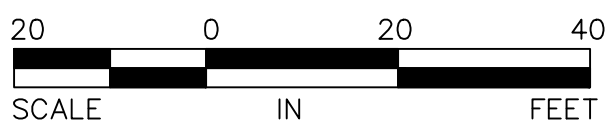
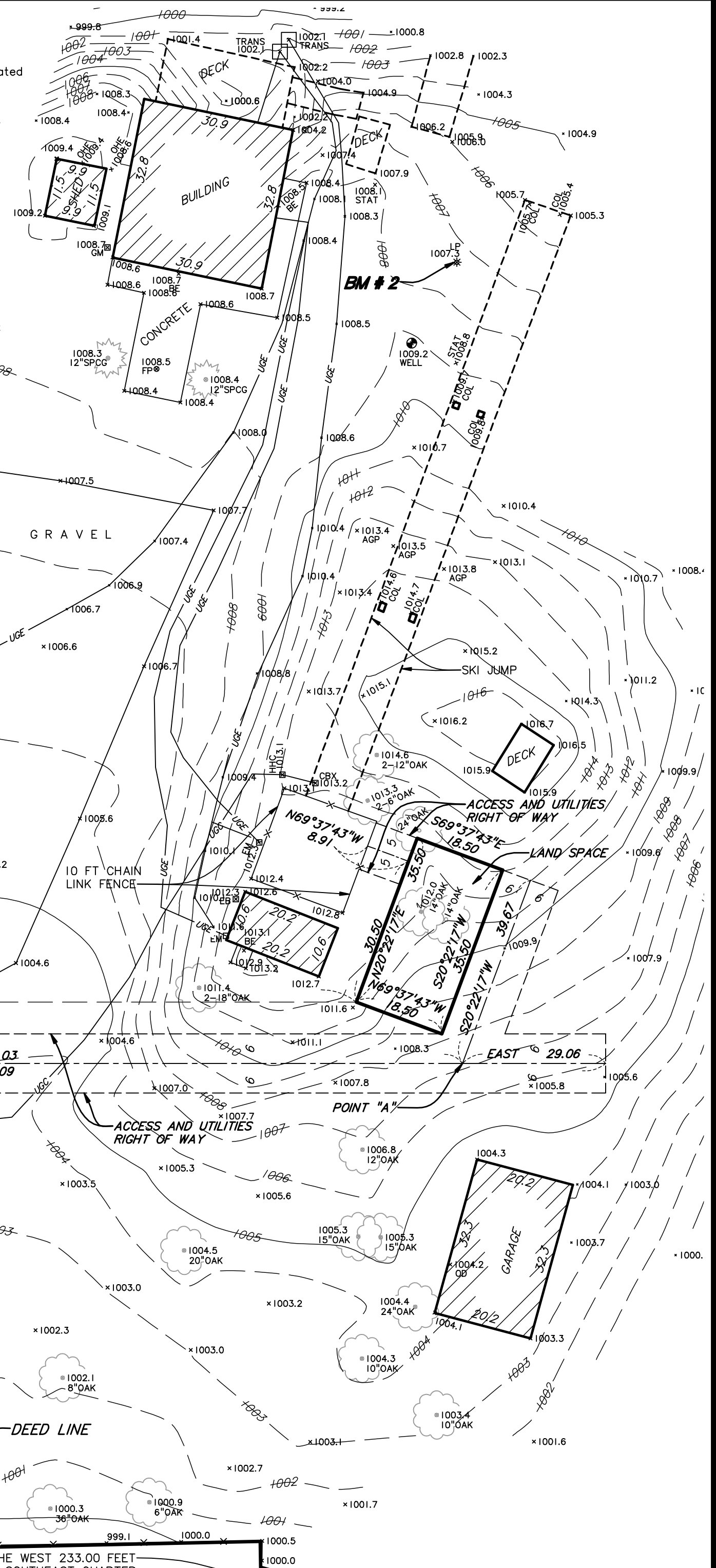


- LEGEND**
- AGP Denotes above ground pipes
 - BE Denotes building entrance
 - CBX Denotes building communication box
 - COL Denotes building column
 - EB Denotes electric box
 - EM Denotes electric meter
 - FP Denotes flag pole
 - GM Denotes gas meter
 - GW Denotes guy wire
 - HHC Denotes communication hand hole
 - LP Denotes light pole
 - MB Denotes mail box
 - MH Denotes manhole
 - OD Denotes overhead door
 - OE Denotes overhead electric
 - PP Denotes power pole
 - PPLP Denotes power and light pole
 - PPU Denotes power pole with utility
 - TRANS Denotes transformer
 - UGC Denotes underground communication line
 - UGE Denotes underground electric line
 - CRAB Denotes Crabapple tree
 - EVG Denotes evergreen tree
 - SPCG Denotes Colorado Green Spruce tree



GENERAL NOTES

- 1.) Survey coordinate basis: Ramsey County Coordinates.
- 2.) At the time field work was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.
- 3.) This Deed Survey is based upon reference informational Report of Title File No. 50062-MN1412-5030, report date December 10, 2014, prepared by US Title Solutions. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. No search for record documents or monumentation in the ground has been performed. This Deed Survey was prepared without the benefit of a current title insurance commitment and is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.
- 4.) The right of ways created for this site are contained within the boundaries of the property description provided in the US Title Solutions Report of Title File No. 50062-MN1412-5030, report date December 10, 2014.



Received
October 18, 2023

DESCRIPTION OF PROPERTY SURVEYED

(Per US Title Solutions Report of Title File No. 50062-MN1412-5030, dated 12/10/2014)

The South seventy-four feet (S. 74') of the West Half of the Southeast Quarter (W1/2 of SE1/4) of Section 13, Township 28, Range 22, lying North of the South twenty-five (S. 25) acres, East of Sterling Street, and West of State Trunk Highway 494, it being the intention of the grantors to convey a seventy-four foot (74') strip immediately to the North of the South twenty-five (S. 25) acres of the West Half of the Southeast Quarter (W1/2 of SE1/4) of Section 13, Township 28, Range 22.

AND
Outlot A, HIGHWOOD ESTATES NO. 2, according to the recorded plat thereof.

AND
That portion of the SW1/4 of the SE1/4 of Sec. 13, T. 28, R.22, according to the Government Survey thereof, described as follows: Commencing at the SE corner of the SW1/4 of the SE1/4 of said Sec. 13, thence N. 50 rods, thence W. 80 rods to the Quarter Sec. line, thence S. 50 rods to the Sec. line, thence E. along the sec. line 80 rods to the place of beginning, being 25 acres, more or less.

Less and Except that portion of the property conveyed by the following:
As referred to in Warranty Deed recorded as Instrument No. 2717756:
The east one-half of Sterling Street right-of-way that is located in the south half of the south half of the following-described property and south of the (easterly) extension of said south line: the north 487.99 feet of the SW1/4 of the SE1/4 of Section 13, Township 28, Range 22

AND
Outlot A, Maplewood Highlands, Ramsey County, Minnesota according to the recorded plat thereof.

As referred to in Warranty Deed recorded as Instrument No. 2718516:
That part of the South 180.00 feet of the West 233.00 feet of the Southwest Quarter of the Southeast Quarter of Section 13, Township 28, Range 22, Ramsey County, Minnesota lying East of the West 33.00 thereof.

TITLE REPORT

US Title Solutions Report of Title File No. 50062-MN1412-5030, dated 12/10/2014, was relied upon as to matters of record.

SCHEDULE B

7. Right of Way Agreement by Joseph Haley and Celia Haley, his wife to Great Lakes Pipe Line Company, dated 3/28/1931 recorded 5/15/1931 in book 892 page 343 in Instrument No ;817154. [not shown-no specific description]
8. Right of Way Agreement by William Townsend, Jr. to Great Lakes Pipe Line Company, dated 3/25/1931 recorded 5/15/1931 in book 892 page 344 in Instrument No ;817155. [not shown-outside of surveyed area]
9. Final Certificate - Condemnation for Highway Purposes by Irene E. Gonzagowski; and Henry C. Warrington; et al. to State of Minnesota, dated 5/7/1962 recorded 6/21/1962 in book 1795 page 365 in Instrument No. 1565350. [included in the property surveyed but lies east of area depicted in survey]
10. Partial Release of Right of Way by William Pipe Line Company (formerly Williams Brothers Pipe Line Company), a Delaware corporation to Donald E. Caughey and Audrey C. Caughey, his wife; and Harold E. Pierre and Phyllis M. Pierre, his wife, dated 9/15/1977 recorded 10/7/1977 in Instrument No :1980441. [not shown-outside of area surveyed]
11. Storm Water Ponding Easement Agreement by Saint Paul Educational Foundation, Inc., a Minnesota corporation to City of Maplewood, dated 9/12/1988 recorded 2/11/1991 in Instrument No :2583812. [not shown-outside of area surveyed]
12. Partial Release and Grant of Right of Way by Williams Pipe Line Company (formerly Williams Brothers Pipe Line Company), a Delaware corporation to St. Paul Educational Foundation, Inc., dated 12/31/1992 recorded 3/17/1993 in Instrument No :2708648. [shown]
14. Resolution 87-5-82 dated 5/13/1987 recorded 2/24/1988 in Instrument No. 2428420. [north of area surveyed]
16. Resolution 88-2-20 dated 2/22/1988 recorded 10/6/1988 in Instrument No. 2462802. [north and west of area surveyed]
17. Resolution 90-03-39 dated 3/12/1990 recorded 9/27/1991 in Instrument No. 2617328. [north of area surveyed]
21. Memorandum of Agreement between St. Paul Educational Foundation, Inc., a Minnesota no-profit organization corporation and Nextel West Corp., a Delaware corporation, d.b.a Nextel Communications dated 6/12/1997 recorded 7/7/1998 in Instrument No. 3069347. [not able to show no dimensions on the site sketch Exhibit B of document]

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 25th day of June, 2015.

SUNDE LAND SURVEYING, LLC.

By: *Leonard F. Carlson*
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

Revise per comments from Moss & Barnett.	CWJ	09/16/2015
Revise per comments from Moss & Barnett.	CWJ	08/27/2015
Revise per comments from Moss & Barnett.	CWJ	08/25/2015
Revise right of ways.	CWJ	7/22/2015
Revision	By	Date
	CWJ	

Drawing Title:

**SURVEY FOR:
DESIGN 1
MINC NAZGUL**

Main Office:
8001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
West Office:
Mandan, North Dakota 701-663-5562

Project: 2014-201 Bk/Pg: 843/19 Date: 06/25/2015
Township: 28 Range: 22 Section: 13
File: 2014201001_R2.DWG Sheet: 1 of 1

BENCH MARKS (BM)
NAVD 1988 DATUM

- 1.) Top of RR spike in west face of power pole pole.
Elevation = 1008.58 feet
- 2.) Top of southwest bolt on light pole at bottom of ski jump.
Elevation = 1009.92 feet

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 143161658.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

LESSEE LAND SPACE DESCRIPTION

That part of the Southwest Quarter of the Southeast Quarter of Section 13, Township 28, Range 22, Ramsey County, Minnesota, described as commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 00 degrees 56 minutes 46 seconds West, along the west line of said Southwest Quarter of the Southeast Quarter, 294.41 feet; thence on a bearing of East 254.34 feet to the point of beginning of the land space to be described; thence North 20 degrees 22 minutes 17 seconds East 35.50 feet; thence South 69 degrees 37 minutes 43 seconds East 18.50 feet; thence South 20 degrees 22 minutes 17 seconds West 35.50 feet; thence North 69 degrees 37 minutes 43 seconds West 18.50 feet to the point of beginning.

LESSEE ACCESS AND UTILITIES RIGHT OF WAY

A 12.00 foot wide access and utilities right of way, under and across part of the Southwest Quarter of the Southeast Quarter of Section 13, Township 28, Range 22, Ramsey County, Minnesota. The centerline for said access and utilities right of way is described as commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 00 degrees 56 minutes 46 seconds West, along the west line of said Southwest Quarter of the Southeast Quarter, 294.41 feet; thence on a bearing of East 254.34 feet to the point of beginning of the centerline to be described; thence South 20 degrees 22 minutes 17 seconds East 35.50 feet to a point hereinafter referred to as Point "A"; thence on a bearing of East 29.06 feet; thence on a bearing of West 204.09 feet to a point hereinafter referred to as Point "B" and said centerline there terminating.

Together with a 20.00 foot wide access and utilities right of way, under and across part of the Southwest Quarter of the Southeast Quarter of Section 13. The centerline for said access and utilities right of way is described as commencing at above described Point "B"; thence thence South 60 degrees 00 minutes 00 seconds West 12.00 feet; thence on a bearing of East 20.00 feet to the point of beginning of the centerline to be described; thence South 60 degrees 00 minutes 00 seconds West 126.41 feet to a line 10.00 feet east of and parallel with said west line of the Southwest Quarter of the Southeast Quarter; thence South 00 degrees 56 minutes 46 seconds East, along said parallel line, 32.59 feet to the north line of the south 180.00 feet of said Southeast Quarter and said centerline there terminating.

LESSEE 10.00 FOOT UTILITIES RIGHT OF WAY

A 10.00 foot wide utilities right of way, under and across part of the Southwest Quarter of the Southeast Quarter of Section 13, Township 28, Range 22, Ramsey County, Minnesota. The centerline of said utilities right of way is described as commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 00 degrees 56 minutes 46 seconds West, along the west line of said Southwest Quarter of the Southeast Quarter, 294.41 feet; thence on a bearing of East 254.34 feet; thence North 20 degrees 22 minutes 17 seconds East 30.50 feet to the point of beginning of the centerline to be described; thence North 69 degrees 37 minutes 43 seconds West 8.91 feet and said centerline there terminating.

MINC NAZGUL
RAMSEY COUNTY
MINNESOTA