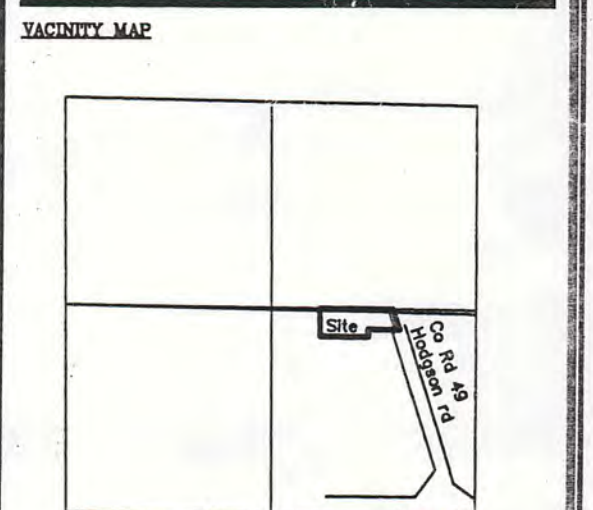


14

Oak Hill Montessori

CITY OF
SHOREVIEW
MINNESOTA

OWNER/DEVELOPER
Oak Hill Montessori School
4665 Hodgson Road
Shoreview, MN 55126



CAUTION FILE QUALIFICATION:
This drawing was prepared by the Engineer/Surveyor for the project as indicated on the Engineer/Surveyor's professional services for use solely with respect to this project. These CAD files were not prepared by the Engineer/Surveyor and are not to be used for any other project or for any other purpose. The Engineer/Surveyor's professional liability insurance may be voided if these CAD files are used for any other project or for any other purpose. The Engineer/Surveyor is not responsible for any errors or omissions in these CAD files and shall be held harmless and indemnified by the client for any and all consequences, claims and liabilities, including reasonable attorneys' fees, arising from the use of these CAD files.

Existing Legal Description:

Parcel 1

That part of the East 1004.69 feet of the Southeast Quarter of the Southwest Quarter of Section 13, Township 30 North, Range 23 West, Ramsey County, Minnesota, lying Southwesterly of the center line of Hodgson Road (S.T.H. No. 49) and lying North of the following described line:

Commencing at the Northwest corner of said East 1004.69 feet; thence Southerly along the West line of said East 1004.69 feet a distance of 175.36 feet to the point of beginning of the line to be described; thence South 88 degrees 45 minutes 45 seconds East (assuming the North line of said Southeast Quarter of the Southwest Quarter to have a bearing of South 89 degrees 17 minutes 34 seconds East) a distance of 311.70 feet; thence North 00 degrees 12 minutes 23 seconds West 51.00 feet; thence South 88 degrees 45 minutes 45 seconds East, 205.96 feet to the center line of said Hodgson Road and there terminating; EXCEPT that part of the East 1004.69 feet of the Southeast Quarter of the Southwest Quarter of Section 13, Township 30, Range 23, Ramsey County, Minnesota, lying Westerly of the center line of Hodgson Road, and lying Northerly of a line described as beginning at a point on the West line of said East 1004.69 feet of the Southeast Quarter of the Southwest Quarter of Section 13 distant 15.25 feet south of the Northwest corner of said East 1004.69 feet of the Southeast Quarter of the Southwest Quarter of Section 13; thence South 89 degrees 17 minutes 34 seconds East (assuming the North line of said Southeast Quarter of the Southwest Quarter of Section 13 has a bearing of South 89 degrees 54 minutes 53 seconds East) a distance of 479.57 feet to said center line of Hodgson Road and said line there terminating.

Parcel 2

That part of the East 1004.69 feet of the Southeast Quarter of the Southwest Quarter of Section 13, Township 30, Range 23, lying North of the center line of CROSSROADS POND, lying West of the center line of State Trunk Highway 49 (Hodgson Road) as dedicated and shown on the plat of NORTH OAKS VILLAGE CENTER 1ST ADDITION, and lying South of the following described line:

Commencing at the Northwest corner of said East 1004.69 feet; thence Southerly along the West line of said East 1004.69 feet a distance of 175.36 feet to the point of beginning of the line to be described; thence South 88 degrees 45 minutes 45 seconds East (assuming the North line of said Southeast Quarter of the Southwest Quarter to have a bearing of South 89 degrees 17 minutes 34 seconds East) a distance of 311.70 feet; thence North 00 degrees 12 minutes 23 seconds West, 51.00 feet; thence South 88 degrees 45 minutes 45 seconds East 205.96 feet to the center line of State Trunk Highway 49 (Hodgson Road) and there terminating.

Proposed Legal Description:

Lot 1, Block 1, OAK HILL MONTESSORI, Ramsey County, Minnesota.

I hereby certify to Cherokee State Bank, that the existing legal description of this property, as taken from the title commitment issued by Land Title Insurance Company dated Aug. 2, 2001 as file No. TC-109370, is a description of the same parcel of land as Lot 1, Block 1, of the proposed plat of OAK HILL MONTESSORI.

Richard L. Licht
Richard L. Licht
License No. 26724

Note:

- Please note that this drawing is a compilation of the existing visible conditions, the proposed building addition and the proposed plat easements. There may or may not be other easements of record encumbering this property.
- We have shown buried structures and utilities on and/or serving the site to the best of our ability, subject to the following restrictions:
 - Utility operators do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this.
 - Those utility operators that do respond, often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoining site crosses this site or a service to this site crosses an adjoining, it may not be located since most operators will not mark such "private" services.
 - Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
 - Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive.
 - EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.

I hereby certify that this survey, plan, or report 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.

Richard L. Licht
Richard L. Licht License No. 26724
Date: 1/14/01

DATE	REVISION
02/28/02	Buildings, Note and Benchmark
03/07/02	Address, Misc. Items
03/14/02	Added existing legal description

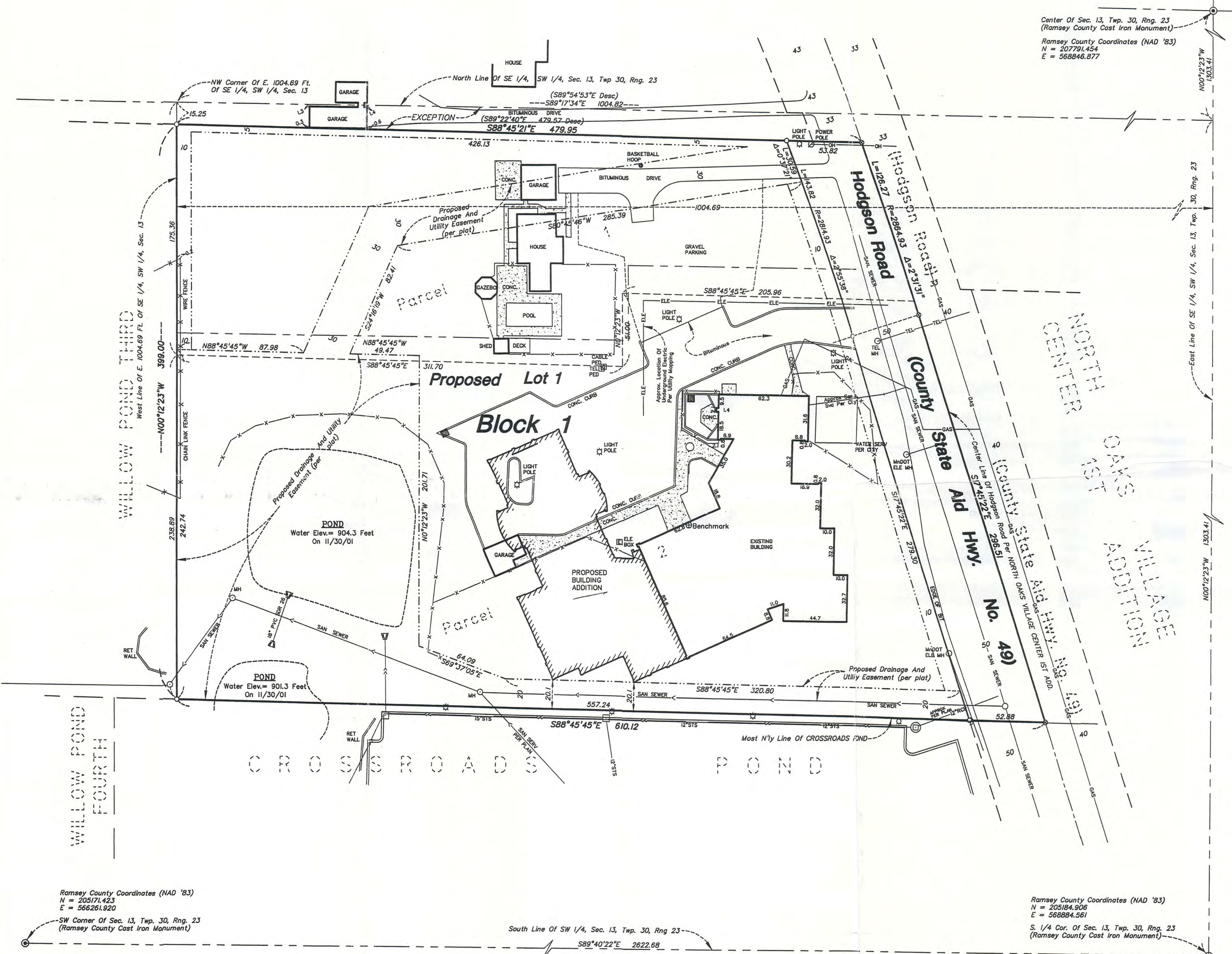
QUALITY MANAGEMENT REVIEW
BY: _____ DATE: _____

LOUCKS ASSOCIATES

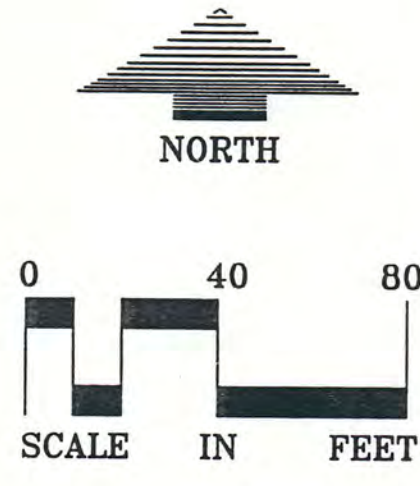
Planning • Civil Engineering • Land Surveying
Environmental • Archaeology
7000 Bemick Lane, Suite 900, Minneapolis, Minnesota 55409-0002
Telephone: (612)554-5500 Fax: (612)554-5822
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Existing Conditions & Proposed Building
Exhibit

PROJECT NO. 00-230A
Sheet 1 of 1



- LEGEND**
- POWER POLE
 - ⊗ LIGHT POLE
 - MH STORM
 - MH SANITARY
 - CATCH BASIN
 - HYDRANT
 - GATE VALVE
 - CULVERT
 - FENCE
 - RETAINING WALL
 - CONCRETE



Ramsey County Coordinates (NAD '83)
N = 205171.423
E = 566261.920
SW Corner Of Sec. 13, Twp. 30, Rng. 23
(Ramsey County East Iron Monument)

Ramsey County Coordinates (NAD '83)
N = 205184.906
E = 568884.561
S. 1/4 Cor. Of Sec. 13, Twp. 30, Rng. 23
(Ramsey County East Iron Monument)