

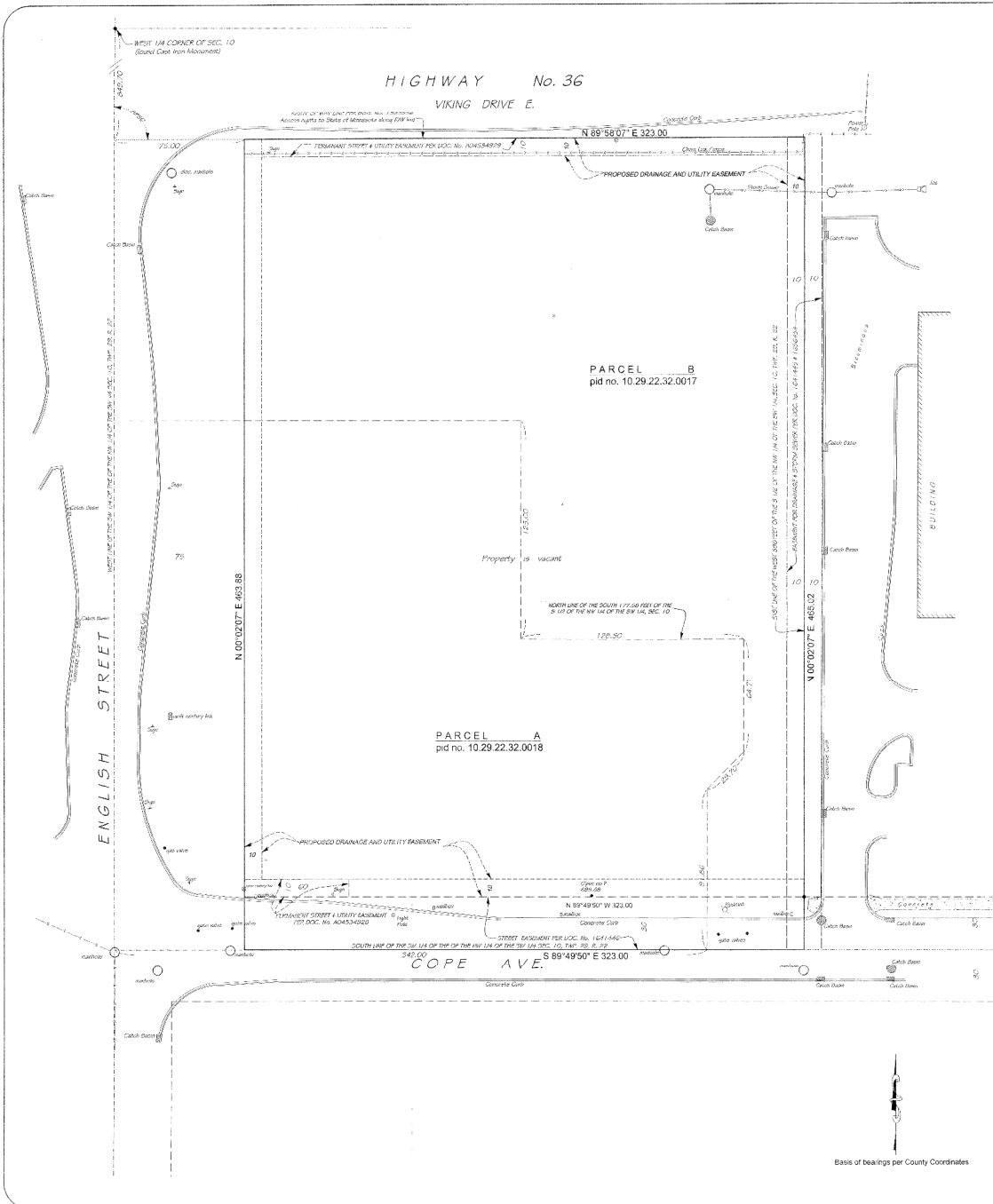


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Office of the County Recorder
Ramsey County, Minnesota
Susan R Roth, County Recorder
Christopher A. Samuel, County Auditor and Treasurer
Deputy 502 Pkg ID 1203101M

Certified Copy of Document	\$10.00
Document Recording Fee Abstract	\$46.00
<i>Document Total</i>	<i>\$56.00</i>



Proposed Easement Descriptions

Drainage and Utility Easement over, under and across the North 10 feet of the South 40 feet, the North 10 feet and the East and West 10 feet of the following described property:
 All that part of the West 398 feet of the South Half of the Northwest Quarter of the Southwest Quarter in Section 10, Township 29, Range 22, City of Maplewood, County of Ramsey, State of Minnesota, lying South of the following described line:
 Commencing at the West Quarter corner of said Section 10, thence South 00 degrees 02 minutes 07 seconds West, assumed bearing, along the West line of said Southwest Quarter of Section 10 distant 849.70 feet to the point of beginning of the line to be described; thence North 89 degrees 50 minutes 07 seconds East, 128 feet to the East line of the said West 398 feet and said line there terminating, except the West 75 feet thereof.

MISCELLANEOUS NOTES

- (M1) Legal description and easements per title commitment from First American Title Insurance Company issued by its agent Land Title Inc., Commitment No. 639764, dated June 3, 2016.
- (M2) Property Address per County Tax records: 1276 County Road D, Unit 106, Maplewood, MN 55109; PID No. - 10.29.22.32.0024 & 10.29.22.32.0025
- (M3) Total Area of Parcel = 150918 sq. ft. (3.44 acres). Area includes Cope Ave. right of way. Area of Parcel not including Cope Ave. right of way = 140368 sq. ft. (3.22 acres).

Legend of Symbols & Abbreviations

- LEGEND**
- Street Pole
 - Dimension Van Alignment 20ft
 - Dimension Van Alignment 30ft
 - Light
 - Hydraulic
 - Power Pole
 - Lateral Valve
 - Manhole
 - Fence
 - Chain Link Fence
 - Slotted Sliver
 - Stone Sliver
 - Metal Sliver
 - Curb Man
 - Unfinished Lot
 - Boundary Line
 - Elevation
 - Elevation height of building to adjacent ground



LOT CONSOLIDATION FOR:
NORTHPOINT DEVELOPMENT
 230 S. Bemiston Ave., Suite 500
 Clayton, MO 63105

Existing Legal Descriptions

Parcel A:
 All that part of the West 398 feet of the South Half of the Northwest Quarter of the Southwest Quarter in Section 10, Township 29, Range 22, City of Maplewood, County of Ramsey, State of Minnesota, lying Southwesterly and Westerly of the following described dividing line:
 Commencing at the Southwest corner of the South Half of the Northwest Quarter of the South West Quarter; thence South 89 degrees 51 minutes 59 seconds East 842.00 feet, along the South line of said South Half of the Northwest Quarter of the Southwest Quarter of the point of beginning of the following described dividing line; thence North 10 degrees 00 minutes 00 seconds East 25.70 feet, thence North 64.71 feet along a line parallel to and 393.00 feet East of said West line; thence South 89 degrees 50 minutes 00 seconds West, 128.50 feet along a line parallel to and 234.50 feet East from the said West line; thence South 89 degrees 50 minutes 00 seconds West parallel to said South right-of-way line of Trunk Highway No. 36 to the West line of the Northwest Quarter of the Southwest Quarter.

Parcel B:
 All that part of the West 398 feet of the South Half of the Northwest Quarter of the Southwest Quarter in Section 10, Township 29, Range 22, City of Maplewood, County of Ramsey, State of Minnesota, lying Northerly and Easterly of the following described dividing line:
 Commencing at the Southwest corner of the South Half of the Northwest Quarter of the South West Quarter; thence South 89 degrees 51 minutes 59 seconds East 842.00 feet, along the South line of said South Half of the Northwest Quarter of the Southwest Quarter of the point of beginning of the following described dividing line; thence North 10 degrees 00 minutes 00 seconds East 25.70 feet, thence North 64.71 feet along a line parallel to and 393.00 feet East of said West line; thence South 89 degrees 50 minutes 00 seconds West, 128.50 feet along a line parallel to and 234.50 feet East from the said West line; thence South 89 degrees 50 minutes 00 seconds West parallel to said South right-of-way line of Trunk Highway No. 36 to the West line of the Northwest Quarter of the Southwest Quarter. Subject to public right-of-way for Cope Avenue and English Street.

Proposed Legal Description

All that part of the West 398 feet of the South Half of the Northwest Quarter of the Southwest Quarter in Section 10, Township 29, Range 22, City of Maplewood, County of Ramsey, State of Minnesota, lying South of the following described line:
 Commencing at the West Quarter corner of said Section 10, thence South 00 degrees 02 minutes 07 seconds West, assumed bearing, along the West line of said Southwest Quarter of Section 10 distant 849.70 feet to the point of beginning of this line to be described; thence North 89 degrees 50 minutes 07 seconds East, 128 feet to the East line of the said West 398 feet and said line there terminating, except the West 75 feet thereof. Subject to public right-of-way for Cope Avenue. Subject to easements and restrictions of record, if any.

Metes and Bounds Description

All that part of the West 398 feet of the South Half of the Northwest Quarter of the Southwest Quarter in Section 10, Township 29, Range 22, City of Maplewood, County of Ramsey, State of Minnesota, described as follows:
 Commencing at the West Quarter corner of said Section 10, thence South 00 degrees 02 minutes 07 seconds West, assumed bearing, along the West line of said Southwest Quarter of Section 10 distant 849.70 feet; thence North 89 degrees 50 minutes 07 seconds East, 75.00 feet to the point of beginning of this property to be described, thence continuing North 89 degrees 58 minutes 07 seconds East 323.00 feet; thence South 00 degrees 02 minutes 07 seconds West 465.02 feet; thence North 89 degrees 49 minutes 50 seconds West 323.00 feet; thence North 00 degrees 02 minutes 07 seconds East 493.88 feet to the point of beginning and there terminating.

Certification

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, 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.

Dated January 13, 2017
 Revised 3-16-17 Address updated.

Prepared by:
 The Gregory Group, Inc. d.b.a.
 Lot Survey Company
 7801 72nd Avenue N
 Brooklyn Park, MN 55428
 phone 763-230-2093
 fax 763-260-5322

Signed: Gregory S. Hirsch, Registration No. 24992

File No. Ramsey10 29 22 ramsejw/luc commitment-55206.dwg F.B. No. 107874 / rev. 6/2016 DTE