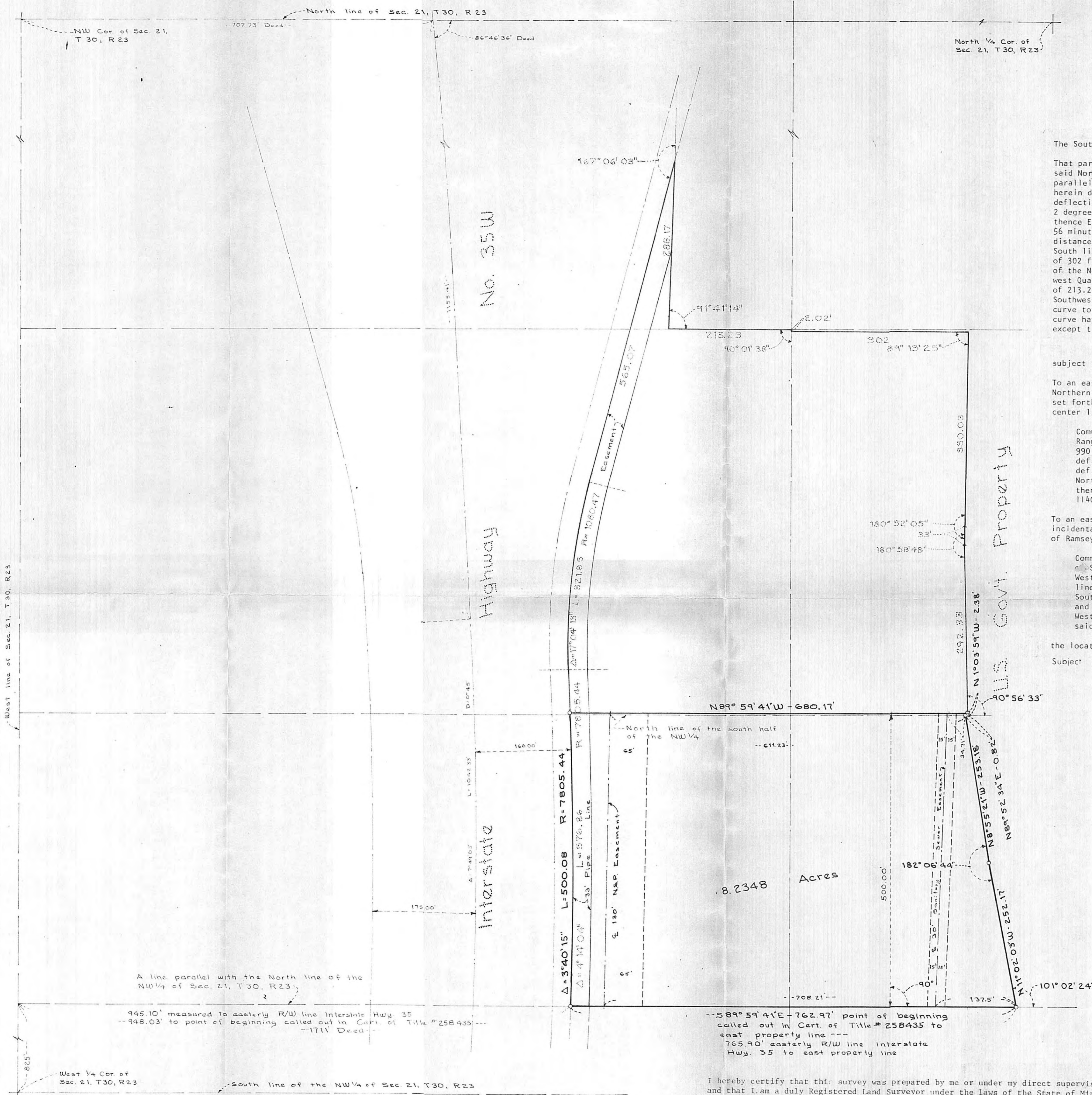


1928
 FEB 13 1981
 EITED



The South 500.00 feet of the following described property situated in the County of Ramsey and the State of Minnesota, to wit:

That part of the Northwest Quarter of Section 21, Township 30, Range 23, described as commencing at the Southwest corner of said Northwest Quarter; thence North along the West line of said Northwest Quarter a distance of 825 feet; thence East parallel to the North line of said Northwest Quarter a distance of 948.03 feet to the actual point of beginning of the land herein described; thence continuing East along said last described parallel line, a distance of 762.97 feet; thence Northerly deflecting to the left 101 degrees 02 minutes 24 seconds a distance of 252.17 feet; thence Northerly, deflecting to the left 2 degrees 06 minutes 44 seconds a distance of 253.18 feet to the North line of the South Half of said Northwest Quarter; thence East along said North line of the South Half a distance of 82/100 feet; thence North, deflecting to the left 90 degrees 56 minutes 33 seconds, a distance of 292.33 feet; thence North deflecting to the right 00 degrees 58 minutes 48 seconds, a distance of 33 feet; thence North, deflecting to the right 00 degrees 52 minutes 05 seconds, a distance of 330.03 feet to the South line of the North 660 feet of said Northwest Quarter; thence West along said South line of the North 660 feet of the Northwest Quarter, a distance of 2.02 feet to the North line of the South Half of the Northwest Quarter of said Northwest Quarter; thence West along said North line of the South Half of the Northwest Quarter of the Northwest Quarter a distance of 213.23 feet; thence North, deflecting to the right 91 degrees 41 minutes 14 seconds a distance of 288.17 feet; thence Southwesterly deflecting to the left 167 degrees 06 minutes 03 seconds, a distance of 565.07 feet; thence on a tangential curve to the left having a delta angle of 17 degrees 04 minutes 13 seconds a distance of 321.85 feet; thence on a reverse curve having a delta angle of 4 degrees 14 minutes 04 seconds a distance of 576.86 feet to the actual point of beginning, except that part lying Westerly of a line parallel to and 33 feet Easterly of the Westerly line thereof.

subject to the following:

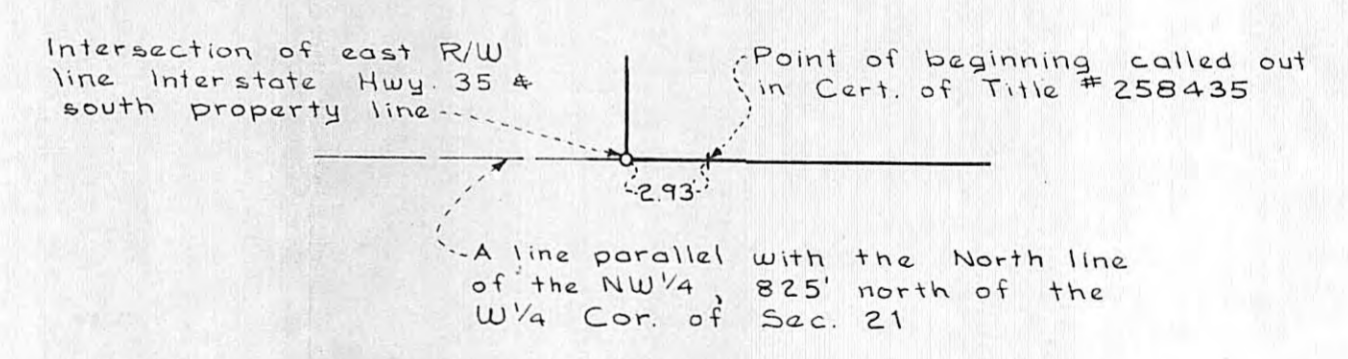
To an easement 130 feet in width for electric transmission line purpose: in favor of Northern States Power Company, together with the incidental rights connected therewith, as set forth in the instrument recorded in Book 2434 of Ramsey County Records, page 474, the center line of which is described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Section 21, Township 30, Range 23, thence East, along the South line of said Northwest Quarter, a distance of 990 feet to the actual point of beginning of the line herein described, thence Northerly deflecting to the left 90 degrees 23 minutes, a distance of 161.6 feet; thence Northerly deflecting to the right 1 degree 46 minutes, a distance of 1186 feet, thence Northeasterly, deflecting to the right 10 degrees 32 minutes, a distance of 1040 feet, thence Northwesterly to a point on the North line of said Northwest Quarter, distant 1140.6 feet East of the Northwest corner of said Northwest Quarter and there terminating

To an easement for sewer purposes in favor of the Village of Arden Hills, together with the incidental rights connected therewith, as set forth in the instrument recorded in Book 2432 of Ramsey County Records, page 359, the center line of which is described as follows:

Commencing at a point on the South line of the North 660 feet of the Northwest Quarter of Section 21, Township 30, Range 23, distant 278 feet East of the East line of the West half of said Northwest Quarter; thence South 2 degrees East (assuming said South line of the North 660 feet as bearing East and West) a distance of 167 feet; thence Southerly to a point on a line parallel to the North line of said Northwest Quarter and 825 feet North of the South line of said Northwest Quarter (as measured along the West line of said Northwest Quarter), distant 1573.3 feet East of the West line of said Northwest Quarter and there terminating;

the location of which center line was revised by stipulation filed in Torrence Case No. 11530 Subject to other easements of record, if any.



A line parallel with the North line of the NW 1/4 of Sec. 21, T30, R23;
 945.10' measured to easterly R/W line Interstate Hwy. 35
 948.03' to point of beginning called out in Cert. of Title # 258435
 171' Deed

--S89°59'41"E-762.97' point of beginning called out in Cert. of Title # 258435 to east property line
 765.90' easterly R/W line Interstate Hwy. 35 to east property line

I hereby certify that this survey 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.

Ron Murphy 10832 October 3, 1978 4085
 Reg. No. Date Job No. Revised 10/10/78

Scale 1" = 100'

FIELD BOOK	PAGE	PROJECT	DESCRIPTION	FILE NO.	DATE	DESCRIPTION	BY
REFERENCE			REVISIONS				

COMSTOCK & DAVIS, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS

1446 COUNTY ROAD J
 MINNEAPOLIS,
 MINNESOTA, 55432
 PHONE: 612-784-9346

DESIGN BY
 DRAWN BY d.p.j.
 APPROVED BY
 CHECKED BY

SCALE Noted
 INSPECTOR

DATE October 78
 JOB NUMBER 4085
 SHEET 1 OF 1
 FILE 14-4-4085