



THIS INSTRUMENT WAS DRAFTED BY:

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693583-v1

**EXHIBIT A**

**Legal Description of School District Property**

Lots 1 and 2, Block 1, ANOKA HENNEPIN 1<sup>ST</sup> ADDITION, Anoka County, Minnesota.

**EXHIBIT B**

**Easement Area**

## SANITARY SEWER, STORM SEWER AND WATER MAIN EASEMENT DESCRIPTION

A 30.00 foot wide easement over, under and across that part of Lot 1, Block 1, ANOKA HENNEPIN 1ST ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, whose center line is described as commencing at the most westerly corner of said Lot 1; thence on an assumed bearing of North 48 degrees 49 minutes 49 seconds East, along the west line of said Lot 1, a distance of 116.64 feet to the point of beginning of the center line to be described; thence South 51 degrees 11 minutes 10 seconds East 193.25 feet; thence South 31 degrees 46 minutes 10 seconds East 160.00 feet; thence North 31 degrees 46 minutes 10 seconds West 160.00 feet; thence North 38 degrees 48 minutes 50 seconds East 192.16 feet to a point hereinafter referred to as Point "A"; thence continuing North 38 degrees 48 minutes 50 seconds East 332.34 to a point hereinafter referred to as Point "B"; thence South 83 degrees 54 minutes 33 seconds West 211.78 feet to a point hereinafter referred to as Point "C"; thence South 88 degrees 28 minutes 01 second West 58.66 feet to said west line of Lot 1; thence North 88 degrees 28 minutes 01 second East 58.66 feet to said Point "C"; thence South 38 degrees 48 minutes 50 seconds West 245.00 feet and said center line there terminating.

Together with a 30.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at said Point "A"; thence South 52 degrees 54 minutes 16 seconds East 36.20 feet and said center line there terminating.

Together with a 60.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at said Point "B"; thence North 36 degrees 57 minutes 31 seconds East 50.50 feet to a point hereinafter referred to as Point "D"; thence continuing North 36 degrees 57 minutes 31 seconds East 235.95 feet and said center line there terminating.

Together with a 70.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at the terminus of the last above described center line; thence South 52 degrees 49 minutes 00 seconds East 387.82 feet to a point hereinafter referred to as Point "E"; thence continuing South 52 degrees 49 minutes 00 seconds East 13.72 feet to a point hereinafter referred to as Point "F"; thence continuing South 52 degrees 49 minutes 00 seconds East 255.75 feet to the north line of Outlot B, said ANOKA HENNEPIN 1ST ADDITION, and said center line there terminating. The side lines of said easement are to be prolonged or shortened to terminate at said north line and the west line of said Outlot B.

Together with a 40.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at said Point "D"; thence North 52 degrees 11 minutes 45 seconds West 261.64 feet to said west line of Lot 1 and said center line there terminating.

Together with a 30.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at said Point "E"; thence North 38 degrees 44 minutes 33 seconds East 18.08 feet; thence North 89 degrees 06 minutes 08 seconds East 583.19 feet; thence South 0 degrees 26 minutes 14 seconds West 107.87 feet; thence South 35 degrees 53 minutes 53 seconds East 39.06 feet; thence North 89 degrees 03 minutes 41 seconds East 187.30 feet to the east line of said Lot 1 and said center line there terminating.

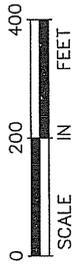
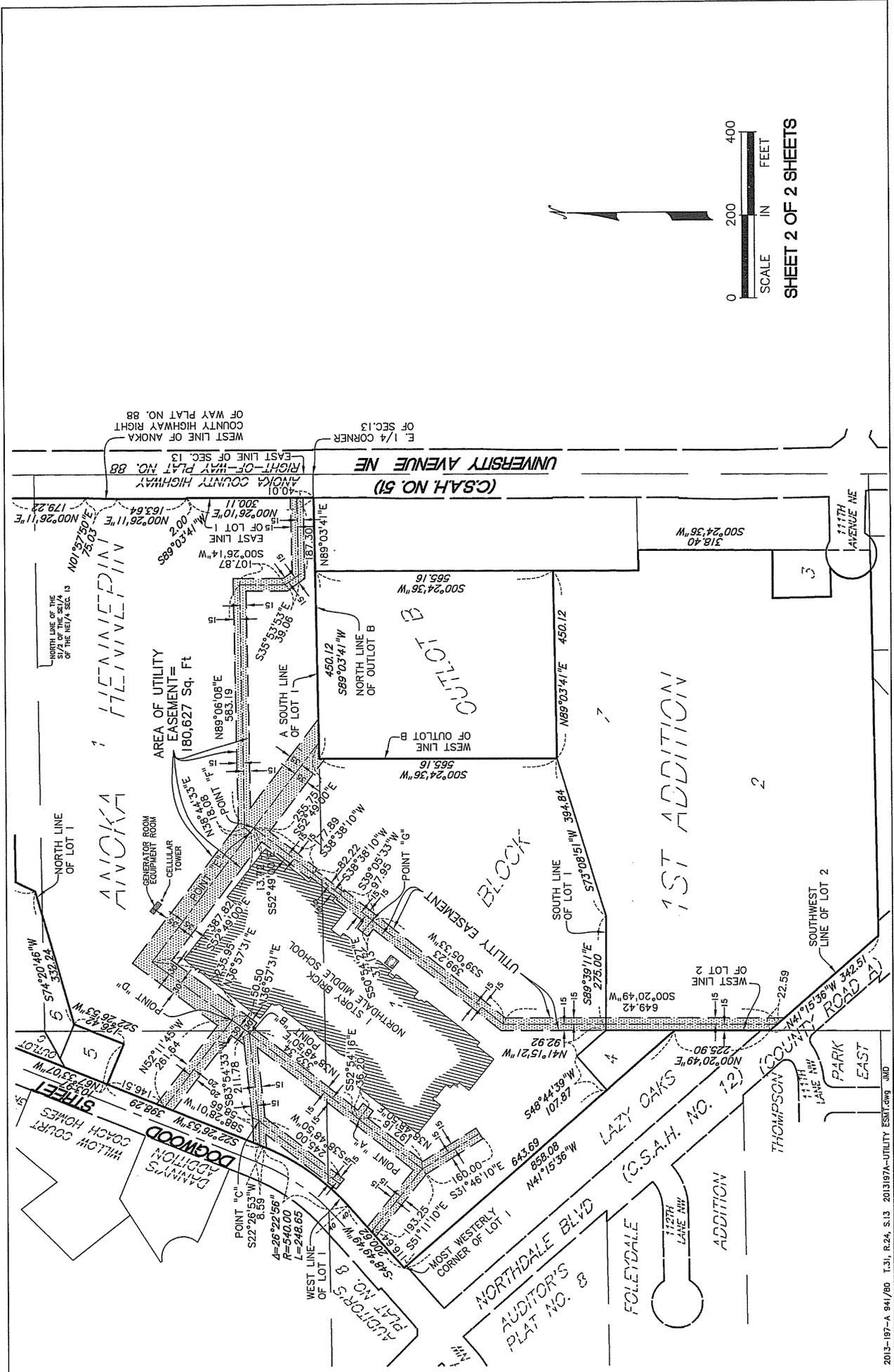
Together with a 30.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at said Point "F"; thence South 38 degrees 38 minutes 10 seconds West 177.89 feet and said center line there terminating.

Together with a 20.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at the last above described terminus; thence South 38 degrees 38 minutes 10 seconds West 82.22 feet and said center line there terminating.

Together with a 30.00 foot wide easement over, under and across said Lot 1, Block 1 and Lot 2, Block 1, said ANOKA HENNEPIN 1ST ADDITION, whose center line is described as beginning at the last above described terminus; thence South 39 degrees 05 minutes 33 seconds West 97.95 feet to a point hereinafter referred to as Point "G"; thence continuing South 39 degrees 05 minutes 33 seconds West 399.23 feet to the intersection with a line drawn 15.00 feet east of and parallel with the west line of said Lot 2 and its northerly extension; thence South 0 degrees 20 minutes 49 seconds West, along said parallel line, 649.42 feet to the southwest line of said Lot 2 and said center line there terminating. The side lines of said easement are to be prolonged or shortened to terminate at said southwest line of Lot 2.

Together with a 30.00 foot wide easement over, under and across said Lot 1 whose center line is described as beginning at said Point "G"; thence North 50 degrees 54 minutes 27 seconds West 37.13 feet and said center line there terminating.

**EXHIBIT C**  
**Easement Depiction**



SHEET 2 OF 2 SHEETS