

Certificate of Survey

COMSTOCK & DAVIS, INC.
3092 NORTH LEXINGTON AVENUE
ROSEVILLE, MINNESOTA 55113
(612) 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: R-92869
Surveyed For Timothy R. Geck
Date _____
Scale 1" = 50'

By _____
REGISTERED LAND SURVEYOR
Mn. Registration No. 10459

DESCRIPTION:

Lot 1, Block 63, White Bear, and that part of adjoining Lake Avenue and accretions thereto lying Southerly of the Southerly line of said Lot 1 and said Southerly line extended and between the extensions South of the West line of said Lot 1 and the centerline of adjoining Banning Avenue.

Subject to Lake Avenue hereinafter described.

Ramsey County, Minnesota

•Denotes iron pipe monument

DESCRIPTION: (Lake Avenue)

A roadway easement over and across that part of Lake Avenue which lies within the following described lines: Commencing at the Southwest corner of Lot 1, Block 63, White Bear; thence South (assumed bearing) along the southerly extension of the West line of said Lot 1 a distance of 15.90 feet to curb line and the point of beginning of the parcel to be herein described; thence N 58 degrees 37 minutes 47 seconds E along said curb 50.20 feet; thence continuing along said curb N 56 degrees 45 minutes 50 seconds E 47.33 feet to a point of curve of said curb; thence Northerly along a tangential curved curb to the left 13.95 feet, radius of 14.36 feet, delta angle of 55 degrees 39 minutes 23 seconds to a point on the Northeasterly extension of the Southeasterly line of said Lot 1; thence N 61 degrees 24 minutes 56 seconds E, not tangent to said curve, along said Northeasterly extension 19.93 feet to the intersection with the centerline of Banning Avenue; thence S 0 degrees 02 minutes 26 seconds W along the southerly extension of said centerline 39.60 feet; thence S 56 degrees 45 minutes 50 seconds W 58.18 feet; thence S 58 degrees 37 minutes 47 seconds W 67.73 feet to the intersection with the southerly extension of the West line of said Lot 1; thence North along said southerly extension 32.80 feet to the point of beginning.

Ramsey County, Minnesota

