

# CONSERVATION EASEMENT EXHIBIT

~of~ **ST. CLAIR ESTATES**  
 ~of~ St. Clair Land Company  
 C/O Jamie Jensen  
 1517 Dawn Circle  
 Arden Hills, MN 55112

## PROPOSED CONSERVATION EASEMENT DESCRIPTIONS

That part of Outlot A, ST CLAIR ESTATES, Anoka County, Minnesota, described as beginning at the north corner of said Outlot A; thence South 00 degrees 02 minutes 15 seconds West, assumed bearing, along the north line of said Outlot A, a distance of 170.00 feet; thence South 87 degrees 45 minutes 33 seconds East, a distance of 170.30 feet to the northeasterly line of said Outlot A; thence North 41 degrees 36 minutes 14 seconds West 255.97 feet to the point of beginning.

Outlot B, ST CLAIR ESTATES, Anoka County, Minnesota EXCEPT the corner of Lot 10, Block 2, ST CLAIR ESTATES, thence South 89 degrees 57 minutes 45 seconds East, assumed bearing, along the south line of said Lot 10 a distance of 42.38 feet; thence South 43 degrees 38 minutes 50 seconds West 97.98 feet; thence South 00 degrees 12 minutes 24 seconds East 49.89 feet; thence South 23 degrees 17 minutes 05 seconds East 66.53 feet to the south line of said Outlot B; thence North 89 degrees 58 minutes 23 seconds West 142.94 feet; thence North 04 degrees 00 minutes 55 seconds West 134.58 feet to the southerly right of way line of End Trail as depicted on said plat of ST CLAIR ESTATES; thence easterly, along the southerly right of way line of said trail, to the point of beginning. Also EXCEPTING that part lying westerly of a line described as commencing at the southeast corner of Lot 9, Block 2, said ST CLAIR ESTATES; thence North 89 degrees 57 minutes 45 seconds West, assumed bearing, along the south line of said Lot 9 a distance of 27.45 feet to the point of beginning of the line; to be described as follows: thence North 89 degrees 57 minutes 45 seconds West 24.39 feet to a southerly line of said Outlot B and said line there terminating.

That part of Lot 6, Block 2, ST CLAIR ESTATES, Anoka County, Minnesota, lying easterly of a line described as commencing at the southeast corner of Lot 6; thence South 70 degrees 00 minutes 15 seconds West, assumed bearing, along the southerly line of said Lot 6 a distance of 51.36 feet to the point of beginning of the line to be described; thence North 22 degrees 31 minutes 22 seconds East 73.12 feet to the northeasterly line of said Lot 6 and said line there terminating.

That part of Lot 7, Block 2, ST CLAIR ESTATES, Anoka County, Minnesota, lying easterly of a line described as commencing at the southeast corner of said Lot 7; thence North 61 degrees 31 minutes 44 seconds West, assumed bearing, along the southerly line of said Lot 7 a distance of 51.37 feet to the point of beginning of the line to be described; thence North 02 degrees 55 minutes 54 seconds East 136.69 feet to the northerly line of said Lot 7 and said line there terminating.

That part of Lot 8, Block 2, ST CLAIR ESTATES, Anoka County, Minnesota, described as beginning at the southeast corner of said Lot 8; thence North 00 degrees 02 minutes 15 seconds East, assumed bearing, along the south line of said Lot 8 a distance of 19.07 feet to the point of beginning of the line to be described; thence North 04 degrees 59 minutes 56 seconds East 12.64 feet; thence North 81 degrees 59 minutes 31 seconds East 76.59 feet; thence North 77 degrees 52 minutes 46 seconds East 51.05 feet; thence North 22 degrees 20 minutes 38 seconds East 64.01 feet to the northeasterly line of said Lot 8; thence South 61 degrees 31 minutes 44 seconds East along said northeasterly line a distance of 52.32 feet; thence South 59 degrees 01 minutes 05 seconds West 65.32 feet; thence North 82 degrees 17 minutes 27 seconds West 136.69 feet to the point of beginning.

That part of Lot 9, Block 2, ST CLAIR ESTATES, Anoka County, Minnesota, lying easterly of a line described as commencing at the southeast corner of said Lot 9; thence North 89 degrees 57 minutes 45 seconds West, assumed bearing, along the south line of said Lot 9 a distance of 21.41 feet; thence North 34 degrees 52 minutes 42 seconds West 31.15 feet; thence North 67 degrees 58 minutes 04 seconds East 42.36 feet to the east line of said Lot 9; thence South 00 degrees 02 minutes 15 seconds West 67.40 feet to the north line of said Lot 1 and said line there terminating.

That part of Lot 1, Block 4, ST CLAIR ESTATES, Anoka County, Minnesota, lying northeasterly of the following described line: commencing at the southeast corner of said Lot 1; thence North 10 degrees 01 minutes 47 seconds West, assumed bearing, along the southerly line of the line to be described, thence North 45 degrees 02 minutes 47 seconds West 67.40 feet to the north line of said Lot 1 and said line there terminating.

That part of Lot 7, Block 4, ST CLAIR ESTATES, Anoka County, Minnesota, lying easterly of the following described line: beginning at the southerly right of way line of said Lot 7; thence North 57 minutes 45 seconds West, assumed bearing, along the south line of said Lot 7 a distance of 73.78 feet to the point of beginning of the line to be described; thence North 71 degrees 42 minutes 13 seconds East 77.46 feet to the east line of said Lot 7 and said line there terminating.

That part of Lot 8, Block 4, ST CLAIR ESTATES, Anoka County, Minnesota, lying easterly of the following described line: beginning at a point on the north line of said Lot 8 distant 73.78 feet west from the northeast corner thereof, said north line is assumed to bear North 89 degrees 57 minutes 45 seconds West; thence South 00 degrees 19 minutes 18 seconds West 69.86 feet; thence South 17 degrees 47 minutes 18 seconds East 69.86 feet to the south line of said Lot 8 and said line there terminating.

That part of Lot 9, Block 4, ST CLAIR ESTATES, Anoka County, Minnesota, lying easterly of the following described line: beginning at the northeast corner thereof, said north line is assumed to bear North 89 degrees 57 minutes 45 seconds West; thence South 00 degrees 19 minutes 18 seconds West 69.86 feet; thence South 17 degrees 47 minutes 18 seconds East 69.86 feet to the south line of said Lot 9 and said line there terminating.

That part of Lot 10, Block 4, ST CLAIR ESTATES, Anoka County, Minnesota, lying easterly of the following described line: beginning at a point on the north line of said Lot 10 distant 23.17 feet west from the northeast corner thereof; thence South 10 degrees 48 minutes 28 seconds East 81.45 feet; thence South 03 degrees 00 minutes 50 seconds West 47.16 feet; thence South 43 degrees 36 minutes 50 seconds West 47.16 feet to the south line of said Lot 10 and said line there terminating.

I hereby certify that this survey, plan and map were made and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*Daniel W. Obermiller*  
 DANIEL W. OBERMILLER  
 Date: 03/01/17 License No. 25341

DRAWN BY: DWG	JOB NO: 15822	DATE: 9/14/16
CHECK BY: DWG	SCANNED	
1	1/23/17	NEW PLAT LINES & EASE
2	3/01/17	Outlot A & B conservation eas.
3		DWG
NO.	DATE	DESCRIPTION
BY		

**E.G. RUD & SONS, INC.**  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701

