

AMH Investments
1433-1439 East 7th Street
Saint Paul, Minnesota

LEGAL DESCRIPTION:

The South one hundred eighty (S. 180) feet, except the East thirty-three (E. 33) feet of the South one hundred forty-two (S. 142) feet thereof, of Lot Twenty-one (21) and the Northernly thirty-eight (N. 38) feet of the Westernly sixty-five (W. 65) feet of the South one hundred eighty (S. 180) feet of Lot twenty (20), all in Block two (2) of Cruickshank's Garden Lots, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Ramsey County, Minnesota.

Together with an easement on the Northernly ten (N. 10) feet of the Southernly one hundred forty-two (S. 142) feet of the Westernly fifty-five (W. 55) feet of Lot twenty (20) and on the North ten (N. 10) feet of the East thirty-three (E. 33) feet of the South one hundred forty-two (S. 142) feet of Lot twenty-one (21) all in Block two (2) of Cruickshank's Garden Lots; and subject to an easement on the Northernly ten (N. 10) feet of the Southernly one hundred fifty-two (S. 152) feet of the Westernly fifty-five (W. 55) feet of Lot twenty (20) and the North ten (N. 10) feet of the Easternly thirty-three (E. 33) feet of the South one hundred fifty-two (S. 152) feet of Lot twenty-one (21) all in Block two (2), Cruickshank's Garden Lots, and together with the Grantor's joint use easement rights thereof.

AND

The Southernly one hundred eighty (S. 180) feet, except the Easternly fifty (E. 50) feet thereof, also except the Easternly eighty-five (E. 85) feet of the Westernly one hundred fifty (W. 150) feet of the Southernly one hundred forty-two (S. 142) feet thereof, also except the Northernly thirty-eight (N. 38) feet of the Westernly sixty-five (W. 65) feet thereof, of Lot twenty (20) and the East thirty-three (E. 33) feet of the South one hundred forty-two (S. 142) feet of Lot twenty-one (21) in Block two (2) of Cruickshank's Garden Lots, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Ramsey County, Minnesota.

Reserving to the Grantor herein, his heirs and legal representative and assigns, perpetual easements for ingress and egress as a passage way by vehicle, on foot or otherwise, over, across, upon and through a part of the above described land described as follows to-wit: The Northernly ten (N. 10) feet of the Southernly one hundred forty-two (S. 142) feet of the Westernly fifty-five (W. 55) feet of Lot twenty (20) in Block two (2) of Cruickshank's Garden Lots, and the North ten (N. 10) feet of the East thirty-three (E. 33) feet of the South one hundred forty-two (S. 142) feet of the Lot twenty-one (21) in Block two (2) of Cruickshank's Garden Lots and granting unto the grantees herein, their heirs, legal representatives and assigns, a perpetual easement for ingress and egress as a passage way by vehicle, on foot, or otherwise, over, across, upon and through the following described land lying and being in the County of Ramsey and State of Minnesota to-wit: The Northernly ten (N. 10) feet of the Southernly one hundred fifty-two (S. 152) feet of the Westernly fifty-five (W. 55) feet of Lot twenty (20) in Block two (2) of Cruickshank's Garden Lots, and the North ten (N. 10) feet of the East thirty-three (E. 33) feet of the South one hundred fifty-two (S. 152) feet of Lot 21 in Block two (2) of Cruickshank's Garden Lots. The easements reserved hereinabove and granted hereinabove shall run with the land and be for the use and benefit of the parties herein and their heirs, executors, administrators and assigns; and all necessary charges and expenses which will from time to time accrue, including, but not limited to, paving, repairs, cleaning or otherwise maintaining the driveway located on said easements shall be apportioned equally by the owners of the property or properties adjoining said easements, their heirs, executors, administrators, successors and assigns.

I hereby certify to AMH Investments, North Star Title, Inc., Titor Title Insurance Company and TCF Banking and Savings, F.A., that on February 6, 1989 this survey, plan or report was prepared by me or under my direct supervision and that this is a true and accurate survey of the boundaries of the above described parcel and of the location of all buildings thereon, and all visible easements and encroachments from or on said land and that I am a duly registered Land Surveyor under the Laws of the State of Minnesota.

Gary Ryan
Land Surveyor
Minnesota Registration No. 11529

Notes:

- Redwood fence around Trash-Dumpster area encroaches 1.1 feet onto Lot 22 from subject property.
- Irregular Concrete Block wall is located upon subject property and a portion of Lot 22; ownership of the wall not determined at the time of this survey.
- Subject property is also subject to and together with access easement described in Document No. 396242. Said access easement is contiguous with easements described hereonabove and provides easement access from East 7th Street to subject property.

AMH INVESTMENTS			
DRAWN BY	DOW	DATE	REVISIONS
CHEKED BY	JGR	2/7/89	
APPROVED BY			

