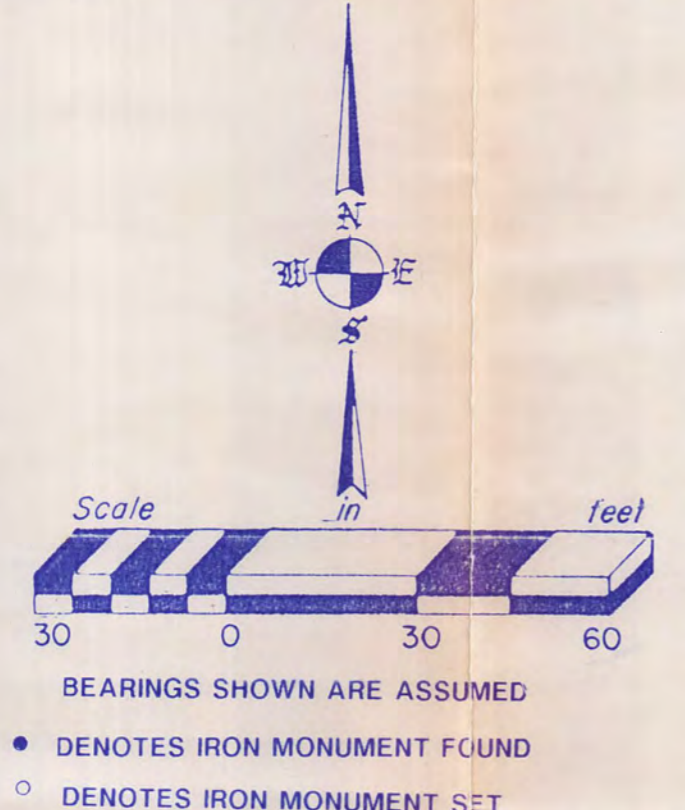
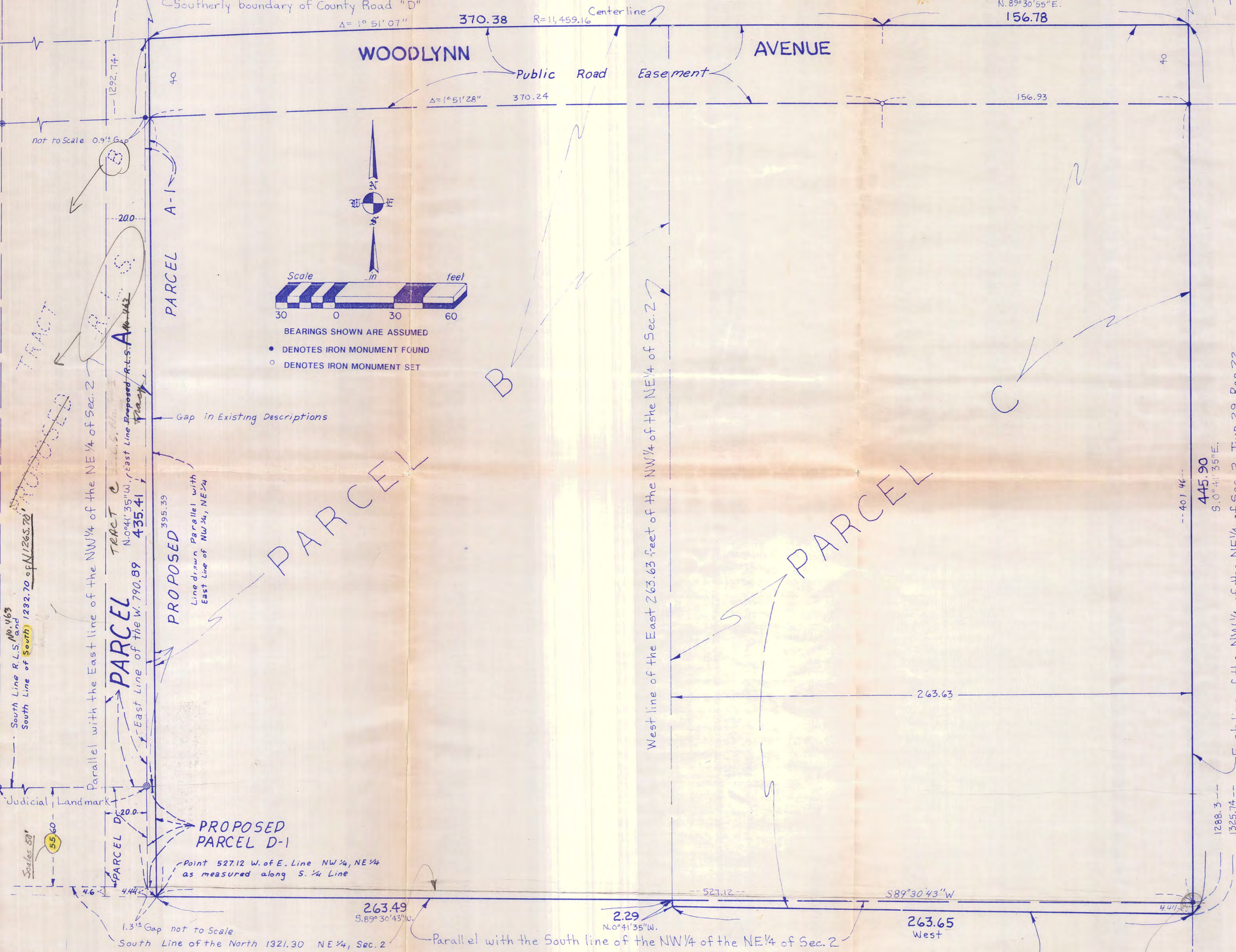


Corrections to be made by
 surveyor per H. R. Heston 5/19/89

BOUNDARY SURVEY FOR COTTAGES OF MAPLEWOOD LIMITED PARTNERSHIP



EXISTING DESCRIPTIONS
 (PER COMMONWEALTH LAND TITLE INSURANCE CO. COMMITMENT NO. 817-830781)

PARCEL A
 The east 20.00 feet of the south 1232.70 feet of the north 1265.70 feet of the east 263.63 feet of the west 790.89 feet of the Northwest Quarter of the Northeast Quarter of Section 2, Township 29, Range 22, lying south of the centerline of Woodlynn Avenue.

(To be future re-described as: Parcel A-1, as filed and of record in the office of the Registrar of Titles, Ramsey County.)

PARCEL B
 That part of the following described tract lying South of the centerline of Woodlynn Avenue, and subject to said avenue easement, in Ramsey County, Minnesota, except the East 263.63 feet thereof:

Subject to easements, a parcel of land situated in the Northwest one-quarter of the Northeast one-quarter of Section 2, Township 29, Range 22, more particularly described as follows: Commencing at a point 33 feet South of the Northeast corner of said Northwest one-quarter of the Northeast one-quarter of Section 2, thence running southerly along the East line of said Northwest one-quarter of the Northeast one-quarter of Section 2, a distance of 1288.3 feet to point; thence running southerly and parallel with the South line of said Northwest one-quarter of the Northeast one-quarter of Section 2, a distance of 527.12 feet to a point; thence running northerly and parallel with the East line of said Northwest one-quarter of the Northeast one-quarter of Section 2, a distance of 1292.74 feet to the southerly boundary of County Road "D", thence running easterly along the southerly boundary of County Road "D" a distance of 527.26 feet to the point of beginning containing in all 16 acres, more or less.

PARCEL C
 That part of the following described tract lying South of the centerline of Woodlynn Avenue, and subject to said avenue easement, in Ramsey County, Minnesota:

The South 1/2 of the East 263.63 feet of the North 1325.74 feet of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 29, Range 22, subject to easements of record.

(Abstract)

PARCEL D
 That East 20 feet of the South 55.60 feet of the North 1321.30 feet of the East 263.63 feet of the West 790.902 feet of the Northeast quarter of Section 2, Township 29, Range 22.

PROPOSED DESCRIPTIONS

PROPOSED PARCEL D-1
 That part of the south 55.60 feet of the north 1321.30 feet of the NW 1/4 of the NE 1/4 of Section 2, Township 29, Range 22, Ramsey County lying easterly of the easterly line of the east 263.63 feet of the west 790.902 feet of said NW 1/4 of the NE 1/4 and lying westerly of a line drawn northerly and parallel with the east line of said NW 1/4 of the NE 1/4 from a point distant 527.12 feet westerly of said east line, as measured along the south line of said NW 1/4 of the NE 1/4.

(To be future described as: Parcel D-1, as filed and of record in the office of the Registrar of Titles, Ramsey County, Minnesota, lying easterly of the southerly extension of the easterly line of said RLS, lying westerly of a line drawn northerly and parallel with the east line of said Northwest Quarter of the Northeast Quarter of the Northeast Quarter from a point distant 527.12 feet westerly of said east line, as measured along the south line of said Northwest Quarter of the Northeast Quarter.)

PROPOSED PARCEL A-1
 That part of the south 1232.70 feet of the north 1265.70 feet of the Northwest Quarter of the Northeast Quarter of Section 2, Township 29, Range 22, lying southerly of the centerline of Woodlynn Avenue; lying easterly of the easterly line of the east 263.63 feet of the west 790.89 feet of said Northwest Quarter of the Northeast Quarter and lying westerly of a line drawn northerly and parallel with the east line of said NW 1/4 of the NE 1/4, from a point distant 527.12 feet westerly of said east line of the NW 1/4 of the NE 1/4, as measured along the south line of said NW 1/4 of the NE 1/4. Subject to Woodlynn Avenue.

(To be future described as: Parcel A-1, as filed and of record in the office of the Registrar of Titles, Ramsey County, Minnesota, lying southerly of the centerline of Woodlynn Avenue; lying easterly of the easterly line of Tract B, RLS, as filed and of record in the office of the Registrar of Titles; lying northerly of the easterly extension of the southerly line of said Tract B, and lying westerly of a line drawn northerly and parallel with the east line of said Northwest Quarter of the Northeast Quarter, said parallel line being distant 527.12 feet westerly of said east line of the Northeast Quarter of the Northeast Quarter, as measured along the south line of said Northwest Quarter of the Northeast Quarter. Subject to Woodlynn Avenue.

AREA TABULATION

Area of Parcel A =	7499 sq.ft.	0.172 Ac.	3.4 3
Area of Parcel B =	115578 sq.ft.	2.653 Ac.	
Area of Parcel C =	117240 sq.ft.	2.691 Ac.	
Area of Parcel D =	1112 sq.ft.	0.026 Ac.	
Area of Parcel D-1 =	735 sq.ft.	0.017 Ac.	
Area of Parcel A-1 =	120 sq.ft.	0.003 Ac.	
Area of Woodlynn Ave. included in Parcel A =	800 sq.ft.	0.018 Ac.	
Area of Woodlynn Ave. included in Parcel A-1 =	74 sq.ft.	0.002 Ac.	
Area of Woodlynn Ave. included in Parcel B =	10514 sq.ft.	0.242 Ac.	
Area of Woodlynn Ave. included in Parcel C =	10545 sq.ft.	0.242 Ac.	

I, Gary R. Harris, a licensed surveyor in and for the State of Minnesota, do hereby certify to the National Title Resources Corporation that this is a true and correct plat of a survey of the property described above, also described as: adjacent to and east of 2080 Woodlynn Avenue, City of Maplewood, County of Ramsey, State of Minnesota; that said plat correctly shows the location of all buildings, structures and improvements on said described property; that there are no party walls, visible right of ways and easements, or visible encroachments except as shown on said plat of survey.

Dated MAY 5, 1989 By Gary R. Harris
 License No. 10943 Harris

REVISED 5 10 89