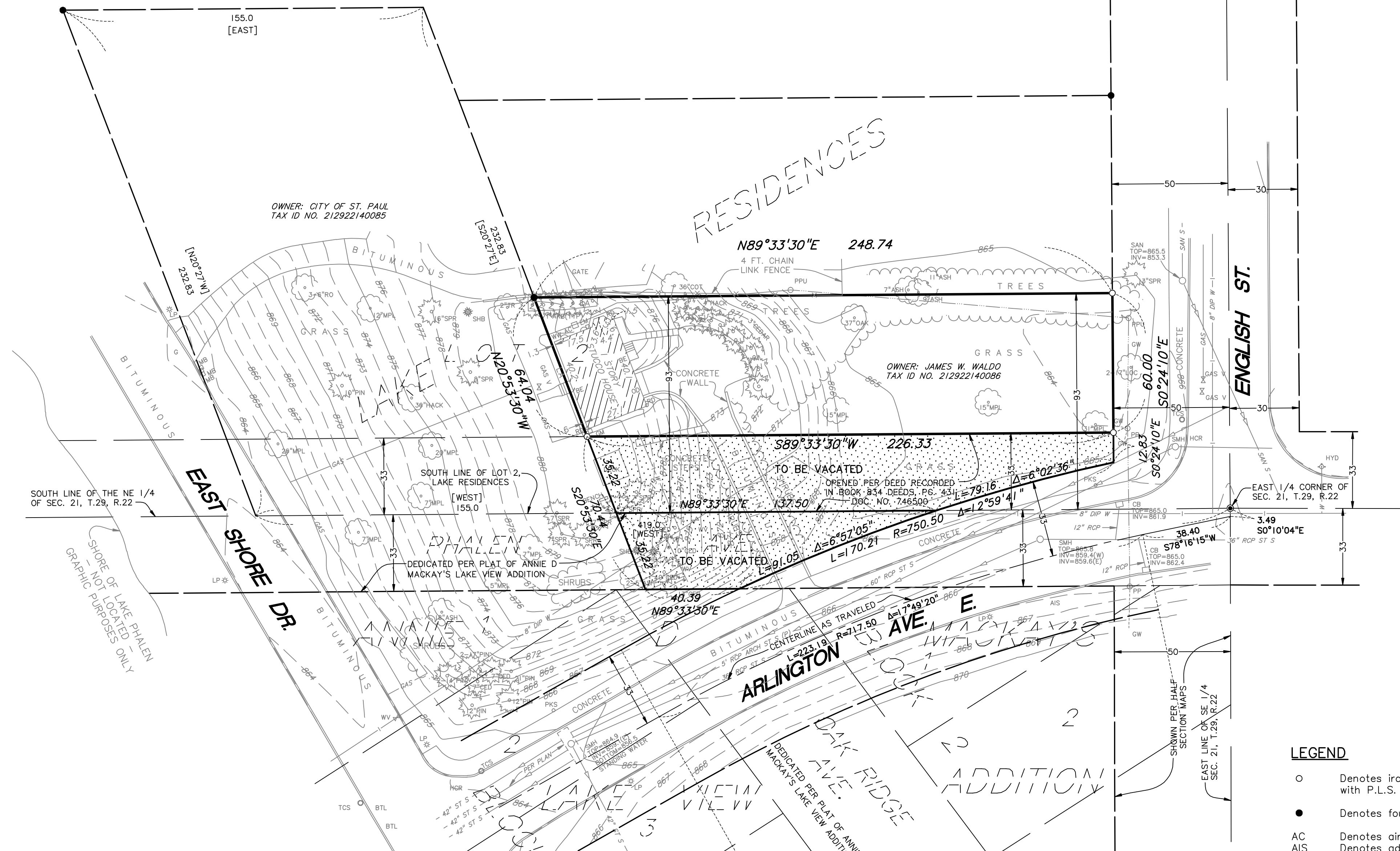


# Exhibit A



## DESCRIPTION OF PROPERTY SURVEYED

(Per Certificate of Title No. 596643)

The South 93 feet of Lot 2, Lake Residences.

Subject to the rights acquired by the City of St. Paul for Phalen Lake, By deed recorded in Book 624 of Deeds, Page 39 and subject to rights acquired by City of St. Paul for the opening, widening and extending of Lake Como and Phalen Avenue to a width of 66 feet by Deed recorded in Book 834 of Deeds, Page 431.

Property is located in Ramsey County, Minnesota.

area = 14,252 square feet or 0.327 acres

## OVERALL PHALEN AVENUE VACATION DESCRIPTION

That part of the south 33.00 feet of Lot 2, Lake Residences, according to the recorded plat thereof, Ramsey County, Minnesota, and that part of Phalen Avenue as dedicated in the plat of Annie D. Mackay's Lake View Addition, according to the recorded plat thereof, Ramsey County, Minnesota, described as commencing at the east quarter corner of Section 21, Township 29, Range 22; thence on an assumed bearing of South 89 degrees 33 minutes 30 seconds West along the south line of the Northeast Quarter of said Section 21 a distance of 264.00 feet to the point of beginning, said point being the southeast corner of the parcel described in Book 624 of Deeds, Page 39; thence North 20 degrees 53 minutes 30 seconds West along the easterly line of said parcel described in Book 624 of Deeds, Page 39 a distance of 35.22 feet to the north line of said south 33.00 feet of Lot 2; thence North 89 degrees 33 minutes 30 seconds East along said north line of the south 33.00 feet of Lot 2 a distance of 226.33 feet to the west line of English Street; thence South 0 degrees 24 minutes 10 seconds East along said west line of English Street 12.83 feet to the northerly line of Arlington Avenue East as traveled; thence southwesterly 170.21 feet along said northerly line of Arlington Avenue East as traveled, being a nontangential curve concave to the southeast having a radius of 750.50 feet, a central angle of 12 degrees 59 minutes 41 seconds and a chord bearing of South 71 degrees 19 minutes 02 seconds West to the south line of Phalen Avenue; thence South 89 degrees 33 minutes 30 seconds West along said south line of Phalen Avenue a distance of 40.39 feet to the southerly extension of said easterly line of the parcel described in Book 624 of Deeds, Page 39; thence North 20 degrees 53 minutes 30 seconds West along said easterly line of the parcel described in Book 624 of Deeds, Page 39 a distance of 35.22 feet to the point of beginning.

area = 9,291 square feet or 0.213 acres

## NORTH HALF OF PHALEN AVENUE VACATION DESCRIPTION

That part of the south 33.00 feet of Lot 2, Lake Residences, according to the recorded plat thereof, Ramsey County, Minnesota, described as commencing at the east quarter corner of Section 21, Township 29, Range 22; thence on an assumed bearing of South 89 degrees 33 minutes 30 seconds West along the south line of the Northeast Quarter of said Section 21 a distance of 264.00 feet to the point of beginning, said point being the southeast corner of the parcel described in Book 624 of Deeds, Page 39; thence North 20 degrees 53 minutes 30 seconds West along the easterly line of said parcel described in Book 624 of Deeds, Page 39 a distance of 35.22 feet to the north line of said south 33.00 feet of Lot 2; thence North 89 degrees 33 minutes 30 seconds East along said north line of the south 33.00 feet of Lot 2 a distance of 226.33 feet to the west line of English Street; thence South 0 degrees 24 minutes 10 seconds East along said west line of English Street 12.83 feet to the northerly line of Arlington Avenue East as traveled; thence southwesterly 79.16 feet along said northerly line of Arlington Avenue East as traveled, being a nontangential curve concave to the southeast having a radius of 750.50 feet, a central angle of 6 degrees 02 minutes 36 seconds and a chord bearing of South 74 degrees 47 minutes 34 seconds West to said south line of the Northeast Quarter of Section 21; thence South 89 degrees 33 minutes 30 seconds West along said south line of the Northeast Quarter of Section 21 a distance of 137.50 feet to the point of beginning.

area = 6,439 square feet or 0.148 acres

## SOUTH HALF OF PHALEN AVENUE VACATION DESCRIPTION

That part of Phalen Avenue as dedicated in the plat of Annie D. Mackay's Lake View Addition, according to the recorded plat thereof, Ramsey County, Minnesota, described as commencing at the east quarter corner of Section 21, Township 29, Range 22; thence on an assumed bearing of South 89 degrees 33 minutes 30 seconds West along the south line of the Northeast Quarter of said Section 21 a distance of 264.00 feet to the point of beginning, said point being the southeast corner of the parcel described in Book 624 of Deeds, Page 39; thence South 20 degrees 53 minutes 30 seconds East along the southerly extension of the easterly line of said parcel described in Book 624 of Deeds, Page 39 a distance of 35.22 feet to the south line of said Phalen Avenue; thence North 89 degrees 33 minutes 30 seconds East along said south line of Phalen Avenue 40.39 feet to the northerly line of Arlington Avenue as traveled; thence northeasterly 91.05 feet along said northerly line of Arlington Avenue as traveled being a nontangential curve concave to the southeast having a radius of 750.50 feet, a central angle of 6 degrees 57 minutes 05 seconds and a chord bearing of North 68 degrees 17 minutes 44 seconds East to said south line of the Northeast Quarter of said Section 21; thence South 89 degrees 33 minutes 30 seconds West along said south line of the Northeast Quarter of Section 21 a distance of 137.50 feet to the point of beginning.

area = 2,852 square feet or 0.065 acres

- ### LEGEND
- Denotes iron monument set marked with P.L.S. No. 15480
  - Denotes found iron monument
  - AC Denotes air conditioner
  - AIS Denotes advertising and information sign
  - BE Denotes building entrance
  - BTL Denotes beaver tail curb
  - CB Denotes catch basin
  - EM Denotes electric meter
  - G Denotes gutter
  - GM Denotes gas meter
  - GW Denotes guy wire
  - HCR Denotes handicap ramp
  - HYD Denotes fire hydrant
  - INV Denotes structure invert
  - LP Denotes light pole
  - MB Denotes mail box
  - OD Denotes overhead door
  - OHE Denotes overhead electric line
  - PKS Denotes parking sign
  - PP Denotes power pole
  - PPU Denotes utility power pole
  - RC Denotes reinforced concrete pipe
  - RD Denotes roof drain
  - SAN Denotes sanitary manhole
  - SAN S Denotes sanitary sewer
  - SMH Denotes storm manhole
  - ST S Denotes storm sewer
  - TC Denotes top of concrete curb
  - TCS Denotes traffic control sign
  - UGE Denotes underground electric line
  - W Denotes water line
  - WV Denotes water valve
  - WW Denotes window well
  - ARB Denotes Arborvitae
  - CED Denotes Cedar tree
  - COT Denotes Cottonwood tree
  - HACK Denotes Hackberry tree
  - LOC Denotes Locust tree
  - MPL Denotes Maple tree
  - PIN Denotes Pine tree
  - RO Denotes Russian Olive tree
  - SHB Denotes shrub
  - SPR Denotes Spruce tree

## PLAT RECORDING INFORMATION

The plat of Lake Residences was filed of record on January 23, 1855.

The map of Annie D Mackay's Lake View Addition was filed of record on January 2, 1886.

## TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

## GENERAL NOTE

1.) Survey coordinate basis: Hennepin County Coordinate System

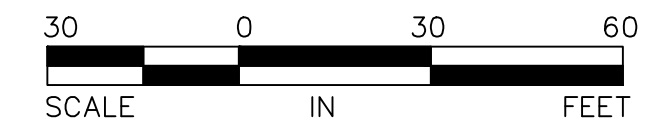
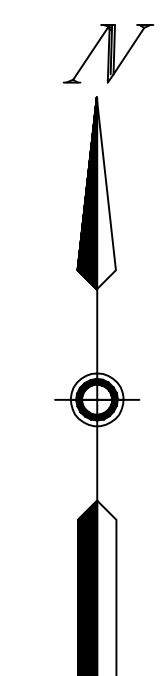
## UTILITY NOTES

- 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 numbers 142463381 and 142660342.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

## BENCH MARKS (BM)

- 1.) Top of top nut of fire hydrant at northeast quadrant of Alrington Avenue and English Street  
Elevation = 868.23 feet

NOTE: Elevations shown are based on City of St. Paul benchmarks. Added 694.10 feet to convert to mead sea level 1929 datum.



Revision	By	Date
	MAP	

Drawing Title:  
**VACATION SKETCH FOR WALDO RESIDENCE**  
**1444 EAST SHORE DRIVE, ST. PAUL, MN**

**SUNDE LAND SURVEYING**  
www.sunde.com

Main Office: 9001 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: 2014-152 Bk/Pg: 773/37 Date: 10/30/2014  
Township: 29 Range: 22 Section: 21  
File: 2014152002.dwg Sheet: 1 of 1