PROPOSED PARCEL EXHIBIT FOR:
EPISCOPAL HEALTH & HOUSING SERVICES

LEGEND

- MANHOLE
- CLEAN OUT
- CATCH BASIN
- ROOF DRAIN (OUTLET)
- HYDRANT
- GATE VALVE
- AUTO SPRINKLER
- BUILDING SUPPORT COLUMN
- VENT
- GAS METER
- LIGHT BASE (NO LIGHT)
- LIGHT
- UTILITY POLE
- GUY WIRE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC OUTLET POST
- AIR CONDITIONER
- COMMUNICATION BOX
- SIGN
- BOLLARD
- BENCH
- TRASH RECEPTACLE
- HANDICAP PARKING SPACE
- FENCE
- WOOD FENCE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- OVERHEAD WIRE
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- WALL
- EDGE OF SHRUBBERY
- x 205.1 SPOT ELEVATION
- 205 EXISTING CONTOUR LINE
- DENOTES 2 INCH APPLE TREE
- DENOTES 6 INCH BIRCH
- DENOTES 12 INCH MAPLE
- DENOTES 40 INCH OAK
- DENOTES 4 INCH SPRUCE
- BITUMINOUS SURFACE
- CONCRETE SURFACE

PROPOSED LEGAL DESCRIPTIONS:

PARCEL 1 (Episcopal Homes University Avenue EHUA Development)

All that part of Lots 181 through 193, Hinkel's 3rd Amendment to Union Park, Ramsey County, Minnesota, Lots 87 and 88, Union Park, and the vacated Alleys, as dedicated in said Union Park, bounded and described as follows:

Beginning at the southwest corner of said Lot 87; thence Northwesterly, along the westerly line of said Lot 87, and its extension, to the intersection with the southwesterly extension of the westerly line of said Lot 193; thence Northeasterly, along said extension, and the westerly line of said Lot 193, a distance of 145.92 feet to the northwesterly corner of said Lot 193; thence Southeasterly, along the northerly line of said Hinkel's 3rd Amendment to Union Park, a distance of 322.50 feet to the northeast corner of said Lot 181; thence Southerly, along the east line of said Lot 181, a distance of 106.65 feet; thence Northwesterly, a distance of 159.66 feet, to a point on the east line of said Lot 87, distant 22.81 feet north of the southeast corner thereof; thence Southerly, along the east line of said Lots 87, and 88, a distance of 33.81 feet; thence Northwesterly, a distance of 146.61 feet to said point of beginning.

PARCEL 2 (Iris Park Commons 2 – Assisted Living)

All that part of Lots 181, 182 and 183, Hinkel's 3rd Amendment to Union Park, Ramsey County, Minnesota, Lots 98, 99 and 100, Union Park, the west half of vacated Dewey Street, formerly Laura Avenue and Albion Avenue, and the vacated Alleys, as dedicated in said Union Park, bounded and described as follows:

Commencing at the southwest corner of said Lot 98; thence Southwesterly, at a right angle with the easterly line of Lot 91, said Union Park, a distance of 14.00 feet to said easterly line; thence Northwesterly, along said easterly line, a distance of 37.44 feet to the point of beginning of the land to be described; thence Southeasterly, deflecting 128 degrees 48 minutes 06 seconds to the right, a distance of 41.52 feet; thence Easterly, a distance of 149.79 feet, more or less, to a point on the east line of the west half of said vacated Dewey Street, said point being at the intersection of said east line, with a line drawn radially to said east line, from the southeast corner of said Lot 98; thence northerly, along said east line, a distance of 204.59 feet to the southeasterly extension of the northerly line of said Lot 181; thence Northwesterly, along said extension, a distance of 30.27 feet to the northeast corner of said Lot 181; thence Southerly, along the east line of said Lot 181, a distance of 106.65 feet; thence Northwesterly, a distance of 159.66 feet, to a point on the east line of Lot 87, said Union Park, distant 22.81 feet north of the southeast corner thereof; thence Southerly, along the east line of Lots 87, 88, 89 and 90, said Union Park, a distance of 139.56 feet to the northeast corner of said Lot 91; thence Southeasterly, along the east line of said Lot 91, a distance of 10.26 feet to said point of beginning.

PARCEL 3 & 4 (Iris Park Commons 1–Assisted Living & Episcopal Church Home – Skilled Care):

Lots 89, 90, 91, 92, 93, 94, 95, 96 and 97, Union Park, Ramsey County, Minnesota.

Together with that part of the west half of vacated Dewey Street, formerly Laura Avenue and Albion Avenue, accruing to said Lots 95, 96 and 97 by reason of the vacation thereof.

Also together with that part of the vacated alley, dedicated in said Union Park, accruing to said Lots 92, 93, 94, 95, 96 and 97.

Also together with that part of Lot 98, said Union Park, the west half of said vacated Dewey Street, accruing to said Lot 98, and the vacated alley, dedicated in said Union Park, accruing to said Lot 98, and Lot 91, said Union Park, which lie southerly of the following described line:

Commencing at the southwest corner of said Lot 98; thence Southwesterly, at a right angle with the the easterly line of said Lot 91, a distance of 14.00 feet to said easterly line; thence Northwesterly, along said easterly line, a distance of 37.44 feet to the point of beginning of the line to be described; thence Southeasterly, deflecting 128 degrees 48 minutes 06 seconds to the right, a distance of 41.52 feet; thence Easterly, a distance of 149.79 feet, more or less, to a point on the east line of the west half of said vacated Dewey Street, said point being at the intersection of said East line, with a line drawn radially to said east line, from the southeast corner of said Lot 98, and said line there terminating.

AND:

That part of Lot 88, said Union Park, lying southerly of a line described as beginning at a point on the east line of said Lot 88, distant 11.00 feet south of the northeast corner of said Lot 88; thence westerly, deflecting 103 degrees 18 minutes 28 seconds (as measured from south to west) a distance of 146.61 feet more or less to the northwest corner of said Lot 88 and said line there terminating.

PARCEL 5 (Cornilia House – Independent Living)

Lots Seventy–two (72), Seventy–three (73), Seventy–four (74) and the west Forty (W. 40) feet of Lot Seventy–five (75), Union Park.

Together with that part of the east half of vacated Dewey Street, formerly Laura Avenue and Albion Avenue, lying southerly of the northwesterly extension of the northeasterly line of Lot 72, said Union Park.

Lot 75, except the west 40 feet thereof, and all of Lot 76, Union Park.

Together with the south half of the vacated Alley, dedicated in said Union Park accruing to said Lots by reason of the vacation thereof.

PARCEL 6 (Seabury – HUD 202)

Lots One Hundred Seventy (170), One Hundred Seventy–one (171), One Hundred Seventy–two (172), One Hundred Seventy–three (173), One Hundred Seventy–four (174), One Hundred Seventy–five (175), One Hundred Seventy–six (176), One Hundred Seventy–seven (177), One Hundred Seventy–eight (178), One Hundred Seventy–nine (179), One Hundred Eighty (180) and all of Lot One Hundred Sixty–nine (169) except that part lying easterly of the following described line:

Beginning at a point on and measured on the northerly line of said Lot One Hundred Sixty–nine (169), thirteen and four–tenths (13.4) feet northwesterly of the northeasterly corner of said Lot One Hundred Sixty–nine (169); thence southeasterly to a point seven (7) feet westerly of the easterly line said Lot One Hundred Sixty–nine (169) and eight (8) feet southwesterly of the northerly line of said Lot One Hundred Sixty nine (169); thence southerly along a straight line seven (7) feet westerly of and parallel to the easterly line of said Lot One Hundred Sixty–nine (169) to the southerly line of Lot 76, Union Park, and said line there terminating.

All in Hinkel's 3rd Amendment to Union Park, Ramsey County, Minnesota.

Together with that part of the southerly and southwesterly half of the alley dedicated in the plat of Union Park, vacated, lying between the northerly extension across said alley of the east line of the West 40 feet of Lot 75, Union Park, and the easterly right–of–way line of vacated Dewey Street, formerly Laura Avenue and Albion Avenue.

And together with that part of the northerly and northeasterly half of the alley dedicated in Union Park, vacated, lying easterly of the easterly right–of–way line of vacated Dewey Street, formerly Laura Avenue and Albion Avenue and westerly of the following described line:

Beginning at a point on and measured on the Northerly line of said Lot One Hundred Sixty–nine (169), thirteen and four–tenths (13.4) feet Northwesterly of the Northeasterly corner of said Lot One Hundred Sixty–nine (169); thence Southeasterly to a point seven (7) feet Westerly of the Easterly line said Lot One Hundred Sixty–nine (169) and eight (8) feet Southwesterly of the Northerly line of said Lot One Hundred Sixty–nine (169); thence Southerly along a straight line seven (7) feet Westerly of and parallel to the Easterly line of said Lot One Hundred Sixty–nine (169) to the Southerly line of the Lot 76, Union Park, and said there terminating.

And together with that part of the east half of vacated Dewey Street, formerly Laura Avenue and Albion Avenue, lying northerly of the northwesterly extension of the northeasterly line of Lot 72, said Union Park.

NOTES:

1. The orientation of this bearing system is based on Ramsey County Coordinate Grid (NAD 83–96 Adjustment).

CERTIFICATION:

I hereby certify that this plan, report or specification 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.

Date of survey: July 20, 2012

Brent R. Peters
Minnesota License No. 44123

FIELD BOOK	PAGE
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FIELDWORK CHIEF: T.H.
DRAWN BY: kgf
CHECKED BY: B.R.P.

DRAWING NAME: 35082–CBA.dwg
JOB NO. 35082
FILE NO. 2595

REVISIONS

NO.	DATE	DESCRIPTION

PROPOSED PARCEL EXHIBIT

EXHIBIT FOR:
EPISCOPAL HEALTH & HOUSING SERVICES

PROPERTY ADDRESS:
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