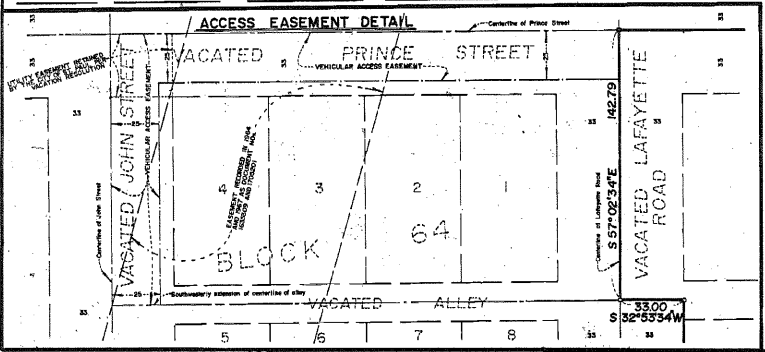
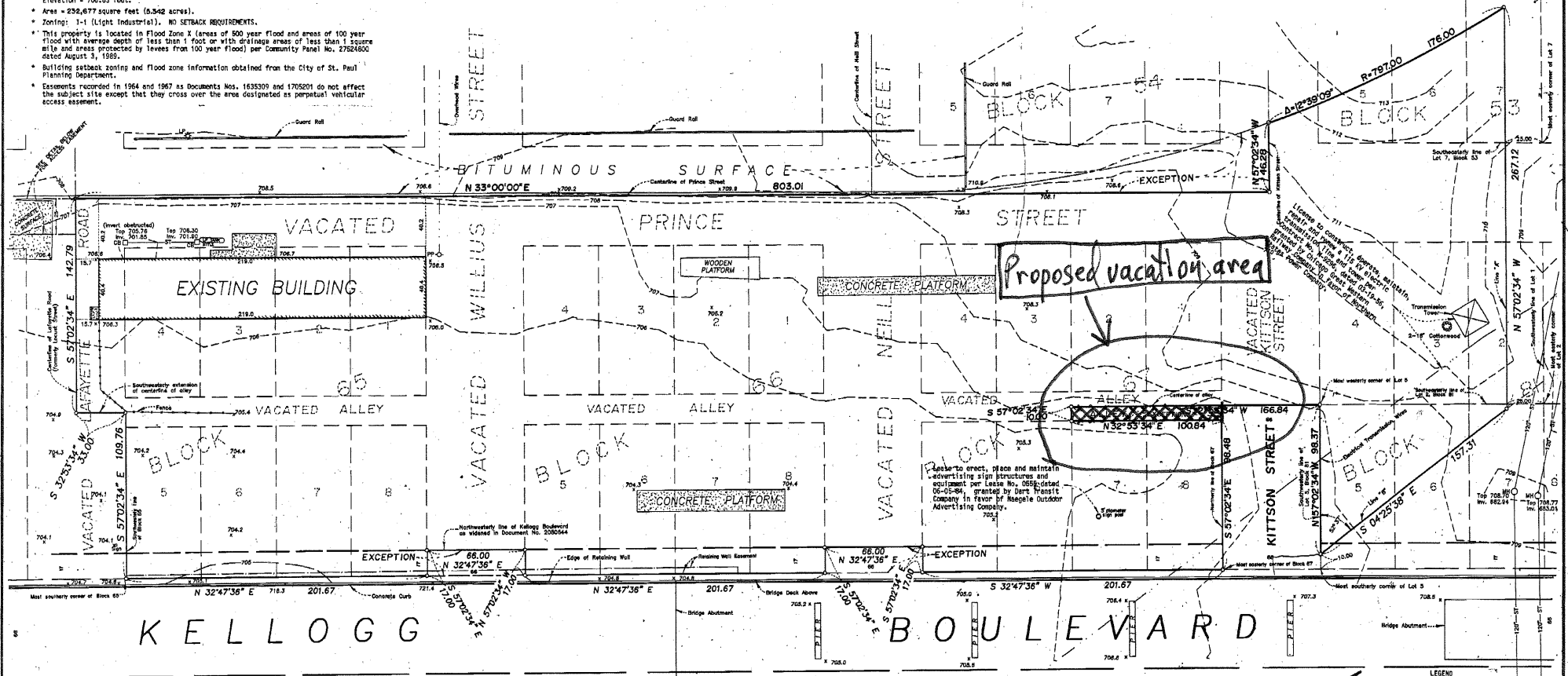


**NOTES**

- Bearings shown are based on an assumed datum.
- Utilities shown are from information furnished by the City of St. Paul and Northern States Power Company, and are verified where possible.
- Contact Gopher State 1 for utility locations before any construction shall begin. Phone 484-2002.
- Bench Marks: Top of hydrant at the intersection of John Street and Kellogg Boulevard - Elevation = 706.83 feet.
- Area = 238,677 square feet (5.542 acres).
- Zoning: I-1 (Light Industrial). NO SETBACK REQUIREMENTS.
- This property is located in Flood Zone X (areas of 500 year flood and areas of 100 year flood with average depth of less than 1 foot or with drainage areas of less than 1 square mile and areas protected by levees from 100 year flood) per Community Panel No. 27624600 dated August 3, 1989.
- Building setback zoning and flood zone information obtained from the City of St. Paul Planning Department.
- Assessments recorded in 1964 and 1967 as Documents Nos. 1635309 and 1705201 do not affect the subject site except that they cross over the area designated as perpetual vehicular access easement.

# Boundary and Topographic Survey for DART TRANSIT COMPANY



**LEGAL DESCRIPTION**

The following described lands situated in Ramsey County, Minnesota, to-wit:

All those portions of Blocks 65, 66, 67 and 81 of Kittson's Addition, and of the vacated alleys and streets situated therein or adjacent thereto, which are included within the following described boundary line corners:

Beginning at the intersection of the centerline of Lafayette Road (formerly Locust Street) and the centerline of Prince Street; thence Northwesterly along said centerline of Prince Street to a point on the centerline of Nell Street; thence Northwesterly and Northerly along a curve concave to the Northwest, tangent to the last described course and having a radius of 797 feet, to a point on the Northwesterly extension of a line (hereinafter "Line A") drawn as follows:

Commencing at a point on the Southeastern line of Lot 7 in said Block 65, distant 25 feet Southeastern of the most Easterly corner of said Lot 7, run thence Southeastern to a point on the Southeastern line of Lot 2 in said Block 81 distant 25 feet Southeastern of the most Easterly corner of said Lot 2, and there terminating;

thence Southeastern along said Line A and its Northwesterly and Southeastern extensions to a point on a line (hereinafter "Line B") drawn as follows:

Commencing at a point on the Southeastern line of Lot 5 in said Block 81 distant 10 feet Northwesterly of the most Southernly corner of said Lot 5, run thence Northwesterly along a line forming an angle of 52 degrees 37 minutes, measured clockwise from said Southeastern line of said Lot 5, to a point on the Southeastern line of Lot 1 in said Block 81, and there terminating;

thence run Southeastern on said Line B to the Southeastern line of said Lot 5; thence Northwesterly on the Southeastern line of said Lot 5 to the most Westerly corner of said Lot 5, which is a point on the Northwesterly extension of the centerline of the alley in said Block 67; thence Southeastern along the Northwesterly extension of said centerline to the Northwesterly line of said Block 67; thence Southeastern along said Northwesterly line of said Block 67 to the most Easterly corner of said Block 67; thence Southeastern along the Southeastern lines of said Blocks 67, 66, and 65, and the extensions thereof across intervening streets, to the most Southernly corner of said Block 65; thence Northwesterly along the Southeastern line of said Block 65 to the centerline of said Lafayette Road to point of beginning; excepting therefrom the Southeastern one-half of the area of the vacated alley in said Block 67 which lies between the Northwesterly extension of the Northwesterly line of Lot 8 and the Southeastern line of Lot 7 in said Block 67; and also except that part of the vacated alley in said Block 67 which lies between the Northwesterly line of Kellogg Boulevard as widened pursuant to City Council Resolution recorded as Document No. 2080644.

Together with a perpetual easement for vehicular access from John Street to Blocks 65, 67 and 80 (should be Block 66, 66 and 67) of Kittson's Addition, upon the Northwesterly extension of that part of the Southeastern one-half of Prince Street which lies between the centerline of Lafayette Road and the centerline of John Street; and upon the Southeastern 25 feet of the Northwesterly one-half of vacated John Street lying between the Southeastern extension of the centerline of the alley in Block 64 in Kittson's Addition and the centerline of Prince Street.

Subject to assessment to City of St. Paul for retaining wall along Kellogg Boulevard and subject to easement for widening of Kellogg Boulevard recorded as Document No. 2080644; and subject to assessments recorded in 1964 and 1967 as Documents Nos. 1635309 and 1705201, if applicable.

**LEGEND**

- Iron Monument Found
- Iron Monument Set
- Storm Sewer
- Manhole
- Catch Basin
- Invert Elevation
- Power Pole
- Concrete Surface
- Light Pole

I hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

Dated this 24th day of July, 1990.

REINHOLD-MENZEL, INC.

ALVIN H. REINHOLD, Land Surveyor  
Minnesota Registration No. 13295  
REVISED MARCH 22, 1988

**R Rehder & Associates, Inc.**

Scale in Feet: 0 30 60

