

ROBERT E. ANDERSON  
JOHNN H. ANDERSON

# MINOR SUBDIVISION OF A PORTION OF THE ROBERT ANDERSON PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 30 NORTH, RANGE 22 WEST, CITY OF VADNAIS HEIGHTS, RAMSEY COUNTY, MINNESOTA

## EXISTING LEGAL DESCRIPTIONS

Certificate of Title No. 338890

The North 287.75 feet of the South 1511 feet of that part of the Southwest Quarter of Section 32 lying East of the center line of Centerville Road, except that part thereof within the following described tract: Commencing at a point on the East line of said Southwest Quarter distant 1511 feet north from the Southeast corner thereof, thence East, parallel to the South line of said Section, a distance of 331.18 feet; thence Southwesterly, parallel to said center line of Centerville Road, 208.71 feet; thence West, parallel to said South line of Section, 1059.43 feet, more or less to said center line of Centerville Road; thence Northwesterly along said center line 208.71 feet; thence Easterly 728.25 feet to the place of commencement.

That part of the North 90 feet of the South 1223.25 feet of the Southwest Quarter of Section 32, lying Easterly of the center line of Centerville Road and West of the East 179.5 feet of said Southwest Quarter, all in Township 30, Range 22.

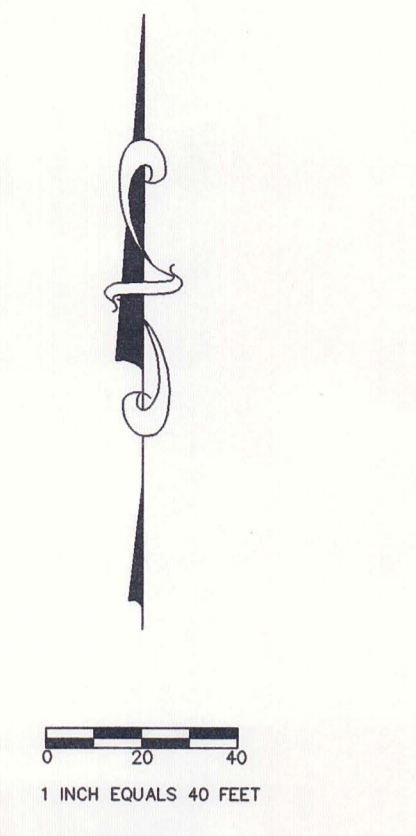
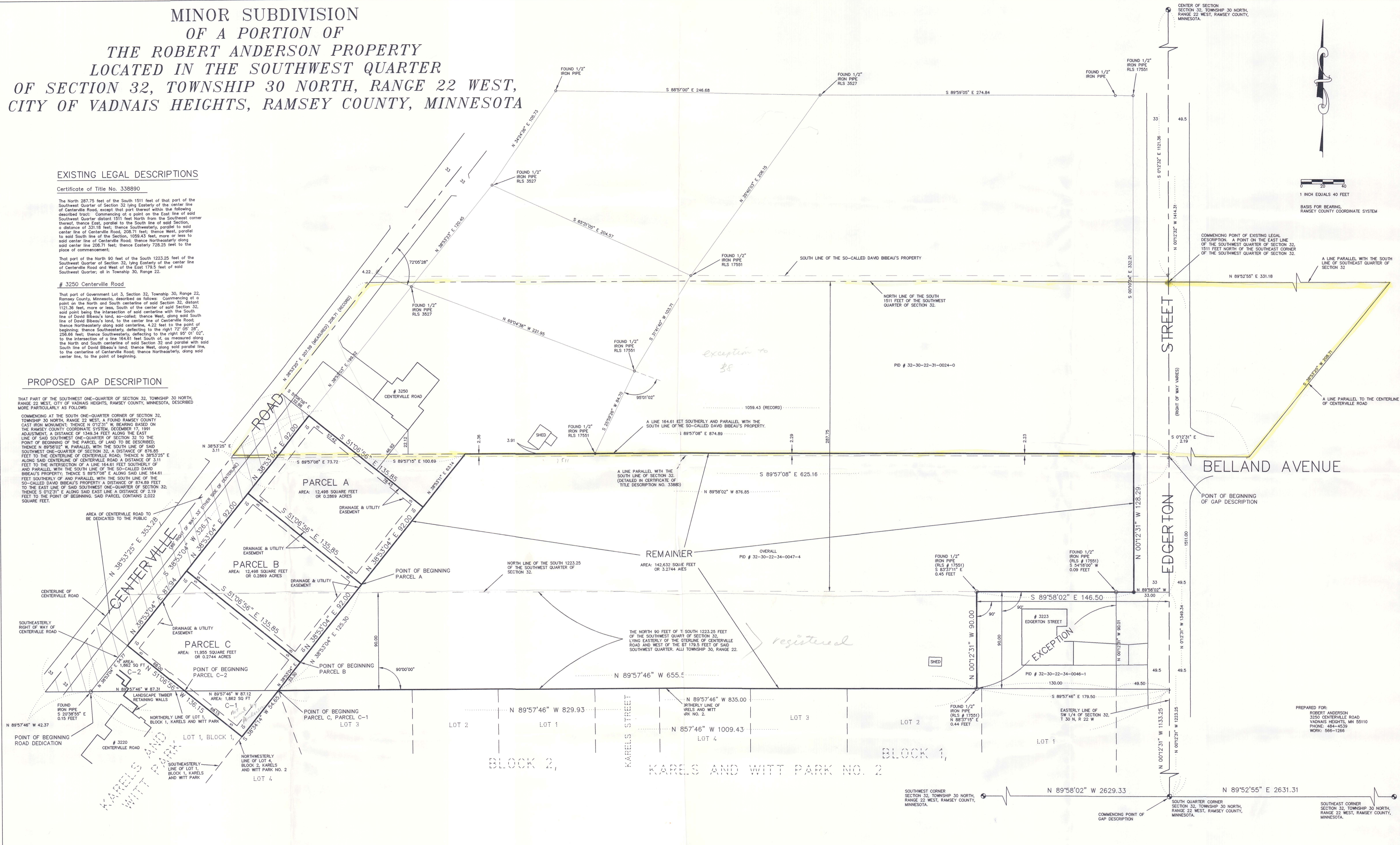
### # 3250 Centerville Road

That part of Government Lot 3, Section 32, Township 30, Range 22, Ramsey County, Minnesota, described as follows: Commencing at a point on the North and South centerline of said Section 32, distant 1121.36 feet, more or less, South of the center of said Section 32, said point being the intersection of said centerline with the South line of David Bibeau's land, so-called; thence West, along said South line of David Bibeau's land, to the center line of Centerville Road; thence Northwesterly along said centerline, 4.22 feet to the point of beginning; thence Southwesterly, deflecting to the right 72° 05' 28", 256.66 feet; thence Southwesterly, deflecting to the right 95° 01' 02", to the intersection of a line 164.61 feet South of, as measured along the North and South centerline of said Section 32 and parallel to the South line of David Bibeau's land, thence West, along said parallel line, to the centerline of Centerville Road; thence Northwesterly, along said center line, to the point of beginning.

## PROPOSED GAP DESCRIPTION

THAT PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 30 NORTH, RANGE 22 WEST, CITY OF VADNAIS HEIGHTS, RAMSEY COUNTY, MINNESOTA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 32, TOWNSHIP 30 NORTH, RANGE 22 WEST, A FOUND RAMSEY COUNTY CAST IRON MONUMENT, THENCE N 01°23'1" W BEARING BASED ON THE RAMSEY COUNTY COORDINATE SYSTEM, DECEMBER 17, 1991 ADJUSTMENT, A DISTANCE OF 1349.34 FEET ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 32 TO THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE N 89°57'08" W PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 32, A DISTANCE OF 0.76 65 FEET TO THE CENTERLINE OF CENTERVILLE ROAD; THENCE S 38°53'25" E ALONG SAID CENTERLINE OF CENTERVILLE ROAD A DISTANCE OF 3.11 FEET TO THE INTERSECTION OF A LINE 164.61 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SO-CALLED DAVID BIBEAU'S PROPERTY; THENCE S 89°57'08" E ALONG SAID LINE 164.61 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SO-CALLED DAVID BIBEAU'S PROPERTY A DISTANCE OF 0.74 89 FEET TO THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 32; THENCE S 01°23'1" E ALONG SAID EAST LINE A DISTANCE OF 2.19 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2,022 SQUARE FEET.



COMMENCING POINT OF EXISTING LEGAL DESCRIPTION: A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, 1511 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32.

BELLAND AVENUE

EDGERTON STREET

POINT OF BEGINNING OF GAP DESCRIPTION

PREPARED FOR:  
ROBERT ANDERSON  
3250 CENTERVILLE ROAD  
VADNAIS HEIGHTS, MN 55110  
PHONE: 484-4539  
WORK: 566-1266



CERTIFICATION  
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
MARK D. KEMPER, PLS 18407  
DATED THIS 22<sup>ND</sup> DAY OF FEBRUARY, 1996

**KEMPER & ASSOCIATES INC.**  
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