

Legal Description

That part of Lot 3, Block 2, SOUTHBRIDGE CROSSINGS SECOND ADDITION, according to the recorded plat thereof, Scott County, Minnesota, lying North of the following described line:

Commencing at the Northwest corner of said Lot 3; thence South 01 degrees 24 minutes 31 seconds West, assumed bearing along the Westerly line of said Lot 3 and the Westerly right of way line of Old Carriage Court, according to said SOUTHBRIDGE CROSSINGS SECOND ADDITION, a distance of 542.55 feet; thence on a bearing of East a distance of 81.22 feet to the Easterly right of way line of said Old Carriage Court and the actual point of beginning of the line to be described; thence continuing on a bearing of East a distance of 249.14 feet; thence North 81 degrees 13 minutes 31 seconds East a distance of 93.59 feet to the East line of said Lot 3 and there terminating.

Together with:

That part of Outlot B, SOUTHBRIDGE CROSSINGS SECOND ADDITION, according to the recorded plat, thereof, Scott County, Minnesota lying East of the Northerly extension of the most Westerly line of Lot 3, Block 2, said SOUTHBRIDGE CROSSINGS SECOND ADDITION, Scott County, Minnesota.

and

That part of Lot 3, Block 2, SOUTHBRIDGE CROSSINGS SECOND ADDITION, according to the recorded plat thereof, Scott County, Minnesota, lying South of the following described property.

Commencing at the Northwest corner of said Lot 3; thence South 01 degrees 24 minutes 38 seconds West, assumed bearing along a Westerly line of said Lot 3 and the Westerly right of way line of Old Carriage Road, according to the said SOUTHBRIDGE CROSSINGS SECOND ADDITION, a distance of 542.55 feet; thence on a bearing of South 89 degrees 59 minutes 53 seconds East, a distance of 81.22 feet to the Easterly right of way line of said Old Carriage Road and the actual point of beginning of the land to be described; thence continuing on a bearing of South 89 degrees 59 minutes 53 seconds East, a distance of 249.14 feet; thence North 81 degrees 13 minutes 38 seconds East, a distance of 93.59 feet to the East line of said Lot 3; thence South 08 degrees 46 minutes 22 seconds East, along said East line, a distance of 162.00 feet; thence South 81 degrees 13 minutes 44 seconds West, a distance of 69.92 feet; thence on a bearing of North 89 degrees 59 minutes 53 seconds West, a distance of 297.16 feet to the Easterly right of way line of said Old Carriage Road; thence Northerly along said Easterly right of way line, along a non-tangential curve concave to the East, having a radius of 760.00 feet, an included angle of 3 degrees 24 minutes 13 seconds and an arc length of 45.15 feet, the chord of said curve bears North 01 degrees 14 minutes 35 seconds West; thence continuing along said Easterly right of way line on a bearing of North 00 degrees 27 minutes 38 seconds East, tangent to last described curve, a distance of 111.36 feet to the point of beginning and there terminating.

and lying Northerly of the following described line, and its Westerly extension:

Commencing at the northwest corner of said Lot 3; thence South 01 degrees 24 minutes 38 seconds West, assumed bearing, along the extended Westerly right of way line of Old Carriage Court, and said Westerly right of way line, as platted according to said SOUTHBRIDGE CROSSINGS SECOND ADDITION, a distance of 702.60 feet; thence South 01 degrees 05 minutes 45 seconds East continuing along said Westerly right of way line, a distance of 580.03 feet; thence South 01 degrees 37 minutes 05 seconds West continuing along said Westerly right of way line, a distance of 65.02 feet; thence North 89 degrees 58 minutes 45 seconds East, a distance of 122.11 feet to the Easterly right of way line of said Old Carriage Court and the actual point of beginning of the line to be described; thence continuing North 89 degrees 58 minutes 45 seconds East, a distance of 410.13 feet to the East line of said Lot 3 and said line there terminating. Scott County, Minnesota.