NW 5 28 22

Certificate of Survey

From the office of

GEORGI- SCHMIDT & ASSOC. INC.

3092 No. Lexington Ave., Roseville, Mn. 55113
LAND SURVEYING
483-4408

I Hereby 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: 4035
Surveyed For G. N. Butler Company & Assc. - Tim Smith
Date 5/25/90 - 7/2/90
Scale 1"=40'

By _____
REGISTERED LAND SURVEYOR
Mn. Registration No. 10459

DESCRIPTION: (Contains 34974 sq.ft.)

Lot 2, Block 1, Riverview Industrial Park No. 1.
Ramsey County, Minnesota

Denotes power pole
● Denotes iron pipe monument
A/C Denotes Air conditioner

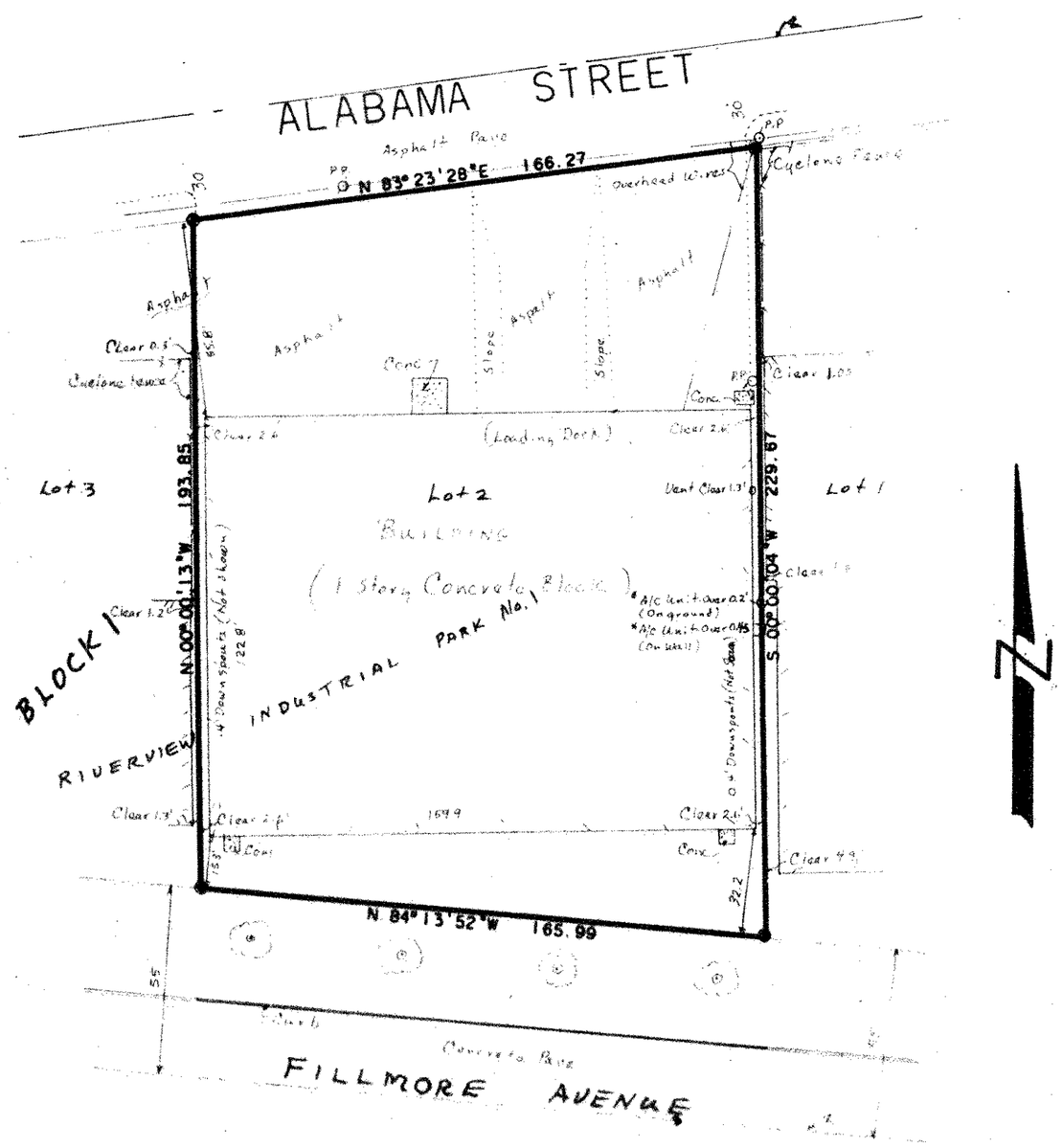
.5 downspouts on East and West wall not located

Encroachments onto adjoining property to East-
Ground Air conditioner-
Wall Air conditioner-

NOTES:
Zoned: I-1 (Light Instrial) Set backs Front and Side-Zero (0)
Front setback on Fillmore as per Port Authority-15 feet
Uses: St. Paul Legislative Code Section 60.611 to Section 60.615

Application No. R 624987 C dated June 8, 1990.

Schedule B:
(3) - Former Lot 10, Block 11, Town of Brooklyn is West of subject property-sewer easement shown on plat in old Fenton is West of subject property.
(4) - Former Lot 10, Block 11, Town of Brooklyn is West of subject property- roads are now all graded.
(5) Minerals and mineral rights are reserved by the State of Minnesota.



DESCRIPTION:
Lot 2, Block 1, Riverview Industrial Park No. 1.
Ramsey County, Minnesota

"I Hereby Certify to:
T&O Family Trust, Title Insurance Company of Minnesota, Peoples Electric Co., Inc. and Port Authority of the City of Saint Paul;

And to their heirs, successors and assigns:

(1) That the survey was established and actually made on the ground pursuant to the record description and all information thereon is correct;

(2) That the survey correctly shows the location of all visible buildings, structures and other improvements situated on said property and that, except as shown, no such building, structure or improvement encroaches onto adjacent property, nor, except as shown does any building, structure or improvement located on adjacent property encroach onto said property;

(3) That, except as shown, there are no visible easements or rights of way on said property or any other easements or rights of way which are shown or mentioned, as per Title Binder Application No. R 624987 C dated June 8, 1990, or of which the undersigned has knowledge of; that all setback lines as per the City of St. Paul are mentioned or shown; that the property has access to and from a publicly dedicated roadway as shown thereon; and that the property is located in an area protected by levees from 100 year flood as shown on Flood Insurance Rate Map 1275248-0010 D dated August 3, 1989; and

(4) That the said property and only the said property constitutes one tax lot except as shown on the survey and all zoning is mentioned, and that use and density classifications are shown in St. Paul Legislative Code-Section 60.611 to 60.615.

I further certify that this is a Class A survey in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1986.

_____
Donald W. Schmidt, Registered Land Surveyor
Minnesota Registration 10459

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