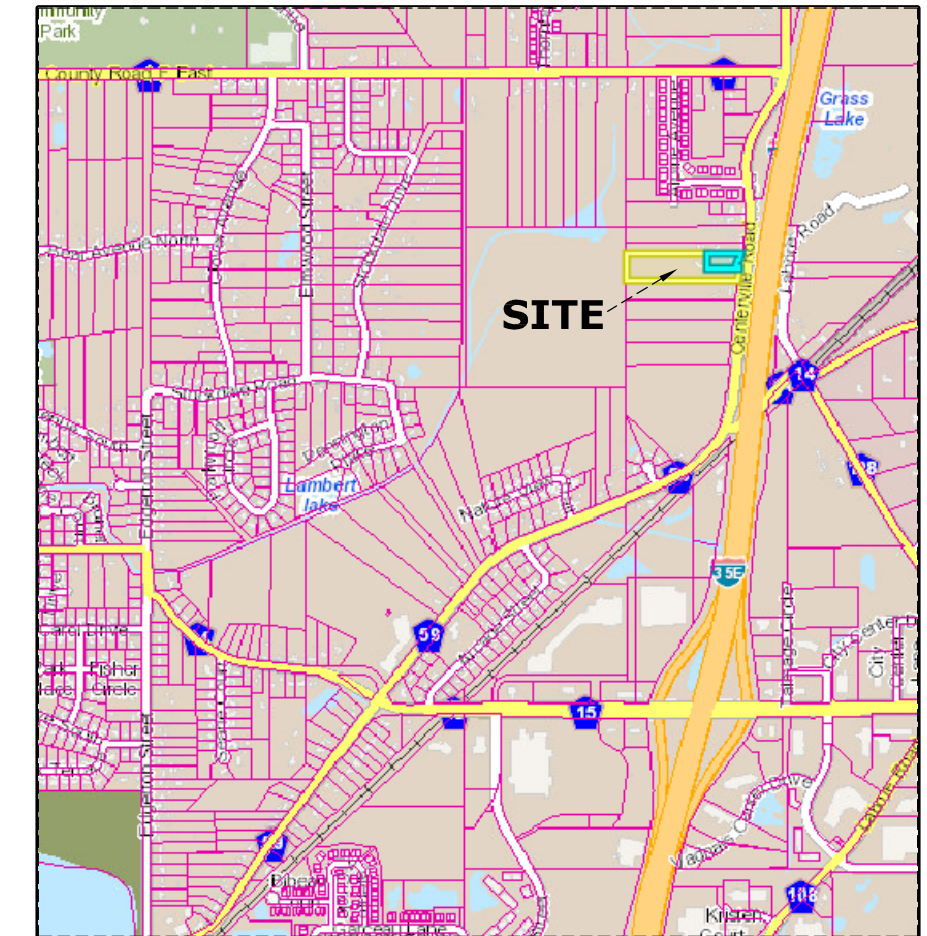


CERTIFICATE OF SURVEY

~for~ CORY DIETZ
 ~of~ 3935 Centerville Road
 Vadnais Heights, Minnesota, 55127

VICINITY MAP

SEC. 28, TWP. 30, RNG. 22



RAMSEY COUNTY, MINNESOTA
 (NO SCALE)

GENERAL NOTES

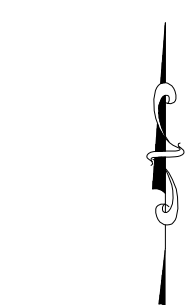
- Field survey was completed by E.G. Rud and Sons, Inc. on 03/20/19.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 28-30-22-24-0011 AND 28-30-22-24-0010.
- This survey was prepared utilizing Certificate of Titles 502492 and 508615.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Contours taken from MNTPO Lidar.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES POWER POLE
- ⊙ DENOTES WELL
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD WIRE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES LIDAR CONTOURS
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE

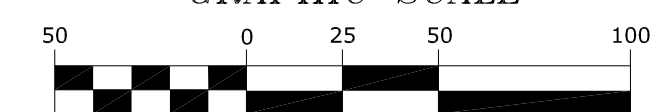
BENCHMARK

RAMSEY COUNTY GEODETIC STATION 9097A
 AT THE INTERSECTION OF CO. RD. F AND
 CENTERVILLE RD.
 ELEVATION = 917.855 (N.A.V.D. 1988)



NORTH

GRAPHIC SCALE



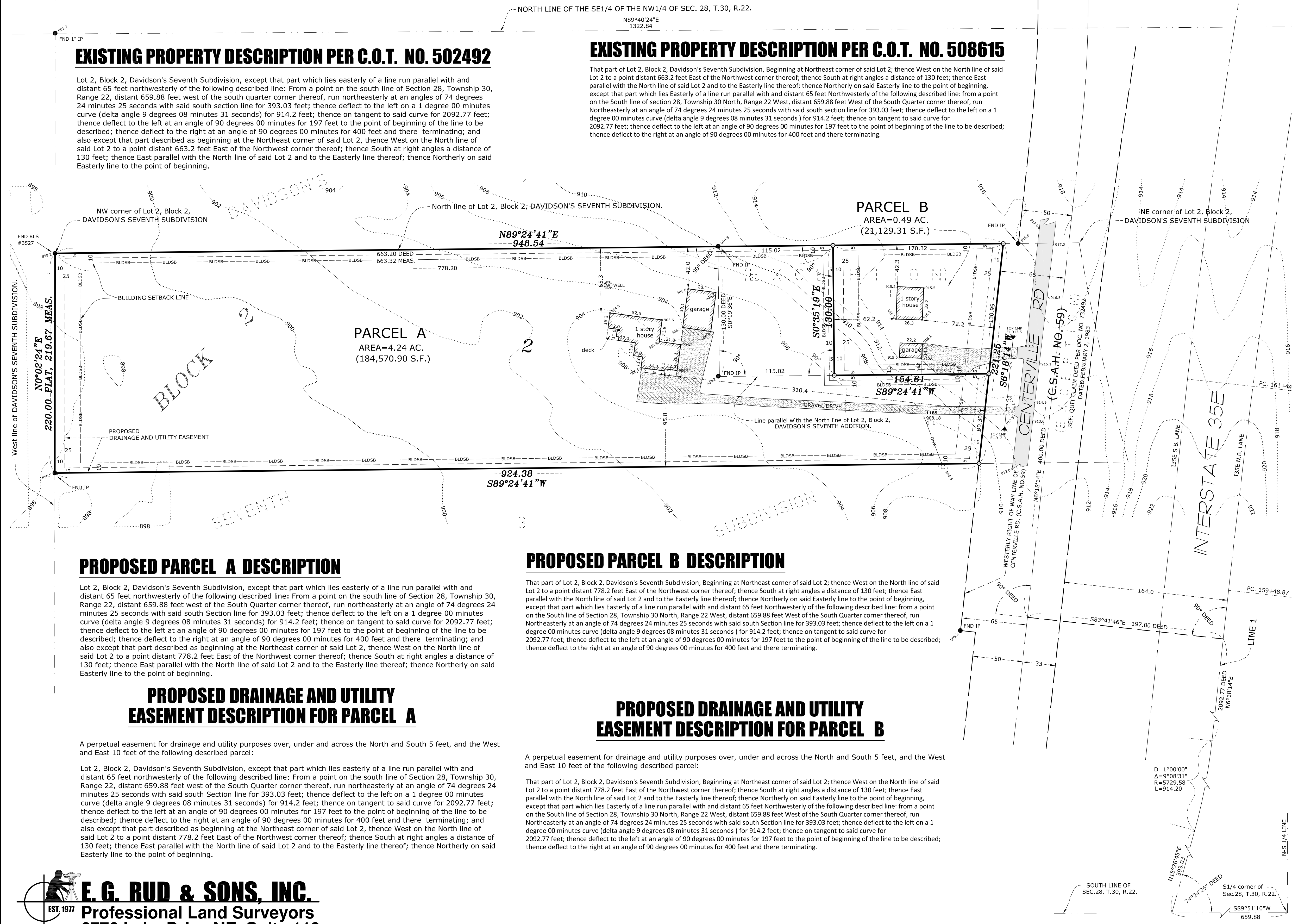
1 INCH = 50 FEET

EXISTING PROPERTY DESCRIPTION PER C.O.T. NO. 502492

Lot 2, Block 2, Davidson's Seventh Subdivision, except that part which lies easterly of a line run parallel with and distant 65 feet northwesterly of the following described line: From a point on the south line of Section 28, Township 30, Range 22, distant 659.88 feet west of the south quarter corner thereof, run northeasterly at an angle of 74 degrees 24 minutes 25 seconds with said south section line for 393.03 feet; thence deflect to the left on a 1 degree 00 minutes curve (delta angle 9 degrees 08 minutes 31 seconds) for 914.2 feet; thence on tangent to said curve for 2092.77 feet; thence deflect to the left at an angle of 90 degrees 00 minutes for 197 feet to the point of beginning of the line to be described; thence deflect to the right at an angle of 90 degrees 00 minutes for 400 feet and there terminating; and also except that part described as beginning at the Northeast corner of said Lot 2, thence West on the North line of said Lot 2 to a point distant 663.2 feet East of the Northwest corner thereof; thence South at right angles a distance of 130 feet; thence East parallel with the North line of said Lot 2 and to the Easterly line thereof; thence Northerly on said Easterly line to the point of beginning.

EXISTING PROPERTY DESCRIPTION PER C.O.T. NO. 508615

That part of Lot 2, Block 2, Davidson's Seventh Subdivision, Beginning at Northeast corner of said Lot 2; thence West on the North line of said Lot 2 to a point distant 663.2 feet East of the Northwest corner thereof; thence South at right angles a distance of 130 feet; thence East parallel with the North line of said Lot 2 and to the Easterly line thereof; thence Northerly on said Easterly line to the point of beginning, except that part which lies Easterly of a line run parallel with and distant 65 feet Northwesterly of the following described line: from a point on the South line of Section 28, Township 30 North, Range 22 West, distant 659.88 feet West of the South Quarter corner thereof, run Northeasterly at an angle of 74 degrees 24 minutes 25 seconds with said south section line for 393.03 feet; thence deflect to the left on a 1 degree 00 minutes curve (delta angle 9 degrees 08 minutes 31 seconds) for 914.2 feet; thence on tangent to said curve for 2092.77 feet; thence deflect to the left at an angle of 90 degrees 00 minutes for 197 feet to the point of beginning of the line to be described; thence deflect to the right at an angle of 90 degrees 00 minutes for 400 feet and there terminating.



PROPOSED PARCEL A DESCRIPTION

Lot 2, Block 2, Davidson's Seventh Subdivision, except that part which lies easterly of a line run parallel with and distant 65 feet northwesterly of the following described line: From a point on the south line of Section 28, Township 30, Range 22, distant 659.88 feet west of the South Quarter corner thereof, run northeasterly at an angle of 74 degrees 24 minutes 25 seconds with said south section line for 393.03 feet; thence deflect to the left on a 1 degree 00 minutes curve (delta angle 9 degrees 08 minutes 31 seconds) for 914.2 feet; thence on tangent to said curve for 2092.77 feet; thence deflect to the left at an angle of 90 degrees 00 minutes for 197 feet to the point of beginning of the line to be described; thence deflect to the right at an angle of 90 degrees 00 minutes for 400 feet and there terminating; and also except that part described as beginning at the Northeast corner of said Lot 2, thence West on the North line of said Lot 2 to a point distant 778.2 feet East of the Northwest corner thereof; thence South at right angles a distance of 130 feet; thence East parallel with the North line of said Lot 2 and to the Easterly line thereof; thence Northerly on said Easterly line to the point of beginning.

PROPOSED DRAINAGE AND UTILITY EASEMENT DESCRIPTION FOR PARCEL A

A perpetual easement for drainage and utility purposes over, under and across the North and South 5 feet, and the West and East 10 feet of the following described parcel:

Lot 2, Block 2, Davidson's Seventh Subdivision, except that part which lies easterly of a line run parallel with and distant 65 feet northwesterly of the following described line: From a point on the south line of Section 28, Township 30, Range 22, distant 659.88 feet west of the South Quarter corner thereof, run northeasterly at an angle of 74 degrees 24 minutes 25 seconds with said south section line for 393.03 feet; thence deflect to the left on a 1 degree 00 minutes curve (delta angle 9 degrees 08 minutes 31 seconds) for 914.2 feet; thence on tangent to said curve for 2092.77 feet; thence deflect to the left at an angle of 90 degrees 00 minutes for 197 feet to the point of beginning of the line to be described; thence deflect to the right at an angle of 90 degrees 00 minutes for 400 feet and there terminating; and also except that part described as beginning at the Northeast corner of said Lot 2, thence West on the North line of said Lot 2 to a point distant 778.2 feet East of the Northwest corner thereof; thence South at right angles a distance of 130 feet; thence East parallel with the North line of said Lot 2 and to the Easterly line thereof; thence Northerly on said Easterly line to the point of beginning.

PROPOSED PARCEL B DESCRIPTION

That part of Lot 2, Block 2, Davidson's Seventh Subdivision, Beginning at Northeast corner of said Lot 2; thence West on the North line of said Lot 2 to a point distant 778.2 feet East of the Northwest corner thereof; thence South at right angles a distance of 130 feet; thence East parallel with the North line of said Lot 2 and to the Easterly line thereof; thence Northerly on said Easterly line to the point of beginning, except that part which lies Easterly of a line run parallel with and distant 65 feet Northwesterly of the following described line: from a point on the South line of Section 28, Township 30 North, Range 22 West, distant 659.88 feet West of the South Quarter corner thereof, run Northeasterly at an angle of 74 degrees 24 minutes 25 seconds with said south section line for 393.03 feet; thence deflect to the left on a 1 degree 00 minutes curve (delta angle 9 degrees 08 minutes 31 seconds) for 914.2 feet; thence on tangent to said curve for 2092.77 feet; thence deflect to the left at an angle of 90 degrees 00 minutes for 197 feet to the point of beginning of the line to be described; thence deflect to the right at an angle of 90 degrees 00 minutes for 400 feet and there terminating.

PROPOSED DRAINAGE AND UTILITY EASEMENT DESCRIPTION FOR PARCEL B

A perpetual easement for drainage and utility purposes over, under and across the North and South 5 feet, and the West and East 10 feet of the following described parcel:

That part of Lot 2, Block 2, Davidson's Seventh Subdivision, Beginning at Northeast corner of said Lot 2; thence West on the North line of said Lot 2 to a point distant 778.2 feet East of the Northwest corner thereof; thence South at right angles a distance of 130 feet; thence East parallel with the North line of said Lot 2 and to the Easterly line thereof; thence Northerly on said Easterly line to the point of beginning, except that part which lies Easterly of a line run parallel with and distant 65 feet Northwesterly of the following described line: from a point on the South line of Section 28, Township 30 North, Range 22 West, distant 659.88 feet West of the South Quarter corner thereof, run Northeasterly at an angle of 74 degrees 24 minutes 25 seconds with said south section line for 393.03 feet; thence deflect to the left on a 1 degree 00 minutes curve (delta angle 9 degrees 08 minutes 31 seconds) for 914.2 feet; thence on tangent to said curve for 2092.77 feet; thence deflect to the left at an angle of 90 degrees 00 minutes for 197 feet to the point of beginning of the line to be described; thence deflect to the right at an angle of 90 degrees 00 minutes for 400 feet and there terminating.

E. G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

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

Jason E. Rud
 JASON E. RUD
 Date: March 27, 2019 License No. 41578

DRAWN BY: CJT	JOB NO: 19151PP	DATE: 03/27/19
CHECK BY: JER	SCANNED <input type="checkbox"/>	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY