



DESCRIPTION: (Contains 27676 sq. ft., or 0.635 acres, more or less)
 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 Northeast 1/4; thence North 89 degrees 59 minutes 58 seconds 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 degrees 14 minutes 35 seconds West a distance of 144.46 feet to the point of beginning; thence continuing North 01 degrees 14 minutes 35 seconds West a distance of 119.90 feet; thence North 46 degrees 14 minutes 35 seconds West a distance of 23.42 feet; thence North 58 degrees 45 minutes 25 seconds East a distance of 9.73 feet; thence North 88 degrees 44 minutes 26 seconds East a distance of 203.32 feet; thence South 46 degrees 07 minutes 05 seconds East a distance of 12.59 feet; thence South 0 degrees 58 minutes 35 seconds 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 degrees 46 minutes 00 seconds and a radius of 78.16 feet for an arc distance of 122.46 feet; thence South 88 degrees 47 minutes 25 seconds West, tangent to last said curve, for a distance of 125.61 feet to the point of beginning, according to the United States Government Survey thereof.

DESCRIPTION: (Driveway easement)
 A 26.00 foot driveway easement over 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 Northeast 1/4; thence North 01 degrees 14 minutes 34 seconds West on an assumed bearing, along the East line of said Southwest 1/4 of Northeast 1/4 for 310.62 feet to the point of beginning of the centerline to be described; thence South 88 degrees 44 minutes 26 seconds West along said centerline a distance of 115.35 feet; thence South 0 degrees 58 minutes 35 seconds 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 degrees 46 minutes and a radius of 91.16 feet for a distance of 142.82 feet; thence South 88 degrees 47 minutes 25 seconds West tangent to last said curve for a distance of 125.10 feet and there terminating.

DESCRIPTION: (Parking Lot)
 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 Northeast 1/4; thence North 01 degrees 14 minutes 34 seconds West on an assumed bearing along the East line of said Southwest 1/4 of 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 degrees 14 minutes 34 seconds West along said East line a distance of 367.06 feet to the North line of the South 660.00 feet of said Southwest 1/4 of Northeast 1/4; thence North 89 degrees 59 minutes 58 seconds West along said 660.00 foot line a distance of 591.98 feet; thence South 01 degrees 14 minutes 35 seconds East a distance of 380.08 feet (380.01 feet Deed); thence North 88 degrees 44 minutes 26 seconds East a distance of 591.84 feet to the point of beginning.

DESCRIPTION: (Proposed electric line easement)
 A 15 foot electric line easement over part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 29, Range 22, Ramsey County, Minnesota, the centerline of which is described as follows:

Commencing at the Southeast corner of said Southwest 1/4 of Northeast 1/4; thence North 89 degrees 59 minutes 58 seconds West assumed bearing along the South line of said Southwest 1/4 of Northeast 1/4 a distance of 594.10 feet; thence North 00 degrees 00 minutes 02 seconds East a distance of 61.18 to the point of beginning of the centerline to be herein described; thence South 89 degrees 58 minutes 54 seconds East 158.97 feet; thence North 84 degrees 06 minutes 59 seconds East 120.22 feet; thence North 12 degrees 57 minutes 50 seconds West 45.48 feet; thence North 3 degrees 48 minutes 51 seconds West 86.46 feet to a point herein after referred to as point "A" and there terminating. Also a 15 foot electric line easement the centerline of which is described as commencing at the herein described point "A"; thence North 88 degrees 11 minutes 24 seconds West a distance of 2.78 feet to the point of beginning of the centerline to be herein described; thence North 1 degree 08 minutes 32 seconds West 85.68 feet and there terminating. Subject to Beam Avenue.

DESCRIPTION: (Proposed gas line easement)
 A 15 foot gas line easement over part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 29, Range 22, Ramsey County, Minnesota, the centerline of which is described as follows:

Commencing at the Southeast corner of said Southwest 1/4 of the Northeast 1/4; thence North 89 degrees 59 minutes 58 seconds West assumed bearing along the South line of said Southwest 1/4 of Northeast 1/4 a distance of 318.70 feet; thence North 00 degrees 00 minutes 02 seconds East 83.0 feet to a point on the Northerly right-of-way of Beam Avenue and the point of beginning of the centerline to be herein described; thence North 20 degrees 36 minutes 41 seconds West 72.66 feet; thence North 17 degrees 36 minutes 01 seconds East 62.22 feet and there terminating.

DESCRIPTION: (Electric line easement for flood lights)
 A 15 foot electric line easement over part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 29, Range 22, Ramsey County, Minnesota, the centerline of which is described as follows:

Commencing at the Southeast corner of said Southwest 1/4 of Northeast 1/4; thence North 89 degrees 59 minutes 58 seconds West assumed bearing along the South line of said Southwest 1/4 of Northeast 1/4 a distance of 413.16 feet; thence North 0 degrees 00 minutes 02 seconds East 113.14 feet to the point of beginning of the centerline to be herein described; thence North 88 degrees 47 minutes 25 seconds East 203.66 feet; thence along a tangential curve to the left 168.92 feet, radius of 107.82 feet, delta angle 89 degrees 46 minutes; thence North 0 degrees 58 minutes 35 seconds West along a line tangential to said curve 50.02 feet; thence South 88 degrees 31 minutes 25 seconds West 81.0 feet and there terminating.

DESCRIPTION: (Proposed water line easement)
 A 30.0 foot water line easement over part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 29, Range 22, Ramsey County, Minnesota, the centerline of which is described as follows:

Commencing at the Southeast corner of said Southwest 1/4 of Northeast 1/4; thence North 01 degrees 14 minutes 34 seconds West on an assumed bearing along the East line of said Southwest 1/4 of Northeast 1/4 a distance of 71.0 feet; thence South 88 degrees 45 minutes 26 seconds West 45.0 feet; thence North 2 degrees 00 minutes 33 seconds East 86.14 feet; thence North 7 degrees 42 minutes 24 seconds East 128.157 feet; thence North 1 degrees 14 minutes 34 seconds West 19.0 feet; thence South 88 degrees 45 minutes 25 seconds West 293.43 feet to the point of beginning of the centerline of the 30 foot water line easement to be herein described; thence S 1 degrees 07 minutes 42 seconds East 20.05 feet and there terminating. Subject to existing water line easement described in Document #2179465.

DESCRIPTION: (Proposed sanitary sewer easement)
 A 20 foot sanitary sewer easement over part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 29, Range 22, Ramsey County, Minnesota, the centerline of which is described as follows:

Commencing at the Southeast corner of said Southwest 1/4 of Northeast 1/4; thence South 89 degrees 59 minutes 58 seconds West assumed bearing along the South line of said Southwest 1/4 of Northeast 1/4 a distance of 59.5 feet; thence North 01 degrees 14 minutes 34 seconds West a distance of 167.94 feet to the point of beginning of the centerline to be herein described; thence North 85 degrees 28 minutes 03 seconds West 124.55 feet and there terminating.

DESCRIPTION: (Proposed storm sewer easement)
 A 20 foot storm sewer easement over part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 29, Range 22, Ramsey County, Minnesota, the centerline of which is described as follows:

Commencing at the Southeast corner of said Southwest 1/4 of Northeast 1/4; thence North 89 degrees 59 minutes 58 seconds West assumed bearing along the South line of said Southwest 1/4 of Northeast 1/4 a distance of 532.31 feet; thence North 00 degrees 00 minute 02 seconds East a distance of 91.27 feet to the point of beginning of the centerline to be herein described; thence North 78 degrees 10 minutes 19 seconds East a distance of 72.36 feet; thence North 88 degrees 27 minutes 36 seconds East a distance of 191.62 feet; thence North 3 degrees 24 minutes 30 seconds East a distance of 51.91 feet and there terminating.

Certificate of Survey

From the office of
GEORGI-SCHMIDT & ASSOC. INC.
 3092 No. Lexington Ave., Roseville, Mn. 55113
 LAND SURVEYING
 483-4408

I Herby Certify that this plat shows a survey made by me of the property described on this plat, and that the corners are correctly placed as shown, 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.

Job Number: 3640
 Surveyed For: Bear Building Association
 Date: June 21, 1988
 Scale: 1"=30'

SITE & UTILITY MAP
 SAINT PAUL EYE CLINIC
 Maplewood, Ramsey County, Mn.

I hereby certify to: Prudential National Assurance Company, Northland Financial Company, Bear Building Associates, a limited partnership, and Title Insurance Company of Minnesota; that the survey prepared by me entitled Site & Utility Map, was actually made upon the ground and that the information, corners, and distances shown thereon are correct; that the title lines and improvements (other than noted) are as shown and visible to boundary lines shown hereon; that there are no known easements, encroachments, or relative uses affecting this property other than those shown or noted thereon; that this survey was made for the purpose of recording the same; that I am a duly registered Land Surveyor under the Laws of the State of Minnesota. This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted and amended in 1986 by ATA and ACSM.

Donald W. Schmidt
 Date: 15. Mn. Reg. #10459

***NOTES: Existing Easements as per Title Insurance Company of Minnesota-Policy No. LH 103774 dated February 23, 1988.
 Proposed Easements as per client.
 Improvements not shown: Trees, landscape rocks, water faucets, sprinklers, lights on buildings, water connections, vents, fans, traffic signs and handicap parking.
 Square Foot of Structure - Top floor (third floor)-13609 sq.ft., more or less
 second floor-12114 sq.ft., more or less
 first floor-12757 sq.ft., more or less
 Utilities field located and as per public records and to accuracy of same - proposed easements as per client Electric line for flood lights not in at time of survey and as per proposed plans.
 Parking spaces: 4 spaces on south-352 on north lot (Total 356)
 FLOOD PLANE: As per previous survey-City of Maplewood has property classified as Zone C. Therefore it is not in a flood hazard area.
 Title Binder finished makes no reference to mineral rights.