

MAAD 9/12/60

DESCRIPTION: (Contains 309,464 Sq. Ft. or 7.104 Acres, more or less) Parcel South of Plato

All that part of Gov't Lot 8 and the NW 1/4 of the SE 1/4 of Section 5, T28N, R22W;

All that part of Blocks 4, 5 and 6, Langevin's 2nd Addition;

All that part of vacated alleys in said Blocks 4 and 6, and all that part of vacated Chester Street, Florida Street and Utah Street;

All lying within the following described lines:

Commencing at the intersection of the centerline of Plato Ave. and the centerline of old Robert Street; thence NE 1/y at right angles to the centerline of old Robert Street a distance of 350 feet; thence Easterly by a deflection angle of $19^{\circ}40'11''$ to the right a distance of 1319.72 feet to a point of curve; thence NE 1/y along said curve with a delta angle of $41^{\circ}32'55''$ to the left and a radius of 1432.40 feet for an arc distance of 1038.72 feet to the intersection of the centerline of Chester Street and Plato Blvd.; thence SE 1/y at right angles to the tangent of said curve 84.86 feet; thence SW 1/y at right angles 40 feet to the point of beginning of the lines to be described, said point is the point of curve; thence SE 1/y along a non-tangential curve to the right (tangent to said curve bears $S\ 53^{\circ}09'22''\ E$ assumed bearing) for an arc distance of 153.61 feet, delta angle of $51^{\circ}46'20''$, radius of 170 feet; thence $S\ 1^{\circ}23'02''\ E$ 151.17 feet to a point of curve; thence SE 1/y along a curve to the left for an arc distance of 207.69 feet, delta angle of 34° , radius of 350 feet; thence $S\ 35^{\circ}23'02''\ E$ 62.39 feet to a point of curve; thence Southerly along a curve to the right for an arc distance of 160.22 feet, delta angle of 34° , radius of 270 feet; thence $S\ 1^{\circ}23'02''\ E$ 23.14 feet; thence $S\ 68^{\circ}16'48''\ W$ 560.30 feet; thence $N\ 21^{\circ}44'22''\ W$ 199.28 feet to a point of curve; thence on a curve to the right 7.86 feet, radius of 932.33 feet, delta angle of $0^{\circ}28'58''$, long chord of 7.86 feet bears $N\ 21^{\circ}29'52''\ W$; thence on a radial line to said curve $S\ 68^{\circ}44'36''\ E$ 150 feet; thence NW 1/y along a non-tangential curve to the right for an arc distance of 188.17 feet, delta angle of $13^{\circ}46'14''$, radius of 782.93 feet, long chord of 187.71 feet bears $N\ 14^{\circ}22'17''\ W$; thence along a curve to the left for an arc distance of 214.51 feet, delta angle of $10^{\circ}54'23''$, radius of 1126.93 feet, long chord of 214.19 feet bears $N\ 12^{\circ}56'21''\ W$; thence NE 1/y along a non-tangential curve to the left for an arc distance of 421.76 feet, delta angle of $16^{\circ}14'47''$, radius of 1487.4 feet, long chord of 420.35 feet bears $N\ 46^{\circ}30'29''\ E$; thence $S\ 53^{\circ}09'22''\ E$ 30.40 feet to the point of beginning.

All of which lies Northeasterly of a line run parallel with and distant 22 feet Northeasterly of the following described line: from a point on the North line of Section 8, T28N, R22W, distant 863.72 feet East of the North quarter corner thereof, run Southeasterly at an angle of $69^{\circ}17'48''$ with said North section line for 429.96 feet; thence deflect to the right at an angle of $11^{\circ}18'30''$ for 242.77 feet; thence deflect to the left at an angle of $39^{\circ}41'15''$ for 225.49 feet to the point of beginning of the line to be described; thence deflect to the left at an angle of $140^{\circ}18'45''$ for 430.54 feet; thence deflect to the left at an angle of $11^{\circ}18'30''$ for 950.65 feet; thence deflect to the left at an angle of $0^{\circ}14'30''$ for 1302 feet; thence deflect to the right on a $6^{\circ}00'$ curve (delta angle $14^{\circ}15'12''$) for 237.56 feet; thence deflect to the left on a $6^{\circ}00'$ curve (delta angle $22^{\circ}45'$) for 379.17 feet and there terminating.

Ramsey County, Minnesota