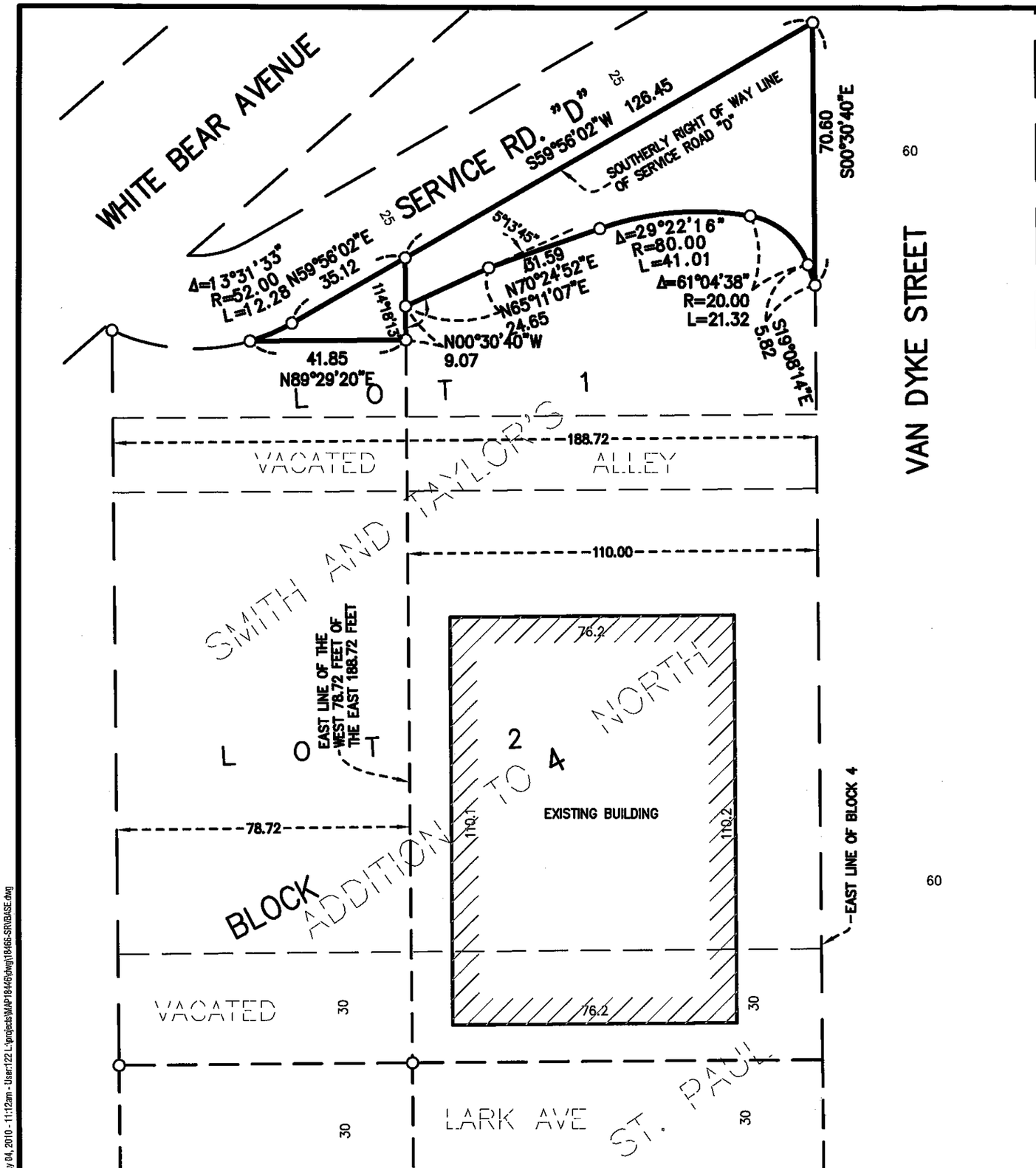

DESCRIPTION

All that part of the Easterly 110 feet of Lots 1 and 2, Block 4, SMITH AND TAYLOR'S ADDITION TO NORTH ST. PAUL, according tot he recorded plat thereof, including the North ½ of vacated Lark Avenue which is adjacent to and South of the Easterly 110 feet of said Lot 2 and including the part of the vacated alley in said Block 4 lying adjacent to and between the Easterly 110 feet of said Lot 1 and the Easterly 110 feet of said Lot 2, Ramsey County, Minnesota, lying northerly of the following described line:

Commencing at the northwest corner of the above described property; said northwest corner also being the intersection of the west line of the above described property and the southerly right of way line of Service Road "D", as shown on Mn/Dot Right Of Way Map No 04-83; thence south, along said west line of the above described property, a distance of 13.00 feet to the point of beginning of said line to be described; thence northeasterly, deflecting tot he left, 114 degrees 18 minutes 13 seconds, a distance of 24.56 feet; thence northeasterly, deflecting to the right 05 degrees 13 minutes 45 seconds, a distance of 31.59 feet; thence easterly, a distance of 41.01 feet along a tangential curve concave to the south, having a radius of 80.00 feet and a central angle of 29 degrees 22 minutes 16 seconds; thence southeasterly, a distance of 21.32 along a compound curve concave to the southwest having a radius of 20.00 feet and a central angle of 61 degrees 04 minutes 43 seconds; thence southeasterly, tangent to the last described curve, a distance of 5.93 feet, more or less, to the east line of the above described property, and said line there terminating.

AND

All that part of the Westerly 78.72 feet of the Easterly 188.72 feet of the Lots 1 and 2, Block 4, Smith and Taylor's Addition to North St. Paul, including the Westerly 78.72 feet of the Easterly 188.72 feet of the North ½ of Lark Avenue, now vacated, which is adjacent to and South of said Lot 2, Block 4, lying northerly of the following described line:

Commencing at the northeast corner of the above described property, said northeast corner also being the intersection of the east line of the above described property and the southerly right of way line of Service Road "D", as shown on MN/DOT Right of Way Map No. 04-83; thence south, along said east line of the above described property, a distance of 22.07 feet to the point of beginning of said line to be described; thence west, deflecting tot he right 90 degrees 00 minutes 00 seconds, a distance of 43.14 feet, more or less, to said southerly right of way line of Service Road "D", and said line there terminating, Ramsey County, Minnesota.

0 15 30 60

SCALE IN FEET: 1 INCH = 30 FEET

Engineering • Planning • Surveying

MFRA

McCombs Frank Roos Associates, Inc.

14800 28th Avenue North, Suite 140
Plymouth • Minnesota • 55447
phone: 763/476-6010 • fax: 763/476-8532
website: www.mfra.com

Client
CITY OF MAPLEWOOD

Project

Location
MAPLEWOOD, MN

Certification

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.

Marcus F. Hampton
Registration No. 47481 Date: 4/27/10

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at McCombs Frank Roos Associates, Inc., Plymouth, MN office.

Summary
Approved: MFH Drawn: JCB

Revision History

No.	Date	By	Submittal / Revision

Sheet Title
BOUNDARY SURVEY

Sheet Number **Revision**
3 / 3

Project No. MAP18446

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