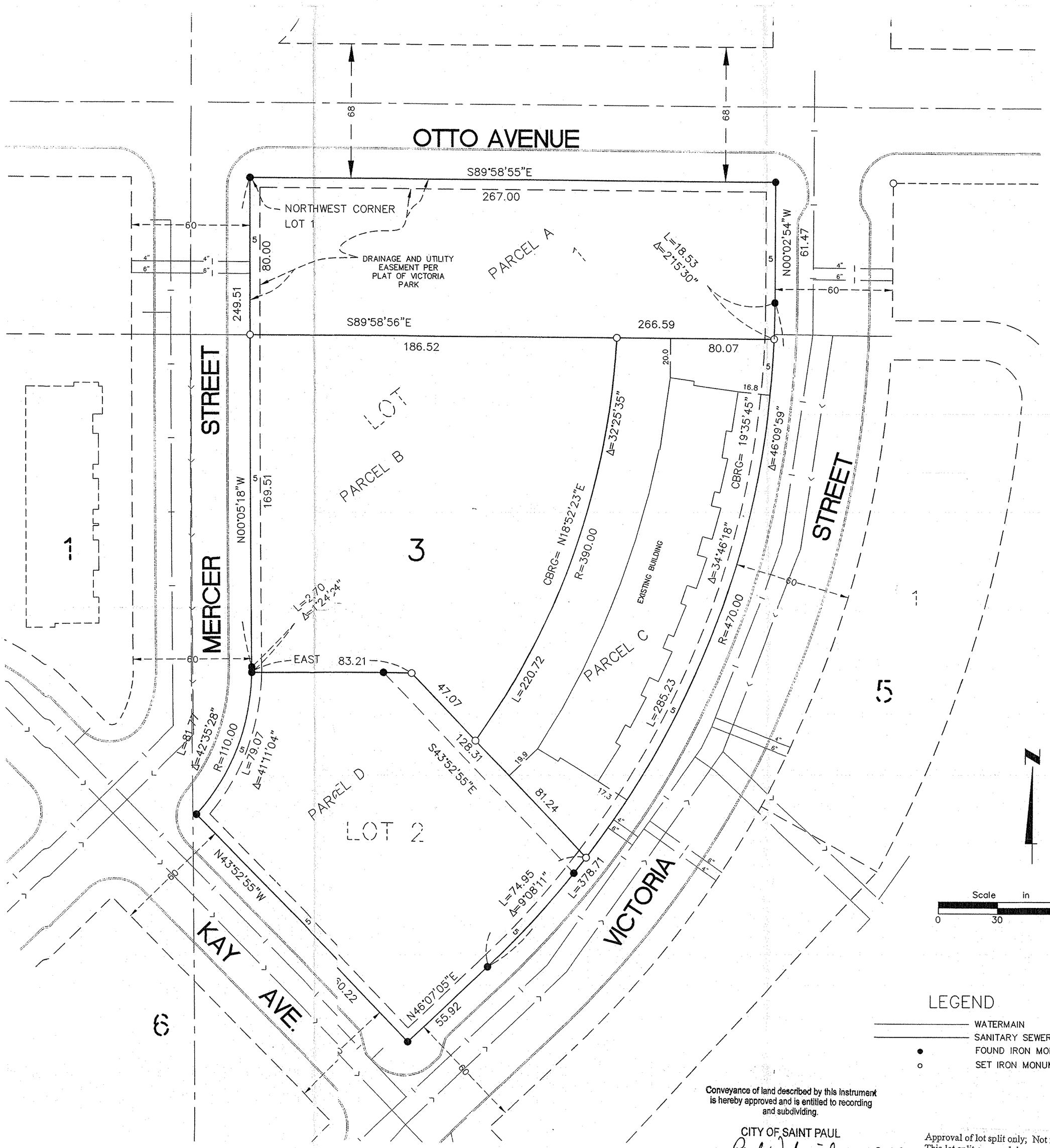

Scale in feet

0 30 60 90

LEGAL DESCRIPTION:

Parcel A:

That part of Lot 1, Block 3, VICTORIA PARK, Ramsey County, Minnesota, described as follows:
Beginning at the Northwest Corner of said Lot 1; thence South 00 degrees 05 minutes 18 seconds East along the west line of said Lot 1 a distance of 80.00 feet; thence South 89 degrees 58 minutes 56 seconds East a distance of 266.59 feet to the East line of said Lot 1; thence northerly along said east line to the northeast corner of said Lot 1; thence westerly along the north line of said Lot 1 to the point of beginning.

Parcel B:

That part of Lot 1, Block 3, VICTORIA PARK, Ramsey County, Minnesota, described at follows;
Commencing at the Northwest corner of said Lot 1; thence South 00 degrees 05 minutes 18 seconds East along the West line of said Lot 1 a distance of 80.00 feet to the point of beginning of the land to be described; thence South 89 degrees 58 minutes 56 seconds East a distance of 186.52 feet; thence southerly a distance of 220.72 feet along a curve concave to the northwest, having a chord bearing of South 18 degrees 52 minutes 23 West, a central angle of 32 degrees 25 minutes 35 seconds and a radius of 390.00 feet; thence North 43 degrees 52 minutes 55 seconds West a distance of 47.07 feet; thence West a distance of 83.21 feet along the south line of said Lot 1 and its easterly extension to the southwest corner of said Lot 1; thence northerly along the west line of said Lot 1 to the point of beginning.

Parcel C:
That part of Lot 1, Block 3, VICTORIA PARK, Ramsey County, Minnesota, described as follows:
Commencing at the Northwest corner of said Lot 1; thence South 00 degrees 05 minutes 18 seconds East along the West line of said Lot 1 a distance of 80.00 feet; thence South 89 degrees 58 minutes 56 seconds East a distance of 186.52 feet to the point of beginning of the land to be described; thence South 89 degrees 58 minutes 56 seconds East a distance of 80.07 feet to the east line of said Lot 1; thence southerly a distance of 285.23 feet along a curve concave to the northwest, having a chord bearing of South 19 degrees 35 minutes 45 seconds West, a central angle of 34 degrees 46 minutes 18 seconds and a radius of 470.00 feet; thence North 43 degrees 52 minutes 55 seconds West a distance of 81.24 feet; thence northerly a distance of 220.72 feet along a curve concave to the northwest, having a chord bearing of North 18 degrees 52 minutes 23 seconds East, a central angle of 32 degrees 25 minutes 35 seconds and a radius of 390.00 feet to the point of beginning.

Parcel D
That part of Lots 1 and 2, Block 3, VICTORIA PARK, Ramsey County, Minnesota, described at follows:

Beginning at the northwest corner of said Lot 2, thence East along the north line of said Lot 2 and its easterly extension a distance of 83.21 feet; thence South 43 degrees 52 minutes 55 seconds East a distance of 128.31 feet to the east line of said Lot 1; thence southwesterly along the southeasterly line of said Lots 1 and 2 to the most southerly corner of said Lot 2; thence northwesterly along the southwesterly line to the most westerly corner of said Lot 2; thence northeasterly along the west line of said Lot 2 to the point of beginning.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

D. Daniel Thorp, Minnesota Land Surveyor Number 16321 Date: 12-13-07

DAVID D. THORP
REGISTERED LAND SURVEYOR 16321

Notes:

1. Surveys completed without the benefit of title work.
2. Existing sanitary and water services shown per utility plan provided by client.
3. Parcel designations are for the convenience of reference only and do no constitute an integral part of the legal description.
4. Last site visit was October 13, 2006.

LEGEND

- WATERMAIN
- SANITARY SEWER
- FOUND IRON MONUMENT
- SET IRON MONUMENT BY RLS 16321

Conveyance of land described by this instrument is hereby approved and is entitled to recording and subdividing.

CITY OF SAINT PAUL
By Paul Wuknecl 12-28-07
for Planning Administrator Date

Approval of lot split only; Not for building placement. This lot split approval does not constitute approval of buildings or uses of this site.

CERTIFICATE OF SURVEY
BLOCK 3

VICTORIA PARK
RAMSEY COUNTY, MINNESOTA

HTPO Engineers · Surveyors
Landscape Architects
Hansen Thorp Pellinen Olson Inc.
7510 Market Place Drive
Eden Prairie, MN 55344-3644
(952) 829-0700 FAX (952) 829-7806

Revision
10-12-06
COMMENTS
2-02-07
COMMENTS

Project No. 05-086
Drawn by LJS
Checked by
Book/Page
Date:
Client:

FILE: I:\Land Projects\2004\05-086\dwg\H1PLAN-SHTE_05SplitV-22x18v.dwg LAYOUT: BLOCK 3
SCALE: 50 DATE/TIME: Dec 13, 2007 - 11:55am
USER: HTPO XREF(s):