

*Description Sketch For:
Lower Phalen Creek Project and
the City of Saint Paul*

PROPOSED DESCRIPTION

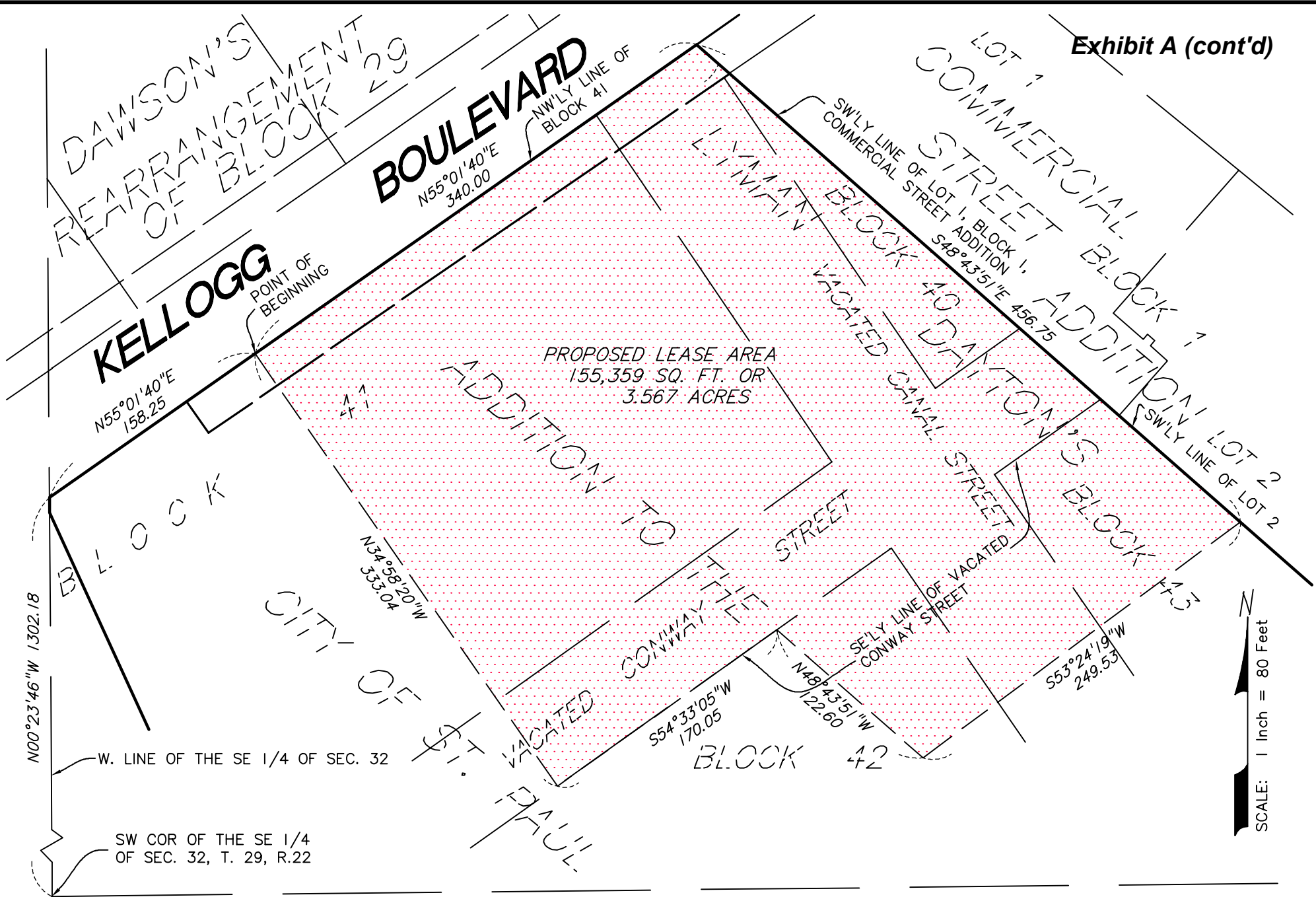
That part of Blocks 40, 41, 42 and 43, Lyman Dayton's Addition to the City of St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota, and that part of vacated Canal Street and vacated Conway Street, described as commencing at the southwest corner of the Southeast Quarter of Section 32, Township 29, Range 22, Ramsey County, Minnesota; thence on an assumed bearing of North 00 degrees 23 minutes 46 second West, along the west line of said Southeast Quarter of Section 32, a distance of 1302.18 feet to the northwesterly line of said Block 41; thence North 55 degrees 01 minute 40 seconds East along said northwesterly line of Block 41 a distance of 158.25 feet to the point of beginning of land to be described; thence continuing North 55 degrees 01 minute 40 seconds East along said northwesterly line of Block 41 and its northeasterly extension 340.00 feet to the northwesterly extension of the southwesterly line of Lot 1, Block 1, Commercial Street Addition, according to the recorded plat thereof; thence South 48 degrees 43 minutes 51 seconds East along said northwesterly extension of the southwesterly line of Lot 1 and along said southwesterly line of Lot 1 and Lot 2, a distance of 456.75 feet; thence South 53 degrees 24 minutes 19 seconds West 249.53 feet; thence North 48 degrees 43 minutes 51 seconds West 122.60 feet to the southeasterly line of vacated Conway Street; thence South 54 degrees 33 minutes 05 seconds West along the said southeasterly line of vacated Conway Street and its southwesterly extension 170.05 feet; thence North 34 degrees 58 minutes 20 seconds West 333.04 feet to the point of beginning.

I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 5th day of April, 2021

SUNDE LAND SURVEYING, LLC

By: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



SCALE: 1 Inch = 80 Feet

SHEET 2 OF 2 SHEETS



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