33.00 feet of said Northeast Quarter.

Together with that part of said described property being a strip of land 140.00 feet wide lying 73.00 feet northwesterly and northerly and 67.00 feet southeasterly and southerly of a line described as beginning at the terminus of said "Line A"; thence southwesterly along the continuation of the curve described in said "Line A" a distance of 283.91 feet; thence South 43 degrees 34 minutes 33 seconds West, tangent to said curve, a distance of 400.00 feet; thence southwesterly 622.78 feet along a tangential curve concave to the northwest having a radius of 1844.00 feet and a central angle of 19 degrees 21 minutes 02 seconds and there terminating.

Together with that part of said described property being a strip of land 123.00 feet wide lying 56.00 feet northwesterly and 67.00 feet southeasterly of the following described "Line B". Said "Line B" is described as beginning at the terminus of the last above described line; thence southwesterly along the continuation of the curve in said line a distance of 877.80 feet and said "Line B" there terminating.

Together with that part of said described property described as commencing at the point of beginning of said "Line B"; thence North 27 degrees 04 minutes 25 seconds West, radial to said "Line B" a distance of 56.00 feet to the actual point of beginning; thence continuing North 27

degrees 04 minutes 25 seconds West a distance of 17.00 feet; thence North 83 degrees 27 minutes 06 seconds West a distance of 26.41 feet; thence South 66 degrees 32 minutes 54 seconds West a distance of 124.16 feet; thence South 26 degrees 32 minutes 54 seconds West a distance of 50.14 feet to the intersection with a line run parallel with and distant 56.00 feet northwesterly of said "Line B"; thence northeasterly along said parallel line to the point of beginning.

Together with that part of said described property described a beginning at the intersection of the south line of said Northeast Quarter with a line run parallel with and distant 67.00 feet southeasterly of said "Line B"; thence northeasterly along said parallel line and its northeasterly continuation a distance of 448.86 feet; thence South 16 degrees 32 minutes 54 seconds West a distance of 24.05 feet; thence South 23 degrees 27 minutes 06 seconds East a distance of 148.96 feet to the south line of said Northeast Quarter; thence North 89 degrees 47 minutes 56 seconds West, along said south line, a distance of 471.44 feet to the point of beginning.

Together with that part of said described property being a strip of land 95.00 feet wide, the centerline of which is described as commencing at the northeast corner of said Northeast Quarter; thence North 89 degrees 56 minutes 28 seconds West, assumed bearing, along the north line of said Northeast Quarter a distance of 340.76 feet to the point of beginning of said centerline; thence on a bearing of South a distance of 236.22 feet; thence southeasterly 334.07 feet along a tangential curve concave to the northeast having a radius of 1190.50 feet and a central angle of 16 degrees 04 minutes 41 seconds and said centerline there terminating.

Together that part of said described property being a strip of land 120.00 feet wide lying 47.50 feet northeasterly and 72.50 feet southwesterly of the following described "Line C". Said "Line C" is described as beginning at the terminus of the last above described centerline; thence southeasterly along the continuation of the curve described in said centerline a distance of 75.36 feet; thence South 19 degrees 42 minutes 17 seconds East, tangent to said curve, a distance of 126.97 feet; thence southeasterly 113.27 feet along a tangential curve concave to the southwest having a radius of 1789.50 feet and a central angle of 03 degrees 37 minutes 36 seconds; thence South 16 degrees 04 minutes 40 seconds East, tangent to said curve, a distance of 342.90 feet to the intersection with a line run parallel with and distant 73.00 feet northwesterly of said "Line A" and said "Line C" there terminating. The side lines of said 120.00 foot strip are prolonged or shortened to terminate on said parallel line.

Together with that part of said described property described as beginning at the intersection of a line run parallel with and distant 73.00 feet northwesterly of said "Line A" with a line run parallel with and distant 72.50 feet southwesterly of said "Line C"; thence North 16 degrees 04 minutes 40 seconds West, parallel with said "Line C", a distance of 18.41 feet; thence South 39 degrees 46 minutes 03 seconds West a distance of 35.45 feet to a line run parallel with and distant 73.00 feet northwesterly of said "Line A"; thence northeasterly along said parallel line a distance of 29.37 feet to the point of beginning.

Together with that part of said described property described as beginning at the intersection of a line run parallel with and distant 73.00 feet northwesterly of said "Line A" with a line run parallel with and distant 47.50 feet northeasterly of said "Line C"; thence North 16 degrees 04

minutes 40 seconds West, parallel with said "Line C", a distance of 65.58 feet; thence South 44 degrees 01 minutes 04 seconds East a distance of 69.59 feet to a line run parallel with and distant 78.00 feet northwesterly of said "Line A"; thence northeasterly along said parallel line a distance of 32.85 feet to the east line of said Northeast Quarter; thence southerly along said east line a distance of 5.12 feet to a line run parallel with and distant 73.00 feet northwesterly of said "Line A"; thence southwesterly along said parallel line a distance of 64.09 feet to the point of beginning.

Together with that part of said described property described as commencing at the northeast corner of said Northeast Quarter; thence North 89 degrees 56 minutes 28 seconds West, assumed bearing, along the north line of said Northeast Quarter a distance of 340.76 feet; thence on a bearing of South a distance of 91.71 feet; thence on a bearing of East a distance of 47.50 feet to the point of beginning; thence on a bearing of North a distance of 91.66 feet to said north line; thence South 89 degrees 56 minutes 28 seconds East, along said north line, a distance of 58.63 feet; thence South 00 degrees 03 minutes 32 seconds West a distance of 33.00 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 82.87 feet to the point of beginning.

Together with that part of said described property described as commencing at the northeast corner of said Northeast Quarter; thence North 89 degrees 56 minutes 28 seconds West, assumed bearing, along the north line of said Northeast Quarter a distance of 340.76 feet; thence on a bearing of South a distance of 183.47 feet; thence on a bearing of West a distance of 47.50 feet to the point of beginning; thence on a bearing of North a distance of 183.52 feet to said north line; thence North 89 degrees 56 minutes 28 seconds West, along said north line a distance of 90.48 feet; thence South 00 degrees 03 minutes 32 seconds West a distance of 33.00 feet; thence South 45 degrees 00 minutes 00 seconds East a distance of 96.89 feet; thence South 15 degrees 00 minutes 00 seconds East a distance of 85.00 feet to the point of beginning.

Together with that part of said described property described as beginning at the intersection of the south line of said Northeast Quarter with a line run parallel with and distant 42.00 feet westerly of the east line of said Northeast Quarter; thence North 00 degrees 27 minutes 48 seconds West, assumed bearing, along said parallel line, a distance of 289.17 feet; thence South 89 degrees 32 minutes 12 seconds West a distance of 5.00 feet; thence North 00 degrees 27 minutes 48 seconds West, parallel with said east line, a distance of 658.44 feet; thence North 08 degrees 50 minutes 55 seconds West a distance of 101.94 feet; thence North 18 degrees 22 minutes 07 seconds West a distance of 204.67 feet; thence North 53 degrees 22 minutes 07 seconds West a distance of 51.20 feet to the intersection with a line run parallel with and distant 77.00 feet southeasterly of said "Line A"; thence northeasterly along said parallel line a distance of 138.75 feet to the west line of the East 33.00 of said Northeast Quarter; thence South 00 degrees 27 minutes 48 seconds East, along said parallel line to the south line of said Northeast Quarter; thence South 89 degrees 47 minutes 56 seconds West, along said south line, a distance of 9.00 feet to the point of beginning.

PARCEL 2 TE

EASEMENT DESCRIPTION

OWNER: THE L&P LIMITED PARTNERSHIP, A MINNESOTA PARTNERSHIP
AND TWR LIMITED PARTNERSHIP, A MINNESOTA PARTNERSHIP

P.I.N. 07-119-22-11-00041, 07-119-22-14-0001 & 07-119-22-13-0001

PROPERTY DESCRIPTION AND OWNER ACCORDING TO CERTIFICATE OF TITLE NO. 1177968 &
WARRANTY DEED DOCUMENT NO.'S 8768693 & 8768697

A temporary easement for construction purposes over, under, across and through part of the following described property:

The North Half of the Northeast Quarter of Section 7, Township 119, Range 22, except that part of the East 660 feet of the West 1221 feet thereof lying North of the centerline of Rush Creek (the East and West lines of said parcel being measured along the North line of said Northeast Quarter and said East and West lines being drawn at right angles to the North line of said Northeast Quarter) and except the North 652.47 feet of the East 351.59 feet of the West 1572.59 feet of the North Half of the Northeast Quarter of Section 7, Township 119, Range 22 (the East and West lines of said parcel being measured along the North line of said Northeast Quarter and said East and West lines being drawn at right angles to the North line of said Northeast Quarter), and except that part lying westerly of the following described line:

Beginning at a point on the North line of the Northwest Quarter of the Northeast Quarter, in said Section 7, distant 561.00 feet east of the northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees 56 minutes 28 seconds East, assumed bearing along the north line of said Northwest Quarter of the Northeast Quarter, 561.00 feet; thence South 00 degrees 03 minutes 32 seconds West, at right angles to said North line, 227.04 feet; thence North 60 degrees 57 minutes 35 seconds West, 70.13 feet; thence North 77 degrees 29 minutes 08 seconds West, 15.83 feet; thence South 72 degrees 40 minutes 01 seconds West, 20.71 feet; thence South 41 degrees 36 minutes 17 seconds West, 28.42 feet; thence South 05 degrees 40 minutes 26 seconds East, 46.84 feet; thence South 00 degrees 46 minutes 25 seconds West, 16.00 feet; thence South 12 degrees 19 minutes 50 seconds West, 12.12 feet; thence South 33 degrees 05 minutes 41 seconds West, 13.96 feet; thence South 80 degrees 49 minutes 39 seconds West, 60.58 feet; thence South 63 degrees 34 minutes 35 seconds West, 54.42 feet; thence South 19 degrees 42 minutes 07 seconds West, 20.16 feet; thence South 11 degrees 27 minutes 33

seconds East, 51.28 feet; thence South 20 degrees 55 minutes 50 seconds East, 51.48 feet; thence South 36 degrees 31 minutes 31 seconds East, 52.90 feet; thence South 19 degrees 05 minutes 03 seconds East, 19.27 feet; thence South 03 degrees 22 minutes 59 seconds West, 20.87 feet; thence South 06 degrees 47 minutes 54 seconds West, 24.12 feet; thence South 04 degrees 04 minutes 58 seconds East, 53.33 feet; thence South 13 degrees 20 minutes 54 seconds East, 21.49 feet; thence South 21 degrees 06 minutes 13 seconds East, 58.55 feet; thence South 33 degrees 50 minutes 53 seconds West, 28.90 feet; thence South 64 degrees 23 minutes 56 seconds West, 32.89 feet; thence North 63 degrees 21 minutes 32 seconds West, 19.54 feet; thence North 37 degrees 10 minutes 05 seconds West, 32.97 feet; thence North 53 degrees 28 minutes 20 seconds West, 29.43 feet; thence North 76 degrees 03 minutes 05 seconds West, 27.12 feet; thence South 62 degrees 30 minutes 27 seconds West, 23.29 feet; thence South 30 degrees 22 minutes 49 seconds West, 14.78 feet; thence South 17 degrees 04 minutes 02 seconds West, 30.60 feet; thence South 08 degrees 51 minutes 05 seconds East, 16.39 feet; thence South 39 degrees 45 minutes 08 seconds West, 22.59 feet; thence North 82 degrees 26 minutes 18 seconds West, 24.93 feet; thence South 73 degrees 33 minutes 08 seconds West, 32.27 feet; thence South 70 degrees 00 minutes 29 seconds West, 34.36 feet; thence South 55 degrees 35 minutes 24 seconds West, 17.33 feet; thence South 46 degrees 37 minutes 12 seconds West, 18.40 feet; thence South 21 degrees 33 minutes 29 seconds West, 33.57 feet; thence South 05 degrees 58 minutes 00 seconds East, 18.74 feet; thence South 56 degrees 20 minutes 56 seconds East, 27.27 feet; thence South 75 degrees 45 minutes 52 seconds East, 24.78 feet; thence North 69 degrees 14 minutes 30 seconds East, 20.10 feet; thence North 33 degrees 26 minutes 03 seconds East, 54.46 feet; thence North 68 degrees 28 minutes 54 seconds East, 30.93 feet; thence South 79 degrees 30 minutes 36 seconds East, 35.90 feet; thence South 12 degrees 20 minutes 08 seconds East, 40.75 feet; thence South 16 degrees 07 minutes 25 seconds West, 28.70 feet; thence South 38 degrees 12 minutes 52 seconds West, 32.16 feet; thence South 59 degrees 47 minutes 58 seconds West, 40.67 feet; thence North 77 degrees 05 minutes 35 seconds West, 91.79 feet; thence South 35 degrees 25 minutes 56 seconds West, 38.14 feet; thence South 18 degrees 51 minutes 02 seconds West, 12.72 feet; thence South 00 degrees 45 minutes 23 seconds East, 24.92 feet; thence South 16 degrees 27 minutes 56 seconds East, 17.80 feet; thence East, 197.98 feet; thence South, 40.00 feet; thence West, 149.50 feet; thence South 71 degrees 27 minutes 54 seconds East, 26.53 feet; thence South 56 degrees 53 minutes 05 seconds East, 58.41 feet; thence South 32 degrees 36 minutes 33 seconds East, 42.13 feet; thence South 09 degrees 22 minutes 08 seconds West, 55.12 feet; thence South 19 degrees 31 minutes 14 seconds East, 23.36 feet; thence South 63 degrees 17 minutes 06 seconds East, 18.18 feet; thence North 57 degrees 32 minutes 08 seconds East, 74.14 feet; thence South 58 degrees 13 minutes 42 seconds East, 26.42 feet; thence South 38 degrees 45 minutes 14 seconds East, 26.67 feet; thence South 19 degrees 44 minutes 30 seconds East, 11.15 feet; thence South 00 degrees 23 minutes 21 seconds West, 58.35 feet; thence South 02 degrees 52 minutes 12 seconds East, 69.14 feet to the South line of said Northwest Quarter of the Northeast Quarter, and said line there terminating, Hennepin County, Minnesota.

And

The Southeast Quarter of the Northeast Quarter of Section 7, Township 119, Range 22, Hennepin County, Minnesota.

And

That part of the Southwest Quarter of the said Northeast Quarter lying East of the following described line: Commencing at a point on the south line of said Northeast Quarter distant 260.8 feet east of the southwest corner thereof; thence North 505.0 feet; thence North 14 degrees 15 minutes East a distance of 170.0 feet; thence North 41 degrees 40 minutes East a distance of 145.0 feet; thence North 15 degrees 46 minutes West a distance of 82.0 feet; thence North 40 degrees 26 minutes West a distance of 108.0 feet; thence North 06 degrees 34 minutes East a distance of 250.0 feet; thence North 33 degrees 18 minutes East a distance of 83.0 feet; thence North 10 degrees 58 minutes East a distance of 64.5 feet, more or less, to the north line of said Southwest Quart of said Northeast Quarter and there ending.

Said temporary easement being that part of said described property described as beginning at the intersection of the west line of the East 33.00 feet of said Northeast Quarter with the south line of the North 33.00 feet of said Northeast Quarter; thence North 89 degrees 56 minutes 28 seconds West, along the said south line a distance of 446.04 feet; thence South 28 degrees 07 minutes 36 seconds East a distance of 170.78 feet; thence on a bearing of South a distance of 52.74 feet; thence southerly 277.48 feet along a tangential curve concave to the east have a radius of 1248.00 feet and a central angle of 12 degrees 44 minutes 22 seconds; thence South 23 degrees 00 minutes 46 seconds West, not tangent to said curve, a distance of 335.19 feet; thence South 24 degrees 43 minutes 53 seconds East a distance of 447.91 feet; thence South 60 degrees 00 minutes 35 seconds West a distance of 446.71 feet; thence South 45 degrees 00 minutes 35 seconds West a distance of 804.60 feet; thence South 49 degrees 15 minutes 13 seconds West a distance of 163.67 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 130.00 feet; thence South 57 degrees 25 minutes 53 seconds West a distance of 160.00 feet; thence South 64 degrees 25 minutes 53 seconds West a distance of 120.00 feet; thence South 66 degrees 32 minutes 54 seconds West a distance of 124.16 feet; thence South 59 degrees 20 minutes 17 seconds West a distance of 117.55 feet; thence South 74 degrees 20 minutes 17 seconds West a distance of 109.19 feet; thence South 80 degrees 20 minutes 17 seconds West a distance of 287.79 feet to the east line of Outlot G, DELGANY, according to the recorded plat thereof; thence southerly along said east line a distance of 32.58 feet to the northerly line of 97th Avenue North (CSAH 30) according to Document No. 9310299; thence southeasterly along said northerly line to the south line of said Northeast Quarter; thence South 89 degrees 47 minutes 56 seconds East, along said south line, a distance of 511.98 feet; thence North 23 degrees 27 minutes 06 seconds West a distance of 138.12 feet; thence North 35 degrees 26 minutes 23 seconds East a distance of 52.27 feet; thence northeasterly 228.84 feet along a non-tangential curve concave to the northwest having a radius of 1926.00 feet and a central angle of 06 degrees 48 minutes 28 seconds, the chord of said curve bears North 57 degrees 45 minutes 34 seconds East, thence North 67 degrees 53 minutes 00 seconds East, not tangent to said curve, a distance of 148.35 feet; thence northeasterly 225.52 feet along a non-tangential curve concave to the northwest having a radius of 1966.00 feet and a central angle of 06 degrees 34 minutes 21 seconds, the chord of said curve bears North 46 degrees 51 minutes 43 seconds East; thence

North 43 degrees 34 minutes 33 seconds East, tangent to said curve, a distance of 123.20 feet; thence South 67 degrees 24 minutes 11 seconds East a distance of 172.05 feet; thence southerly 105.81 feet along a tangential curve concave to the southwest having a radius of 70.00 feet and a central angle of 86 degrees 36 minutes 32 seconds; thence South 19 degrees 12 minutes 21 seconds West, tangent to said curve, a distance of 143.36 feet; thence South 35 degrees 03 minutes 34 seconds East a distance of 70.64 feet; thence North 85 degrees 26 minutes 34 seconds East a distance of 181.84 feet; thence North 23 degrees 27 minutes 36 seconds East a distance of 188.07 feet; thence South 65 degrees 13 minutes 03 seconds East a distance of 105.27 feet; thence North 24 degrees 46 minutes 57 seconds East a distance of 20.00 feet; thence North 65 degrees 13 minutes 03 seconds West a distance of 92.08 feet; thence North 28 degrees 19 minutes 19 seconds East a distance of 43.39 feet; thence North 42 degrees 36 minutes 57 seconds West a distance of 177.59 feet; thence North 63 degrees 22 minutes 20 seconds West a distance of 310.48 feet; thence North 43 degrees 34 minutes 33 seconds East a distance of 97.84 feet; thence northeasterly 272.07 feet along a tangential curve concave to the southeast having a radius of 1769.00 feet and a central angle of 08 degrees 48 minutes 43 seconds; thence North 62 degrees 23 minutes 28 seconds East, not tangent to said curve, a distance of 333.55 feet; thence South 61 degrees 40 minutes 47 seconds East a distance of 304.95 feet; thence South 12 degrees 37 minutes 16 seconds East a distance of 125.13 feet; thence South 04 degrees 12 minutes 04 seconds West a distance of 463.05 feet; thence South 24 degrees 47 minutes 03 seconds East a distance of 68.74 feet; thence South 00 degrees 39 minutes 14 seconds East a distance of 100.41 feet; thence South 89 degrees 32 minutes 22 seconds West a distance of 35.14 feet; thence South 00 degrees 27 minutes 38 seconds East a distance of 80.00 feet; thence North 89 degrees 32 minutes 22 seconds East a distance of 35.41 feet; thence South 00 degrees 39 minutes 14 seconds East a distance of 70.22 feet; thence South 11 degrees 12 minutes 27 seconds East a distance of 124.72 feet to the south line of said Northeast Quarter; thence South 89 degrees 47 minutes 56 seconds East, along said south line a distance of 11.61 feet to the west line of the East 33.00 feet of said Northeast Quarter; thence North 00 degrees 27 minutes 48 seconds West, along said west line a distance of 1663.50 feet; thence North 22 degrees 00 minutes 00 seconds West a distance of 582.59 feet; thence North 08 degrees 00 minutes 00 seconds West a distance of 229.57 feet; thence South 89 degrees 56 minutes 28 seconds East a distance of 243.99 feet to the west line of the East 33.00 feet of said Northeast Quarter; thence North 00 degrees 27 minutes 48 seconds West, along said west line, a distance of 179.51 feet to the point of beginning.

Excepting therefrom any proposed fee or perpetual easement areas.