

# SKETCH & DESCRIPTIONS FOR THE CASEY FAMILY TRUST

BROOK ADDITION PLAT 3

## EXISTING DESCRIPTION FOR PARCEL "A"

All that part of that tract of land fifty (50) feet wide, being a part of the Southeast Quarter (SE1/4) of Section (7), Township Thirty-one (31), Range Twenty-four (24), Anoka County, Minnesota, being a part of the railroad right-of-way of the Minneapolis, Anoka and Cuyuna Range Railroad Company, lying Northerly of the Northern right-of-way line of U.S. Highway No. 10 as the same is now laid out and traveled and Southerly of the North line of the plot of River View Farm, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said above described parcel; thence Southerly along the Northerly line thereof a distance of 223.99 feet; thence Southerly to a point of intersection with the Southerly line of said above described parcel, which point is distant 267.0 feet Southerly of the Northeast corner of said above described parcel; thence Northwesterly to said Northwest corner of said above described parcel; thence Easterly along the North line of said above described parcel to point of beginning.

Subject to a perpetual easement for ingress and egress over that part of Minneapolis, Anoka and Cuyuna Range Railway right-of-way (now abandoned) lying South of the North line of the Plot of River View Farm and North of the Northerly line of U.S. Highway Number 10 (now Coon Rapids Boulevard) as now laid out and constructed and described as follows: Beginning at a point on the Southerly line of said railway right-of-way 223.99 feet Southerly from the Northeast corner of Lot 3, Block 1, River View Farm; thence deflecting left 45 degrees 00' a distance of 9.90 feet; thence deflecting right 45 degrees 00' a distance of 73.39 feet; thence Southerly to a point on the Southerly line of said railway right-of-way 89.18 feet Southerly from the point of beginning; thence Northwesterly to the point of beginning.

Together with a perpetual easement for ingress and egress over that part of Lot 3, Block 1, River View Farm, described as follows: a tract of land five (5) feet in width lying Southerly of, adjacent to and parallel with, the following described line: Beginning at a point on the Southerly line of said Lot 3, distant 171.30 feet Northwesterly of the Southerly corner thereof; thence to a point on the Northerly line of said Lot 3, distant 244.61 feet Northwesterly of the Southeast corner thereof and there terminating.

## EXISTING DESCRIPTION FOR PARCEL "B"

That part of Lot 3, Block 1, River View Farm, Anoka County, Minnesota, lying Southerly of a line described as beginning at a point on the Southerly line of said Lot 171.30 feet Northwesterly from the Southerly corner thereof to a point on the Northerly line of said Lot 244.61 feet Northwesterly from the southeast corner thereof, subject to an easement for ingress and egress over the Northwesterly 5.0 feet.

Also, that part of the Minneapolis, Anoka and Cuyuna Range Railway (now abandoned), lying South of the North line of the plot of River View Farm and North of the Northerly line of U.S. Highway Number 10 (now Coon Rapids Boulevard) as now laid out and constructed. Subject to an easement for ingress and egress over a strip of land 7.0 feet in width described as beginning at a point on the Southerly line of said railway 230.99 feet Southerly from the Northeast corner of Lot 3; thence at right angles Northerly 7.0 feet; thence at right angles Southerly 73.39 feet; thence Southerly to a point on the Southerly line of said railway 81.18 feet Southerly from the point of beginning; thence Northwesterly to the point of beginning.

Except that beginning at the Northeast corner of said above described parcel; thence Southerly along the Northerly line thereof a distance of 223.99 feet; thence Southerly to a point of intersection with the Southerly line of said above described parcel, which point is distant 267.0 feet Southerly of the Northeast corner of said above described parcel; thence Northwesterly to said Northwest corner of said above described parcel; thence Easterly along the North line of said above described parcel to point of beginning.

## PROPOSED DESCRIPTION FOR NEW PARCEL "A"

All that part of that tract of land fifty (50) feet wide, being a part of the Southeast Quarter (SE1/4) of Section (7), Township Thirty-one (31), Range Twenty-four (24), Anoka County, Minnesota, being a part of the railroad right-of-way of the Minneapolis, Anoka and Cuyuna Range Railroad Company, lying Northerly of the Northern right-of-way line of U.S. Highway No. 10 as the same is now laid out and traveled and Southerly of the North line of the plot of River View Farm, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said above described parcel; thence Southerly along the Northerly line thereof a distance of 337.93 feet; thence Southerly to a point of intersection with the Southerly line of said above described parcel, which point is distant 355.77 feet Southerly of the Northeast corner of said above described parcel; thence Northwesterly to said Northwest corner of said above described parcel; thence Easterly along the North line of said above described parcel to point of beginning.

Subject to a 5.00 foot wide easement for utility purposes over, under and across the above described parcel and the centerline of said easement is described as follows:

Beginning at the northwest corner of said above described parcel; thence South 23 degrees 05 minutes 56 seconds East (for the purposes of this description the north line of the above described parcel bears EAST), a distance of 101.41 feet; thence South 19 degrees 19 minutes 56 seconds East, a distance of 120.55 feet; thence South 36 degrees 09 minutes 53 seconds East, a distance of 14.44 feet; thence South 49 degrees 11 minutes 03 seconds East, a distance of 16.43 feet; thence South 42 degrees 04 minutes 37 seconds East, a distance of 41.57 feet; thence South 24 degrees 45 minutes 25 seconds East, a distance of 67.70 feet to the southerly line of the above described parcel and said centerline there terminating.

The side lines of the above described easement are prolonged or shortened to terminate on the north line, southerly line and the southerly line of the above described parcel.

Subject to a perpetual easement for ingress and egress over the southerly 42.75 feet thereof.

Subject to a perpetual easement for ingress and egress over that part of Minneapolis, Anoka and Cuyuna Range Railway right-of-way (now abandoned) lying South of the North line of the Plot of River View Farm and North of the Northerly line of U.S. Highway Number 10 (now Coon Rapids Boulevard) as now laid out and constructed and described as follows: Beginning at a point on the Southerly line of said railway right-of-way 223.99 feet Southerly from the Northeast corner of Lot 3, Block 1, River View Farm; thence deflecting left 45 degrees 00' a distance of 9.90 feet; thence deflecting right 45 degrees 00' a distance of 73.39 feet; thence Southerly to a point on the Southerly line of said railway right-of-way 89.18 feet Southerly from the point of beginning; thence Northwesterly to the point of beginning.

Together with a perpetual easement for ingress and egress over that part of Lot 3, Block 1, River View Farm, described as follows: a tract of land five (5) feet in width lying Southerly of, adjacent to and parallel with, the following described line: Beginning at a point on the Southerly line of said Lot 3, distant 171.30 feet Northwesterly of the Southeast corner thereof and there terminating.

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Together with a perpetual easement for ingress and egress over that part of Lot 3, Block 1, River View Farm, described as follows: Beginning at a point on the Southerly line of said Lot 3, distant 171.30 feet Northwesterly of the Southeast corner thereof; thence to a point on the Northerly line of said Lot 3, distant 244.61 feet Northwesterly of the Southeast corner of said Lot 3; thence southerly along said Northerly line of Lot 3 a distance of 42.75 feet; thence southerly 42.75 feet to the southerly line of the above described parcel and said centerline there terminating.

Together with a perpetual easement for ingress and egress over that part of Lot 3, Block 1, River View Farm, described as follows: Beginning at a point on the Southerly line of said Lot 3, distant 171.30 feet Northwesterly of the Southeast corner thereof; thence to a point on the Northerly line of said Lot 3, distant 244.61 feet Northwesterly of the Southeast corner of said Lot 3; thence southerly 42.75 feet to the southerly line of the above described parcel and said centerline there terminating.

Together with a perpetual easement for ingress and egress over that part of Lot 3, Block 1, River View Farm, described as follows: Commencing at the Southerly corner of said Lot 3; thence North 63 degrees 03 minutes 21 seconds West, assumed bearing, along the Southerly line of said Lot 3 a distance of 151.40 feet; thence North 24 degrees 17 minutes 25 seconds East a distance of 23.00 feet; thence North 65 degrees 42 minutes 35 seconds West a distance of 14.00 feet; thence South 24 degrees 17 minutes 25 seconds East a distance of 23.00 feet; thence South 65 degrees 42 minutes 35 seconds East a distance of 14.00 feet to the point of beginning.

## PROPOSED DESCRIPTION FOR NEW PARCEL "B"

That part of Lot 3, Block 1, River View Farm, Anoka County, Minnesota, lying Southerly of a line described as beginning at a point on the Southerly line of said Lot 171.30 feet Northwesterly from the Southerly corner thereof to a point on the Northerly line of said Lot 244.61 feet Northwesterly from the southeast corner thereof, subject to an easement for ingress and egress over the Northwesterly 5.0 feet.

Also, that part of the Minneapolis, Anoka and Cuyuna Range Railway (now abandoned), lying South of the North line of the plot of River View Farm and North of the Northerly line of U.S. Highway Number 10 (now Coon Rapids Boulevard) as now laid out and constructed. Subject to an easement for ingress and egress over a strip of land 7.0 feet in width described as beginning at a point on the Southerly line of said railway 230.99 feet Southerly from the Northeast corner of Lot 3; thence at right angles Northerly 7.0 feet; thence at right angles Southerly 73.39 feet; thence Southerly to a point on the Southerly line of said railway 81.18 feet Southerly from the point of beginning; thence Northwesterly to the point of beginning.

Except that beginning at the Northeast corner of said above described parcel; thence Southerly along the Northerly line thereof a distance of 337.93 feet; thence Southerly to a point of intersection with the Southerly line of said above described parcel, which point is distant 355.77 feet Southerly of the Northeast corner of said above described parcel; thence Northwesterly to said Northwest corner of said above described parcel; thence Easterly along the North line of said above described parcel to point of beginning.

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The centerline of said easement is described as follows:

Beginning at the northwest corner of said above described parcel; thence South 23 degrees 05 minutes 56 seconds East (for the purposes of this description the north line of the above described parcel bears EAST), a distance of 101.41 feet; thence South 19 degrees 19 minutes 56 seconds East, a distance of 120.55 feet; thence South 36 degrees 09 minutes 53 seconds East, a distance of 14.44 feet; thence South 49 degrees 11 minutes 03 seconds East, a distance of 16.43 feet; thence South 42 degrees 04 minutes 37 seconds East, a distance of 41.57 feet; thence South 24 degrees 45 minutes 25 seconds East, a distance of 67.70 feet to the southerly line of the above described parcel and said centerline there terminating.

The side lines of the above described easement are prolonged or shortened to terminate on the north line, southerly line and the southerly line of said above described parcel.

Subject to a perpetual easement for ingress and egress over that part of Lot 3, Block 1, River View Farm, described as follows: Beginning at a point on the Southerly line of said Lot 3, distant 171.30 feet Northwesterly of the Southeast corner thereof; thence to a point on the Northerly line of said Lot 3, distant 244.61 feet Northwesterly of the Southeast corner of said Lot 3; thence southerly along said Northerly line of Lot 3 a distance of 42.75 feet; thence southerly 42.75 feet to the southerly line of the above described parcel and said centerline there terminating.

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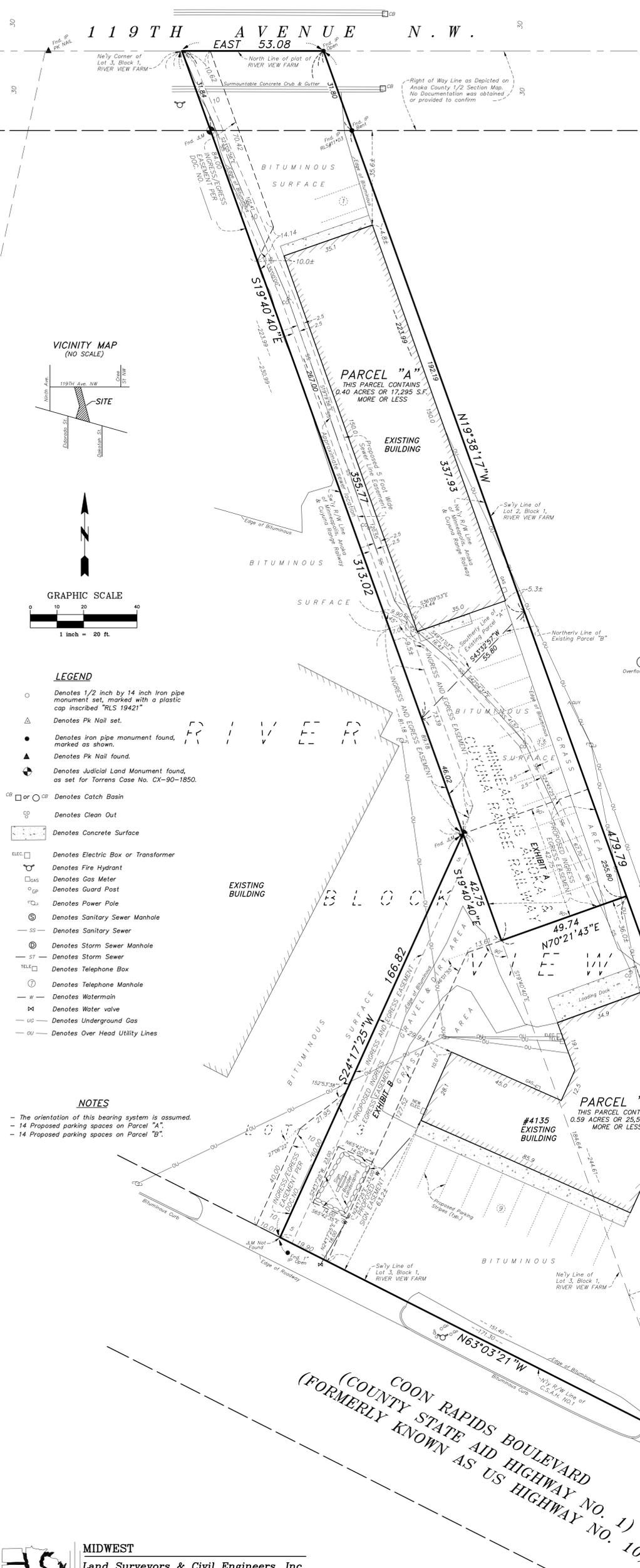
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**OWNER**  
THE CASEY FAMILY TRUST  
Michael Casey  
4135 Coon Rapids Blvd. NW  
Coon Rapids, MN 55433

**SURVEYOR**  
MIDWEST LAND SURVEYORS  
& CIVIL ENGINEERS, INC.  
710 East River Road  
Anoka, MN 55303

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

Blake L. Rivard  
Reg. No. 19421 Date 2-3-12  
Revised: 2-9-12



- ### LEGEND
- Denotes 1/2 inch by 14 inch iron pipe monument set, marked with a plastic cap inscribed "RLS 19421"
  - △ Denotes Pk Nail set.
  - Denotes iron pipe monument found, marked as shown.
  - ▲ Denotes Pk Nail found.
  - ◆ Denotes Judicial Land Monument found, as set for Torrens Case No. CX-90-1850.
  - or ○ Denotes Catch Basin
  - Denotes Clean Out
  - Denotes Concrete Surface
  - ELEC □ Denotes Electric Box or Transformer
  - Denotes Fire Hydrant
  - Denotes Gas Meter
  - Denotes Guard Post
  - Denotes Power Pole
  - Denotes Sanitary Sewer Manhole
  - Denotes Sanitary Sewer
  - Denotes Storm Sewer Manhole
  - Denotes Storm Sewer
  - Denotes Telephone Box
  - Denotes Telephone Manhole
  - Denotes Watermain
  - Denotes Water valve
  - Denotes Underground Gas
  - Denotes Over Head Utility Lines

### NOTES

- The orientation of this bearing system is assumed.
- 14 Proposed parking spaces on Parcel "A".
- 14 Proposed parking spaces on Parcel "B".

COON RAPIDS BOULEVARD  
(COUNTY STATE AID HIGHWAY NO. 1)  
(FORMERLY KNOWN AS US HIGHWAY NO. 10)