

COPY

REGISTERED LAND SURVEY NO. 410

I, Robert B. Sikich, hereby certify that in accordance with the provisions of Chapter 508, Minnesota Statutes of 1949, as amended, I have surveyed the following described tract of land in the county of Ramsey, State of Minnesota, to wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 3, Baker's Addition to the City of St. Paul, Ramsey County, Minnesota, except that portion of Clifford Street vacated by resolution of the Council of the City of Saint Paul, approved August 14, 1912, and except that portion of Bayard Street vacated by resolution of the Council of the City of Saint Paul, approved June 2, 1920.

That portion of Clifford Street which lies between Blocks 3 and 4 in Baker's Addition to the City of Saint Paul, Ramsey County, Minnesota and between the South line of University Avenue and the North line of Bayard Street in said Addition; said portion of Clifford Street having been vacated by a resolution of the Council of the City of Saint Paul, approved August 14, 1912.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17 and 18;
All that part of Lot 11, which lies ~~Northwesterly~~ of the following described line: Beginning at a point on the South line of Lot 11, distant 80 feet East of the Southwest corner thereof; thence run Northeasterly to the Northeast corner of said Lot 11 and there terminating;
all in Block 4, Baker's Addition to the City of St. Paul, Ramsey County, Minnesota, except that portion of Clifford Street vacated by resolution of the Council of the City of Saint Paul, approved August 14, 1912, and except that portion of Bayard Street vacated by resolution of the Council of the City of Saint Paul, approved June 2, 1920.

Also the alley in said Block 4 of said Baker's Addition as originally platted, said alley having been vacated by a resolution of the Council of the City of St. Paul, approved August 14, 1912.

That portion of Bayard Street which lies between Blocks 3 and 11 and between Blocks 4 and 10 in Baker's Addition to the City of Saint Paul, Ramsey County, Minnesota, described as follows, to-wit: Beginning 151.02 feet East of the intersection of said Bayard Street with Curfew Avenue (being at the continuation of the Westerly lines of Lot 12 in said Block 3 and Lot 1 in said Block 11 and running thence Easterly 200 feet between said Blocks 3 and 11 and between said Blocks 4 and 10 above a height of 15 feet of the established grade of said Bayard Street; said portion of Bayard Street having been vacated by a resolution of the Council of the City of Saint Paul, approved June 2, 1920.

Lots 1 through 5, inclusive, Block 11;
That part of Lot 6, Block 11, lying Northerly of the following described line: Commencing at a point on the West line of said Lot 6, said West line having an assumed bearing of North 0 degrees 00 minutes 51 seconds West, said point being 250 feet Southerly of the Northwest corner of said Block 11, thence North 89 degrees 59 minutes 09 seconds East to a point in the East line of said Lot 6, said point being 250.80 feet Southerly of the Northeast corner of said Block 11, and there terminating;
all in Baker's Addition to the City of St. Paul, Ramsey County, Minnesota, except that portion of Clifford Street vacated by resolution of the Council of the City of Saint Paul, approved September 7, 1915; and except that portion of Myrtle Street vacated by resolution of the Council of the City of Saint Paul, approved June 2, 1920; and except that portion of Bayard Street vacated by resolution of the Council of the City of Saint Paul, approved June 2, 1920.

That portion of Clifford Street which lies between Blocks 10 and 11, in Baker's Addition to the City of St. Paul, Ramsey County, Minnesota, and between the South line of Bayard Street and the following described line: Commencing at a point on the East line of Lot 6, Block 11, Baker's Addition to the City of St. Paul, said East line having an assumed bearing of North 0 degrees 05 minutes 01 seconds West, said point being 250.80 feet Southerly of the Northeast corner of said Block 11, thence North 89 degrees 59 minutes 09 seconds East a distance of 56.56 feet to a point, thence North 29 degrees 28 minutes 39 seconds East a distance of 19.77 feet to a point on the West line of Lot 20, Block 10, Baker's Addition to the City of St. Paul, said point being 234.05 feet Southerly of the Northwest corner of said Block 10, and there terminating; said portion of Clifford Street having been vacated by a resolution of the City of St. Paul, approved September 7, 1915.

Those parts of Lots 20 through 24 inclusive, Block 10, lying Westerly and Northwesterly of the following described line: Commencing at a point on the West line of said Lot 20, said West line having an assumed bearing of North 0 degrees 05 minutes 01 seconds West, said point being 234.05 feet Southerly of the Northwest corner of said Block 10, thence North 29 degrees 28 minutes 39 seconds East a distance of 106.17 feet to a point, thence North 11 degrees 07 minutes 22 seconds East a distance of 144.98 feet to a point in the North line of said Lot 24, said point being 80.55 feet Easterly of the Northwest corner of said Lot 24, and there terminating;
all in Baker's Addition to the City of St. Paul, Ramsey County, Minnesota, except that portion of Clifford Street vacated by resolution of the Council of the City of St. Paul, approved September 7, 1915, and except that portion of Myrtle Street vacated by resolution of the Council of the City of Saint Paul, approved June 2, 1920 and except that portion of Bayard Street vacated by resolution of the Council of the City of Saint Paul, approved June 2, 1920.

That the survey shown hereon is a correct delineation of said survey, this 2nd day of August, 1985.

Robert B. Sikich
Robert B. Sikich, Land Surveyor
Minnesota Registration No. 14891

Copy

REGISTERED LAND SURVEY NO. 410

Approved and accepted by the City Council of the City of Saint Paul, Minnesota this 6th day of Sept., 1985.

Albert B. Olson Clerk

Pursuant to Chapter 7, Minnesota Laws of 1976, this Registered Land Survey has been reviewed and approved, this 28th day of October, 1985 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool
Acting Ramsey County Surveyor

Taxes for the year 1985 on land described herein paid, no delinquent taxes and transfer entered, this 28th day of October, 1985.

Sam McKenna Director
Department of Property Taxation

By R. J. Sgl Deputy

Registrar of Titles, County of Ramsey, State of Minnesota
I hereby certify that this Registered Land Survey No. 410 was filed in this office this 31ST day of December, 1985 at 4:30 o'clock P..M., as Document Number 793588.

John C. McLaughlin
Registrar of Titles

By _____ Deputy

TRACT C lies above this elevation
(SEE SHEET 3)

ELEVATION 908.33 FEET

TRACT B Lies below this
elevation (see sheet 3)

TRACT E lies above this 15 feet height

ELEVATION 906.8 feet
HEIGHT OF 15 FEET ABOVE ESTABLISHED STREET GRADE

15.0

Existing Street Level
July 30th, 1985

BAYARD STREET (NOW KNOWN AS FRANKLIN AVE.)

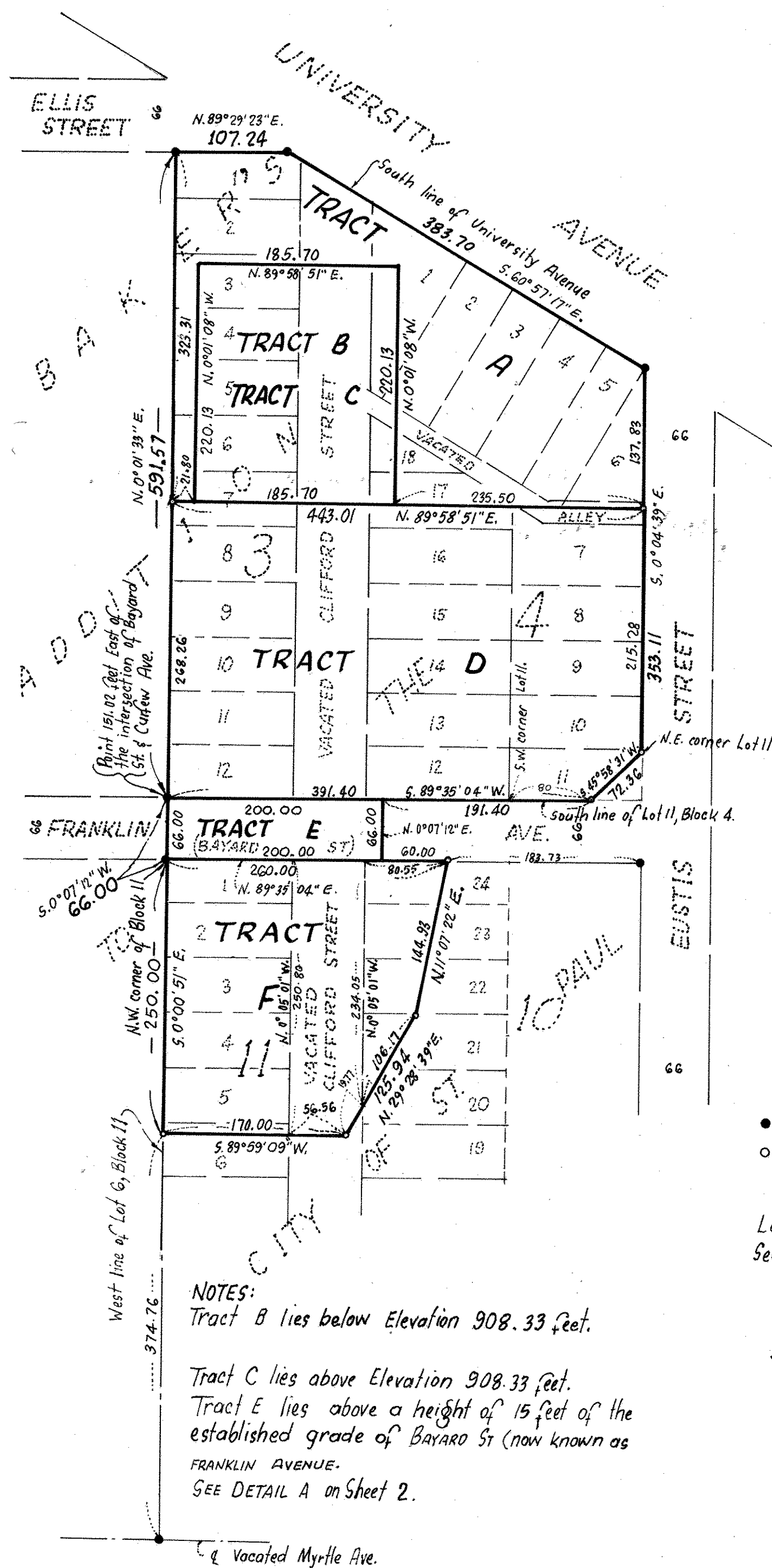
DETAIL A (ELEVATION DETAIL)
(NOT DRAWN TO SCALE)

Basis of Elevation:

N.G.V.D 1929 Sea Level Datum

COPY

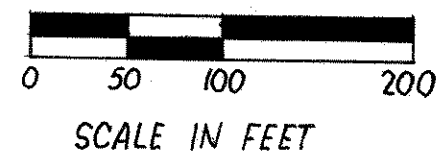
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BENCH MARK:

Top of Hydrant at the southwest corner of Eustis Street and Franklin Avenue. Elevation = 881.48 feet N.G.V.D. 1929 sea level datum.

Scale: 1 inch = 100 feet



- Denotes iron monument found
 - Denotes iron monument set
- Bearings shown are on an assumed Datum.
Located in the SW 1/4 of the SW 1/4
Section 29, Township 29 N, Range 23 W.

Suburban
Engineering, Inc.

— Engineers —

— Surveyors —

NOTES:

Tract B lies below Elevation 908.33 feet.

Tract C lies above Elevation 908.33 feet.

Tract E lies above a height of 15 feet of the established grade of Bayard St (now known as Franklin Avenue).

SEE DETAIL A on Sheet 2.

q Vacated Myrtle Ave.