

LEGEND

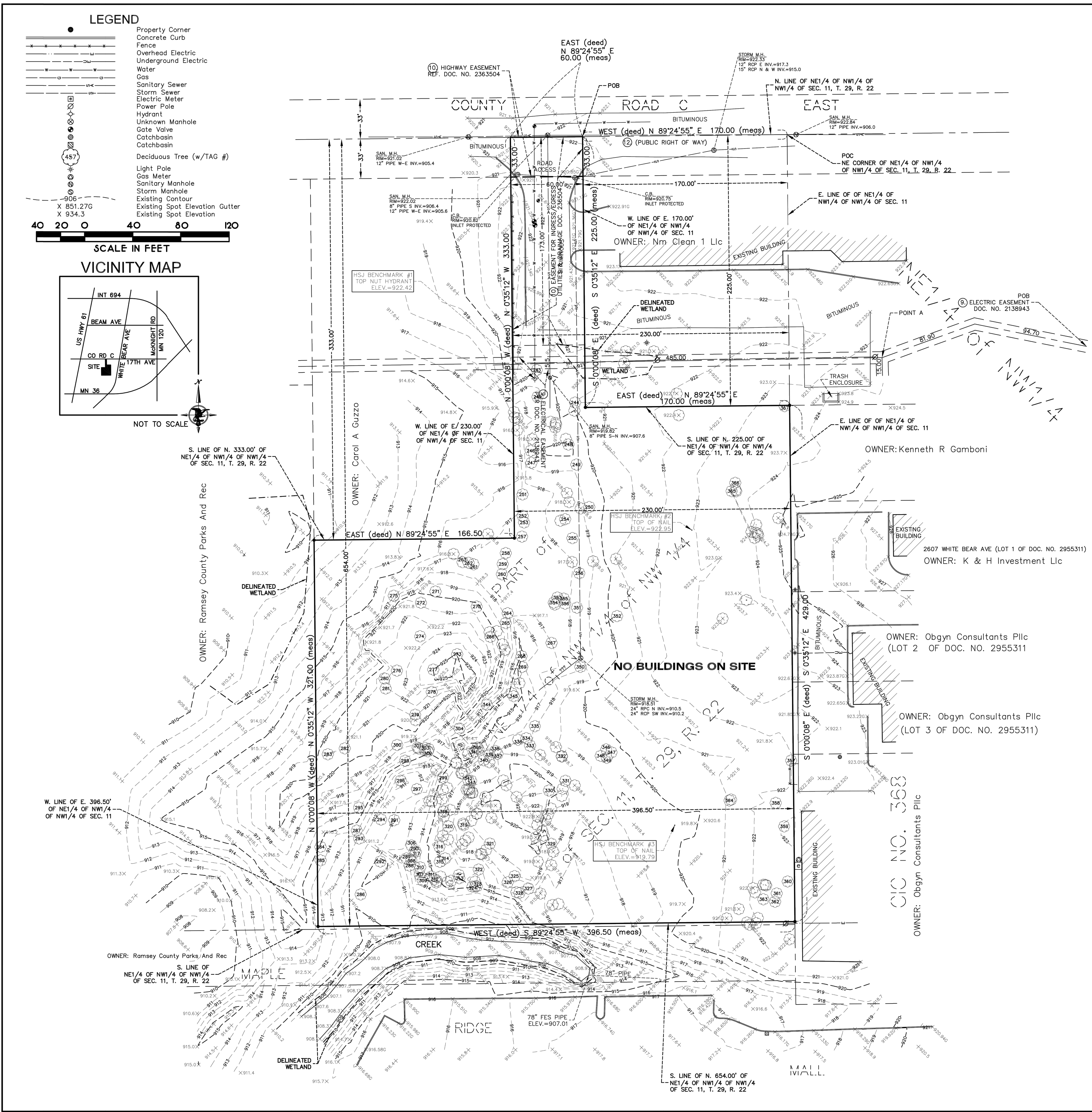
- Property Corner
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Meter
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Catchbasin
- Catchbasin
- Deciduous Tree (w/TAG #)
- Light Pole
- Gas Meter
- Sanitary Manhole
- Storm Manhole
- Existing Contour
- Existing Spot Elevation Gutter
- Existing Spot Elevation

40 20 0 40 80 120

SCALE IN FEET

VICINITY MAP

NOT TO SCALE



PROPERTY DESCRIPTION

That part of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 11, Township 29 North, Range 22 West, Ramsey County, Minnesota described as follows:

Commencing at the Northeast corner of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter a distance of 170.00 feet to the west line of the East 170.00 feet of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter and the point of beginning; thence South 00 degrees 00 minutes 08 seconds East along said west line 225.00 feet to the south line of the North 225.00 feet of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence East along said south line 170.00 feet to the east line of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence South 00 degrees 00 minutes 08 seconds East along said east line 429.00 feet to the south line of the North 554.00 feet of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence West along said south line 396.50 feet to the west line of the East 396.50 feet of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence North 00 degrees 00 minutes 08 seconds West along said west line 321.00 feet to the south line of the North 333.00 feet of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence West along said south line 166.50 feet to the west line of the East 230.00 feet of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence North 00 degrees 00 minutes 08 seconds West along said west line 333.00 feet to said north line of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence East along said north line 60.00 feet to the point of beginning.

Abstract Property

NOTES CORRESPONDING TO EASEMENTS:

- Easement for electrical purposes, in favor of Northern States Power Company, as contained in instrument dated January 27, 1937, recorded January 28, 1937, in Book 164, Page 487, as Document No. 310079. Partial Release of Easements dated January 14, 1982, recorded February 11, 1982, as Document No. 2138943. (AS SHOWN ON SURVEY)
- Easements for ingress, egress, utility and drainage purposes, as contained in Warranty Deed, dated January 23, 1987, recorded February 23, 1987, as Document No. 2363504. (AS SHOWN ON SURVEY)
- Driveway Easement Agreement dated October 1, 1996, recorded October 1, 1996, as Document No. 2955311. (ALLOWS SURFACE WATER DRAINAGE TO & FROM PROPERTIES LYING EAST OF SUBJECT PROPERTIES). Amended by Amended and Restated Driveway Easement Agreement dated June 4, 2015, recorded June 8, 2015, as Document No. A0459419. Amended by First Amendment to Amended and Restated Driveway Easement Agreement dated September 25, 2015, recorded October 12, 2015, as Document No. A0457844. (DRIVEWAY EASEMENTS NOT ON SUBJECT PROPERTY)
- County Road C, as shown on available maps. (COUNTY ROAD C AS SHOWN ON SURVEY)

STATEMENT OF POSSIBLE ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.

GENERAL NOTES:

- The bearing system used is based on Ramsey County coordinate system.
- The location of the underground utilities shown herein, if any, are approximate only. PURSUANT TO MSA 216D CONTACT COPPER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Zone X, Area of Minimal Flood Hazard" on Flood Insurance Rate Map No. 27123C00446, effective date June 04, 2010.
- Site Area as described = 165,616 square feet = 3.802 acres. Site Area excluding right of way = 163,636 square feet = 3.757 acres.
- There are no striped parking stalls on said property.
- This survey was made on the ground.
- All field measurements matched recorded dimensions within the precision requirements of ALTA/NSPS specifications.
- This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and NSPS.
- The surveyor was not provided zoning information by the client pursuant to Table A Items 6a or 6b.
- There is no observable evidence of cemeteries in the field or of record.
- In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by First American Title Insurance Company, having an effective date of December 25, 2018 and bearing file number NCS-939282-MPLS.
- There are no buildings on site.
- Distance to nearest intersection, approximately 600 feet easterly to White Bear Avenue North.
- There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
- The Surveyor is unaware of any proposed changes to street right of ways. There was no observed evidence of recent street or sidewalk construction or repairs while conducting the field work.
- There are no visible markings denoting wetlands as delineated by appropriate authorities.
- There are no easements or servitudes of record or any observed during the field inspection that benefit subject property pursuant to Table A Item 19 except as shown.
- Subject property has direct access to and from County Road C East, a public right of way.
- All known utilities serving the subject property enter and exit the subject property through public rights of way or through easements specifically dedicated to each utility's use.
- Elevation datum is based on NAVD 88 data, assumed datum. HSBenchmark #1 is located Top Nut Hydrant (AS SHOWN ON SURVEY) Elevation = 922.42
- Depicted wetland areas marked and delineated by Others, per ribbon tied to trees, as shown on survey.

CERTIFICATION:

To MWF Properties LLC, a Minnesota limited liability company, OBGYN Consultants PLLC, a professional limited liability company, and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, of Table A thereof.

The field work was completed on October 26, 2021.
Date of Plat or Map: October 27, 2021

Thomas E. Hodorf, L.S.
Min. Reg. No. 23677

SCALE: 1 INCH = 40 FEET

REVISIONS

Date:	Revision:

**ALTA/NSPS
LAND TITLE SURVEY
w/ TOPOGRAPHY & TREES**

For:

GALAHAD DEVELOPMENT

SITE:

COUNTY ROAD "C" EAST
MAPLEWOOD, MINNESOTA

RAMSEY COUNTY

**HARRY S. JOHNSON CO., INC.
LAND SURVEYORS**

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