

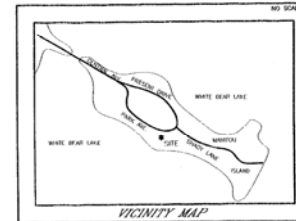
Registrar of Titles, Ramsey, MN  
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1713327

# BOUNDARY SURVEY FOR: BRIGGS & MORGAN

2530 MANITOU ISLAND, WHITE BEAR LAKE, MINNESOTA



### LEGEND

- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- CATCH BASIN
- POLEPOLE
- LIGHT POLE
- GUY
- TRANSFORMER
- ELECTRIC METER
- TV PEDESTAL
- TELEPHONE PEDESTAL
- AIR CONDITIONER
- HAND HOLE
- SEMAPHORE
- GAS METER
- SANITARY SEWER
- STORM SEWER
- WATERMAN
- UNDERGROUND GAS MAIN
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE T.V.
- OVERHEAD UTILITY LINES
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- SOE BORING
- EXISTING SPOT ELEVATION
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- DENOTES TREE AND BRUSH LIMITS



JUDICIAL LANDMARK  
2-1/2" DIAMETER ALUMINUM DISK ON  
3/8" POINTED ALUMINUM ROD



### PROPOSED LEGAL DESCRIPTION:

That part of Lots 23, 24, 25 Park Avenue South and the lane or passageway extending therefrom to White Bear Lake, MAP OF MANITOU ISLAND, White Bear Lake, thereof on file and of record in the Office of the County Recorder, Ramsey County, Minnesota, described as follows:

Commencing at the northwest corner of Section 13, Township 30, Range 22, thence South 00 degrees 06 minutes 40 seconds East on an assumed bearing along the west line of the Northwest Quarter of said Section 13 a distance of 2649.08 feet to the West Quarter corner of said Section 13, thence South 58 degrees 43 minutes 01 seconds East a distance of 3518.59 feet to a judicial landmark that also being the point of beginning, thence North 57 degrees 43 minutes 48 seconds East a distance of 155.71 feet to a judicial landmark, thence southeasterly along a non-tangential curve concave to the northeast having a radius of 415.00 feet, a central angle of 14 degrees 55 minutes 17 seconds, on arc length of 105.66 feet, a chord distance of 105.03 feet and a chord bearing of South 48 degrees 48 minutes 41 seconds East to a judicial landmark, thence South 46 degrees 06 minutes 19 seconds East tangent to said curve a distance of 70.64 feet to a judicial landmark, thence southeasterly along a non-tangential curve concave to the southeast having a radius of 2150.00 feet, a central angle of 01 degree 50 minutes 57 seconds, on arc length of 75.02 feet, a chord distance of 75.01 feet, a chord bearing of South 42 degrees 40 minutes 08 seconds East to a judicial landmark, thence South 46 degrees 07 minutes 48 seconds West non-tangential to said curve a distance of 240.00 feet to a judicial landmark, thence continuing South 48 degrees 07 minutes 48 seconds West a distance of 12.8 feet, more or less, to the shore line of White Bear Lake; thence northerly along said shore line a distance of 295 feet, more or less, to a line that bears South 46 degrees 02 minutes 48 seconds West from the point of beginning, thence North 46 degrees 07 minutes 48 seconds East a distance of 13.0 feet, more or less, to a judicial landmark, thence continuing North 46 degrees 07 minutes 48 seconds East a distance of 106.05 feet to the point of beginning.

### 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.

Signed the 22nd day of June, 2002.

*Peter W. Eberlein*  
Peter W. Eberlein  
Minnesota License No. 17367  
For: Bolton & Menk, Inc.

REVISED 09-27-01 NEW IMPROVEMENTS  
REVISED 12-12-01 COUNTY REVISIONS  
REVISED 04-23-02 COUNTY REVISIONS  
REVISED 10-09-02 JUDICIAL LANDMARKS AS SHOWN, SET 9-26-02 & 10-3-02

MICHAEL G. MORRARTY, Court Administrator,  
Ramsey County, State of Minnesota, does hereby  
certify that the attached instrument is a true and  
correct copy of the original on file and  
of record in my office.  
Dated this 22nd day of October, 2002.  
MICHAEL G. MORRARTY, Court Administrator  
By: *M. G. Morrarty* Deputy  
File No. C3-01-7A-1

FILED  
Court Administrator  
OCT 30 2002  
By: *M. G. Morrarty* Deputy  
C3-01-7A-1

**BOLTON & MENK, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
1515 EAST HIGHWAY 13, MINNEAPOLIS, MN 55417 (612) 896-0500  
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