

# GOMSTOCK AND DAVIS INC.

3092 N. LEXINGTON AVE. ST. PAUL, MN. 55113 483-4408

**SURVEYED FOR: MT Properties, Virgil Steinhoff (Lois Anderson)**

\* No drawing as per client

DESCRIPTION: (North part contains 41927 sq.ft. more or less, -South part contains 128143 sq.ft., more or less)

All that part of Blocks 61, 62, 79 and 80, Kittson's Addition, and those parts of vacated Pine Street and Walter Street lying within the following described lines:

Commencing in the Northeasterly line of Block 4, Hopkins Addition, which line is also the Southwesterly line of vacated Broadway Street in the City of St. Paul and bears (assumed) South 34 degrees 05 minutes 48 seconds East from a point therein distant 54.12 feet from the Northerly corner of said Block 4; thence North 63 degrees 39 minutes East along the Southerly line of vacated Broadway Street (being the Southerly line of vacated Water Street produced Westerly) for 40.37 feet to the centerline of said vacated Broadway Street; thence North 34 degrees 05 minutes 48 seconds East along said centerline of vacated Broadway street for 14.42 feet; thence North 77 degrees 07 minutes 25 seconds East 42.91 feet to the Northeasterly line of Broadway Street, being the point of beginning of the lines to be herein described; thence South 34 degrees 05 minutes 48 seconds East along said Northeasterly line and its southerly extension 433.40 feet; thence North 55 degrees 39 minutes 55 seconds East 350.0 feet; thence North 34 degrees 05 minutes 48 seconds West parallel with the Northeasterly line of said Broadway Street a distance of 484.57 feet to the southeasterly line of Kellogg Boulevard (Third Street); thence South 56 degrees 44 minutes 08 seconds West along said southeasterly line 350.03 feet to the Northeasterly line of vacated Broadway Street; thence South 34 degrees 05 minutes 48 seconds East along said Northeasterly line 57.71 feet to the point of beginning. Excepting therefrom an easement to the City of St. Paul, Minnesota to construct, maintain and operate a sewage pumping station upon the following described premises: A piece or parcel of land at the Southeast corner of Broadway and Kellogg Boulevard in the City of St. Paul, Ramsey County, Minnesota, described as follows: Beginning at the intersection of the Southerly line of Kellogg Boulevard and the Easterly line of Broadway vacated; thence Southeasterly along the Easterly line of Broadway vacated a distance of 36.5 feet; thence to the left through an angle of 90 degrees, a distance of 18.5 feet; thence to the left and parallel to the Easterly line of Broadway vacated to the Southerly line of Kellogg Boulevard; thence to the left along the Southerly line of Kellogg Boulevard to the point of beginning.

Subject to and together with easements of record.

I hereby certify that this survey, plan plat, preliminary plat 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  
*Carroll DeWitt*

10459      3/8/93      R-93769  
Reg. No.      Date      Job No.      Book No.