

Revised 12/10/87

ST. PAUL EYE CLINIC

PROPOSED PARKING EASEMENT

All that part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 29, Range 22, Ramsey County, Minnesota that is described as follows:

Commencing at the Southeast corner of said Southwest 1/4 of the Northeast 1/4; thence North 01°14'34" West, on an assumed bearing along the East line of said Southwest 1/4 of the Northeast 1/4, for a distance of 293.10 feet to the point of beginning of the land to be described; thence continuing North 01°14'34" West, along said East line, a distance of 367.06 feet to the North line of the South 1/2 of said Southwest 1/4 of the Northeast 1/4; thence North 89°59'58" West, along said 660.00 foot line, a distance of 591.98 feet; thence South 01°14'35" East a distance of 380.01 feet; thence North 88°44'26" East a distance of 591.84 feet to the point of beginning.

PROPOSED DRIVEWAY EASEMENT

A 26.00 foot driveway easement over that part of Southwest 1/4 of the Northeast 1/4 of Section 3, Township 29, Range 22, Ramsey County, Minn. that is described as follows:

Commencing at the Southeast corner of the said Southwest 1/4 of the Northeast 1/4; thence North 01°14'34" West on an assumed bearing, along the East line of said Southwest 1/4, a distance of 310.62 feet to the point of beginning of the centerline to be described; thence South 88°44'26" West, along said centerline a distance of 115.35 feet; thence South 0°58'35" East a distance of 81.24 feet; thence to the right on a tangential curve concave to the Northwest and having a central angle of 89°46' and a radius of 91.16 feet for a distance of 142.82 feet; thence South 88°47'25" West, tangent to last said curve for a distance of 125.60 feet and there terminating.

DESCRIBED AS:

That part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 29, Range 22, Ramsey County, Minnesota that is described as follows: Commencing at the Southeast corner of said Southwest 1/4 of the Northeast 1/4; thence North 89°59'58" West, on an assumed bearing along the South line of said Southwest 1/4 of the Northeast 1/4 for 332.62 feet; thence North 01°14'35" West a distance of 144.46 feet to the point of beginning; thence continuing North 01°14'35" West a distance of 119.90 feet; thence North 46°14'35" West a distance of 23.42 feet; thence North 58°45'25" East a distance of 9.73 feet; thence North 88°44'26" East a distance of 203.32 feet; thence South 46°07'05" East a distance of 12.59 feet; thence South 0°58'35" East a distance of 54.73 feet; thence to the right along a tangential curve concave to the Northwest and having a central angle of 89°46'00" and a radius of 78.16 feet for an arc distance of 122.46 feet; thence South 88°47'25" West, tangent to last said curve, for a distance of 125.61 feet to the point of beginning.

NOTE:

THIS DESCRIPTION VARIES FROM DESCRIPTION IN COMMITMENT DUE REVISIONS IN LAYOUT

PASSAGEWAY EASEMENTS

PASSAGEWAY EASEMENT
PROFESSIONAL ASSOC. TO EYE CLINIC

That part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 29, Range 22, Ramsey County, Minnesota that is described as follows: Commencing at the Southeast corner of said Southwest 1/4 of the Northeast 1/4; thence North 89°59'58" West, on an assumed bearing along the South line of said Southwest 1/4 of the Northeast 1/4 for 332.62 feet; thence North 01°14'35" West a distance of 221.26 feet to the point of beginning of the centerline of a 14.00 foot wide passageway easement; thence South 88°45'25" West, along said centerline a distance of 20.33 feet to the beginning of a 6.00 foot wide easement; thence continuing South 88°45'25" West, along said centerline a distance of 24.36 feet; thence South 01°14'35" East a distance of 8.00 feet; thence South 88°45'25" West a distance of 112.25 feet; thence North 01°14'35" West a distance of 33.00 feet; thence South 88°45'25" West a distance of 102.36 feet and there terminating.

PASSAGEWAY EASEMENT
EYE CLINIC TO PROFESSIONAL ASSOC.

That part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 29, Range 22, Ramsey County, Minnesota that is described as follows: Commencing at the Southeast corner of said Southwest 1/4 of the Northeast 1/4; thence North 89°59'58" West, on an assumed bearing along the South line of said Southwest 1/4 of the Northeast 1/4 for 332.62 feet; thence North 01°14'35" West a distance of 221.26 feet to the point of beginning of the centerline of a 6.00 foot wide passageway easement; thence North 88°45'25" East, along said centerline a distance of 20.50 feet; thence North 43°44'25" East a distance of 44.55 feet; thence North 01°14'35" West a distance of 11.05 feet and there terminating.

REVISED 12/10/87 PARKING EASEMENT DESCRIPTION
REVISED 12/17/87 DRIVEWAY EASEMENT

LAKE & LAND SURVEYING, INC.
1296 Hudson Road
St. Paul, MN 55106

"I hereby certify to Beam Building Associates, a Limited Partnership, Title Insurance Company of Minnesota, and Northland Financial Company that this is a true and correct plat of survey of

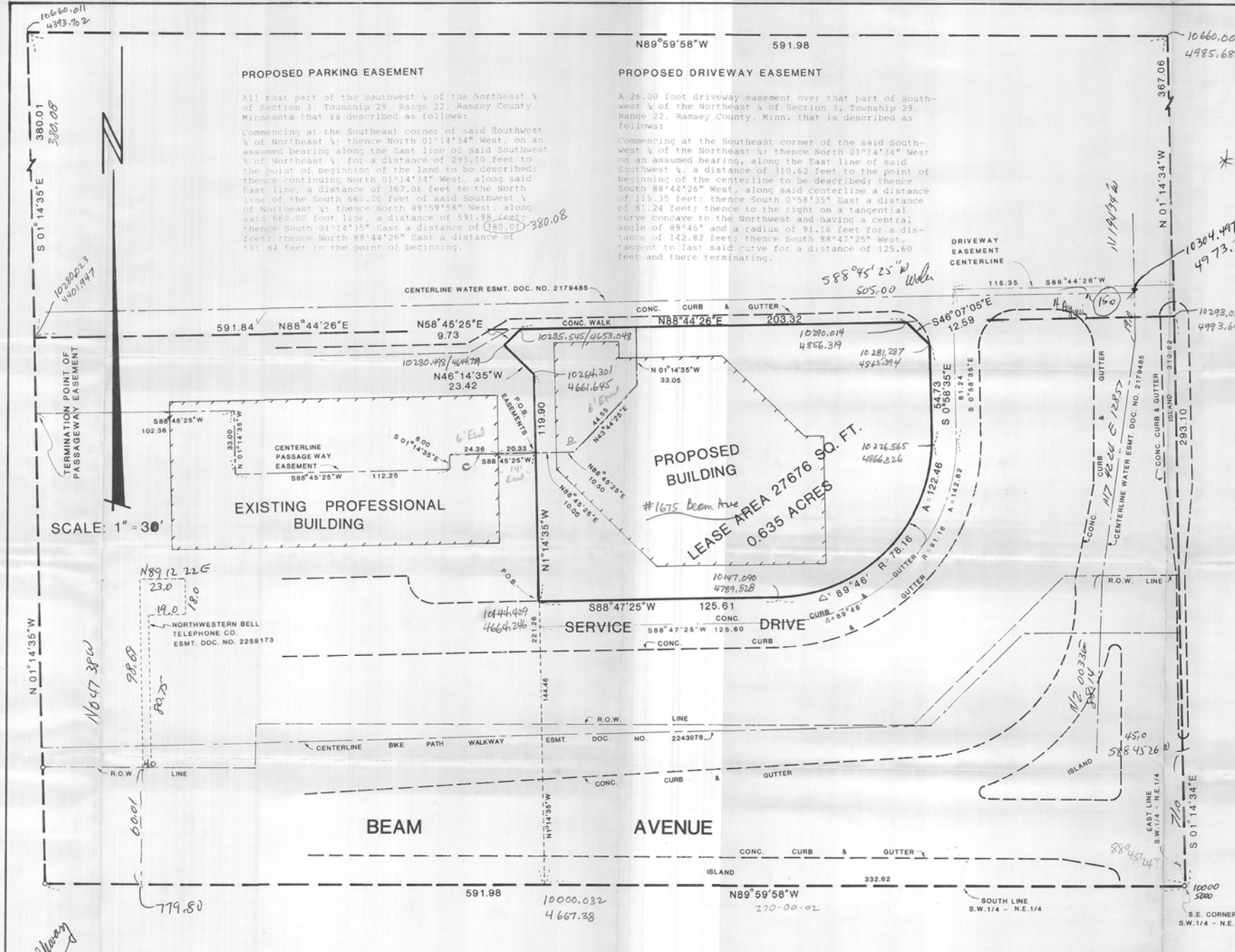
SEE DESCRIPTION ABOVE

and correctly shows the location of all buildings, structures, and improvements on said described property; that there are no visible encroachments onto adjoining properties, street or alleys by any of said buildings, structures or improvements; that there are no visible or recorded rights-of-way or easements on said described property other than shown thereon; that there are no party walls or visible encroachments on said described property by buildings, structures or other improvements situated on adjoining property except as shown on said plat of survey."

AND

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Danley
on the 28th day of SEPT 1987
Minn. R.L.S. No. 14887



SCALE: 1" = 30'

NOTE:

Point of termination of passageway easement falls on West line of professional building property within connecting corridor between hospital and professional building.

NOTE:

SET BACK REQUIREMENTS
Approved by Community Review Board as per site plan. There are no established city set back lines for this type of development.

FLOOD PLANE INFORMATION
City of Maplewood has property classified as Zone C. Therefore it is not in a flood hazard area.

12' eas. driveway

J.E.D.

S.E. CORNER
S.W. 1/4 - N.E. 1/4