EDGEMONT ST. (Not Graded)

West lot line — Doc. No. 347021 — Street widening

607.0

J. W. BASS ACRE LOTS

Lot 43 (Parcel 2) | Lot 42 (Parcel 4) | Lot 35 (Parcel 3) | Lot 34 | Lot 27 (Parcel 1)

COTTAGE AVE. (Not Graded)

MONTCLAIR SUBDIVISION

151.75 | 151.75 | 303.50 | 75.0

119.0

204.98

Sewer, Water and gas Easement Doc. No. 1222133

304.98

Easement to Northern States Power Company (Doc. No. (not recorded))

Centerline Power & Telephone Lines

30' Construction easement Doc. No. 323051

30' Sewer Easement Doc. No. 346041

To a point on the South line of lot 19 10' East of the S.W. Corner thereof.

Sewer and gas easement Doc. No. 1222133

6" Water Main (this Property)

8" Gas Main (this Property)

8" Storm Sewer

Easement for Storm Sewer Doc. No. 571522

302.74

Celia Kennedy

681.64

303.32

Street Widening Easement Doc. No. 1322233

Overhead Power & Telephone Line

edge of pavement

4" Gas Main (this Property)

6" Water Main

24" R.C.P. @ 0.7% ± Combined Sewer

275± 21" R.C.P. Combined Sewer line

WESTMINSTER STREET

West line of S.W. 1/4 of Section 20, T29N, R22W.

Descriptions:

Parcel No.1: Torrens Certificate No. 248974
The North 75.0 feet of Lot 27, J.W. Bass' Acre Lots, according to the plat thereof, on file and of record in the office of the Register of Deeds, Ramsey County, Minnesota.

Parcel No.2: Abstract
Lot 43, J.W. Bass' Acre Lots, according to the plat thereof, on file and of record in the office of the Register of Deeds, Ramsey County, Minnesota, *excepting therefrom the Easterly 30 feet thereof.*

Parcel No.3: Abstract
Lots 34 and 35 of J.W. Bass' Acre Lots, according to the plat thereof, on file and of record in the office of the Register of Deeds, Ramsey County, Minnesota excepting therefrom the Eastern 30 feet thereof.

Parcel No.4: Abstract
Lot 42 of J.W. Bass' Acre Lots, according to the plat thereof, on file and of record in the office of the Register of Deeds, Ramsey County, Minnesota excepting therefrom the Eastern 30 feet thereof.

To all parties interested in title to premises surveyed

I hereby Certify that this location Map shows a survey made by me or under my direct supervision, on the 11th day of November 1975

I further certify that this location survey is a correct representation of the premises as determined by said survey

I further certify that there are no visible encroachments either way across any boundary line of the premises other than as shown

Signed this 25th day of November, 1975

Charles O. Georgi
Registered Land Surveyor No. 3960

10 Copies to Jim Gaddis

Utilities shown are from public record and to the accuracy of same.

There are no buried electric cables per record.

Sewers are combined both sanitary and storm.

All elevations are St Paul Datum

CB denotes catch basin

MH denotes man hole

PP denotes power pole

o denotes iron pipe monument.

Area = 185,278 ± Sq ft. or 4.25 Acres ±

LOCATION MAP

WESTMINSTER PLACE

ST PAUL, MINN

SCALE 1" = 30'

Charles O. Georgi Company
Civil Engineering & Land Surveying
3092 N. Lexington
St. Paul, Minnesota
55113

405A