

REGISTERED LAND SURVEY NO. 455

I, David E. Torgersen, Land Surveyor, 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:

All of "Lake" Lots Forty-five (45), Forty-six (46), Forty-seven (47), Forty-eight (48), Forty-nine (49) and Fifty (50), Map of Manitou Island, White Bear Lake, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds of Ramsey County, Minnesota; and All of "Large" Lots Forty-six (46), Forty-seven (47), and Forty-eight (48), said Map of Manitou Island; and

All of "Large" Lot Forty-nine (49), said Map of Manitou Island, except that part of "Large" Lot Forty-nine (49) lying northerly of the following described line:

Commencing at the northeasterly corner of "Large" Lot Forty-nine (49); thence southwesterly 146.29 feet more or less to a point on the westerly line of said "Large" Lot Forty-nine (49), 35 feet southerly of the northwest corner of said "Large" Lot Forty-nine (49); and there terminating; and

All of "Large" Lot Fifty (50), said Map of Manitou Island, except that part of "Large" Lot Fifty (50) lying northeasterly of the following described line:

Commencing at a point on the westerly line of said "Large" Lot Forty-nine (49), 35 feet southerly of the northwest corner of said "Large" Lot Forty-nine (49); thence northwesterly 105.64 feet more or less to a point on the northerly line of said Park Avenue North, 26 feet easterly from the southwesterly corner of Lot Thirty-nine (39); and there terminating; and

That part of Lot Thirty-nine (39), said Map of Manitou Island, lying southwesterly of the following described line:

Commencing at a point on the northerly line of said Park Avenue North, 26 feet easterly from the southwesterly corner of Lot Thirty-nine (39); thence northwesterly 70.67 feet more or less to a point on the westerly line of said Lot Thirty-nine (39), which point is 67.02 feet northerly of the southwesterly corner of said Lot Thirty-nine (39); and there terminating; and

All of "Large" Lot Forty-five (45), said Map of Manitou Island, except that part of said "Large" Lot Forty-five (45) described as follows:

Commencing at the intersection of southwest boundary line of "Large" Lot 45, Map of Manitou Island, with the northwesterly line of Park Avenue South; thence northwesterly along said southwest boundary line of "Large" Lot 45 a distance of 44 feet more or less to the intersection of said southwest boundary line of "Large" Lot 45 with the west boundary line of "Large" Lot 45; thence northerly at a deflection angle of $41^{\circ}56'$ right a distance of 30 feet to a point; thence easterly at a right angle for a distance of 50 feet to a point; thence southeasterly at a deflection angle of 43° right a distance of 33.11 feet more or less to a point on the northwesterly line of Park Avenue South; thence southwesterly at a deflection angle of $95^{\circ}4'$ right along said northwesterly line of Park Avenue South to the point of beginning, and there terminating; and

All those parts of Park Avenue North and Park Avenue South, said Map of Manitou Island, lying between and easterly of the westerly line of "Lake" Lot Fifty (50) extended to the Southerly line of Park Avenue North and a line drawn from a point on the Southerly line of "Large" Lot Forty-six (46) distant thirty (30) feet Easterly of the Southwesterly corner of said lot measured along the Southerly lot line and extended parallel to the Westerly line of "Large" Lot Forty-six (46) to the Southerly line of Park Avenue South, except:

(a) That part of Park Avenue North abutting Lots Thirty-eight (38) and Thirty-nine (39), and lying northerly of the following described line:

Commencing at the southwesterly corner of Lot Thirty-seven (37); thence southwesterly 144.24 feet more or less to the northeasterly corner of "Large" Lot Forty-nine (49); thence southwesterly 146.29 feet more or less to a point on the westerly line of said "Large" Lot Forty-nine (49), 35 feet southerly of the northwest corner of said "Large" Lot Forty-nine (49); thence northwesterly 105.64 feet more or less to a point on the northerly line of said Park Avenue North, 26 feet easterly from the southwesterly corner of Lot Thirty-nine (39); and there terminating; and

(b) All that part of Park Avenue South lying Southerly of the center line of said Park Avenue South and between the Southwesterly line of "Lake" Lot Forty-five (45) extended to the Northerly line of Park Avenue South and a line drawn from a point on the Southerly line of "Large" Lot Forty-six (46) distant thirty (30) feet Easterly of the Southwesterly corner of said lot measured along the Southerly lot line and extended parallel to the Westerly line of "Large" Lot Forty-six (46) to the Southerly line of Park Avenue South.

Together with all riparian rights accruing to said property. There are two Lots Forty-five (45), two Lots Forty-six (46), two Lots Forty-seven (47), two Lots Forty-eight (48), two Lots Forty-nine (49), and two Lots Fifty (50) in the plat known as Map of Manitou Island. In each case the two lots bearing the same number include a small lot abutting on White Bear Lake and a larger interior lot which does not abut on White Bear Lake. For clarity in the above description the small lots abutting on White Bear Lake are called "Lake" Lots while the larger interior lots not abutting on White Bear Lake are called "Large" Lots.

COPY

REGISTERED LAND SURVEY NO. 455

That the survey shown hereon is a correct delineation of said survey, this
30th day of August, 1988.

David E. Torgersen
David E. Torgersen, Registered Land Surveyor
Minnesota Registration No. 17551

Approved and accepted by the City Council of the City of White Bear Lake, Minnesota,
this 10th day of May, 1988.

James Briggs
Mayor

Raymond R. Schenker
Clerk

Taxes for the year 1988 on land described herein paid, no delinquent taxes and
transfer entered, this 14th day of September, 1988.

Lou McKenna Director
Department of Property Taxation

By Stephanie Cawley Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this Registered Land Survey has been
reviewed and approved, this 19th day of September, 1988, and the
conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

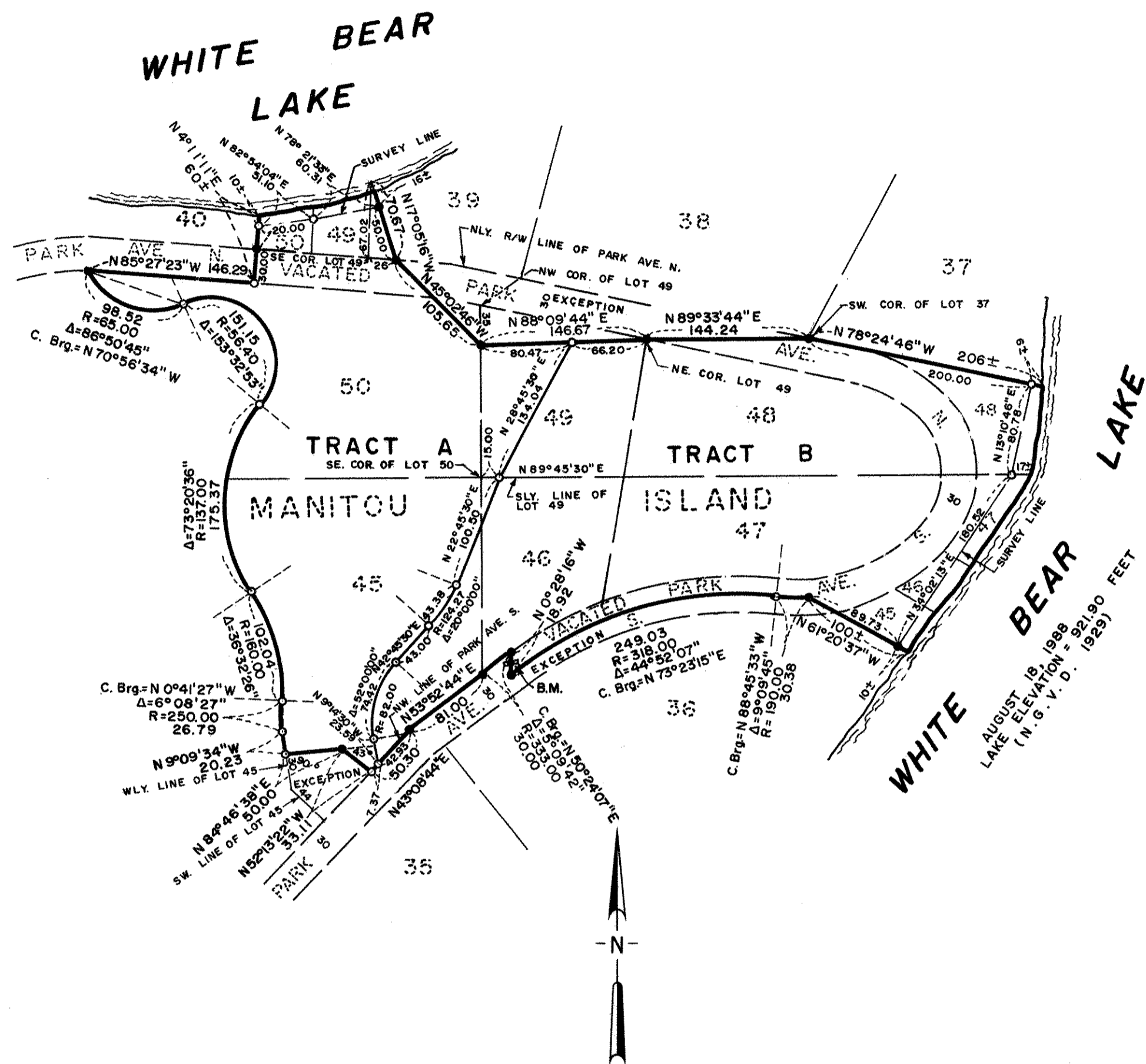
David D. Claypool
David D. Claypool
Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota

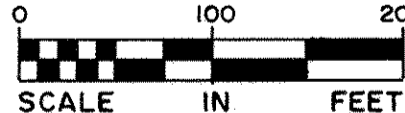
I hereby certify that this Registered Land Survey No. 455 was filed in this
office this 26 day of September, 1988, at 11:00 o'clock A.M.,
as Document No. 879301.

Lou McKenna, Registrar of Titles

By _____ Deputy



SCALE: 1 INCH = 100 FEET



BEARINGS ARE ON AN ASSUMED DATUM

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET

BENCH MARK: Top nut hydrant North side
of Park Ave. S. 30 Feet more or less
NELY. from SWLY. cor. of Tract B
ELEVATION = 934.02 FEET M.S.L.D.
5th Gen. Adj. 1929