



South line of No. 10 Acres of 5/2 of NE 1/4 Sec. 4-30-22
(As per Survey by F.K. Kvidera Dated 12/15/88)

DESCRIPTION: As furnished. (Contains 7.6142 acres-including road)
That part of the South one-half of the Northeast quarter of Section 4, Township 30, Range 22 lying South of the North 10 acres described as follows:

Beginning at the intersection of the south line of the North 10 acres and the West line of said Northeast quarter; thence East along said South line a distance of 411 feet; thence South parallel with said west line a distance of 807 feet; thence West parallel with said south line a distance of 807 feet to the West line of said Northeast quarter; thence North along said west line a distance of 411 feet to the point of beginning; Subject to Centerville Road and subject to drainage and utility easements.

Ramsey County, Minnesota

I hereby certify to Specialty Mfg. Co., to First Bank National Association and to Title Insurance Company of Minnesota and to their successors and assigns that this is a true and correct plat of survey of the property legally described hereon; and

(a) This survey was made on the ground and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting or benefiting the subject property; (iii) the location of finished curbing and asphalt areas as of January 30, 1990; (iv) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof; (v) all other significant visible items on the subject property.
(b) Except as set forth hereon, there are no (i) visible encroachments upon the subject property; (ii) visible encroachments on adjacent, streets or alleys by any improvements on the subject property; (iii) party walls (iv) conflicts, gaps or protrusions. The exceptions to above statements are as follows:

Boundary line as per survey by F.K. Kvidera dated 12/15/88. Section breakdown not done. Property to North is described as being North of South 1150 feet-according to mentioned survey there is a gap rather than an overlap.

(c) Adequate ingress to and egress from the subject property is provided by Centerville Road, the same being paved and opened and maintained by Town of White Bear Township.

(d) All required building setback lines on the subject property shown hereon. All minimum requirements have been met.

Dated: _____
Donald W. Schmidt, L.S., Mn. Reg. #10459

West line NE 1/4 Sec. 4-30-22
N 00° 25' 32" W 411.00'
CENTERVILLE ROAD
411.00'

S 00° 25' 32" E 411.00'

NOTES:
No Title Binder Furnished - only easement know is 10 foot utility and drainage easement and 33 foot road.
O-MH Denotes manhole
P-PP Denotes power pole
O-LP Denotes light pole
O-WV Denotes water valve
b-Hyd Denotes fire hydrant

Zoned I-1 (Light Industry)-As per Town of White Bear Building Inspector.

150 foot frontage-
Min. one (1) acre-
30% green area-

Setbacks: Front - 35 feet
Side - 15 feet
Rear - 30 feet



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

Job Number: 398A
Surveyed For: The Specialty Mfg. Co. - Bruce Lawin
Date: 2/1/90
Scale: 1"=50'



SCALE: 1"=50'