

CERTIFICATE OF SURVEY

by

JOHN R. TURPIN

REGISTERED LAND SURVEYOR

MINN. REGISTRATION NO. 6740

ST. PAUL, MINNESOTA

I hereby certify that this is a true and correct plat of survey of the land shown and described hereon, and that any monuments or markers indicated hereon have been placed as shown, and that any improvements or physical conditions indicated hereon are as shown.

John R. Turpin

Plat Scale - 1 in. = 30 ft.

O Indicates iron monuments placed in July and November, 1977

LEGAL DESCRIPTIONS:

Parcel "A"; Abstract Property:

Those parts of Lot 2, Block 22, Auditor's Subdivision No. 62, St. Paul, Minn., and of the South 1/2 of Wakefield Avenue, vacated, which lie West of the Southerly extension of the East line of the West 151 feet of Block 12, said Auditor's Subdivision No. 62 and Northeasterly of lines described as follows: Beginning at a point on the South line of said Block 12 distant 35 feet East of the Southwest corner thereof; thence running Southeasterly to a point on the North line of said Lot 2, Block 22, distant 135 feet West of the Northeast corner thereof; thence Southeasterly to a point on the East line of said Lot 2, Block 22, distant 60 feet South of the Northeast corner thereof, and there terminating.

Parcel "B"; Abstract Property:

That part of Lot 2, Block 22, Auditor's Subdivision No. 62, St. Paul, Minn., which lies East of the Southerly extension of the East line of the West 151 feet of Block 12, said Auditor's Subdivision No. 62 and Northeasterly of the following described line: Beginning at a point on the North line of said Lot 2 distant 135 feet west of the Northeast corner thereof; thence running Southeasterly to a point on the East line of said Lot 2 distant 60 feet South of the Northeast corner thereof and there terminating.

Parcel "B"; Torrens Property:

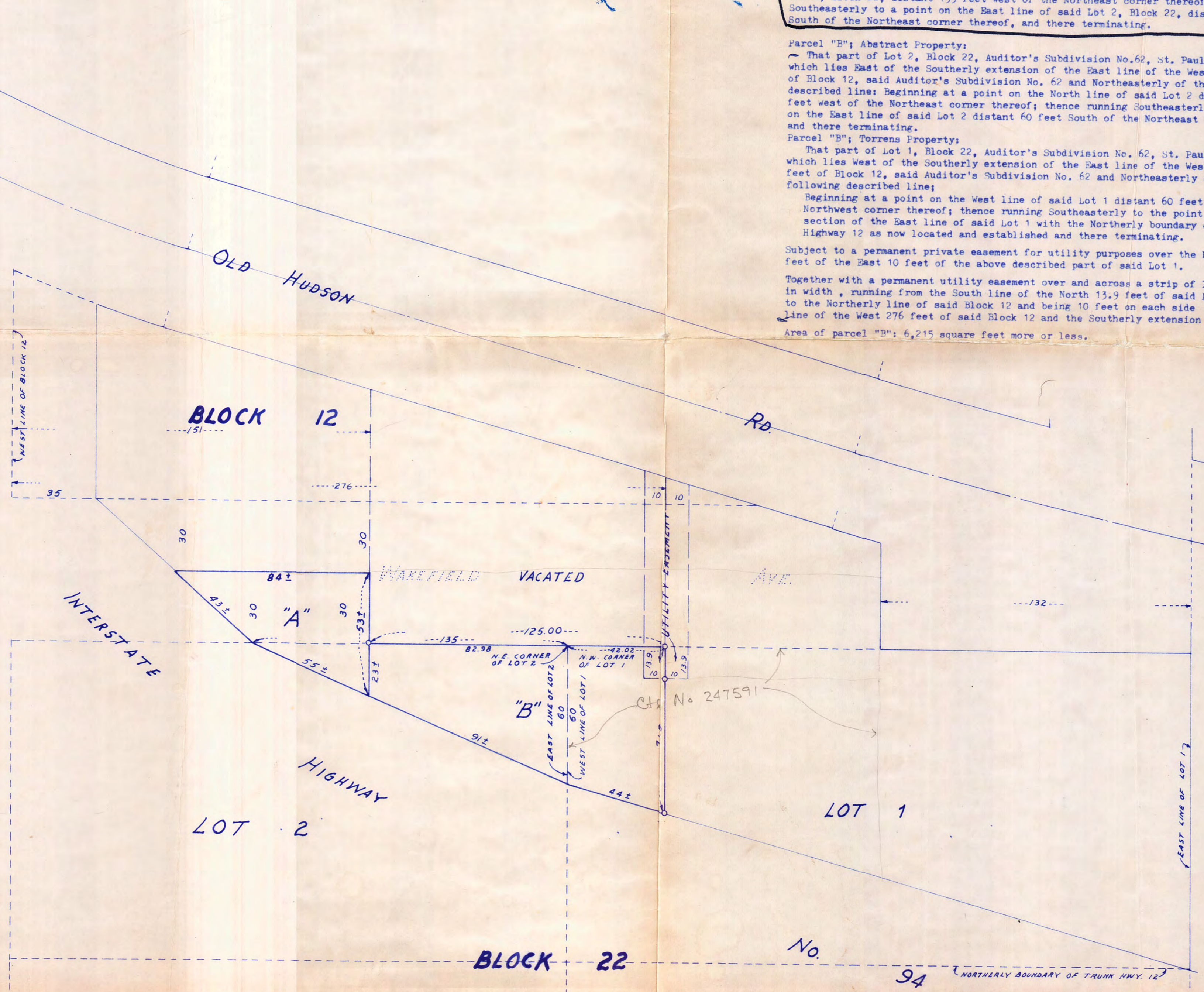
That part of Lot 1, Block 22, Auditor's Subdivision No. 62, St. Paul, Minn., which lies West of the Southerly extension of the East line of the West 276 feet of Block 12, said Auditor's Subdivision No. 62 and Northeasterly of the following described line:

Beginning at a point on the West line of said Lot 1 distant 60 feet South of the Northwest corner thereof; thence running Southeasterly to the point of intersection of the East line of said Lot 1 with the Northerly boundary of Trunk Highway 12 as now located and established and there terminating.

Subject to a permanent private easement for utility purposes over the North 13.9 feet of the East 10 feet of the above described part of said Lot 1.

Together with a permanent utility easement over and across a strip of land 20 feet in width, running from the South line of the North 13.9 feet of said Lot 1 to the Northerly line of said Block 12 and being 10 feet on each side of the East line of the West 276 feet of said Block 12 and the Southerly extension thereof.

Area of parcel "B": 6,215 square feet more or less.



FILED
10/17/78
MAZEL & ARTHUR
REGISTERED LAND SURVEYORS
ST. PAUL, MINN.

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REGISTERED LAND SURVEYOR
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I hereby certify that this is a true and correct plat of survey of the land shown and described hereon, and that any monuments or markers indicated hereon have been placed as shown, and that any improvements or physical conditions indicated hereon are as shown.

Surveyed November 23 & 28, 1977

John R. Turpin

Plat Scale - 1 in. = 30 ft. o Indicates Iron Mont.

Description - "A" -

"A" - ABSTRACT PROPERTY:

Block 12, Auditor's Subdivision No. 62, St. Paul, Minnesota, except the West 276 feet thereof.
And that part of the North 1/2 of Wakefield Ave., vacated, which lies East of the Southerly extension of the East line of the West 276 feet of said Block 12 and West of a line 132 feet West of and parallel to the extended East line of Lot 1, Block 22, said Auditor's Subdivision No. 62.

TORRENS PROPERTY:

That part of the South 1/2 of Wakefield Ave., vacated, which lies East of the Southerly extension of the East line of the West 276 feet of Block 12, Auditor's Subdivision No. 62, St. Paul, Minn., and West of a line 132 feet West of and parallel to the extended East line of Lot 1, Block 22, said Auditor's Subdivision No. 62.
And that part of the North 13.9 feet of said Lot 1, Block 22, which lies East of the Southerly extension of the East line of the West 276 feet of said Block 12; except the East 132 feet thereof.

All the above subject to a permanent private easement for utility purposes over the West 10 feet thereof.

"B" - TORRENS PROPERTY:

That part of Lot 1, Block 22, Auditor's Subdivision No. 62, St. Paul, Minnesota, which lies East of the Southerly extension of the East line of the West 276 feet of Block 12, said Auditor's Subdivision No. 62 and Northeasterly of the following described line:

Beginning at a point on the West line of said Lot 1 distant 60 feet South of the Northwest corner thereof; thence run Southeasterly to the point of intersection of the East line of said Lot 1 with the Northerly boundary of Trunk Highway 12 as now located and established and there terminating;

Except the North 13.9 feet thereof and except the East 132 feet thereof. Together with a permanent easement for utility purposes over and across a strip of land 20 feet in width, running from the South line of the North 13.9 feet of said Lot 1 to the Northerly line of said Block 12 and being 10 feet on each side of the East line of the West 276 feet of said Block 12 and the Southerly extension thereof.

NOTE: The letters "A" and "B" as used above are for purposes of identification hereon only and should not be used in legal documents.

