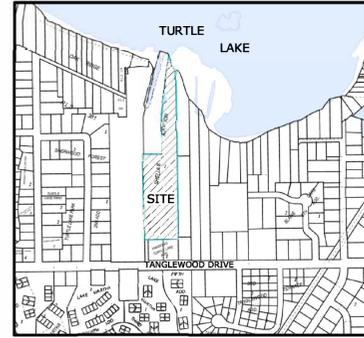


CITY OF ST. PAUL EASEMENT VACATION EXHIBIT

~for~ ZAWADSKI HOMES
~of~ 893 TANGLEWOOD DRIVE
SHOREVIEW, MN

VICINITY MAP

PART OF SEC. 14, TWP. 30, RNG. 23



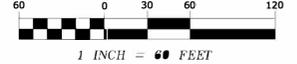
RAMSEY COUNTY, MINNESOTA
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- ⊕ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- ⊠ DENOTES ELECTRICAL BOX
- ⊡ DENOTES EXISTING SPOT ELEVATION
- ⊞ DENOTES GAS METER
- ⊞ DENOTES MAILBOX
- ⊞ DENOTES POWER POLE
- ⊞ DENOTES SANITARY SEWER MANHOLE
- ⊞ DENOTES WATER VALVE
- ⊞ DENOTES FENCE
- ⊞ DENOTES RETAINING WALL
- ⊞ DENOTES EXISTING CONTOURS
- ⊞ DENOTES EXISTING SANITARY SEWER
- ⊞ DENOTES EXISTING STORM SEWER
- ⊞ DENOTES EXISTING WATER MAIN
- ⊞ DENOTES OVERHEAD UTILITY
- ⊞ DENOTES UNDERGROUND ELECTRIC LINE
- ⊞ DENOTES UNDERGROUND GAS LINE
- ⊞ DENOTES BITUMINOUS SURFACE
- ⊞ DENOTES CONCRETE SURFACE
- ⊞ DENOTES GRAVEL SURFACE

NORTH

GRAPHIC SCALE



PROPERTY DESCRIPTION

[DESCRIPTION PER RAMSEY COUNTY CERTIFICATE OF TITLE NO. 571844.]

Lot 2, Block 1, Shella's Addition.

Subject to Restrictions contained in Document no. 560371.

Subject to an easement in favor of the City of Saint Paul as set forth in the instrument recorded in Book 103 of Deeds, page 427 of Ramsey County Records.

Subject to the lien of a tax sale in favor of the State of Minnesota for 1990 taxes.

AND

[DESCRIPTION PER RAMSEY COUNTY CERTIFICATE OF TITLE NO. 623865.]

That part of Lot 1, Block 1, Shella's Addition, described as follows: Beginning at the Southwest corner of said Lot 1; thence North, assumed bearing, along the West line of said Lot 1, 734.99 feet; thence East 160.00 feet to the West line of Lot 2, Block 1, Shella's Additions; thence South 64.70 feet along said line to the Southwest corner of said Lot 2, thence North 69 degrees 37 minutes 09 seconds East along the South line of said Lot 2, 138.92 feet to the Southeast corner of said Lot 2, also the east line of said Lot 1; thence South 719.42 feet along said line to the Southeast corner to said Lot 1; thence North 89 degrees 51 minutes 00 seconds West 290.22 feet to the point of beginning.

Subject to a 30 foot wide road easement across Lot 1, Block 1, Shella's Addition, with its centerline described as follows: Beginning at a point on the South line of said Lot 1 located 15.00 feet East of the Southwest corner of said Lot 1 measured perpendicular to the West line of said Lot 1; thence North, assumed bearing, parallel with the West line of said Lot 1 a distance of 186.46 feet; thence North 25 degrees 17 minutes 22 seconds East 247.14 feet; thence North 04 degrees 17 minutes 47 seconds East 326.03 feet to a point on the South line of Parcel 1 located 15.00 feet West of the West line of Lot 2, Block 1, Shella's Addition and there terminating.

Subject to an easement in favor of the City of Saint Paul as set forth in the instrument recorded in Book 103 of Deeds, page 427 of Ramsey County Records

BOUNDARY NOTE

The plat of SHELLA'S ADDITION (recorded in 2007) was a re-plot of Registered Land Survey No. 253 (recorded in 1971). In conducting this survey, we found existing monuments that fit both SHELLA'S ADDITION and the R.L.S. We also found positional discrepancies of monuments at the following locations:

- 1 Monuments at the north end of Big Oak Road as shown.
- 2 Double monument locations in multiple areas as shown.

The exterior boundary monuments that agreed with the prior plat; R.L.S. and current section breakdown were held to. The interior monuments of the plat of SHELLA'S ADDITION as set by Matke Surveying & Engineering, Inc. were used to determine the common boundary line between Lots 1 and 2, Block 1, SHELLA'S ADDITION.

PROPOSED ST. PAUL EASEMENT VACATION DESCRIPTION

Lot 2, Block 1, Shella's Addition, Ramsey County, Minnesota.

AND

That part of Lot 1, Block 1, Shella's Addition, Ramsey County, Minnesota, described as follows: Beginning at the Southwest corner of said Lot 1; thence North, assumed bearing, along the West line of said Lot 1, 734.99 feet; thence East 160.00 feet to the West line of Lot 2, Block 1, Shella's Additions; thence South 64.70 feet along said line to the Southwest corner of said Lot 2, thence North 69 degrees 37 minutes 09 seconds East along the South line of said Lot 2, 138.92 feet to the Southeast corner of said Lot 2, also the east line of said Lot 1; thence South 719.42 feet along said line to the Southeast corner to said Lot 1; thence North 89 degrees 51 minutes 00 seconds West 290.22 feet to the point of beginning.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 04/15/25.
- Bearings shown are Ramsey County Coordinate System.
- Parcel ID Number: 14-30-23-24-0054.
- This survey is based upon information found in Ramsey County Certificate of Title Numbers 571844 and 623865.
- Boundary area of the surveyed premises above the Ordinary Highwater Line: 261,155± S.F. (6.00 acres)
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Zone AE (base Flood Elevations Determined.) according to Flood Insurance Rate Map No. 27123C0010G Community No. 270384 Panel No. 0010 Suffix G by the Federal Emergency Management Agency, effective date June 4th, 2010.
- Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence.
 - Markings requested by E.G. Rud & Sons, Inc. per Gopher State One Call Ticket No. 250841163.
 - Record drawings provided by the City of Shoreview's engineering department.
- Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Off site contours shown are per MNGeo LIDAR topography.
- Existing driveway easements are not graphically shown for this exhibit.

BENCHMARK

RAMSEY COUNTY BENCHMARK #9153
ELEVATION = 898.765 (NAVD88)

I hereby certify that this survey, plan 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.

Jan E. Napier
JAMES E. NAPIER
Date: 01-21-26 License No. 25343

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

DRAWN BY: JEN	JOB NO: 240930PP	DATE: 01/21/26	
CHECK BY: JER	FIELD CREW: JH-CB		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY