

**ADVANCE SURVEYING & ENGINEERING CO.**

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 225 0502 www.advsur.com

**Exhibit A**

SURVEY FOR: **WELLS FARGO BANK N. A.**

SURVEYED: May 8, 2012 DRAFTED: May 9, 2012  
 REVISED: May 10, 2012 to show revised right of way per angle point in sidewalk  
 REVISED: December 4, 2012 to show new parcel descriptions.  
 REVISED: May 12, 2013 to show additional overall dimension and note per St. Paul

**LEGAL DESCRIPTION:**

Lot 3, Block 133, West St. Paul EXCEPT that part of Lot 3, Block 133, West St. Paul, lying Southeasterly of Dodd Road and the South 1/2 of Lot 2, Block 133, West St. Paul, Ramsey County, Minnesota

**SCOPE OF WORK AND NOTES:**

1. We have shown what we believe was intended to be described for this property. The legal description shown above comes from the title policy but includes the entire right of way of Dodd Road and property on the other side of Dodd Road. The legal description should be corrected by legal proceedings to read like this:

Those parts of Lot 3 and of the South Half of Lot 2, Block 133, West St. Paul Proper, Dakota County, Minnesota, which lie northwesterly of the northwesterly right of way line of Dodd Road.

2. Showing the location of existing, visible improvements we deemed important.

3. Setting new monuments or verifying old monuments to mark the corners of the property.

4. We show a proposed division of the property. Please review the proposal to see that it is what you intend and submit to those governmental agencies that have jurisdiction to obtain their approvals, if you can, before making any decisions regarding the property.

**STANDARD SYMBOLS & CONVENTIONS:**

"●" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

**CERTIFICATION:**

I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a licensed Professional Engineer and Professional Surveyor under the laws of the State of Minnesota.

*James H. Parker*  
 James H. Parker P.E. & P.S. No. 9235

**PROPOSED LEGAL DESCRIPTION OF TRANSFER PARCEL A:**

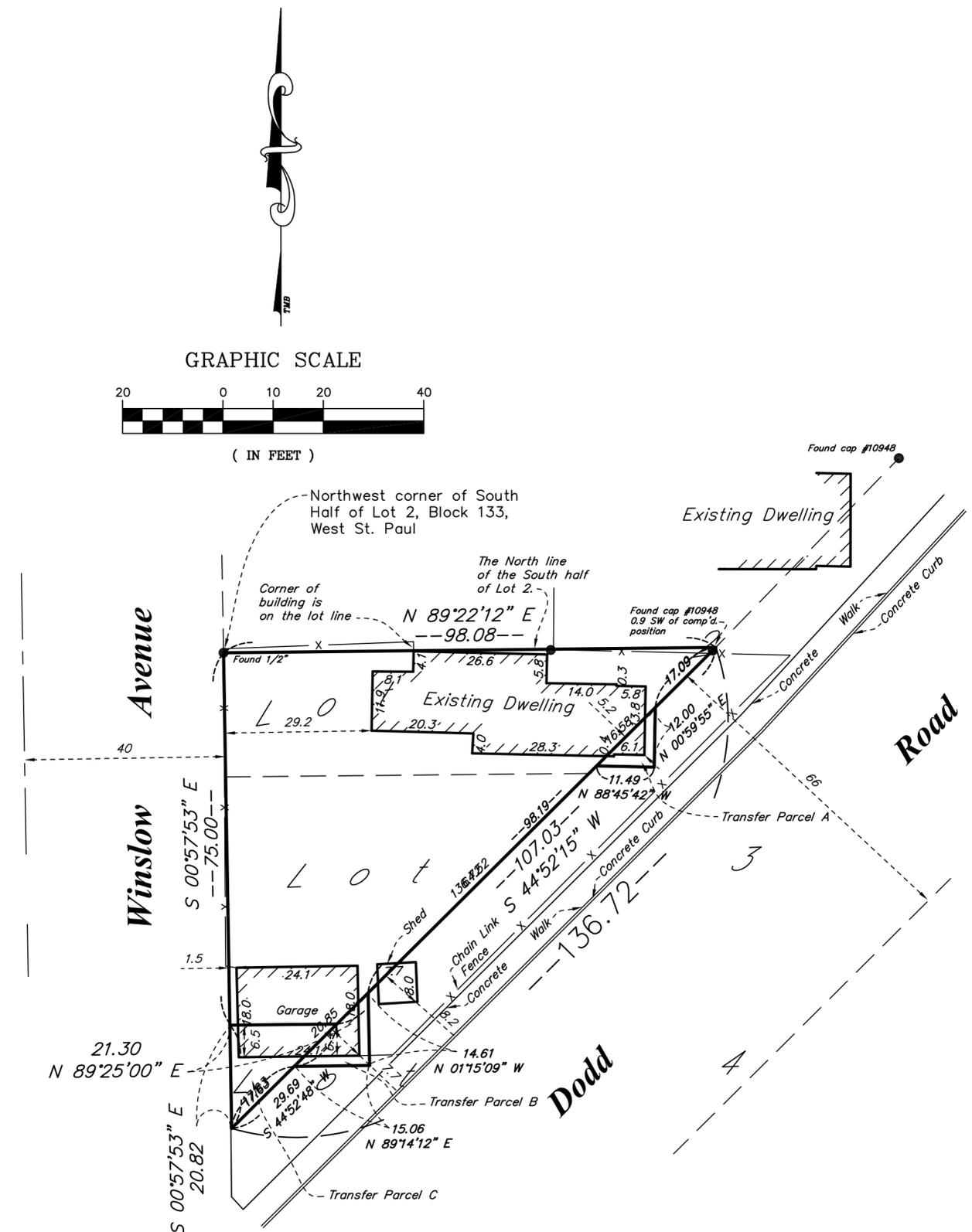
That part of Lot 2, Block 133, West St. Paul, Ramsey County, Minnesota and Dodd Road, described as follows: Commencing at the intersection of the North line of the South half of said Lot 2 and the West line of said Lot 2; thence on an assumed bearing of North 89 degrees 22 minutes 12 seconds East along the North line of South half of said Lot 2, a distance of 98.08 feet to the Northwesterly right of way line of said Dodd Road; thence South 44 degrees 52 minutes 15 seconds West along said right of way line a distance of 17.09 feet to the point of beginning of the tract to be described; thence South 00 degrees 59 minutes 55 seconds West a distance of 12.00 feet; thence North 88 degrees 45 minutes 42 seconds West a distance of 11.49 to said right of way line; thence northeasterly along said right of way line to the point of beginning.

**PROPOSED LEGAL DESCRIPTION OF TRANSFER PARCEL B:**

That part of Lots 3 and 4, Block 133, West St. Paul, Ramsey County, Minnesota and Dodd Road, described as follows: Commencing at the intersection of the North line of the South half of said Lot 2 and the West line of said Lot 2; thence on an assumed bearing of North 89 degrees 22 minutes 12 seconds East along the North line of South half of said Lot 2, a distance of 98.08 feet to the Northwesterly right of way line of said Dodd Road; thence South 44 degrees 52 minutes 15 seconds West along said right of way line a distance of 98.19 feet to the point of beginning of the tract to be described; thence South 01 degrees 15 minutes 09 seconds East a distance of 14.61 feet; thence South 89 degrees 14 minutes 12 seconds West a distance of 15.06 to said right of way line; thence northeasterly along said right of way line to the point of beginning.

**PROPOSED LEGAL DESCRIPTION OF TRANSFER PARCEL C:**

Lot 4, Block 133, West St. Paul, Ramsey County, Minnesota, lying northwesterly of Dodd Road.



GRAPHIC SCALE



( IN FEET )