



TO ALL PERSONS INTERESTED IN THE TITLE TO THE PREMISES SHOWN ON THIS PLAT PLAN:
 I hereby certify that I personally made an actual survey of the premises shown on this plat plan on the 7th day of January, 1974; that this plat plan is a correct representation of the premises as determined by said survey; I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon.
 Signed at St. Paul, Minnesota, this 25th day of January 1974.
 John A. Torgler
 Registered Land Surveyor
 Minnesota Registration No. 6740

LEGAL DESCRIPTION OF PREMISES:
 The Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 26, Township 73, Range 23, including vacated Englewood Avenue except the North 70 feet thereof, taken for Pierce Butler Boulevard except the South 55 feet thereof, taken for Minnehaha Avenue and except the East 11 feet thereof, taken for S. Victoria Street and except that part thereof described as follows: beginning at a point on the West line of said Southeast 1/4 of Southeast 1/4 of Southeast 1/4 distant 70 feet South of the Northwest corner thereof; thence S. of 04° 00' E. on said West line a distance of 227.99 feet; thence S. 90° 00' E. a distance of 192.00 feet; thence S. 45° 00' E. a distance of 192.00 feet; thence S. 45° 00' E. a distance of 170.00 feet; thence S. 0° 00' E. a distance of 170.00 feet; thence S. 45° 00' E. a distance of 64.4 feet; thence S. 0° 00' E. a distance of 32.2 feet to the South line of the North 70 feet of said Southeast 1/4 of Southeast 1/4 of Southeast 1/4; thence S. 89° 55' 30" W. on said South line to the point of beginning.
 St. Paul, Ramsey County, Minnesota.

Elevations shown herein are referred to City of St. Paul datum, and 694.10 to obtain elevations referred to sea level datum.
 BENCH MARKS: Top center bolt of hydrant at N.E. corner of Minnehaha Avenue and Milton Street; ELEVATION 199.96.
 Top center bolt of hydrant at N.E. corner of Minnehaha Avenue and Victoria Street; ELEVATION 200.16.
 Underground utility information taken from records of City of St. Paul Public Works Department, Southern States Power Co. and Northwestern Bell Telephone Co. There are no underground electrical installations in the area.
 There are underground telephone installations in Milton Street, Victoria Street and Minnehaha Avenue, for exact locations contact Northwestern Bell Telephone Co.

5,420.97
 280.00
 300.97

Project No. Minn. 4-1-3
 Plat No. 11-A-2
 Area 286,608 Sq. Ft. or 6.53 Acres