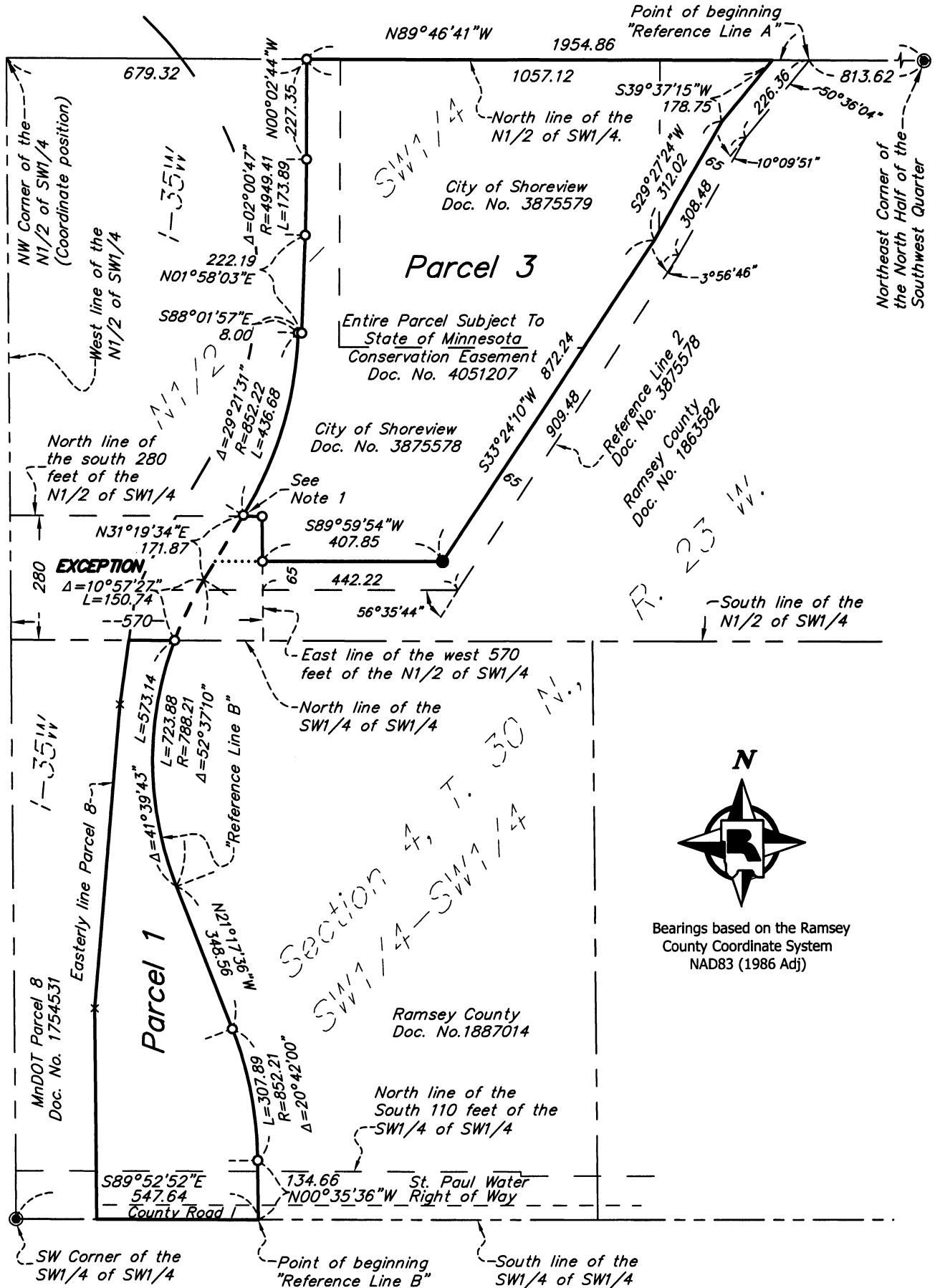


LAND EXCHANGE EXHIBIT



Bearings based on the Ramsey County Coordinate System NAD83 (1986 Adj)

LEGEND

- Denotes set 5/8 inch by 14 inch iron rod with plastic cap inscribed "RAMSEY COUNTY - LS 20261".
- Denotes found 3/4 inch iron rod.
- ⊙ Denotes Ramsey County cast iron monument.

Scale: 1 inch = 300 feet

Originally certified and issued on April 14, 2017.
Revised, certified and reissued on July 11, 2017.

→ Boundary of Parcel 1 revised following additional research.



**RAMSEY COUNTY PUBLIC WORKS
LAND SURVEY DIVISION**
1425 PAUL KIRKWOLD DRIVE
ARDEN HILLS, MN 55112-3933
651-266-7100

LAND EXCHANGE EXHIBIT

PARCEL DESCRIPTIONS

Parcel 1 (Ramsey County to the City of Shoreview)

That part of the Southwest Quarter of the Southwest Quarter of Section 4, Township 30 North, Range 23 West, Ramsey County, Minnesota, lying easterly of Parcel 8 described in Ramsey County Document Number 1754531 and westerly of the following described "Reference Line B":

"Reference Line B"

Commencing at the southwest corner of said Southwest Quarter of the Southwest Quarter of said Section 4; thence South 89 degrees 52 minutes 52 seconds East, along the south line of said Southwest Quarter of the Southwest Quarter, a distance of 547.64 feet to the point of beginning; thence North 00 degrees 35 minutes 36 seconds West, a distance of 134.66 feet; thence northwesterly 307.89 feet along the arc of a tangential curve concave to the southwest having a central angle of 20 degrees 42 minutes 00 seconds and a radius of 852.21 feet; thence North 21 degrees 17 minutes 36 seconds West, a distance of 348.56 feet; thence northerly 723.88 feet along the arc of a tangential curve concave to the east having a central angle of 52 degrees 37 minutes 10 seconds and a radius of 788.21 feet; thence North 31 degrees 19 minutes 34 seconds East, a distance of 171.87 feet; thence northeasterly 436.68 feet along the arc of a tangential curve concave to the northwest having a central angle of 29 degrees 21 minutes 31 seconds and a radius of 852.22 feet; thence South 88 degrees 01 minute 57 seconds East, a distance of 8.00 feet; thence North 01 degree 58 minutes 03 seconds East, a distance of 222.19 feet; thence northerly 173.89 feet along the arc of a tangential curve concave to the west having a central angle of 02 degrees 00 minutes 47 seconds and a radius of 4949.41 feet; thence North 00 degrees 02 minutes 44 seconds West, a distance of 227.35 feet, more or less, to a point on the north line of the North Half of the Southwest Quarter of said Section 4 being 1954.86 feet westerly of the northeast corner thereof, as measured along said north line, and there terminating.

Subject to County Road I across the south 33 feet thereof. Subject to a perpetual easement for the extension of the municipal waterworks system described in Ramsey County Document Number 1007317. Subject to an easement for the extension of the waterworks system as acquired pursuant to condemnation proceedings in District Court Docket No. 304195, its location as contemplated in Ramsey County Document Number 1457833.

Parcel 3 (City of Shoreview to Ramsey County)

That part of the North Half of the Southwest Quarter of Section 4, Township 30 North, Range 23 West, Ramsey County, Minnesota, lying northerly and northwesterly of a line run parallel with and distant 65.00 feet northerly and northwesterly of the following described "Reference Line A", and easterly of the following described "Reference Line B":

"Reference Line A"

Beginning at a point on the north line of said North Half of the Southwest Quarter of Section 4, distant 813.62 feet west of the northeast corner thereof; thence southwesterly at an angle to said North line of 50 degrees 36 minutes 04 seconds, a distance of 226.36 feet; thence southwesterly deflecting to the left 10 degrees 09 minutes 51 seconds, a distance of 308.48 feet; thence southwesterly deflecting to the right 03 degrees 56 minutes 46 seconds, a distance of 909.48 feet; thence deflecting to the right 56 degrees 35 minutes 44 seconds, a distance of 442.22 feet, more or less, to the east line of the west 570 feet of said North Half of the Southwest Quarter.

"Reference Line B"

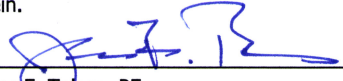
Commencing at the southwest corner of said Southwest Quarter of the Southwest Quarter of said Section 4; thence South 89 degrees 52 minutes 52 seconds East, along the south line of said Southwest Quarter of the Southwest Quarter, a distance of 547.64 feet to the point of beginning; thence North 00 degrees 35 minutes 36 seconds West, a distance of 134.66 feet; thence northwesterly 307.89 feet along the arc of a tangential curve concave to the southwest having a central angle of 20 degrees 42 minutes 00 seconds and a radius of 852.21 feet; thence North 21 degrees 17 minutes 36 seconds West, a distance of 348.56 feet; thence northerly 723.88 feet along the arc of a tangential curve concave to the east having a central angle of 52 degrees 37 minutes 10 seconds and a radius of 788.21 feet; thence North 31 degrees 19 minutes 34 seconds East, a distance of 171.87 feet; thence northeasterly 436.68 feet along the arc of a tangential curve concave to the northwest having a central angle of 29 degrees 21 minutes 31 seconds and a radius of 852.22 feet; thence South 88 degrees 01 minute 57 seconds East, a distance of 8.00 feet; thence North 01 degree 58 minutes 03 seconds East, a distance of 222.19 feet; thence northerly 173.89 feet along the arc of a tangential curve concave to the west having a central angle of 02 degrees 00 minutes 47 seconds and a radius of 4949.41 feet; thence North 00 degrees 02 minutes 44 seconds West, a distance of 227.35 feet, more or less, to a point on the north line of the North Half of the Southwest Quarter of said Section 4 being 1954.86 feet westerly of the northeast corner thereof, as measured along said north line, and there terminating.

Excepting therefrom the south 280 feet of the west 570 feet of said North Half of the Southwest Quarter of Section 4, Township 30 North, Range 23 West.

Subject to a Perpetual Conservation Easement for Wetland Bank per Ramsey County Document Number 4051207.

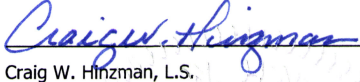
CERTIFICATIONS

This Exhibit is authorized to facilitate the acquisition or disposition of property pursuant to Resolution No. B2017-039 by the Board of Commissioners for Ramsey County, Minnesota. This exhibit identifies a parcels of land near the intersection of County Road I (CSAH 3) and Rice Creek Parkway located in Section 4, Township 30 North, Range 23 West, in the City of Shoreview. The road authority may refer to this survey, exhibit and description for purposes of acquisition or disposition of lands identified herein.


James E. Tolaas, PE
Ramsey County Engineer
Minnesota License No 16159

2/12/17
Date

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

 7-12-2017
Craig W. Hinzman, L.S. Date
Ramsey County Surveyor
Minnesota License No. 20261

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SURVEY NOTES

Note 1 (noted on survey graphics)

Monument shown at this location is a point of curvature and is not intended to be on the north line of the south 280 feet of the North Half of the Southwest Quarter of Section 4, Township 30 North, Range 23 West.

Note 2

The south 280 feet of the west 570 feet of the North Half of the Southwest Quarter of Section 4, Township 30 North, Range 23 West is an EXCEPTION from the property conveyed to the City of Shoreview in Document No. 3875578.

Note 3

This survey was performed without the benefit of any title research beyond those documents cited on the survey graphics, and in these notes.

Note 4

Ramsey County Board Resolution 98-478 authorized an exchange of real property. The descriptions that were cited in Board Resolution 98-478 are in error and were not used in their entirety for this survey.

Note 5

Ramsey County Board Resolution 98-478 cited that Parcel 1 was owned by Ramsey County and that Parcel 3 was owned by the City of Shoreview. This parcel numbering scheme was used for this survey and the certifying Land Surveyor is not aware of a Parcel 2.

Note 6

All of Parcel 3 as shown on this survey is subject to a "Perpetual Conservation Easement For Wetland Bank" in favor of the State of Minnesota, as described in Document No. 4051207. In addition to the easement there appears to be covenants, requirements and restrictions associated with the parcel.

Note 7

Ramsey County property described in Document No. 1887014 "excepts" the south 100 to 110 feet. The southerly 100 to 110 feet is property that is either an easement or fee interest property, or a combination thereof, conveyed or condemned by St. Paul Water. For the purpose of this survey all Ramsey County interest westerly of described "Reference Line B" will be conveyed to the City of Shoreview.

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