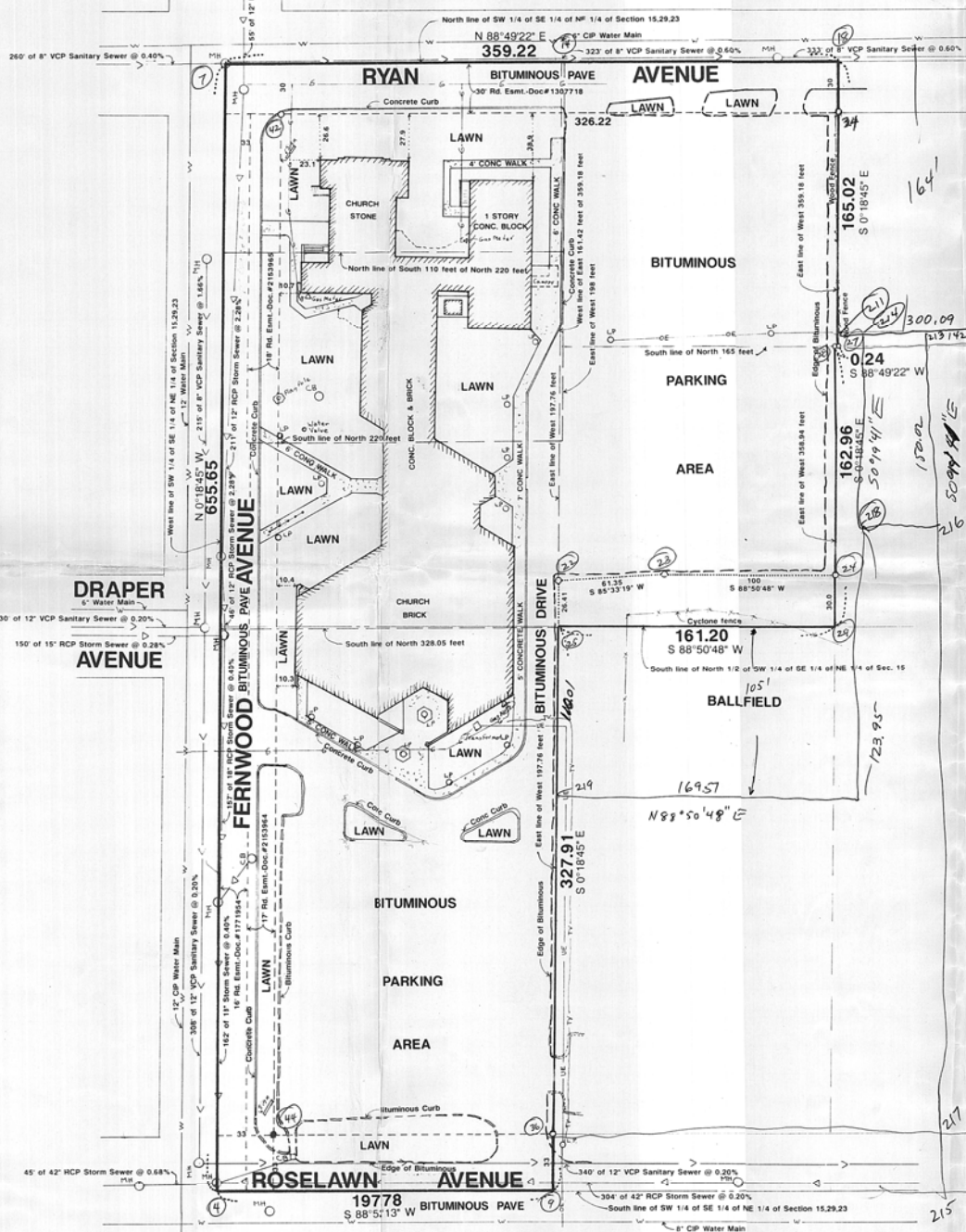


# COMSTOCK AND DAVIS INC. CERTIFICATE AND PLAT OF SURVEY

SURVEYED FOR: Roseville Lutheran Church



SCALE: 1 inch = 40 feet

- Denotes Iron Pipe Monument found in place.
- Denotes Iron Pipe Monument set and marked with Registration No. 10459.
- ⊙ Denotes Light Pole.
- ⊕ Denotes Catch Basin.
- ⊗ Denotes Manhole.
- G— Denotes Gas Main.
- UE— Denotes Underground Electric Line.
- S— Denotes Sanitary Sewer.
- D— Denotes Storm Sewer.
- W— Denotes Water Line.
- TV— Denotes Underground T.V. Cable.

The City of Roseville has been converted to a Flood Zone C Classification by the Federal Emergency Management Agency.

All utilities are shown as per the records of the owner of the utility and are to the accuracy of said records.

There are 181 painted parking stalls on the property.

There are no cemeteries visible on the property.

The furnished description encroaches upon an area apparently condemned and taken by the City of Roseville for park use.

DESCRIPTION: (As per title binder-Does not agree with plat book and City of Roseville)

PARCEL I  
The West 197.76 feet of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 29, Range 23, except the North 328.05 feet thereof.

PARCEL II  
The West 358.94 feet of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 29, Range 23 except: The North 220 feet of the West 198 feet; and the North 328.05 feet of the West 197.76 feet; and the South 110 feet of the North 220 feet of the West 198 feet; and the East 161.42 feet of the West 359.18 feet of the North 165 feet of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 29, Range 23.

PARCEL III  
The North 220 feet of the West 198 feet of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 29, Range 23 and the East 161.42 feet of the West 359.18 feet of the North 165 feet of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 29, Range 23.

PARCEL IV  
The North 328.05 feet of the West 197.76 feet except the North 220 feet thereof, of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 29, Range 23.

Subject to Roselawn Avenue over the South 33 feet of parcel 1.  
Contains 145,718 Sq. Ft. or 3.35 Acres (roads excluded)

The undersigned hereby certifies to North Star Bank, Roseville, Roseville Lutheran Church, and Land Title, Inc. that this is a true and correct representation of a survey of the above described real property showing:

- (a) the location of all buildings or structures thereon;
- (b) the location of all record easements as evidenced by Title Binder IF-37508 dated May 4th, 1993, and easements and encroachments on or from such real property that are visible on the real property or are known to the undersigned;
- (c) the location of visible utilities serving such real property and record location of underground utilities serving said property as per public records and to accuracy of same;
- (d) any flood hazard areas; and
- (e) all service roads, highways, bicycle paths, walkways, and parking areas on or serving the project.

Date: \_\_\_\_\_  
Donald W. Schaffert, Land Surveyor  
Minnesota Registration No. 10459

DESCRIPTION: (As furnished by the Roseville Lutheran Church)  
The West 197.76 feet of the Southwest quarter of the Southeast quarter of the Northeast quarter.

And the East 161.42 feet of the West 359.18 feet of the North 165 feet of the Southwest quarter of the Southeast quarter, except the West 197.76 feet thereof.

And also the West 358.94 feet of the North half of the Southwest quarter of the Southeast quarter of the Northeast quarter, except the West 197.76 feet thereof except the North 165 feet thereof, and except that part thereof lying southerly of the following described line: Beginning at a point on the East line distant 30 feet North of the Southeast corner of the East 161.18 feet of the West 358.94 feet of the above said North half; thence Westerly parallel to the South line of said North half a distance of 100 feet; thence Southwesterly by a deflection angle of 3 degrees 17 minutes to the left, a distance of 161.31 feet to a point on the West line of the East 161.18 feet of the West 358.94 feet of said North half and there terminating.

All in Section 15, Township 29 North, Range 23 West.  
Ramsey County, Minnesota  
\*\*Added to agree with description of City of Roseville Park Description.