

BALD EAGLE LAKE

GRANITE MONUMENT

S89°39'03" W

NORTH LINE OF N.W. 1/4 OF SEC. 12

N.E. CORNER OF N.W. 1/4 OF SEC. 12

C.I.M.

PLAT OF SURVEY FOR: Irene E. Fredericks
2324 Buffalo Street
White Bear Lake, Minnesota

BUFFALO STREET

1/4 - 1/4 LINE AS PER RAMSEY COUNTY
RETRACEMENT SURVEY NOV. 1901

N 88°17'02" E

100.00

25.00

75.00

EDGE OF BLACK-TOP
PAVEMENT ON
PROPERTY LINE

1376.22

PARCEL I:

Commencing at a point on the west line of Section 12, Township 30, Range 22, 1320 feet north of the 1/4 Section Corner on the west line of Section 12; thence east along the 1/4 - 1/4 line, 745 feet to the place of beginning of the land to be described; thence south and parallel with the west line of said Section 12, 220 feet more or less to an iron stake; thence east and parallel with the north line of said Section 12, 75 feet more or less to an iron stake; thence north and parallel with the west line of said Section 12, 220 feet more or less to the 1/4 - 1/4 line; thence west along the 1/4 - 1/4 line 75 feet more or less to the place of beginning, according to the United States Government Survey thereof and situate in Ramsey County, Minnesota.

PARCEL II:

The east 25 feet of the north 220 feet of the following described property: Commencing at a point on the west line of Section 12, Township 30, Range 22, 1320 feet north of the 1/4 Section Corner on the west line of Section 12; thence east along the 1/4 - 1/4 line, 620 feet to the place of beginning of the land to be described; thence south and parallel with the west line of said Section 12, 396 feet; thence east along the line parallel with the north line of said section 12, 125 feet; thence north and parallel with the west line of said Section 12, 396 feet more or less to the 1/4 - 1/4 line; thence west along the 1/4 - 1/4 line 125 feet more or less to the place of beginning; excepting there from the easterly 25 feet of the northerly 220 feet thereof, according to the United States Government Survey thereof and situate in Ramsey County, Minnesota.

NOTE: Parcels I and II described above are the legal descriptions as set forth in Section 4 of Schedule A of the title insurance commitment issued by Title Insurance Company of Minnesota (Appl'n No. R-528478-L). Parcel II describes a piece of land 25 feet by 220 feet at the northeast corner of a description which excepts a piece of land 25 feet by 220 feet at the northeast corner of a larger property (125 feet by 396 feet). A strict interpretation of the legal description for Parcel II results in a 25 foot gap between Parcel I and Parcel II. I believe that the exception as undelined above should be deleted from the legal description. This survey and the proposed legal description combining Parcels I and II are based upon this belief. The validity of the Parcel II description should be verified.

PROPOSED LEGAL DESCRIPTION

That part of the Southwest Quarter of the Northwest Quarter of Section 12, Township 30, Range 22, described as follows:

Commencing at a point on the west line of said Section 12 distant 1320.00 feet northerly of the Quarter Section Corner on the west line of Section 12, thence North 88 degrees 17 minutes 02 seconds East along the north line of said Southwest Quarter of the Northwest Quarter a distance of 745.00 feet to the point of beginning of the land to be described; thence South 88 degrees 17 minutes 02 seconds West along said north line of the Southwest Quarter of the Northwest Quarter a distance of 25.00 feet; thence South 00 degrees 15 minutes 35 seconds East parallel with the said west line of Section 12 a distance of 220.00 feet; thence North 88 degrees 17 minutes 02 seconds East a distance of 25.00 feet to a line which bears South 00 degrees 15 minutes 35 seconds East, from the point of beginning; thence North 89 degrees 33 minutes 03 seconds East parallel with the north line of Section 12 a distance of 74.98 feet to a line which bears South 00 degrees 15 minutes 35 seconds East, parallel with said west line of Section 12, from a point on the north line of said Southwest Quarter of the Northwest Quarter distant 75.00 feet northeasterly from the point of beginning; thence North 00 degrees 15 minutes 35 seconds West along said parallel line a distance of 221.78 feet to said north line of the Southwest Quarter of the Northwest Quarter; thence South 88 degrees 17 minutes 02 seconds West along said north line a distance of 75.00 feet to the point of beginning; according to the United States Government Survey thereof, Ramsey County, Minnesota.

NOTE: The above proposed legal description has been written to combine the descriptions for parcel I and parcel II. The adjoining legal descriptions to the east and south of the parcels have not been reviewed for contiguity. The east and south lines should be reviewed for title over-laps or gaps.

I hereby certify that on February 22, 1985 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.

J. Gary Ryan
Minn. Reg. No. 11529

THE BEARING SYSTEM SHOWN HEREON IS ON AN ASSUMED DATUM.

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SCALE 1" = 30'

O DENOTES IRON MONUMENT SET

S.E. CORNER OF N.W. 1/4 OF SEC. 12
GRANITE MONUMENT

S.W. CORNER OF N.W. 1/4 OF SEC. 12, T30, R22
GRANITE MONUMENT

T-12539
FILED
OCT 30 1985
J. E. GOKOWSKI
Deputy

JOHN J. RYAN CO. --LAND SURVEYORS			
246-6158 or 649-3676			
SCALE	1" = 30'	REVISION	BY
DATE	2-22-85	Bearing Correction	DATE
DRN	CKD		
APP'VD			
TITLE			