

FROM THE OFFICE OF

CHARLES O. GEORGI COMPANY

2215 West County Road B

Saint Paul, Minnesota 55113

REGISTERED CIVIL ENGINEER AND LAND SURVEYOR

**Certificate
of Survey**

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, and that all locations have been correctly shown.

Subject to signing final plat

Surveyed For *Part Authority*.....

Sheet 1 of 2

Date *April*.....1970Scale *Fig. see sheet 2*.....By *Charles O. Georgi*.....
REGISTERED LAND SURVEYOR**Description:**

All that part of Gov't Lot 10, Gov't Lot 11, Gov't Lot 12 and Gov't Lot 13 in the SE 1/4 of Section 5, T28N, R22W;

All that part of Hitchcock's Addition to West St. Paul as follows:

that part of Lot 1, Block 1;

that part of Lots 1, 31, 32 and 33, Block 2; and

that part of Lots 1 and 18, Block 4;

and all that part of vacated Morrison St. and vacated Champlain St.

all lying within the following described lines:

Commencing at the intersection of the centerline of Plato Ave. and the centerline of old Robert St., thence NE'y at right angles to the centerline of old Robert St. 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'y along a curve with $\Delta = 41^{\circ}42'55''$ to the left and $R = 1432.40$ feet for an arc distance of 1038.72 feet to a point, being the intersection of the centerline of future Chester St. and Plato Blvd., thence SE'y at right angles to the tangent of said curve 186.77 feet, thence Southerly by a deflection angle of $51^{\circ}46'20''$ to the right 253.08 feet, thence Easterly by a deflection angle of $90^{\circ}01'01''$ to the left 40 feet to the point of beginning of the land herein described, thence continuing Easterly along the aforesaid line extended a distance of 454.75 feet, thence Southerly at right angles a distance of 1613.65 feet, thence Easterly by a deflection angle of $90^{\circ}33'$ to the right a distance of 8.75 feet to a point of intersection with a curve, thence Northerly by a deflection angle of $87^{\circ}04'50''$ to the right to tangent of curve and along curve with $\Delta = 4^{\circ}47'$ to the left and $R = 1449.48$ feet for an arc distance of 121.01 feet to a point of compound curvature, thence NW'y along a curve with $\Delta = 47^{\circ}06'51''$ to the left and $R = 486.97$ feet for an arc distance of 400.43 feet to end of curve, thence NW'y tangential to said curve a distance of 118.95 feet, thence Northerly by a deflection angle of $54^{\circ}17'02''$ to the right a distance of 690.41 feet to a point of curve, thence NW'y along a curve with a $\Delta = 34^{\circ}00'$ to the left and $R = 350$ feet for an arc distance of 207.69 feet to end of curve, thence NW'y tangential to said curve a distance of 62.39 feet to a point of curve, thence Northerly along a curve with a $\Delta = 34^{\circ}00'$ to the right and $R = 270$ feet for an arc distance of 160.22 feet to end of curve and point of beginning.

Subject to a railway easement over the Easterly 17 feet thereof.

Contains 417,540 Sq. Ft., more or less.