

DESCRIPTION OF ENCROACHMENT EASEMENT AREA

ENCROACHMENT AREA 'A'

An easement for encroachment purposes over, under, and across the south 2.34 feet of the west 7.49 feet of the following described easement area which is on file and of record as Document No. 4806019 in the office of the County Recorder, Hennepin County, Minnesota:

An easement for utility purposes over and across the west 20 feet of the east 141 feet of the south 15 feet of the north 25 feet of Lot 1, Block 1, APPLETREE SQUARE 4TH ADDITION.

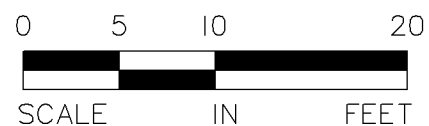
ENCROACHMENT AREA 'B'

An easement for encroachment purposes over, under, and across that part of Lot 1, Block 1, APPLETREE SQUARE 4TH ADDITION embraced within the drainage, utility, sidewalk, and bikeway easement per Document No. 10995888 which is on file and of record in the office of the County Recorder, Hennepin County, Minnesota. Said encroachment easement is described as follows:

Commencing at the northeast corner of said Lot 1, Block 1, APPLETREE SQUARE 4TH ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota; thence South 89 degrees 35 minutes 43 seconds West, assumed bearing along the north line of said Lot 1, a distance of 141.92 feet; thence South 18.84 feet to the northeast corner of the encroachment area which is the point of beginning; thence South 1.50 feet to the southerly line of said easement area described in Document No. 10995888; thence westerly 6.35 feet along said southerly line, along a non-tangential concave curve to the north having a radius of 441.97 feet, a central angle of 00 degrees 49 minutes 26 seconds (chord bears South 87 degrees 44 minutes 41 seconds West); thence North 1.50 feet to a point that bears South 87 degrees 44 minutes 13 seconds West from the point of beginning; thence North 87 degrees 44 minutes 13 seconds East 15.71 feet to point of beginning.



ENCROACHMENT EASEMENT AREA



Design File: 190123	Checked By: DPE
Dwg Name: ENCROACHMENT	Drawn By: DMS
Date: 7/7/2023	Scale: 1" = 10'

ARDOR
FOUNDATION ENCROACHMENT EXHIBIT
BLOOMINGTON, MINNESOTA



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