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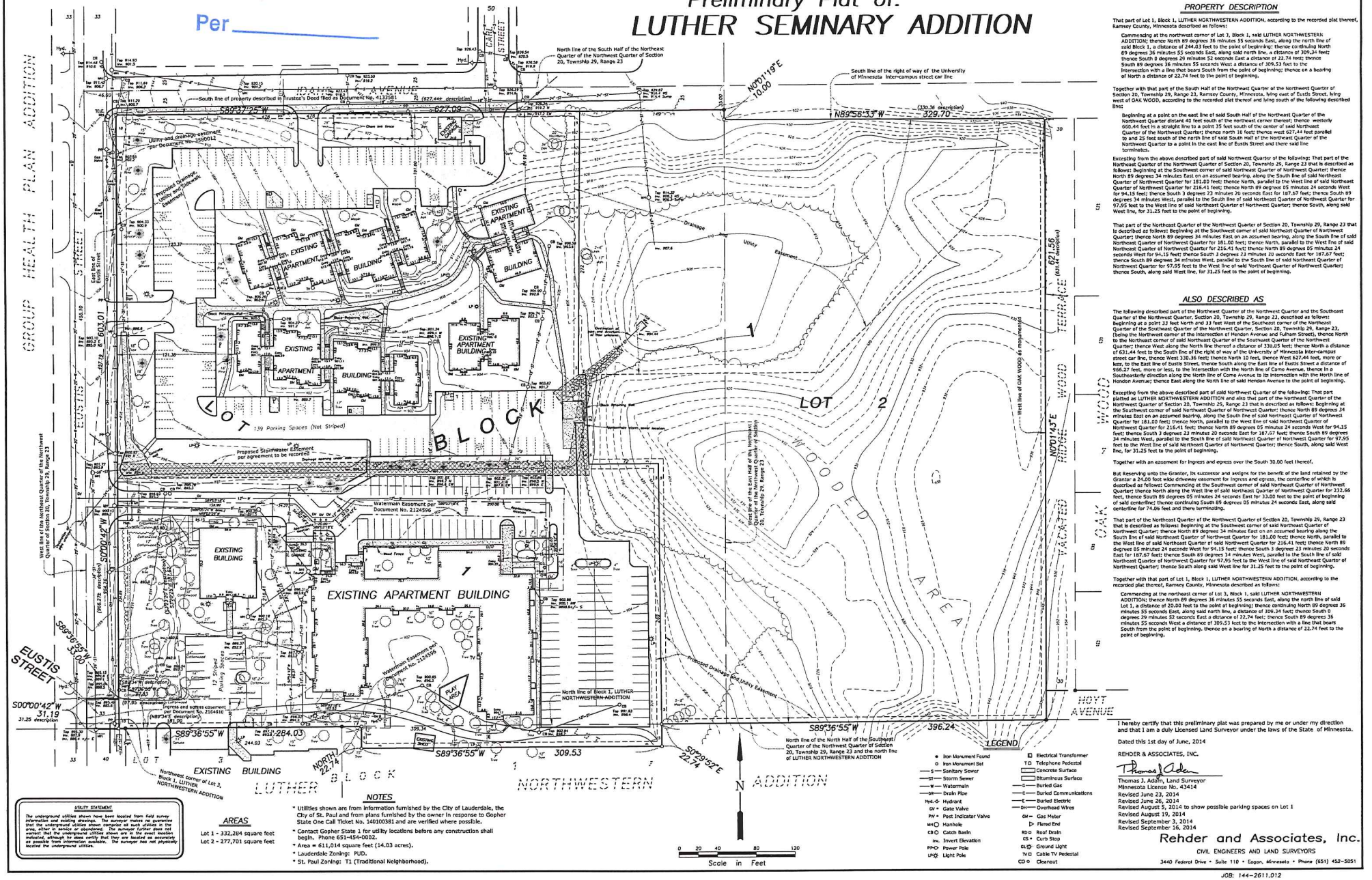
Per _____

Preliminary Plat of: LUTHER SEMINARY ADDITION



PROPERTY DESCRIPTION

That part of Lot 1, Block 1, LUTHER NORTHWESTERN ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota described as follows:

Commencing at the northwest corner of Lot 3, Block 1, said LUTHER NORTHWESTERN ADDITION; thence North 89 degrees 36 minutes 55 seconds East, along the north line of said Block 1, a distance of 244.03 feet to the point of beginning; thence continuing North 89 degrees 36 minutes 55 seconds East, along said north line, a distance of 309.34 feet; thence South 0 degrees 29 minutes 52 seconds East a distance of 22.74 feet; thence South 89 degrees 36 minutes 55 seconds West a distance of 309.53 feet to the intersection with a line that bears South from the point of beginning; thence on a bearing of North a distance of 22.74 feet to the point of beginning.

Together with that part of the South Half of the Northeast Quarter of the Northwest Quarter of Section 20, Township 29, Range 23, Ramsey County, Minnesota, lying east of Eustis Street, lying west of OAK WOOD, according to the recorded plat thereof and lying south of the following described line:

Beginning at a point on the east line of said South Half of the Northeast Quarter of the Northwest Quarter distant 40 feet south of the northeast corner thereof; thence westerly 660.44 feet in a straight line to a point 35 feet south of the center of said Northeast Quarter of the Northwest Quarter; thence north 10 feet; thence west 627.44 feet parallel to and 25 feet south of the north line of said South Half of the Northeast Quarter of the Northwest Quarter to a point in the east line of Eustis Street and there said line terminates.

Excepting from the above described part of said Northwest Quarter of the following: That part of the Northeast Quarter of the Northwest Quarter of Section 20, Township 29, Range 23 that is described as follows: Beginning at the Southwest corner of said Northeast Quarter of Northwest Quarter; thence North 89 degrees 34 minutes East on an assumed bearing, along the South line of said Northeast Quarter of Northwest Quarter for 181.00 feet; thence North, parallel to the West line of said Northeast Quarter of Northwest Quarter for 216.41 feet; thence North 89 degrees 05 minutes 24 seconds West for 94.15 feet; thence South 3 degrees 23 minutes 20 seconds East for 187.67 feet; thence South 89 degrees 34 minutes West, parallel to the South line of said Northeast Quarter of Northwest Quarter for 97.95 feet to the West line of said Northeast Quarter of Northwest Quarter; thence South, along said West line, for 31.25 feet to the point of beginning.

That part of the Northeast Quarter of the Northwest Quarter of Section 20, Township 29, Range 23 that is described as follows: Beginning at the Southwest corner of said Northeast Quarter of Northwest Quarter; thence North 89 degrees 34 minutes East on an assumed bearing, along the South line of said Northeast Quarter of Northwest Quarter for 181.00 feet; thence North, parallel to the West line of said Northeast Quarter of Northwest Quarter for 216.41 feet; thence North 89 degrees 05 minutes 24 seconds West for 94.15 feet; thence South 3 degrees 23 minutes 20 seconds East for 187.67 feet; thence South 89 degrees 34 minutes West, parallel to the South line of said Northeast Quarter of Northwest Quarter for 97.95 feet to the West line of said Northeast Quarter of Northwest Quarter; thence South, along said West line, for 31.25 feet to the point of beginning.

ALSO DESCRIBED AS

The following described part of the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter, Section 20, Township 29, Range 23, described as follows: Beginning at a point 33 feet North and 33 feet West of the Southeast corner of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter, Section 20, Township 29, Range 23, (being the Northwest corner of the intersection of Hendon Avenue and Fulham Street), thence North to the Northeast corner of said Northeast Quarter of the Southeast Quarter of the Northwest Quarter; thence West along the North line thereof a distance of 330.05 feet; thence North a distance of 631.44 feet to the South line of the right of way of the University of Minnesota inter-campus street car line, thence West 330.36 feet; thence North 10 feet, thence West 627.44 feet, more or less, to the East line of Eustis Street, thence South along the East line of Eustis Street a distance of 966.27 feet, more or less, to the intersection with the North line of Como Avenue, thence in a Southeasterly direction along the North line of Como Avenue to its intersection with the North line of Hendon Avenue; thence East along the North line of said Hendon Avenue to the point of beginning.

Excepting from the above described part of said Northwest Quarter of the following: That part of the Northeast Quarter of the Northwest Quarter of Section 20, Township 29, Range 23 that is described as follows: Beginning at the Southwest corner of said Northeast Quarter of Northwest Quarter; thence North 89 degrees 34 minutes East on an assumed bearing, along the South line of said Northeast Quarter of Northwest Quarter for 181.00 feet; thence North, parallel to the West line of said Northeast Quarter of Northwest Quarter for 216.41 feet; thence North 89 degrees 05 minutes 24 seconds West for 94.15 feet; thence South 3 degrees 23 minutes 20 seconds East for 187.67 feet; thence South 89 degrees 34 minutes West, parallel to the South line of said Northeast Quarter of Northwest Quarter for 97.95 feet to the West line of said Northeast Quarter of Northwest Quarter; thence South, along said West line, for 31.25 feet to the point of beginning.

Together with an easement for ingress and egress over the South 30.00 feet thereof.

But Reserving unto the Grantor, its successor and assigns for the benefit of the land retained by the Grantor a 24.00 foot wide driveway easement for ingress and egress, the centerline of which is described as follows: Commencing at the Southwest corner of said Northeast Quarter of Northwest Quarter; thence North along the West line of said Northeast Quarter of Northwest Quarter for 232.66 feet, thence South 89 degrees 05 minutes 24 seconds East for 33.00 feet to the point of beginning of said centerline; thence continuing South 89 degrees 05 minutes 24 seconds East, along said centerline for 74.06 feet and there terminating.

That part of the Northeast Quarter of the Northwest Quarter of Section 20, Township 29, Range 23 that is described as follows: Beginning at the Southwest corner of said Northeast Quarter of Northwest Quarter; thence North 89 degrees 34 minutes East on an assumed bearing along the South line of said Northeast Quarter of Northwest Quarter for 181.00 feet; thence North, parallel to the West line of said Northeast Quarter of said Northwest Quarter for 216.41 feet; thence North 89 degrees 05 minutes 24 seconds West for 94.15 feet; thence South 3 degrees 23 minutes 20 seconds East for 187.67 feet; thence South 89 degrees 34 minutes West, parallel to the South line of said Northeast Quarter of Northwest Quarter for 97.95 feet to the West line of said Northeast Quarter of Northwest Quarter; thence South along said West line for 31.25 feet to the point of beginning.

Together with that part of Lot 1, Block 1, LUTHER NORTHWESTERN ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota described as follows:

Commencing at the northeast corner of Lot 3, Block 1, said LUTHER NORTHWESTERN ADDITION; thence North 89 degrees 36 minutes 55 seconds East, along the north line of said Lot 1, a distance of 20.00 feet to the point of beginning; thence continuing North 89 degrees 36 minutes 55 seconds East, along said north line, a distance of 309.34 feet; thence South 0 degrees 29 minutes 52 seconds East a distance of 22.74 feet; thence South 89 degrees 36 minutes 55 seconds West a distance of 309.53 feet to the intersection with a line that bears South from the point of beginning; thence on a bearing of North a distance of 22.74 feet to the point of beginning.

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

AREAS

Lot 1 - 332,284 square feet
Lot 2 - 277,701 square feet

NOTES

* Utilities shown are from information furnished by the City of Lauderdale, the City of St. Paul and from plans furnished by the owner in response to Gopher State One Call Ticket No. 140100381 and are verified where possible.
* Contact Gopher State 1 for utility locations before any construction shall begin. Phone 651-454-0002.
* Area = 611,014 square feet (14.03 acres).
* Lauderdale Zoning: PUD.
* St. Paul Zoning: T1 (Traditional Neighborhood).

LEGEND

- Iron Monument Found
- Iron Monument Set
- Sanitary Sewer
- Storm Sewer
- Watermain
- Drain Pipe
- Hydrant
- Gate Valve
- Post Indicator Valve
- Manhole
- Catch Basin
- Invert Elevation
- Power Pole
- Light Pole
- Electrical Transformer
- Telephone Pedestal
- Concrete Surface
- Bituminous Surface
- Buried Gas
- Buried Communications
- Buried Electric
- Overhead Wires
- Gas Meter
- Flared End
- Roof Drain
- Curb Stop
- Ground Light
- Cable TV Pedestal
- Cleanout

Scale in Feet: 0, 20, 40, 80, 120

I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 1st day of June, 2014

REHDER & ASSOCIATES, INC.

Thomas J. Adler, Land Surveyor
Minnesota License No. 43414
Revised June 23, 2014
Revised June 26, 2014
Revised August 5, 2014 to show possible parking spaces on Lot 1
Revised August 19, 2014
Revised September 3, 2014
Revised September 16, 2014

Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 144-2611.012