Doc No **A04995715**

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Office of the County Recorder
Ramsey County, Minnesota
Todd J. Uecker, County Recorder
Tracy M. West, County Auditor and Treasurer

Deputy 406 Pkg ID 1580949C

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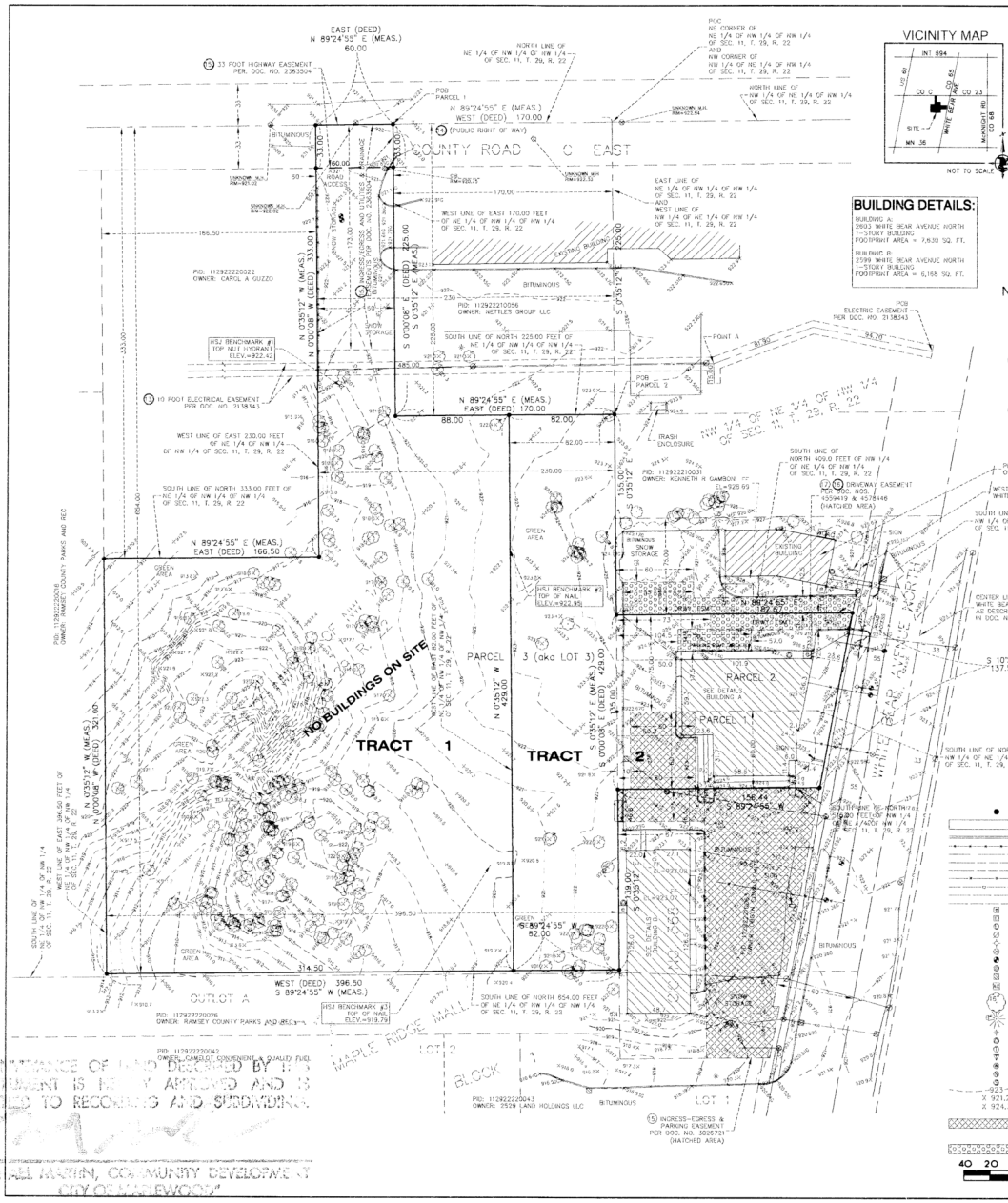
COUNTY ROAD C EAST
TRACT 1
TRACT 2
PARCEL 3 (aka LOT 3)
PARCEL 2
PARCEL 1
NO BUILDINGS ON SITE
WHITE BEAR AVENUE NORTH
MAPLE RIDGE MALL
OUTLOT A
BLOCK 1
LOT 1
LOT 2
EAST (DEED) N 89°24'55" E (MEAS.) 60.00
33 FOOT HIGHWAY EASEMENT PER. DOC. NO. 2363504
POB PARCEL 1
N 89°24'55" E (MEAS.) WEST (DEED) 170.00
(PUBLIC RIGHT OF WAY)
NORTH LINE OF NE 1/4 OF NW 1/4 OF NW 1/4 OF SEC. 11, T. 29, R. 22
POC NE CORNER OF NE 1/4 OF NW 1/4 OF NW 1/4 OF SEC. 11, T. 29, R. 22 AND NW CORNER OF NW 1/4 OF NE 1/4 OF NW 1/4 OF SEC. 11, T. 29, R. 22
NORTH LINE OF NW 1/4 OF NE 1/4 OF NW 1/4 OF SEC. 11, T. 29, R. 22
WEST LINE OF EAST 170.00 FEET OF NE 1/4 OF NW 1/4 OF NW 1/4 OF SEC. 11, T. 29, R. 22
PID: 1129222022O
OWNER: CAROL A GUZZO
10 FOOT ELECTRICAL EASEMENT PER DOC. NO. 2138343
HSJ BENCHMARK #1 TOP NUT HYDRANT ELEV.=922.42
WEST LINE OF EAST 230.00 FEET OF NE 1/4 OF NW 1/4 OF NW 1/4 OF SEC. 11, T. 29, R. 22
SOUTH LINE OF NORTH 333.00 FEET OF NE 1/4 OF NW 1/4 OF SEC. 11, T. 29, R. 22
N 89°24'55" E (MEAS.) EAST (DEED) 166.50
PID: 1129222003N
OWNER: RAMSEY COUNTY PARKS AND REC
HSJ BENCHMARK #2 TOP OF NAIL ELEV.=922.95
HSJ BENCHMARK #3 TOP OF NAIL ELEV.=919.79
WEST (DEED) 396.50 S 89°24'55" W (MEAS.)
SOUTH LINE OF NORTH 654.00 FEET OF NE 1/4 OF NW 1/4 OF NW 1/4 OF SEC. 11, T. 29, R. 22
PID: 1129222004J
OWNER: 2529 LAND HOLDINGS LLC
15 INGRESS-EGRESS & PARKING EASEMENT PER DOC. NO. 3026721 (HATCHED AREA)
PID: 1129222003O
OWNER: KENNETH H GAMBONE
PID: 1129222003I
OWNER: K & H INVESTMENT LLC
7 & 16 DRIVEWAY EASEMENT PER DOC. NOS. 4559419 & 4578446 (HATCHED AREA)
WESTERLY LINE OF WHITE BEAR AVENUE NORTH
SOUTH LINE OF NORTH 380.00 FEET OF NW 1/4 OF NE 1/4 OF NW 1/4 OF SEC. 11, T. 29, R. 22
CENTER LINE OF WHITE BEAR AVENUE NORTH AS DESCRIBED IN DOC. NO. 2273694
S 10°24'34" W 137.52
SOUTH LINE OF NORTH 455.00 FEET OF NW 1/4 OF NE 1/4 OF NW 1/4 OF SEC. 11, T. 29, R. 22
POB PARCEL 2
POINT A
ELECTRIC EASEMENT PER DOC. NO. 2138343
IRASH ENCLOSURE
SOUTH LINE OF NORTH 409.0 FEET OF NW 1/4 OF NE 1/4 OF NW 1/4 OF SEC. 11, T. 29, R. 22
SOUTH LINE OF EAST 396.50 FEET OF NE 1/4 OF NW 1/4 OF NW 1/4 OF SEC. 11, T. 29, R. 22
WEST LINE OF EAST 321.00 FEET OF NE 1/4 OF NW 1/4 OF NW 1/4 OF SEC. 11, T. 29, R. 22
S 89°24'55" W 82.00
S 89°24'55" W 314.50
S 89°24'55" W 156.44
S 89°24'55" W 82.00
S 89°24'55" W 82.00
N 89°24'55" E 82.00
N 89°24'55" E 82.00
N 89°24'55" E 82.00
N 89°24'55" E 82.00
S 0°35'12" E (MEAS.) 225.00
S 0°35'12" E (MEAS.) 429.00
N 0°35'12" W (MEAS.) 333.00
N 0°35'12" W (MEAS.) 321.00
N 0°35'12" W (MEAS.) 396.50
S 0°35'12" E 139.00
S 0°35'12" E 139.00
S 0°35'12" E 155.00
S 0°35'12" E 225.00
S 0°35'12" E 170.00
S 0°35'12" E 170.00
S 0°00'08" E (DEED) 225.00
N 0°00'08" W (DEED) 333.00
N 0°00'08" W (DEED) 321.00
N 0°00'08" W (DEED) 396.50
S 0°00'08" E (DEED) 429.00
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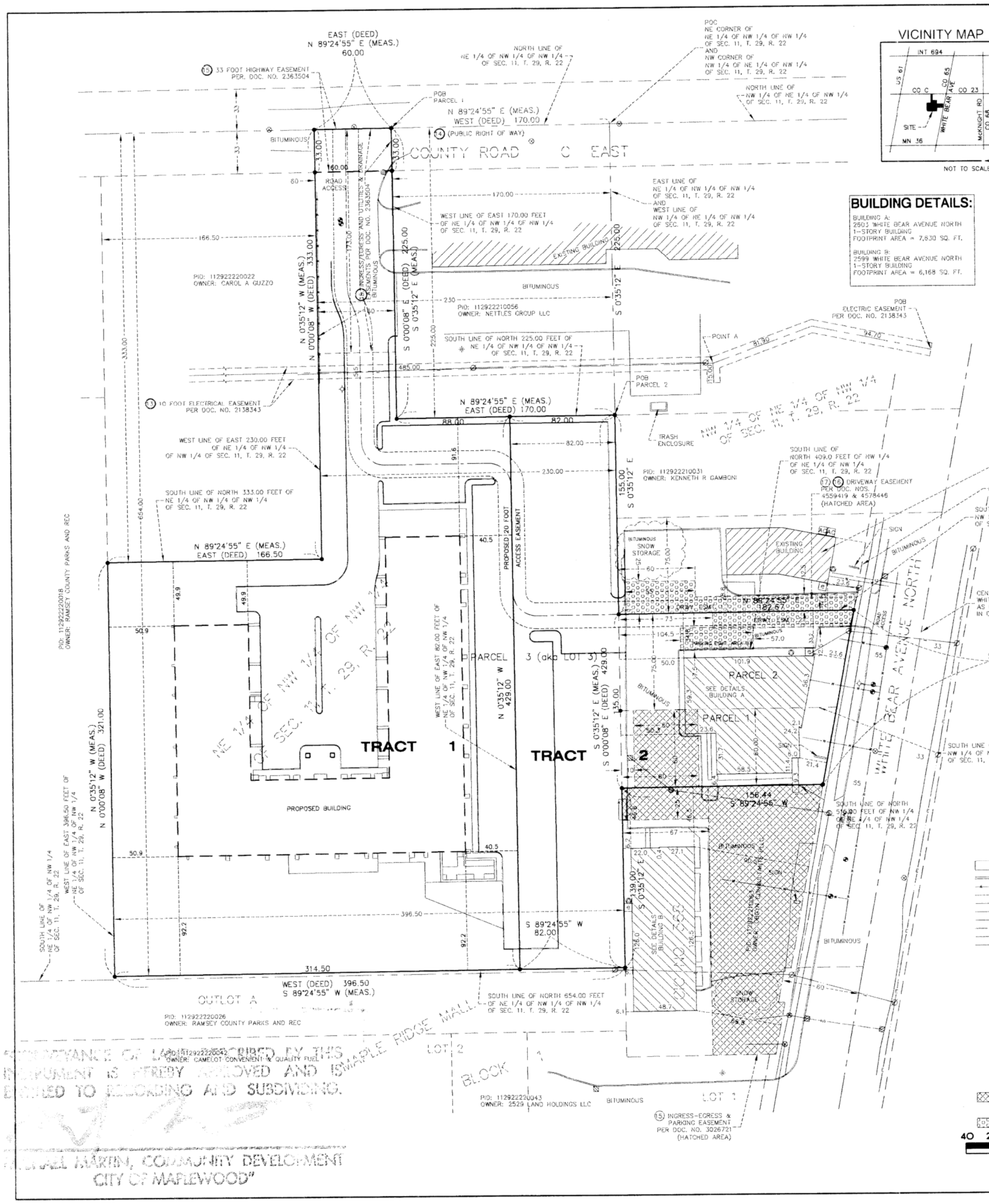

EXISTING DESCRIPTIONS:

Parcel 1:
The South 60.00 feet of the North 515.00 feet of that part of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter, Section 11, Township 29, Range 22, Ramsey County, Minnesota, lying Westerly of the Westerly right of way of White Bear Avenue, Ramsey County, Minnesota, subject to and together with rights in Easement Agreement dated November 20, 1997, filed December 2, 1997 as Document Number 3026719.

Parcel 2:
The South 75 feet of the North 455 feet of that part of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 11, Township 29, Range 22, which lies Westerly of White Bear Avenue, Ramsey County, Minnesota.

Abstract Property
AREA: 22,889 square feet = 0.525 acres.
PID's: 112922210038 & 112922210033

Parcel 3:
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; thence West, assumed bearing, along the north line of said Northeast 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 west line 429.00 feet to the south line of the North 654.00 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 East 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.

Subject to a highway easement for existing County Road C over the most northerly 33.00 feet thereof and an easement for ingress and egress, utility and drainage over under and across the North 173.00 feet of the West 60 feet of the East 230 feet of said Northeast Quarter of the Northwest Quarter.

Abstract Property
AREA: 165,616 square feet = 3.802 acres.
163,636 square feet = 3.757 acres (Excluding Right of Way).
PID: 112922220041

Note: Parcel 3, Area and PID designations are informational only and not an integral part of the property descriptions.

NOTES CORRESPONDING TO EASEMENTS:

Parcel 1 and 2 Easements:

13. Easement for access and parking as contained in Document Number 2193122, dated May 16, 1983, filed September 16, 1983. (affects Parcel 1) (NOTHING TO GRAPHICALLY SHOW)

14. Final Certificate in favor of Ramsey County dated July 15, 1985, filed July 16, 1985 as Document Number 2273694. (LIES IN WHITE BEAR AVENUE)

(15) Terms of Easement Agreement dated November 20, 1997, filed December 2, 1997 as Document Number 3026721. (affects Parcel 1) (AS SHOWN ON SURVEY)

16. Highway Easement in favor of County of Ramsey, dated September 29, 1983, filed February 17, 1984 as Document Number 2211083. (affects Parcel 2) (LIES IN WHITE BEAR AVENUE)

(17) Driveway Easement Agreement between Gerald C. Mogren and David H. Hesley, dated October 1, 1996, filed October 1, 1996 as Document Number 2955311 and Amended and Restated Driveway Easement Agreement dated June 4, 2015, filed June 8, 2015 as Document Number 4559419. First Amendment to Amended and Restated Driveway Easement Agreement filed October 12, 2015 as Document Number 4578446. (affects Parcel 2) (AS SHOWN ON SURVEY)

NOTES CORRESPONDING TO EASEMENTS:

Parcel 3 Easements:

(13) Easement in favor of Northern States Power Company dated January 27, 1937, filed January 29, 1937 as Document Number 910079, in Book 164, Page 487 and Partial Release filed February 11, 1982 as Document Number 2138343. (AS SHOWN ON SURVEY, ACROSS PARCEL 3)

(14) Subject to County Road C as shown on available maps. (AS SHOWN ON SURVEY, ACROSS PARCEL 3)

(15) Easement for ingress, egress, utility and drainage purposes as referenced in Warranty Deed filed February 23, 1987 as Document Number 2363504. (AS SHOWN ON SURVEY, ACROSS PARCEL 3)

(16) Driveway Easement Agreement dated October 1, 1996, filed October 1, 1996 as Document Number 2955311, Amended and Restated Driveway Easement Agreement filed June 8, 2015 as Document Number 4559419 and First Amendment to Amended and Restated Driveway Easement Agreement filed October 12, 2015 as Document Number 4578446. (AS SHOWN ON SURVEY, ACROSS PARCEL 2)

Note: Parcel 3 designation added by surveyor for clarity.

PROPOSED PROPERTY DESCRIPTIONS:

Tract 1:
That part of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 11, Township 29, Range 22, Ramsey County, Minnesota described as follows:
Commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 11, Township 29, Range 22; thence South 89 degrees 24 minutes 55 seconds West, on an assumed bearing, along the north line of said Northeast 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 of the property to be described; thence South 0 degrees 35 minutes 12 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 North 89 degrees 24 minutes 55 seconds East along said south line 88.00 feet to the west line of the East 82.00 feet of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence South 0 degrees 35 minutes 12 seconds East along said west line 429.00 feet to the south line of the North 654.00 feet of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence South 89 degrees 24 minutes 55 seconds West along said south line 314.50 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 0 degrees 35 minutes 12 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 North 89 degrees 24 minutes 55 seconds East 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 0 degrees 35 minutes 12 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 North 89 degrees 24 minutes 55 seconds East along said north line 60.00 feet to the point of beginning.
Subject to road.

Area Tract 1 equals 130,438 square feet = 2.994 acres.
Area Tract 1 equals 128,458 square feet = 2.949 acres. (Excluding Right of Way).

Tract 2:
That part of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter and that part of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter, all in Section 11, Township 29, Range 22, Ramsey County, Minnesota described as follows:
Commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 11, Township 29, Range 22; thence South 0 degrees 35 minutes 12 seconds East, an assumed bearing, along the east line of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter a distance of 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 and the point of beginning of the property to be described; thence continuing South 0 degrees 35 minutes 12 seconds East along said east line 155.00 feet to the south line of north 380.00 feet of Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 11, Township 29, Range 22; thence North 89 degrees 24 minutes 55 seconds East along said south line 182.67 feet to the westerly right of way line of White Bear Avenue North as described in Final Certificate dated July 15, 1985, filed on July 16, 1985 as Document Number 2273694; thence South 10 degrees 24 minutes 34 seconds West along said westerly right of way line a distance of 137.52 feet to its intersection with the south line of north 515.00 feet of said Northwest Quarter of the Northeast Quarter of the Northwest Quarter; thence South 89 degrees 24 minutes 55 seconds West along said south line 156.44 feet to the east line of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence South 0 degrees 35 minutes 12 seconds East along said east line 139.00 feet to the south line of the North 654.00 feet of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence South 89 degrees 24 minutes 55 seconds West along said south line 82.00 feet to the west line of the East 82.00 feet of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence North 0 degrees 35 minutes 12 seconds West along said west line 429.00 feet to the south line of the North 225.00 feet of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter; thence North 89 degrees 24 minutes 55 seconds East along said south line a distance of 82.00 feet to the point of beginning.

Area Tract 2 equals 58,067 square feet = 1.333 acres.

LEGEND

- Property Corner
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Meter
- Electric Box
- Electric Manhole
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Catchbasin
- Catchbasin
- Air Conditioning Unit
- Light Pole
- Gas Meter
- Telephone Manhole
- Telephone Box
- Water Manhole
- Sanitary Manhole
- Storm Manhole
- (15) Ingress/Egress & Parking Easement Per Doc. No. 3026721
- (17) & (16) Driveway Easement Per Doc. Nos. 4559419 & 4578446

40 20 0 40 80 120
SCALE IN FEET

GENERAL NOTES:

1. The bearing system used is based on Ramsey County coordinate system.

2. Utility Notes:
a. The location of the underground utilities shown hereon, if any, are approximate only and can not be completely and reliably depicted. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION. Gopher State One Call locate requests from surveyors for design may be ignored or result in an incomplete or untimely response. Note to the client and any other user of this survey: Source information from available plans and field markings (public or private) are combined with observed evidence to help develop a view of both above and below ground utilities. Without excavation, the location of any shown underground feature is approximate. Further verification may be required.
b. Other underground utilities of which we are unaware may exist.
Note: Verify all utilities critical to construction or design.
c. Extreme snow and ice of subject survey area has caused some utilities to be inaccessible at time of survey.

3. Subject property is identified as being in "Zone X, Area of Minimal Flood Hazard" on Flood Insurance Rate Map No. 27123C0044G, effective date June 04, 2010.

4. Zoning = Presently BC (Business Commercial District) per City of Maplewood Zoning Map.

5. Total Site Area = 188,506 square feet = 4.328 acres.
= 186,526 square feet = 4.282 acres (Excluding Right of Way).

6. This survey was made on the ground.

7. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by First American Title Insurance Company and Land Title, Inc. (Parcels 1 & 2), having an effective date of February 24, 2023 and bearing file number 674544 AND Commitment for Title Insurance issued by Stewart Title Guaranty Company and Land Title, Inc. (Parcel 3), having an effective date of October 20, 2021 and bearing file number 662203.
Note: Parcel 3 designation is informational only and not an integral part of the property description or title commitment.

8. Elevation datum is based on NAVD 88 data, assumed datum.
HSJBenchmark #1 is located Top Nut Hydrant (AS SHOWN ON SURVEY)
Elevation = 922.42

N

SCALE: 1 INCH = 40 FEET

REVISIONS

Date:

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

Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: March 2, 2023

SUBDIVISION SURVEY

For:

GALAHAD DEVELOPMENT

SITE:
CARETTA ASSISTED & MEMORY CARE
1910 COUNTY ROAD C &
2603 WHITE BEAR AVENUE NORTH
MAPLEWOOD, MINNESOTA
RAMSEY COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS
9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5344
www.hsjsurveyors.com

Book 670	File No. 2023127
Page 8	W.O. Number 2023127
CAD Technician CT	
Sheet No.	2 OF 2

CAD File: 2023127.DWG
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