

CERTIFICATE OF SURVEY
~for~ SCOTT MONTGOMERY
~of~ 5253 BALD EAGLE BOULEVARD WEST
WHITE BEAR TOWNSHIP, MN

PROPERTY DESCRIPTION

From Caption of Abstract of Title as supplied.
Lot 7 and the Southerly 50 feet of Lot 6, Block 13, Town of Bald Eagle, together with all that part of Government Lot 2, Section 11, Township 30, Range 22 lying North of the north line of said Lot 7 and lying between the extension of the East and West lines of Lot7, Block 13, Town Of Bald Eagle.

(Description from Warranty Deed recorded in Book 2468, Page 663 from Dotty to Montgomery:
Lot Seven (7) and the Southerly Fifty (50) feet of Lot Six (6), Block Thirteen (13) Town of Bald Eagle, County of Ramsey, State of Minnesota.)

See description note below.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 7/25/13.
- Bearings shown are on Ramsey County Coordinate System.
- Benchmark: Ramsey County Benchmark No. 9217 located near the intersection of Bald Eagle Blvd W. and Summit St. Elevation = 924.86 (NAVD 88)
- Bald Eagle Blvd. West (Lake Ave.) extends from the north line of Block 13 to the shore of Bald Eagle Lake as shown on the plat of TOWN OF BALD EAGLE. Ramsey County resolution No. 96-476 releases all of Bald Eagle Blvd. lying between a 66 foot strip and the lake and turns it back to White Bear Township. It is our opinion that an easement for Lake Ave. still encumbers the property between the 66 foot strip and the shoreline and we recommend consultation with an attorney. Also the strip of land between the the south line of said 66 foot strip and the north line of Lot 7, Block 13 does not appear to have been released as road right of way. Again we recommend that you consult with an attorney and White Bear Township.
- The description from the Abstract of Title Caption and the Warranty Deed from Dotty to Montgomery are different. It is unclear whether Montgomery has acquired the area north of Lot 7, Block 13. We recommend that you consult with an attorney.

LEGEND

- DENOTES FOUND JUDICIAL LANDMARK (SET FOR ADJOINER TO THE EAST)
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 19421
- ⊞ DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES WOOD FENCE
- x-x- DENOTES CHAIN LINK FENCE
- DENOTES BITUMINOUS SURFACE

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.

Signature of Blake Rivard
BLAKE RIVARD

Date: 8/5/13 License No. 19421

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

VICINITY MAP
PART OF SEC. 11, TWP. 30, RNG. 22



RAMSEY COUNTY, MINNESOTA (NO SCALE)

Table with 4 columns: NO., DATE, DESCRIPTION, BY. Includes drawing and check information.

