

KOSY'S CORNERS

Know All Persons By These Presents that Space Center, Inc., a Minnesota Corporation, owner of the following described property situated in the City of Saint Paul, Ramsey County, Minnesota:

That part of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, Ramsey County, Minnesota, described as beginning at the intersection of the northeasterly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and the west line of Prior Avenue; thence northwesterly along said northeasterly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad a distance of 430.00 feet; thence northwesterly, deflecting to the right 19 degrees 00 minutes 00 seconds, a distance of 434.75 feet to a line 700.00 feet west of and parallel with the west line of said Prior Avenue; thence North along said parallel line, a distance of 1258.38 feet to the southwesterly line of University Avenue; thence southeasterly, along said southwesterly line of University Avenue, a distance of 804.02 feet to said west line of Prior Avenue; thence south, along said west line of Prior Avenue, a distance of 1350.12 feet to the point of beginning.

And

All that part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) and the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section Thirty-three (33), Township Twenty-nine (29) North, Range Twenty-three (23) West, described as follows:

Commencing at the point of intersection of the northeasterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and the west line of Prior Avenue; thence northwesterly on said northeasterly right-of-way line four hundred and thirty (430) feet; thence northwesterly on a line deflecting nineteen degrees (19°) to the right of said right-of-way line four hundred thirty-five and one-tenth (435.1) feet to a point which is seven hundred (700) feet West of, measured at right angles to the West line of Prior Avenue; thence North parallel with and seven hundred (700) feet West of the said west line of Prior Avenue three hundred seventy-three and sixteen-hundredths (373.16) feet to the point of beginning of the land to be described; thence continuing North on last mentioned course four hundred four and twenty-eight hundredths (404.28) feet; thence West at right angles one hundred twenty (120) feet; thence south parallel with the west line of Prior Avenue three hundred (300) feet; thence southeasterly on a straight line deflecting forty-nine degrees (49°) to the left of last mentioned course one hundred fifty-eight and ninety-five hundredths (158.95) feet to the point of beginning.

That part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-three (33), Township Twenty-nine (29) North, Range Twenty-three (23) West, described as follows:

Commencing at the point of intersection of the northeasterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and the west line of Prior Avenue; thence northwesterly on said northeasterly right-of-way line, four hundred thirty (430) feet to the place of beginning of the land to be described; thence, northwesterly on a line deflecting 19 degrees to the right of said right-of-way line, four hundred thirty-five and one-tenth (435.1) feet to a point which is seven hundred (700) feet west of, measured at right angles to the west line of Prior Avenue; thence, north, parallel with, and seven hundred (700) feet west of the said west line of Prior Avenue, three hundred seventy-three and sixteen one hundredths (373.16) feet; thence northwesterly, deflecting 49 degrees to the left, ninety-nine and thirty-eight one hundredths (99.38) feet, to a point which is seven hundred seventy-five (775) feet west of the west line of Prior Avenue; thence south parallel with said west line a distance of three hundred eighty and thirty-six one hundredths (380.36) feet; thence deflect 34 degrees, 13 minutes, 10 seconds to the left a distance of ninety-six and ten one hundredths (96.10) feet; thence deflect 11 degrees, 27 minutes, 50 seconds to the left a distance of two hundred fifteen (215.0) feet; thence deflect 7 degrees, 45 minutes, 32 seconds to the left a distance of two hundred twenty-two and thirteen one hundredths (222.13) feet to the point of beginning.

And

That part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-three (33), Township Twenty-nine (29) north, Range Twenty-three (23) West, described as follows:

Commencing at the point of intersection of the northeasterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and the west line of Prior Avenue; thence northwesterly on said northeasterly right-of-way line four hundred thirty (430) feet; thence northwesterly on a line deflecting 19 degrees to the right of said right-of-way line four hundred thirty-five and one-tenth (435.1) feet to a point which is seven hundred (700) feet West of, measured at right angles to the west line of Prior Avenue; thence North parallel with and seven hundred (700) feet West of said west line of Prior Avenue seven hundred seventy-seven and forty-four one hundredths (777.44) feet, to the point of beginning of the land to be described; thence deflect 90 degrees to the left a distance of one hundred twenty (120) feet; thence deflect 90 degrees to the right a distance of two hundred (200) feet; thence deflect 22 degrees to the right to the point of intersection with the southwesterly line of University Avenue; thence southeasterly along said southwesterly line to the intersection with a line which is parallel with and seven hundred (700) feet West of, measured at right angles, to the west line of Prior Avenue; thence south on said parallel line to the point of beginning.

And

That part of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, described as commencing at the point of intersection of the northeasterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and the west line of Prior Avenue (the west line of Prior Avenue is assumed to have a bearing of NORTH); thence North 64 degrees 42 minutes 40 seconds West, along said northeasterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad, a distance of 430.00 feet; thence North 45 degrees 42 minutes 40 seconds West a distance of 434.75 feet to a point which is 700.00 feet West of, as measured at right angles to said west line of Prior Avenue; thence on a bearing of North, parallel with and 700.00 feet West of said west line of Prior Avenue, a distance of 373.16 feet to a point hereinafter referred to as point "A"; thence continuing on a bearing of North, parallel with said west line of Prior Avenue a distance of 404.28 feet; thence on a bearing of West a distance of 120.00 feet; thence on a bearing of North a distance of 200.00 feet to the point of beginning of the property to be described; thence on a bearing of South a distance of 500.00 feet; thence on a bearing of South 49 degrees 00 minutes 34 seconds East, along a line whose extension passes through said point "A", a distance of 59.62 feet to a line distant 775.00 feet West of as measured at right angles to and parallel with said west line of Prior Avenue; thence on a bearing of South along a line 775.00 feet West of and parallel with said west line of Prior Avenue a distance of 380.34 feet; thence North 34 degrees 13 minutes 10 seconds West a distance of 80.02 feet to a line parallel with the west line of Prior Avenue drawn from a point on the south line of said Southwest Quarter of the Northwest Quarter distant 820.00 feet westerly of the west line of said Prior Avenue as measured along said south line of the Southwest Quarter of the Northwest Quarter; thence on a bearing of North a distance of 330.41 feet to a point distant 340.00 feet North of said south line of the Southwest Quarter of the Northwest Quarter as measured along said line parallel with the west line of Prior Avenue; thence North 30 degrees 00 minutes 00 seconds West a distance of 127.79 feet; thence on a bearing of North a distance of 298.29 feet; thence North 19 degrees 02 minutes 02 seconds East a distance of 441.54 feet to the southwesterly line of University Avenue; thence South 60 degrees 31 minutes 54 seconds East, along said southwesterly line of University Avenue, a distance of 39.75 feet to its intersection with a line that bears North 22 degrees 00 minutes 00 seconds East from the point of beginning; thence South 22 degrees 00 minutes 00 seconds West a distance of 306.23 feet to the point of beginning.

Has caused the same to be surveyed, platted and known as KOSY'S CORNERS.

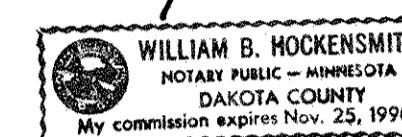
Space Center, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 5th day of August, 1985.

Signed: Space Center, Inc.

F. A. Koscielak its Exec. V.P. M. W. McDonald its Secretary

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 5th day of August, 1985 by F. A. Koscielak, Exec. V.P. and by M. W. McDonald, Secretary of Space Center, Inc., a Minnesota Corporation, on behalf of the corporation.



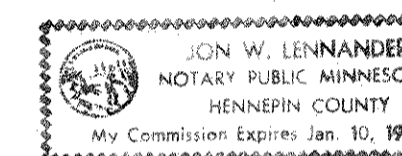
William B. Hockensmith
Notary Public, Dakota County, Minnesota
My Commission Expires November 25, 1990

I, Edward H. Sunde, hereby certify that I have surveyed and platted the property described in the dedication of this plat as KOSY'S CORNERS; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wetlands, easements or public highways other than as shown thereon.

Edward H. Sunde
Edward H. Sunde, Land Surveyor
Minnesota Registration No. 8612

STATE OF MINNESOTA)
COUNTY OF HENNEPIN

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 2nd day of August, 1985 by Edward H. Sunde, Land Surveyor.



John W. Lennander
Notary Public, Hennepin County, Minnesota
My Commission Expires January 10, 1991

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

Albert B. Olson
Clerk

Taxes for the year 1985 on the land described herein paid, no delinquent taxes and transfer entered, this 7th day of October, 1985.

Law McKenna Director By P. J. Sahl Deputy
Department of Property Taxation

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

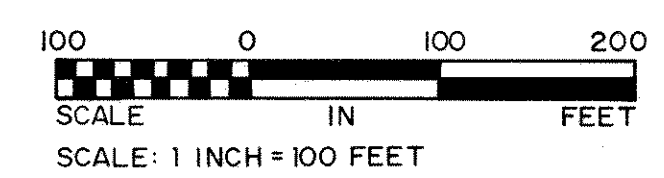
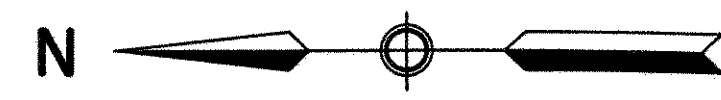
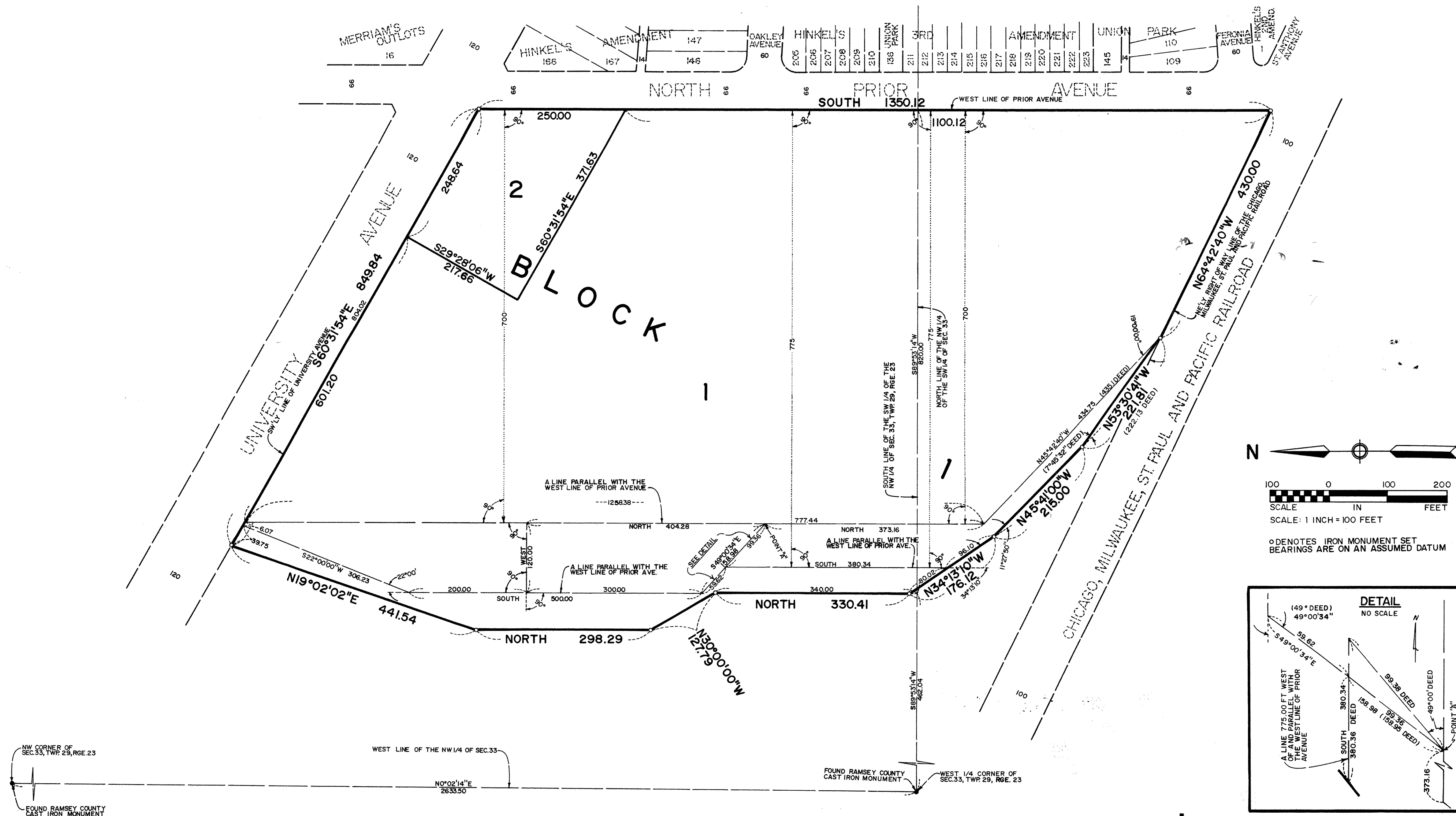
David D. Claypool
David D. Claypool
Acting Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

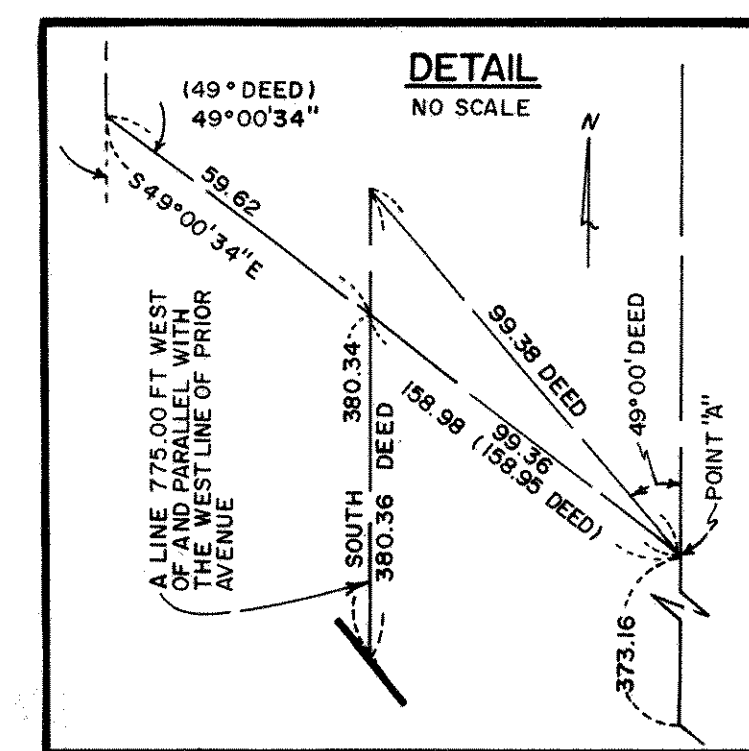
I hereby certify that this plat of KOSY'S CORNERS was filed in this office this 9th day of October, 1985, at 11:30 o'clock A.M. and was filed in Book 98 of Plats, Pages 36 and 37, as Document No. 2284739.

By _____ Deputy
John C. McLaughlin, County Recorder

KOSY'S CORNERS



○ DENOTES IRON MONUMENT SET
BEARINGS ARE ON AN ASSUMED DATUM



NW CORNER OF SEC. 33, TWP. 29, RGE. 23

FOUND RAMSEY COUNTY CAST IRON MONUMENT

FOUND RAMSEY COUNTY CAST IRON MONUMENT

WEST 1/4 CORNER OF SEC. 33, TWP. 29, RGE. 23

Sunde Land Surveying Inc.