

CERTIFICATE OF SURVEY

JOHN R. TURPIN  
REGISTERED LAND SURVEYOR  
ST. PAUL, MINNESOTA

I hereby certify that this is a true and correct representation of a survey of the boundaries of:

PARCELS 1, 2 and 3, Block 7, Whitney and Smith's Addition to St. Paul, except the southerly 10 feet of said Lot 2, conveyed to the City of St. Paul for public use and subject to the terms of that deed recorded in Book 129 of Deeds, Page 195, 1150 of the Register of Deeds, Ramsey County, Minnesota. -- (Abhorrent property)  
PARCELS 1, 2 and 3, Block 7, Whitney and Smith's Addition to St. Paul, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, the southerly 10 feet thereof being subject to an easement for a public alley subject to those deeds recorded in Book 129 of Deeds, Page 195, 1150 of the Register of Deeds, Ramsey County, Minnesota. -- (Abhorrent property)  
PARCELS 1, 2 and 3, Block 7, Whitney and Smith's Addition to St. Paul, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, the southerly 10 feet thereof being subject to an easement for a public alley subject to those deeds recorded in Book 129 of Deeds, Page 195, 1150 of the Register of Deeds, Ramsey County, Minnesota. -- (Abhorrent property)  
PARCELS 1, 2 and 3, Block 7, Whitney and Smith's Addition to St. Paul, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, the southerly 10 feet thereof being subject to an easement for a public alley subject to those deeds recorded in Book 129 of Deeds, Page 195, 1150 of the Register of Deeds, Ramsey County, Minnesota. -- (Abhorrent property)

Together with those parts of the adjoining vacated sections of East Seventh Street and of the adjoining vacated sections of the alley in said Block 7 which according to the description by reason of vacation said vacated sections being those described by a City of St. Paul Ordinance, Ordinance No. 27926, filed as Document No. 215353 by the Ramsey County Register and as Document No. 730495 by the Ramsey County Register of Deeds, as follows:

East Seventh Street  
Block 7, Whitney and Smith's Addition to St. Paul, bounded by lines described as follows:  
Commencing at the most westerly corner of said Lot 12, thence northeasterly on the northeasterly line of said Lot 12 a distance of 50.45 feet to the point of beginning of the lines to be described thence northeasterly, at right angles to the northeasterly line of said Lot 12, a distance of 204.68 feet thence southerly, at right angles to the last described course, 4/10 of a foot to the northeasterly line of said Lot 11 and 12 to the point of beginning.  
AND  
That part of the alley which was opened through Block 7, Whitney and Smith's Addition to St. Paul by taking and conveying the southerly 10 feet of Lots 2 and 11 in said Block 7 which is bounded by lines described as follows:  
Commencing at the point of intersection of the southerly line of Lot 11, said Block 7, and the northeasterly line of said alley as opened, thence southerly on the northeasterly line of said alley a distance of 100.6 feet to the point of beginning of the lines to be described thence southerly, at right angles to the last described course, 3/10 of a foot thence northeasterly on a line parallel to the northeasterly line of said alley, 68.0 feet thence northeasterly, at right angles to the last described course, 3/10 of a foot to the northeasterly line of said alley thence southerly on the northeasterly line of said alley to the point of beginning.

That part of the alley which was opened through Block 7, Whitney and Smith's Addition to St. Paul by taking and conveying the southerly 10 feet of Lots 2 and 11 in said Block 7 which is bounded by lines described as follows:  
Commencing at the point of intersection of the southerly line of Lot 11, said Block 7, and the northeasterly line of said alley as opened, thence southerly on the northeasterly line of said alley a distance of 100.6 feet to the point of beginning of the lines to be described thence southerly, at right angles to the last described course, 4/10 of a foot thence northeasterly on a line parallel to the northeasterly line of said alley, 68.0 feet thence northeasterly, at right angles to the last described course, 3/10 of a foot to the northeasterly line of said alley thence southerly on the northeasterly line of said alley to the point of beginning.

I further hereby certify that this is a true and correct representation of the location of all buildings on said land, and all encroachments and visible easements either way across any boundary lines of said land and thereon, and all zoning setback requirements and variances therefrom, as of this date.  
Signed this 26th day of September, 1984.  
John R. Turpin, Registered Land Surveyor  
Minnesota Registration Number 6740  
Notes: This land is in an area zoned B-5 by the City of St. Paul; there are no buildings setback requirements in this zone.  
Property corners are marked by iron pipes, hardened steel nails and drill hole in concrete, as shown on drawing.  
SCALE: 1 INCH = 10 FEET.

FILED  
OCT 5 1984  
J. E. GOCKOWSKI, Clerk  
Deputy

September 26, 1984  
DESCRIPTION FOR USE IN RE-DEVELOPING TRACT NO. "THE BISHOPRY" (1/3 OF LOTS 11 AND 12) -  
Those parts of Lots 1, 2, 11 and 12, Block 7, Whitney and Smith's Addition to St. Paul, which are bounded on the northeast by that property line described and established by a deed recorded in Book 129 of Deeds on Page 195, being a line running from a point on the northeasterly line of said Lot 1 distant 151.20 feet southerly from the northeasterly corner of said Lot 1 to a point on the southerly line of said Lot 11 distant 151.31 feet southerly from the southerly corner of said Lot 2; and bounded on the southwest by that property line described and established by a deed recorded in Book 129 of Deeds on Page 108, being a line running from a point on the northeasterly line of said Lot 12 distant 201.98 feet southerly from the northeasterly corner of said Lot 1 to a point on the southerly line of said Lot 11 distant 201.83 feet southerly from the southerly corner of said Lot 2; All according to the plat and deeds on file in the office of the County Recorder, Ramsey County, Minnesota; the southerly 10 feet thereof being subject to an easement for a public alley except as partially vacated by Document No. 730495.  
John R. Turpin, Registered Land Surveyor  
Minnesota Registration Number 6740  
September 26, 1984

