



ROLLING PARK No. 2
(Area 18000 sq. ft. 745 feet)

Description

All these parts of the following described parcels which lie Southwly of the line hereinafter described, to-wit:
 Parcel 1 All that part of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 2, T 29N, R 23W lying Southwly of Rolling Park No. 2.
 Parcel 2 The West 165 Feet of that part of Government Lot 4 in Section 2, T 29N, R 23W which lies South of the South line of Lots 1 through 5, Rolling Park No. 2 extended Easterly.
 Said line being described as follows: Commencing at a point on the South line of said Section 2 distant 30 Feet East of the Southwest corner of the SE 1/4 of the SW 1/4 of the SW 1/4 of said Section 2, thence North (assumed bearing) 265.15 Feet to the point of beginning of the line herein described,
 thence East 80.0 Feet to a point of curve, thence Northeastwly along a curve to the left for an arc distance of 81.14 Feet, R=180 Feet, and Δ=42°30' to a point of reverse curvature, thence Easterly along a curve to the right for an arc distance of 123.05 Feet, R=100 Feet, and Δ=30°30' to end of curve, thence S 66°E 66.46 Feet to a point of curve, thence Easterly along a curve to the left for an arc distance of 97.74 Feet, R=200 Feet, and Δ=28° to end of curve, thence N 64°E 33.64 Feet to a point of curve, thence Southeastwly along a curve to the right for an arc distance of 62.93 Feet, R=100 Feet, and Δ=36° to end of curve, thence S 55°E 64.29 Feet to a point of curve, thence Easterly and Notherly along a curve to the left for an arc distance of 212.93 Feet, R=100 Feet, and Δ=122° to end of curve, thence East 71.0 Feet to a point of the East line of the West 165 Feet of said Government Lot 4, being 322.89 Feet North of the South line of said Section 2 and there terminating.
 Together with and subject to an easement for private roadway purposes over a strip of land 50 Feet in width, the center of which is the abovescribed line which constitutes the Northernly line of the above tract.
 Contains: 5.104 Acres, more or less (to E of Park Terrace Drive)
 222,310 sq. ft. more or less

Notes:
 No large trees on site, but small boulevard trees along south line of Park Terrace Drive. Also some street lights along boulevard.
 Curb cuts not located.
 There was approximately 12 inches of snow on ground at time of topography survey in January 1977.

All utilities are from public record and to accuracy of same.
 Gas lines, telephone cables, and electric cables not shown - see existing of street.

All elevations are USGS and Roseville City Datum.
 14.8 denotes elevation 914.8 and 93.2 denotes elevation 893.2
 BM = 896.56 Top of Hydrant on East side of Oxford Street 100' North of County Rd 'C'.
 BM = 906.56 Top of Hydrant on South side of Park Terrace Drive 450' East of Oxford St.

To all parties interested in title to premises surveyed:
 I hereby certify that this Site Map shows a survey made by me or under my direct supervision, on the 4th day of September, 1977.
 I further certify that this Site Map is a correct representation of the premises as determined by said survey. Underground utility locations are from public record and to accuracy of same.
 I further certify that there are no visible encroachments either way across any boundary line of the premises other than as shown.

Signed this 10th day of November, 1977.
Charles O. Georgi
 Registered Land Surveyor No. 8960

- R - Denotes Round distance
- o - Denotes Iron Pipe Monument
- △ - Denotes Railroad Spike
- - Denotes Fire Hydrant
- - Denotes Marked
- - Denotes Catch Basin

Boundary measurements in round with section monuments in place as of 6/2/77 and call distance of South 745 feet in Rolling Park No. 2.

SITE MAP
PARK VIEW TERRACE ESTATES
 CITY OF ROSEVILLE
 RAMSEY COUNTY, MINN.
 SCALE 1" = 40'
 CHARLES O. GEORGI COMPANY
 CHALANENGINEERING & LAND SURVEYING
 309 N. LEXINGTON AVENUE
 ST. PAUL, MINN. 55113
 June 1977

NOV 10 1977
11 Prints to Georally
S.F.S.

3/1/77 - Resurvey verification
 10/2/77 - Revis. description & add. monuments
 11/10/77 - Exhibit East 1/2 of Oxford St.