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Ramsey County, Minnesota
Susan R Roth, County Recorder
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Document Recording Fee Abstract	\$46.00
<i>Document Total</i>	\$46.00

CERTIFICATE OF SURVEY

Part of Southeast Quarter Sec. 2, T29N - R22W City of Maplewood, Ramsey Co., Minnesota

Folz, Freeman, Erickson, Inc.
LAND PLANNING • SURVEYING • ENGINEERING
 12443 55TH STREET NORTH
LAKE ELMO, MINNESOTA 55042
Phone (651) 439-8833 www.ffe-inc.com

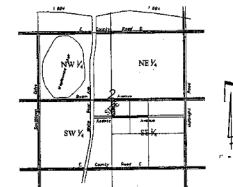
SURVEY FOR:
Floyd Johnson
1726 East Iowa Avenue
St. Paul, MN 55106

LEGEND

- DENOTES SET 1/2 INCH DIA. BY 16 INCH IRON PIPE MONUMENT, MARKED WITH A PLASTIC CAP INSCRIBED "FREMANN LS 1898", UNLESS SHOWN OTHERWISE.
- DENOTES 5/8 INCH DIA. RE-BAR MONUMENT FOUND WITH A PLASTIC CAP INSCRIBED "LAND BORNER 17289".
- ⊙ DENOTES RAMSEY COUNTY CAST IRON MONUMENT FOUND.

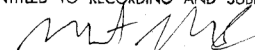
NOTE

ORIENTATION OF THIS BEARING SYSTEM IS THE RAMSEY COUNTY COORDINATE SYSTEM, NAD83 - 1986 ADJUSTMENT

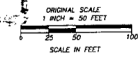


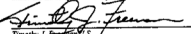
Vicinity Map
Section 2, T29N - R22W
Ramsey County, Minnesota

"CONVEYANCE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUBDIVIDING."



MICHAEL MARTIN, COMMUNITY DEVELOPMENT
CITY OF MAPLEWOOD"



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.
 7/13/16
Michael J. Freeman, L.S.
Minnesota License No. 10889 Date

Note: Official Copies of this map are crimp sealed.

ORIGINAL OVERALL LEGAL DESCRIPTION:

Overall Parcel - From Quit Claim Deed Doc. No. 2585017:

The West 120 feet of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 29, Range 22, except the North 33 feet and except the South 33 feet, according to the United States Government Survey thereof and situated in Ramsey County, Minnesota, subject to a permanent utility easement over, under, across and through lying 15 feet on either side of the existing eight inch (8") water main.

PROPOSED PARCELS

PARCEL "A"

That part of the west 120.00 feet of the north 325.00 feet of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 2, Township 29 North, Range 22 West, City of Maplewood, Ramsey County, Minnesota lying southerly of the north 33.00 feet thereof.

Subject to the permanent easement for public purposes as described in Document 2808835, recorded in the office of the County Recorder, Ramsey County, Minnesota.

PARCEL "B"

That part of the west 120.00 feet of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 2, Township 29 North, Range 22 West, City of Maplewood, Ramsey County, Minnesota lying southerly of the north 325.00 feet thereof, and also lying northerly of the south 33.00 feet thereof.

Subject to the permanent easement for public purposes as described in Document 2808835, recorded in the office of the County Recorder, Ramsey County, Minnesota.

PROPOSED NEW EASEMENTS TO CITY

The south 10.00 feet of the north 43.00 feet of the west 170.00 feet of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 2, Township 29 North, Range 22 West, City of Maplewood, Ramsey County, Minnesota.

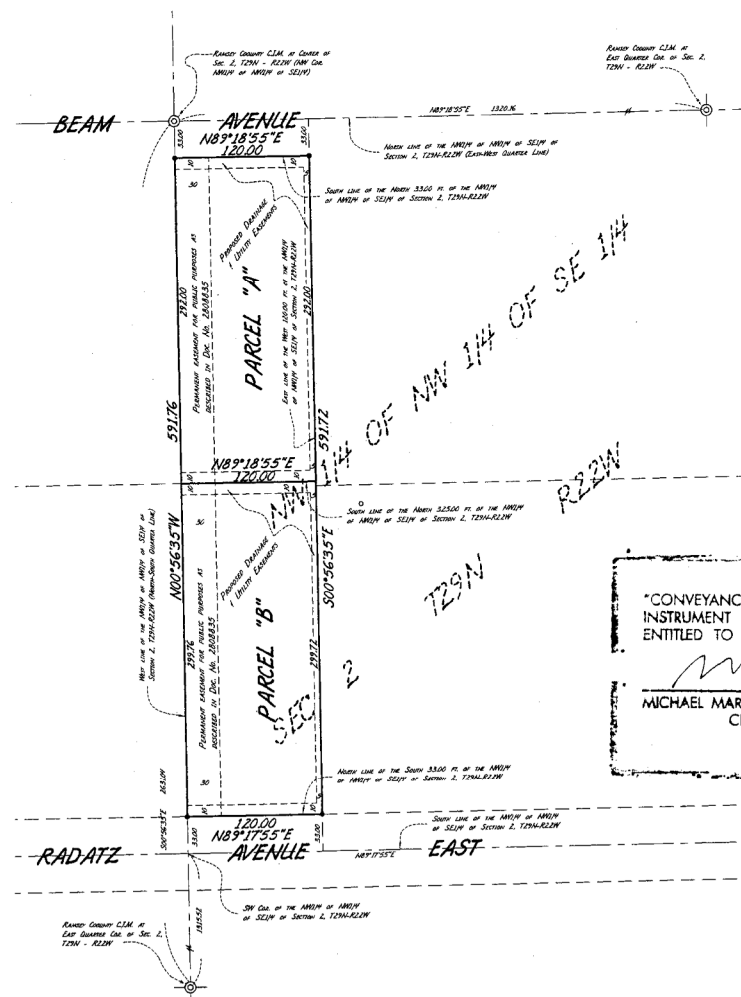
The north 10.00 feet of the south 43.00 feet of the west 120.00 feet of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 2, Township 29 North, Range 22 West, City of Maplewood, Ramsey County, Minnesota.

The south 20.00 feet of the north 325.00 feet of the west 120.00 feet of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 2, Township 29 North, Range 22 West, City of Maplewood, Ramsey County, Minnesota.

The east 5.00 feet of the west 120.00 feet of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 2, Township 29 North, Range 22 West, City of Maplewood, Ramsey County, Minnesota lying northerly of the south 33.00 feet thereof, and also lying northerly of the south 53.00 feet thereof.

SURVEYOR'S NOTE ABOUT WATER MAIN EASEMENTS

The water main that is referred to in the Original Overall Legal Description from the Quit Claim Deed recorded as 2585017 was abandoned and a new watermain was installed approximately 15 feet westerly of the west line of the subject property. The easement for the newly located water main over the westerly 30.00 feet of the property was granted to the City of Maplewood by Document Number 2808835. The original easement reserved by the City in the Quit Claim Deed recorded as Document Number 2585017, as a 10 foot wide easement being 15 feet on either side of the "existing water main". The abandoned location of that water main and the resulting easement is unknown. On my survey of January 4, 1995 I mentioned this same issue. The older easement should be vacated or somehow extinguished. Documentation of this was neither provided back in 1995, nor now. This should still be done.



Map No. 16-1160 CERTIFICATE OF SURVEY
22 20 9 7 4 7 0 1 7 7