



**Parcel A:**

All that part of the Northwest Quarter of the Northwest Quarter, Section 6, Township 29, Range 22, lying Southerly of the Northern Pacific Railway right of way and Westerly of the Soo Line right of way and Northerly of Line A and Line B described hereinafter:  
**Line A:** Commencing at Northwest corner of said Section 6; thence running South on the West line of said Section, 492.6 feet; thence deflecting 89 degrees 30' left 117.85 feet to a point which is a median point on Line A; from said median point deflect 17 degrees 30' left from said bearing to obtain bearing of said Line A; thence along said Line A a distance of 66.52 feet to a point on said line which is the Northeastly extremity of said Line A; the Southwestly extremity of said Line A being its intersection with the West line of said Section 6.  
**Line B:** Commencing at the Northeastly extremity of said Line A described above, which is also the Westerly extremity of Line B; thence deflecting right 17 degrees 30' from the Northeastly bearing of Line A to obtain the bearing of Line B; thence continuing along Line B to the intersection with the Westerly line of the Soo Line right of way, which point of intersection is the Easterly extremity of said Line B.  
 Except that part of the West 133 feet of the North 235 feet of the Northwest Quarter of Section 6, Township 29, Range 22, lying South of the right of way of Northern Pacific Railway;  
 And Except all that part of the Northwest Quarter of the Northwest Quarter of Section 6, Township 29, Range 22, lying South of the Northern Pacific Railway right of way, West of the Soo Line right of way, and North of a line parallel to and 235 feet South of the North line of said Section 6;  
 And Except any portion of the above described premises lying within the Northern Pacific Railway right of way;  
 And Except the West 136.5 feet of the South 75 feet, excepting that part lying Southerly of Line A.

**Parcel B:**

The West 136.5 feet of the South 75 feet, Except that part lying Southerly of Line A, of that part of the Northwest Quarter of the Northwest Quarter, Section 6, Township 29, Range 22, lying Southerly of the Northern Pacific Railway right-of-way and Westerly of the Soo Line right-of-way and Northerly of Line A and Line B described hereinafter:  
**Line A:** Commencing at Northwest corner of said Section 6; thence running South on the West line of said Section, 492.6 feet; thence deflecting 89 degrees 30' left 117.85 feet to a point which is a median point on Line A; from said median point deflect 17 degrees 30' left from said bearing to obtain the bearing of said Line A; thence along said Line A a distance of 66.52 feet to a point on said line which is the Northeastly extremity of said Line A; the Southwestly extremity of said Line A being its intersection with the West line of said Section 6.  
**Line B:** Commencing at the Northeastly extremity of said Line A described above, which is also the Westerly extremity of Line B; thence deflecting right 17 degrees 30' from the Northeastly bearing of Line A to obtain the bearing of Line B; thence continuing along said Line B to the intersection with the Westerly line of the Soo Line right of way, which point of intersection is the Easterly extremity of said Line B.  
 And Except that part of the Northwest Quarter of the Northwest Quarter of Section 6, Township 29 North, Range 22 West, shown as Parcel 61 on Minnesota Department of Transportation Right of Way Plat Numbered 62-14 as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

**SURVEY NOTES:**

Furnished descriptions do not include portion of land south of Lines A and B and north of Hwy. R/W Plat 62-14.  
 The call for the south 75 feet is ambiguous and makes it uncertain as to how to set the North line. This survey is done as per previous surveys by others.  
 Abstract entry #133 calls for the West 156.5 feet instead of the West 136.5 feet.  
 Abstract entries #89, 128 and 145 seem to indicate a blanket easement to Amoco for pipeline.  
 In Parcel "A", no mention is made of MnDot R/W Plat 62-14 and yet:  
 - MnDot R/W Plat 62-14 shows a taking for Rice Street extending 40 feet East of the West line of the NW 1/4 of section.  
 - MnDot R/W Plat 62-14 shows a taking for Woodlynn Avenue over the Southeast corner of Parcel "A".  
 - MnDot R/W Plat 62-14 shows a 5 foot temporary construction easement near the Southeast corner of Tract "A".  
 - MnDot R/W Plat 62-14 shows a 25 foot by 58 foot Temporary construction easement near the Southwest corner of Parcel "A".  
 In Parcel "A", no mention is made of Doc. No. 1745142 or Doc. No. 1754353 which shows a 20 foot sewer easement along the west side of Parcel "A".  
 In Parcel "B", no mention is made of the 10 foot sewer easement shown on MnDot R/W Plat 62-14.

The undersigned, being a duly registered land surveyor under the laws of the State of Minnesota, hereby certifies to:  
 Kath Properties (a) Company, Inc., Roseville Community Bank, N.A., and Universal Title Insurance Company that this is a true and correct plat of survey of the property described herein; and correctly shows the location of all buildings, structures and visible improvements on said described property; that there are no visible encroachments onto adjoining properties, streets, alleys, or setback lines except as shown or mentioned on said survey; that there are no visible right of ways or easements on said described property, except as shown on said survey; and that there are no party walls or visible encroachments of other visible improvements situated on adjoining property, except as shown on said survey; and that the described property has direct access to a publicly dedicated or opened right of way at the locations shown on said survey.  
 By: Donald W. Schmidt, L.S. Date: 12/14/90  
 Donald W. Schmidt, L.S. Minnesota Reg. No. 10459

- \*\*Commitment for Title Insurance-Universal Title Insurance Company-**  
 (Account No. A999986-File No. A85-01911 Dated August 23, 1990)  
 Schedule "B"-  
 6 - Doc. No. 507595 and 907951, partially released Doc. No. 2040608-NSP Highline Easement - shown on survey.  
 7 - Doc. No. 676459 and 1005961 - Rice St. R/W - appears to refer to opening of Rice Street.  
 8 - Map #62-14 as Doc. No. 2547436 - Highway plat for part of Rice Street and Woodlynn Avenue - shown on survey.  
 9 - Doc. No. 1411642 - R/R Spur Track - Terminates when removed - Removed.  
 11 - Doc. No. 1644264 - Pipeline easement - shown on survey.  
 12 - Doc. No. 1644265 - Pipeline easement - shown on survey.  
 13 - Doc. No. 1750501 - Emt. for Ingress and Egress - shown on survey.  
 14 - Doc. No. 2135566 - R/W Woodlynn Ave. 20 foot south of lines A and B. The north of Woodlynn Avenue as Platted by Hwy. Plat #62-14)

**NOTES:**  
 Area: East of Rice St. and North Platted Woodlynn = 50945 sq.ft.  
 Area: So. Description line and North platted Woodlynn = 1069 sq.ft.  
 Area: No. Description line and South platted Woodlynn = 138 sq.ft.  
 Property Zoned B-3:  
 Setbacks as per Building Inspector-  
 From Streets: - 40 feet  
 From interior side lines: - 0 (zero) feet  
 From rear lot line: - 20 feet  
 A conditional use permit was granted for Developer Deposit No. 505 by Resolution 90-3-138

ALTA SURVEY  
FOR  
**KATH PROPERTIES**  
IN  
**SECTION 6, T 29N, R 22W**  
CITY OF LITTLE CANADA,  
RAMSEY COUNTY, MINNESOTA  
GEORGI-SCHMIDT & ASSOC. INC.  
Land Surveyors  
3092 N. Lexington Ave. 483-4408  
ROSEVILLE, MINNESOTA 55113  
**SCALE: 1 inch = 20 feet**  
DECEMBER 14, 1990