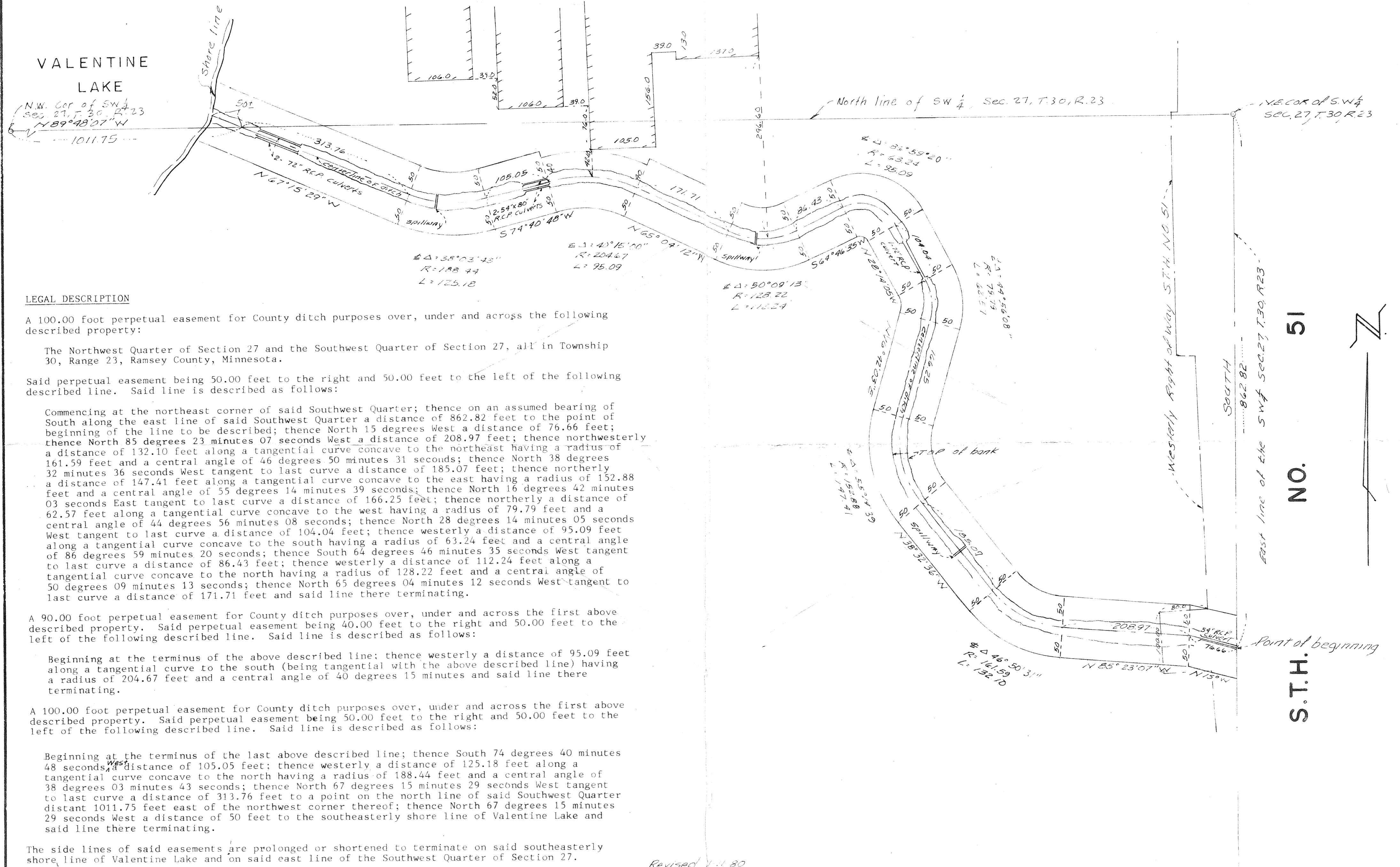


BETHEL COLLEGE

VALENTINE LAKE



LEGAL DESCRIPTION

A 100.00 foot perpetual easement for County ditch purposes over, under and across the following described property:

The Northwest Quarter of Section 27 and the Southwest Quarter of Section 27, all in Township 30, Range 23, Ramsey County, Minnesota.

Said perpetual easement being 50.00 feet to the right and 50.00 feet to the left of the following described line. Said line is described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence on an assumed bearing of South along the east line of said Southwest Quarter a distance of 862.82 feet to the point of beginning of the line to be described; thence North 15 degrees West a distance of 76.66 feet; thence North 85 degrees 23 minutes 07 seconds West a distance of 208.97 feet; thence northwesterly a distance of 132.10 feet along a tangential curve concave to the northeast having a radius of 161.59 feet and a central angle of 46 degrees 50 minutes 31 seconds; thence North 38 degrees 32 minutes 36 seconds West tangent to last curve a distance of 185.07 feet; thence northerly a distance of 147.41 feet along a tangential curve concave to the east having a radius of 152.88 feet and a central angle of 55 degrees 14 minutes 39 seconds; thence North 16 degrees 42 minutes 03 seconds East tangent to last curve a distance of 166.25 feet; thence northerly a distance of 62.57 feet along a tangential curve concave to the west having a radius of 79.79 feet and a central angle of 44 degrees 56 minutes 08 seconds; thence North 28 degrees 14 minutes 05 seconds West tangent to last curve a distance of 104.04 feet; thence westerly a distance of 95.09 feet along a tangential curve concave to the south having a radius of 63.24 feet and a central angle of 86 degrees 59 minutes 20 seconds; thence South 64 degrees 46 minutes 35 seconds West tangent to last curve a distance of 86.43 feet; thence westerly a distance of 112.24 feet along a tangential curve concave to the north having a radius of 128.22 feet and a central angle of 50 degrees 09 minutes 13 seconds; thence North 65 degrees 04 minutes 12 seconds West tangent to last curve a distance of 171.71 feet and said line there terminating.

A 90.00 foot perpetual easement for County ditch purposes over, under and across the first above described property. Said perpetual easement being 40.00 feet to the right and 50.00 feet to the left of the following described line. Said line is described as follows:

Beginning at the terminus of the above described line; thence westerly a distance of 95.09 feet along a tangential curve to the south (being tangential with the above described line) having a radius of 204.67 feet and a central angle of 40 degrees 15 minutes and said line there terminating.

A 100.00 foot perpetual easement for County ditch purposes over, under and across the first above described property. Said perpetual easement being 50.00 feet to the right and 50.00 feet to the left of the following described line. Said line is described as follows:

Beginning at the terminus of the last above described line; thence South 74 degrees 40 minutes 48 seconds West a distance of 105.05 feet; thence westerly a distance of 125.18 feet along a tangential curve concave to the north having a radius of 188.44 feet and a central angle of 38 degrees 03 minutes 43 seconds; thence North 67 degrees 15 minutes 29 seconds West tangent to last curve a distance of 313.76 feet to a point on the north line of said Southwest Quarter distant 1011.75 feet east of the northwest corner thereof; thence North 67 degrees 15 minutes 29 seconds West a distance of 50 feet to the southeasterly shore line of Valentine Lake and said line there terminating.

The side lines of said easements are prolonged or shortened to terminate on said southeasterly shore line of Valentine Lake and on said east line of the Southwest Quarter of Section 27.

Revised 1-11-80

**DEMARS - GABRIEL
LAND SURVEYORS, INC.**

3030 Harbor Lane No.
Plymouth MN 55441
Phone: (612) 559-0908

I hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

As surveyed by me this 21st day of Mar, 1980

Ray D. Gabriel

Minn. Reg. No. 9066

File No.

2375

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65-11

Scale

1"=100

RAMSEY COUNTY DITCH

NO. 12

PREPARED FOR:

RICE CREEK WATERSHED DISTRICT

51

NO.

S.T.H.