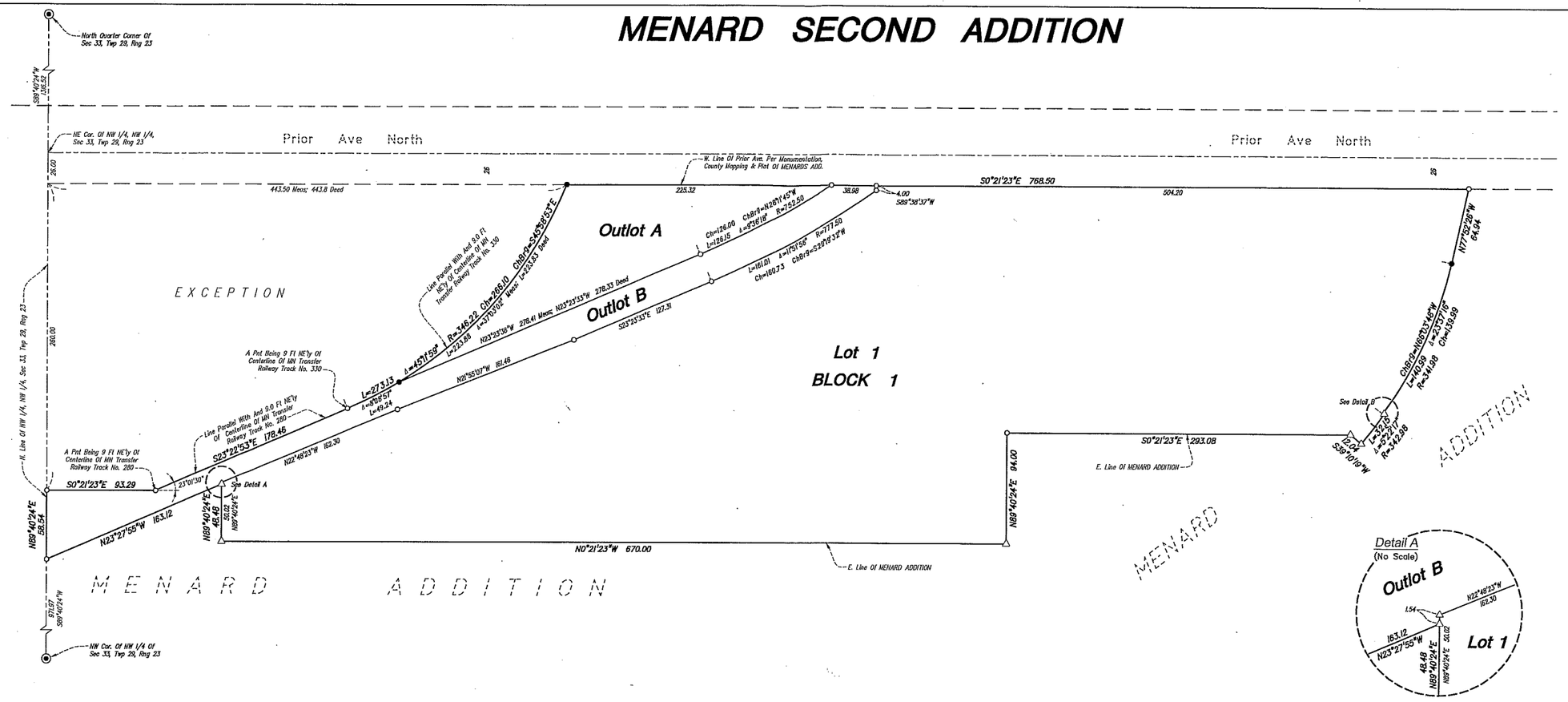
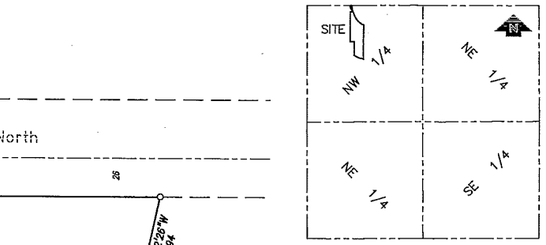
MENARD SECOND ADDITION



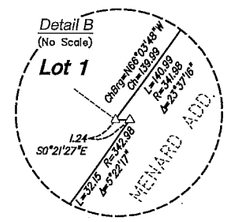


VICINITY MAP
Sec 33, Twp 29, Rng 23

0 50
SCALE IN FEET
1 INCH = 50 FEET

- O DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET, MARKED "RLS 17255"
- △ DENOTES "PK NAIL" SET WITH WASHER MARKED "RLS 17255"
- ● DENOTES IRON MONUMENT FOUND

FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NW 1/4OF THE NW 1/4, SEC 33, TWP 29, RNG 23 IS ASSUMED TO HAVE A BEARING OF NORTH 89°40'24" EAST.



KNOW ALL PERSONS BY THESE PRESENTS: That Menard, Inc, a Wisconsin corporation and MT Properties, Inc., a Minnesota corporation, owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, Ramsey County, Minnesota, lying Easterly of the East line of Menard Addition, lying Westerly of the West line of Prior Avenue, except the following described property:

Commencing at a stone monument located at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, aforesaid; thence West along the North line of said Section 33, a distance of 26 feet to the West line of Prior Avenue, being the point of beginning of the land to be conveyed; thence continue West along the North line of said Section 33 at an angle of 90 degrees 01 minutes 30 seconds in the Southwest Quadrant with the West line of Prior Avenue, 260 feet to a point; thence South making an interior angle of 89 degrees 58 minutes 30 seconds with the last described course, a distance of 93.29 feet to a point, said point being 9 feet distant Northeasterly measured at right angles from the center line of Minnesota Transfer Railway Track No. 280 as the same is now located, maintained and operated; thence Southeasterly in a straight line at an angle to the left of 23 degrees 01 minutes 30 seconds to the last described course, parallel with and 9 feet Northeasterly from the said centerline of said Track No. 280 as now located, a distance of 178.46 feet to a point of curve, said point being also 9 feet, Northeasterly measured normal to the center line of Minnesota Transfer Railway Tract No. 330 as now located; thence along a line parallel with and 9 feet Northeasterly from the center line of said Track No. 330 as now located, at an angle to the left from the last described course of 22 degrees 36 minutes 00 seconds and along a curved line concave Northeasterly having a radius of 346.22 feet a distance of 273.12 feet (chord distance 266.10 feet) to a point in the West line of Prior Avenue; thence north along the West line of Prior Avenue 443.8 feet to the point of beginning.

Has caused the same to be surveyed and platted as MENARD SECOND ADDITION.

In witness whereof said Menard, Inc., a Wisconsin corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 201____.

Signed: MENARD, INC.

_____ its _____

State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 201____ by _____, _____, of Menard, Inc., a Wisconsin corporation, on behalf of the corporation.

_____
(Signature)

_____
(Printed Name)
Notary Public _____ County, _____
My Commission Expires January 31, 201____

In witness whereof said MT Properties, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 201____.

Signed: MT PROPERTIES, INC.

_____ its _____

State of Minnesota
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 201____ by _____, _____, of MT Properties, Inc., a Minnesota corporation, on behalf of the corporation.

_____
(Signature)

_____
(Printed Name)
Notary Public _____ County, Minnesota
My Commission Expires January 31, 201____

LOUCKS

SURVEYORS CERTIFICATION

I, Henry D. Nelson, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 201____.

_____
Henry D. Nelson, Professional Land Surveyor
Minnesota License No. 17255

State of Minnesota
County of Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 201____ by Henry D. Nelson, a Professional Land Surveyor.

_____
(Signature)

_____
(Printed Name)
Notary Public Hennepin County, Minnesota
My Commission Expires January 31, 2015

CITY OF SAINT PAUL

I do hereby certify that on the _____ day of _____, 201____, the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

_____
Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 201____.

_____, Director

By _____, Deputy
Property Records and Revenue

COUNTY SURVEYOR

I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this _____ day of _____, 201____.

_____
Craig W. Hinzman, Land Surveyor
Ramsey County Surveyor

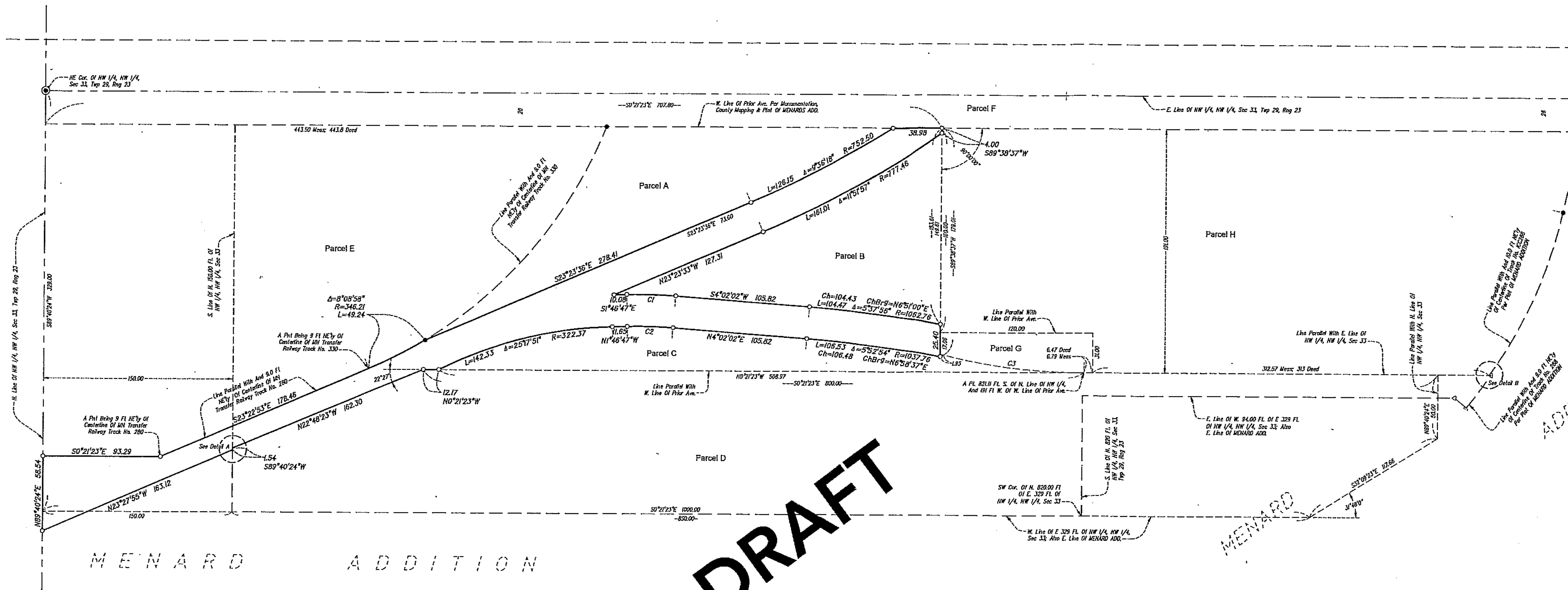
COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plat of MENARD SECOND ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 201____, at _____ o'clock __M. and was duly filed in Book _____ of Plats, Page _____, as Document No. _____.

_____
Deputy County Recorder

Menards/MT Properties Acquisition

Saint Paul, MN



CURVE TABLE

C-1 Deed & Meas	C-2 Deed & Meas	C-3 Deed	C-3 Meas
L=38.61	L=36.07	L=114.44	L=114.35
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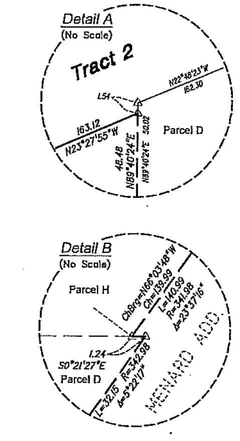
Δ=5°48'49"	Δ=5°48'49"	Δ=13°59'59"	Δ=13°59'19"
Ch=38.59	Ch=36.06	Ch=114.16	Ch=114.07
ChBrg=N1°07'37"E	ChBrg=N1°07'36"E	ChBrg=S6°39'25"W	ChBrg=S6°39'46"W

0 40 SCALE IN FEET

O DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET, MARKED "RLS 17255"

△ DENOTES "PK NAIL" SET WITH WASHER MARKED "RLS 17255"

● DENOTES IRON MONUMENT FOUND



LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, Ramsey County, Minnesota, lying Easterly of the East line of Menard Addition, except the following described parcels:

Parcel A:
That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29, Range 23 in Ramsey County, Minnesota which lies within the following described lines: Commencing at a point on the West line of Prior Avenue and 707.8 feet South of the North line of said Section 33; thence North 0 degrees 21 minutes 23 seconds West (assumed bearing) along said West line 38.98 feet to the point of beginning of the lines to be herein described; thence Northwesterly along a non-tangential curve to the right 126.15 feet, radius of 752.5 feet, delta angle of 9 degrees 36 minutes 19 seconds, long chord 126.0 feet bears North 28 degrees 11 minutes 45 seconds West; thence North 23 degrees 23 minutes 33 seconds West tangent to said curve 278.33 feet to the intersection with a curved line being 9.0 feet, as measured at right angles to, Northeasterly of the centerline of Old Track #330; thence Southeasterly along a non-tangential curve to the left and parallel to said Old Track #330 a distance of 223.83 feet to a point on the West line of said Prior Avenue; thence South 0 degrees 21 minutes 23 seconds East along said West line to the point of beginning.

Parcel B:
That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29, Range 23 in Ramsey County, Minnesota which lies within the following described lines: Commencing at a point on the West line of Prior Avenue and 707.8 feet South of the North line of said Section 33; thence South 89 degrees 38 minutes 37 seconds West (assumed bearing) at right angles to said West line a distance of 4.0 feet to the point of beginning of the lines to be herein described; thence continuing South 89 degrees 38 minutes 37 seconds West 149.61 feet; thence Northerly along a non-tangential curve to the left 104.47 feet, radius of 1062.76 feet, delta angle of 5 degrees 37 minutes 56 seconds, long chord of 104.49 feet bears North 6 degrees 51 minutes 00 seconds West; thence North 4 degrees 02 minutes 01 second East tangent to said curve 105.82 feet; thence along a tangential curve to the left 38.61 feet, radius of 380.52 feet, delta angle of 5 degrees 48 minutes 49 seconds, long chord of 38.59 feet bears North 1 degree 07 minutes 37 seconds East; thence North 1 degree 46 minutes 48 seconds West tangent to said curve 10.08 feet; thence South 23 degrees 23 minutes 33 seconds East 127.31 feet; thence Southeasterly along a tangential curve to the left 161.01 feet, radius of 777.5 feet, delta angle of 11 degrees 51 minutes 56 seconds, long chord of 160.73 feet bears South 29 degrees 19 minutes 32 seconds East to the point of beginning.

Parcel C:
That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29, Range 23 in Ramsey County, Minnesota which lies within the following described lines: Commencing at a point on the West line of Prior Avenue and 707.8 feet South of North line of said Section 33; thence South 89 degrees 38 minutes 37 seconds West (assumed bearing) at right angles to said West line a distance of 179.01 feet to the point of beginning of the lines to be herein described; thence North 89 degrees 38 minutes 37 seconds East 1.95 feet; thence Southwesterly on a non-tangential curve 12 degrees 14 minutes, convex to the West 114.44 feet to a point 821.11 feet South of said North line of Northwest Quarter and 191 feet West of said West line of Prior Avenue, radius of 468.37 feet, delta angle of 13 degrees 59 minutes 59 seconds, long chord of 114.16 feet bears South 6 degrees 39 minutes 25 seconds West; thence North 0 degrees 21 minutes 33 seconds West parallel to said West line of Prior Avenue 508.97 feet; thence Southeasterly along a non-tangential curve to the right 142.33 feet, a radius of 322.37 feet, delta angle of 25 degrees 17 minutes 51 seconds, long chord of 141.18 feet bears South 14 degrees 25 minutes 42 seconds East; thence South 1 degree 46 minutes 48 seconds East tangent to said curve 11.65 feet; thence Southerly along a tangential curve to the right 36.07 feet, radius of 355.52 feet, delta angle of 5 degrees 48 minutes 49 seconds, long chord of 36.06 feet bears South 1 degree 07 minutes 36 seconds West; thence South 4 degrees 02 minutes 01 seconds West tangent to said curve 105.82 feet; thence Southerly along a tangential curve to the right 106.43 feet, radius of 1037.76 feet, delta angle of 5 degrees 52 minutes 34 seconds, long chord of 106.38 feet bears South 6 degrees 58 minutes 17 seconds West to the point of beginning.

Parcel D:
That part of the following described parcels of land which lies Northerly or Easterly of a line beginning at the Southwest corner of the North 820.00 feet of the East 329 feet of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29, Range 23, Ramsey County, Minnesota; thence North 89 degrees 38 minutes 47 seconds East, along the South line of said North 820 feet, a distance of 94.00 feet, to the East line of the West 94.00 feet of said East 329.00 feet; thence South 0 degrees 21 minutes 23 seconds East, along the said East line, a distance of 293.08 feet; thence South 39 degrees 10 minutes 19 seconds West a distance of 11.96 feet, to a line parallel with and 9.00 feet Northeasterly of the centerline of Minnesota Transfer Railway Co.'s Track No. 288 and there terminating.

A tract of land in the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, in the City of St. Paul, described as follows: Commencing at the Northeast corner of said Northwest Quarter of the Northwest Quarter of said Section 33, said corner being at the intersection of Prior Avenue and Minnehaha Avenue; thence West on the North line of said Northwest Quarter of the Northwest Quarter, 329 feet; thence South parallel to the East line of said Northwest Quarter of the Northwest Quarter, 150 feet to the place of beginning of the land to be described; thence South parallel to and 329 feet West of the said East line, 850 feet; thence Southeasterly deflecting 31 degrees 48 minutes to the left 117.66 feet; thence East parallel to the North line of said Northwest Quarter of the Northwest Quarter, 50 feet; thence North parallel to the East line of said Northwest Quarter of the Northwest Quarter, 800 feet; thence Northwesterly deflecting 22 degrees 27 minutes to the left, 162.34 feet; thence West parallel to the North line of said Northwest Quarter of the Northwest Quarter, 50 feet to the place of beginning.

ALSO that part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 3 West, lying between the South line of the property of the Midway Building, Inc., and a line parallel to and 9 feet Northeasterly of the center line of Track No. ICC288, more particularly described as follows: Commencing at the Southwest corner of the Midway Building, Inc. Property, which is 1000 feet South of the North line and 329 feet West of the East line of the said Northwest Quarter of the Northwest Quarter; thence Southeasterly on a line deflecting 31 degrees 48 minutes to the left of a line parallel to the said East line 117.66 feet; thence East parallel to the said North line, 50 feet; thence South parallel to the said East line, 43 feet, more or less, to a point which is 9 feet Northeasterly of, measured at right angles, to the center line of Track No. ICC288, as now laid and operated; thence Northwesterly on a curve parallel to and 9 feet Northeasterly of the center line of said Track No. ICC288 to a point which is 329 feet West of the East line of said Northwest Quarter of the Northwest Quarter; thence North to the place of beginning.

Parcel E:
Commencing at a stone monument located at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, aforesaid; thence West along the North line of said Section 33, a distance of 26 feet to the West line of Prior Avenue, being the point of beginning of the land to be conveyed; thence continue West along the North line of said Section 33 at an angle of 90 degrees 01 minutes 30 seconds in the Southwest Quadrant with the West line of Prior Avenue, 260 feet to a point; thence South making an interior angle of 89 degrees 58 minutes 30 seconds with the last described course, a distance of 93.29 feet to a point, said point being 9 feet distant Northeasterly measured at right angles from the center line of Minnesota Transfer Railway Track No. 280 as the same is now located, maintained and operated; thence Southeasterly in a straight line at an angle to the left of 23 degrees 01 minutes 30 seconds to the last described course, parallel with and 9 feet Northeasterly from the said centerline of said Track No. 280 as now located, a distance of 178.46 feet to a point of curve, said point being also 9 feet, Northeasterly measured normal to the center line of Minnesota Transfer Railway Tract No. 330 as now located; thence along a line parallel with and 9 feet Northeasterly from the center line of said Track No. 330 as now located, at an angle to the left from the last described course of 22 degrees 36 minutes 00 seconds and along a curved line concave Northeasterly having a radius of 346.22 feet a distance of 273.12 feet (chord distance 266.10 feet) to a point in the West line of Prior Avenue; thence north along the West line of Prior Avenue 443.8 feet to the point of beginning.

Parcel F:
All that part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, in the City of Saint Paul, Ramsey County, Minnesota, lying within the bounds of Prior Avenue.

Parcel G:
Part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, beginning at a point on the West line of Prior Avenue, 707.8 feet South of the North line of the Northwest Quarter of the Northwest Quarter of said Section 33, Township 29 North, Range 23 West; thence West at right angles to said West line of Prior Avenue, 160 feet to place of beginning of land to be described; thence South parallel to West line of Prior Avenue, 120 feet; thence West at right angles 31 feet; thence North, parallel to West line of Prior Avenue, 6.47 feet, more or less; thence Northeasterly on a 12 degrees 14 minutes curve to the right a distance of 114.44 feet, more or less, to a point which is 177.06 feet West of and measured at right angles to the West line of Prior Avenue and which point is 707.8 feet South of the North line of the Northwest Quarter of Northwest Quarter of said Section 33; thence East 17.06 feet to place of beginning.

Parcel H:
A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, St. Paul, Ramsey County, Minnesota, described as follows: Beginning at a point on the West line of Prior Avenue, 707.8 feet South of the North line of the said Northwest Quarter of the Northwest Quarter; thence West at right angles to said West line of Prior Avenue 160 feet; thence South parallel to the West line of Prior Avenue, 120 feet; thence West at right angles 31 feet; thence South parallel to said West line, 313 feet, more or less, to a point which is 10 feet Northeasterly of and measured at right angles to the center line of Track No. 288; thence Southeasterly parallel to and 10 feet distant Northeasterly from said center line 205 feet, more or less, to the West line of Prior Avenue; thence North on said West line 504.2 feet, to the place of beginning.

SURVEY REPORT

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Commercial Partners Title, LLC, as agent for Stewart Title Guaranty Company, File No. 50137 First Supplemental, dated August 20, 2015 and issued on December 14, 2015.

1) The following remarks reference items in Schedule B, Part II - Exceptions of the herein referenced Title Commitment:

   a) Item no.'s 1 - 9 are not survey related.
   b) Item no. 10: Terms and conditions of Access Easement Agreement dated January 27, 1988, filed May 10, 1989, as Document No. 2492026.
      - Easement lies south of the subject property.
   c) Item no. 11: Terms and conditions of Track Crossing and Right-of-Way Agreement dated January 28, 1988, filed December 29, 1989, as Document No. 2524940.
      - As shown hereon.
   d) Item no. 12: Terms and conditions of Easement Agreement & Release dated August 2, 2002, filed November 1, 2002, as Document No. 3549587.
      - Easement lies south of the subject property.
   e) Item no. 13: Terms and conditions of Utility Easement Agreement dated June 8, 2015, filed June 25, 2015, as Document No. 4562175.
      - As shown hereon.
   d) Item no. 14: Terms and conditions of Land Area Easement Agreement dated June 8, 2015, filed June 25, 2015, as Document No. 4562176.
      - As shown hereon.

2) The Surveyor was not provided easement documents for utilities on subject property except for those shown on Survey.

ALTA/ACSM OPTIONAL TABLE A NOTES
(The following items refer to Table A optional survey responsibilities and specifications)

1) Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by an existing monument or witness to the corner are shown heron.

2) Address, if disclosed in Record Documents, or observed while conducting the survey.

3) This property is contained in Flood Insurance Rate Map, Community Panel No. 27123C0085G, and is a non-printed panel (no special flood hazard areas).

4) The Gross land area is 25,668 +/- square feet or 0.59 +/- acres.

7a) Exterior dimensions of the buildings are shown at ground level.

8) Substantial, visible improvements that I am aware of, are shown hereon.

9) The number of parking stalls on this site are as follows: ____ Regular + ____ Handicap = ____ Total Parking Stalls.

11b) We have shown buried structures and utilities on and/or serving the site Per Gopher State One-Call Ticket No's 150300409, 150300410, 150300411 and 150300413. The following utilities and municipalities were notified:

COMCAST - (612) 522-8141
MCI - (800) 289-3427
METAL TREATERS - (651) 646-1317
METRO TRANSIT - (612) 349-7547
MN COMMERCIAL RAILWAY - (651) 295-8609
ST PAUL WATER UTILITY - (651) 266-6868
TW TELECOM - (800) 778-9140
XCEL ENERGY - (651) 229-2427
ZAYO BANDWIDTH - (888) 267-1063
CENTURYLINK - (855) 742-6062

i) Utility operators do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this. Those utility operators that do respond often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoiner's site crosses this site or a service to this site crosses an adjoiner, it may not be located since most operators will not mark such "private" services.
ii) Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
iii) Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.

CERTIFICATION

To Menard, Inc., a Wisconsin corporation; MT Properties, Inc., a Minnesota corporation; Old Republic National Title Insurance Company; and Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1 - 4, 7a, 8, 9 and 11b of Table A thereof. The field work was completed on November 12, 2015.

Date of Plat or Map:

____

Henry D. Nelson, PLS   Minnesota License No. 17255
hnelson@loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

DATE

PROFESSIONAL SIGNATURE

I hereby certify that this survey, 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.

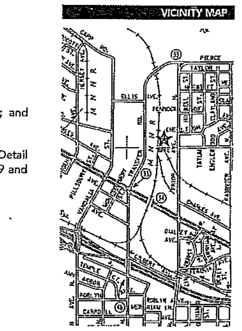
Henry D. Nelson - PLS

License No. 17255
Date 11/24/15

QUALITY CONTROL

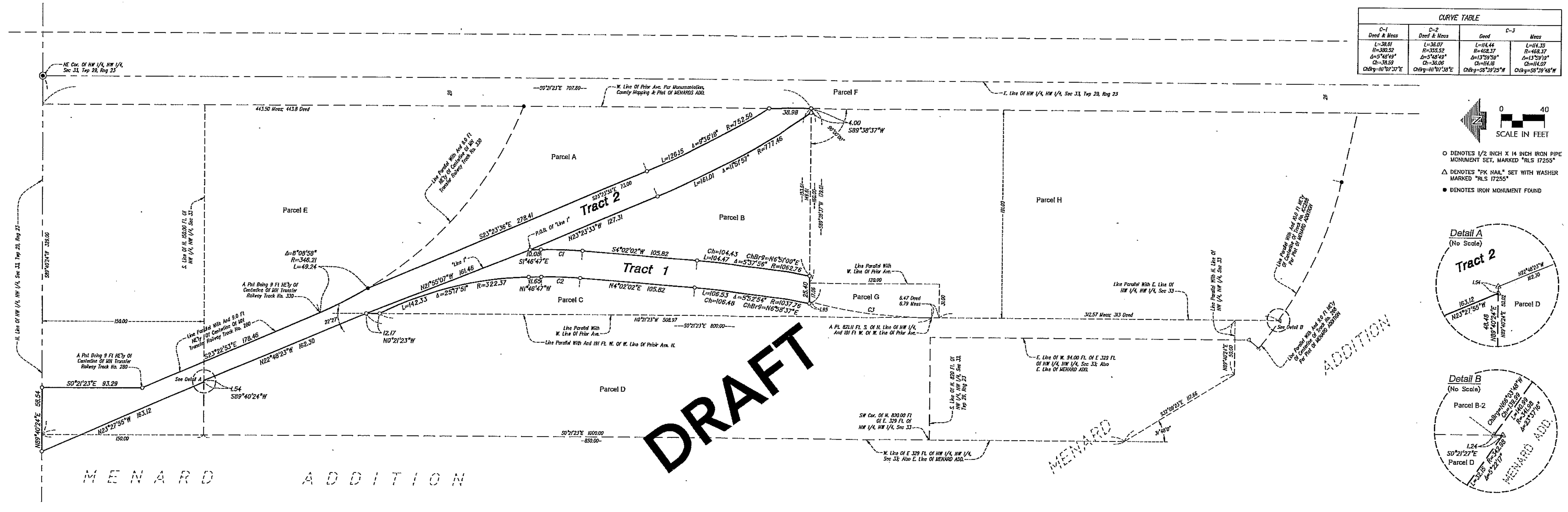
Loucks Project No.	07-071E
Project Lead	HDN
Drawn By	SFM
Checked By	HDN
Field Crew	DP

VICINITY MAP



ALTA/ACSM Land Title Survey

Plotted: 01/22/2016 9:22 AM W:\2007\07071E\CADD DATA\SURVEY\S07071E-Master



CURVE TABLE

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ChBrg=N1°07'37"E	ChBrg=N1°07'38"E	ChBrg=S6°39'25"W	ChBrg=S6°39'48"W

TRACT 1:
That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, Ramsey County, Minnesota, lying Easterly of the East line of Menard Addition, and southwesterly of "Line 1" described below, except the following described parcels:

Parcel A:
That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29, Range 23 in Ramsey County, Minnesota which lies within the following described lines: Commencing at a point on the West line of Prior Avenue and 707.8 feet South of the North line of said Section 33; thence North 0 degrees 21 minutes 23 seconds West (assumed bearing) along said West line 38.98 feet to the point of beginning of the lines to be herein described; thence Northwesterly along a non-tangential curve to the right 126.15 feet, radius of 752.5 feet, delta angle of 9 degrees 36 minutes 19 seconds, long chord 126.0 feet bears North 28 degrees 11 minutes 45 seconds West; thence North 23 degrees 23 minutes 33 seconds West tangent to said curve 278.33 feet to the intersection with a curved line being 9.0 feet, as measured at right angles to, Northeasterly of the centerline of Old Track #330; thence Southeasterly along a non-tangential curve to the left and parallel to said Old Track #330 a distance of 223.83 feet to a point on the West line of said Prior Avenue; thence South 0 degrees 21 minutes 23 seconds East along said West line to the point of beginning.

Parcel B:
That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29, Range 23 in Ramsey County, Minnesota which lies within the following described lines: Commencing at a point on the West line of Prior Avenue and 707.8 feet South of the North line of said Section 33; thence South 89 degrees 38 minutes 37 seconds West (assumed bearing) at right angles to said West line a distance of 4.0 feet to the point of beginning of the lines to be herein described; thence continuing South 89 degrees 38 minutes 37 seconds West 149.61 feet; thence Northerly along a non-tangential curve to the left 104.47 feet, radius of 1062.76 feet, delta angle of 5 degrees 37 minutes 56 seconds, long chord of 104.49 feet bears North 6 degrees 51 minutes 00 seconds West; thence North 4 degrees 02 minutes 01 second East tangent to said curve 105.82 feet; thence along a tangential curve to the left 38.61 feet, radius of 380.52 feet, delta angle of 5 degrees 48 minutes 49 seconds, long chord of 38.59 feet bears North 1 degree 07 minutes 37 seconds East; thence North 1 degree 46 minutes 48 seconds West tangent to said curve 10.08 feet; thence South 23 degrees 23 minutes 33 seconds East 127.31 feet; thence Southeasterly along a tangential curve to the left 161.01 feet, radius of 777.5 feet, delta angle of 11 degrees 51 minutes 56 seconds, long chord of 160.73 feet bears South 29 degrees 19 minutes 32 seconds East to the point of beginning.

Parcel C:
That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29, Range 23 in Ramsey County, Minnesota which lies within the following described lines: Commencing at a point on the West line of Prior Avenue and 707.8 feet South of North line of said Section 33; thence South 89 degrees 38 minutes 37 seconds West (assumed bearing) at right angles to said West line a distance of 179.01 feet to the point of beginning of the lines to be herein described; thence North 89 degrees 38 minutes 37 seconds East 1.95 feet; thence Southwesterly on a non-tangential curve 12 degrees 14 minutes, convex to the West 114.44 feet to a point 821.11 feet South of said North line of Northwest Quarter and 191 feet West of said West line of Prior Avenue, radius of 468.37 feet, delta angle of 13 degrees 59 minutes 59 seconds, long chord of 114.16 feet bears South 6 degrees 39 minutes 25 seconds West; thence North 0 degrees 21 minutes 33 seconds West parallel to said West line of Prior Avenue 508.97 feet; thence Southeasterly along a non-tangential curve to the right 142.33 feet, a radius of 322.37 feet, delta angle of 25 degrees 17 minutes 51 seconds, long chord of 141.18 feet bears South 14 degrees 25 minutes 42 seconds East; thence South 1 degree 46 minutes 48 seconds East tangent to said curve 11.65 feet; thence Southerly along a tangential curve to the right 36.07 feet, radius of 355.52 feet, delta angle of 5 degrees 48 minutes 49 seconds, long chord of 36.06 feet bears South 1 degree 07 minutes 36 seconds West; thence South 4 degrees 02 minutes 01 seconds West tangent to said curve 105.82 feet; thence Southerly along a tangential curve to the right 106.43 feet, radius of 1037.76 feet, delta angle of 5 degrees 52 minutes 34 seconds, long chord of 106.38 feet bears South 6 degrees 58 minutes 17 seconds West to the point of beginning.

Parcel D:
That part of the following described parcels of land which lies Northerly or Easterly of a line beginning at the Southwest corner of the North 820.00 feet of the East 329 feet of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29, Range 23, Ramsey County, Minnesota; thence North 89 degrees 38 minutes 47 seconds East, along the South line of said North 820 feet, a distance of 94.00 feet, to the East line of the West 94.00 feet of said East 329.00 feet; thence South 0 degrees 21 minutes 23 seconds East, along the said East line, a distance of 293.08 feet; thence South 39 degrees 10 minutes 19 seconds West a distance of 11.96 feet, to a line parallel with and 9.00 feet Northeasterly of the centerline of Minnesota Transfer Railway Co.'s Track No. 288 and there terminating.

A tract of land in the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, in the City of St. Paul, described as follows: Commencing at the Northeast corner of said Northwest Quarter of the Northwest Quarter of said Section 33, said corner being at the intersection of Prior Avenue and Minnehaha Avenue; thence West on the North line of said Northwest Quarter of the Northwest Quarter, 329 feet; thence South parallel to the East line of said Northwest Quarter of the Northwest Quarter, 150 feet to the place of beginning of the land to be described; thence South parallel to and 329 feet West of the said East line, 850 feet; thence Southeasterly deflecting 31 degrees 48 minutes to the left 117.66 feet; thence East parallel to the North line of said Northwest Quarter of the Northwest Quarter, 50 feet; thence North parallel to the East line of said Northwest Quarter of the Northwest Quarter, 800 feet; thence Northwesterly deflecting 22 degrees 27 minutes to the left, 162.34 feet; thence West parallel to the North line of said Northwest Quarter of the Northwest Quarter, 50 feet to the place of beginning.

ALSO that part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 3 West, lying between the South line of the property of the Midway Building, Inc., and a line parallel to and 9 feet Northeasterly of the center line of Track No. ICC288, more particularly described as follows: Commencing at the Southwest corner of the Midway Building, Inc. Property, which is 1000 feet South of the North line and 329 feet West of the East line of the said Northwest Quarter of the Northwest Quarter; thence Southeasterly on a line deflecting 31 degrees 48 minutes to the left of a line parallel to the said East line 117.66 feet; thence East parallel to the said North line, 50 feet; thence South parallel to the said East line, 43 feet, more or less, to a point which is 9 feet Northeasterly of, measured at right angles, to the center line of Track No. ICC288, as now laid and operated; thence Northwesterly on a curve parallel to and 9 feet Northeasterly of the center line of said Track No. ICC288 to a point which is 329 feet West of the East line of said Northwest Quarter of the Northwest Quarter; thence North to the place of beginning.

Parcel E:
Commencing at a stone monument located at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, aforesaid; thence West along the North line of said Section 33, a distance of 26 feet to the West line of Prior Avenue, being the point of beginning of the land to be conveyed; thence continue West along the North line of said Section 33 at an angle of 90 degrees 01 minutes 30 seconds in the Southwest Quadrant with the West line of Prior Avenue, 260 feet to a point; thence South making an interior angle of 89 degrees 58 minutes 30 seconds with the last described course, a distance of 93.29 feet to a point, said point being 9 feet distant Northeasterly measured at right angles from the center line of Minnesota Transfer Railway Track No. 280 as the same is now located, maintained and operated; thence Southeasterly in a straight line at an angle to the left of 23 degrees 01 minutes 30 seconds to the last described course, parallel with and 9 feet Northeasterly from the said centerline of said Track No. 280 as now located, a distance of 178.46 feet to a point of curve, said point being also 9 feet, Northeasterly measured normal to the center line of Minnesota Transfer Railway Tract No. 330 as now located; thence along a line parallel with and 9 feet Northeasterly from the center line of said Track No. 330 as now located, at an angle to the left from the last described course of 22 degrees 36 minutes 00 seconds and along a curved line concave Northeasterly having a radius of 346.22 feet a distance of 273.12 feet (chord distance 266.10 feet) to a point in the West line of Prior Avenue; thence north along the West line of Prior Avenue 443.8 feet to the point of beginning.

Parcel F:
All that part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, in the City of Saint Paul, Ramsey County, Minnesota, lying within the bounds of Prior Avenue.

Parcel G:
Part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, beginning at a point on the West line of Prior Avenue, 707.8 feet South of the North line of the Northwest Quarter of the Northwest Quarter of said Section 33, Township 29 North, Range 23 West; thence West at right angles to said West line of Prior Avenue, 160 feet to place of beginning of land to be described; thence South parallel to West line of Prior Avenue, 120 feet; thence West at right angles 31 feet; thence North, parallel to West line of Prior Avenue, 6.47 feet, more or less; thence Northeasterly on a 12 degrees 14 minutes curve to the right a distance of 114.44 feet, more or less, to a point which is 177.06 feet West of and measured at right angles to the West line of Prior Avenue and which point is 707.8 feet South of the North line of the Northwest Quarter of Northwest Quarter of said Section 33; thence East 17.06 feet to place of beginning.

Parcel H:
A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, St. Paul, Ramsey County, Minnesota, described as follows: Beginning at a point on the West line of Prior Avenue, 707.8 feet South of the North line of the said Northwest Quarter of the Northwest Quarter; thence West at right angles to said West line of Prior Avenue 160 feet; thence South parallel to the West line of Prior Avenue, 120 feet; thence West at right angles 31 feet; thence South parallel to said West line, 313 feet, more or less, to a point which is 10 feet Northeasterly of and measured at right angles to the center line of Track No. 288; thence Southeasterly parallel to and 10 feet distant Northeasterly from said center line 205 feet, more or less, to the West line of Prior Avenue; thence North on said West line 504.2 feet, to the place of beginning.

"Line 1"

Commencing at a point on the West line of Prior Avenue and 707.8 feet South of the North line of said Section 33; thence South 89 degrees 38 minutes 37 seconds West (assumed bearing) at right angles to said West line a distance of 153.61 feet; thence northerly along a non-tangential curve to the left 104.47 feet, radius of 1062.76 feet, delta angle of 5 degrees 37 minutes 56 seconds, long chord of 104.43 feet bears North 6 degrees 51 minutes 00 seconds East; thence North 4 degrees 02 minutes 01 second East tangent to said curve 105.82 feet; thence northerly, along a tangential curve to the left 38.61 feet, radius of 380.52 feet, delta angle of 5 degrees 48 minutes 49 seconds; thence North 1 degree 46 minutes 48 seconds West tangent to said curve 10.08 feet to the point of beginning of hereinafter "Line 1"; thence North 21 degrees 55 minutes 07 seconds West, a distance of 161.46 feet, more or less to a line 191.00 feet West of the West line of Prior Avenue North, and said "Line 1" there terminating.

NOTE: Tract 1 will be part of Lot 1, Block 1, MENARD SECOND ADDITION at the time of filing.

TRACT 2:
That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, Ramsey County, Minnesota, lying Easterly of the East line of Menard Addition, and northeasterly of "Line 1" described below, except the following described parcels:

Parcel A:
That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29, Range 23 in Ramsey County, Minnesota which lies within the following described lines: Commencing at a point on the West line of Prior Avenue and 707.8 feet South of the North line of said Section 33; thence North 0 degrees 21 minutes 23 seconds West (assumed bearing) along said West line 38.98 feet to the point of beginning of the lines to be herein described; thence Northwesterly along a non-tangential curve to the right 126.15 feet, radius of 752.5 feet, delta angle of 9 degrees 36 minutes 19 seconds, long chord 126.0 feet bears North 28 degrees 11 minutes 45 seconds West; thence North 23 degrees 23 minutes 33 seconds West tangent to said curve 278.33 feet to the intersection with a curved line being 9.0 feet, as measured at right angles to, Northeasterly of the centerline of Old Track #330; thence Southeasterly along a non-tangential curve to the left and parallel to said Old Track #330 a distance of 223.83 feet to a point on the West line of said Prior Avenue; thence South 0 degrees 21 minutes 23 seconds East along said West line to the point of beginning.

Parcel B:
That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29, Range 23 in Ramsey County, Minnesota which lies within the following described lines: Commencing at a point on the West line of Prior Avenue and 707.8 feet South of the North line of said Section 33; thence South 89 degrees 38 minutes 37 seconds West (assumed bearing) at right angles to said West line a distance of 4.0 feet to the point of beginning of the lines to be herein described; thence continuing South 89 degrees 38 minutes 37 seconds West 149.61 feet; thence Northerly along a non-tangential curve to the left 104.47 feet, radius of 1062.76 feet, delta angle of 5 degrees 37 minutes 56 seconds, long chord of 104.49 feet bears North 6 degrees 51 minutes 00 seconds West; thence North 4 degrees 02 minutes 01 second East tangent to said curve 105.82 feet; thence along a tangential curve to the left 38.61 feet, radius of 380.52 feet, delta angle of 5 degrees 48 minutes 49 seconds, long chord of 38.59 feet bears North 1 degree 07 minutes 37 seconds East; thence North 1 degree 46 minutes 48 seconds West tangent to said curve 10.08 feet; thence South 23 degrees 23 minutes 33 seconds East 127.31 feet; thence Southeasterly along a tangential curve to the left 161.01 feet, radius of 777.5 feet, delta angle of 11 degrees 51 minutes 56 seconds, long chord of 160.73 feet bears South 29 degrees 19 minutes 32 seconds East to the point of beginning.

Parcel C:
That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29, Range 23 in Ramsey County, Minnesota which lies within the following described lines: Commencing at a point on the West line of Prior Avenue and 707.8 feet South of North line of said Section 33; thence South 89 degrees 38 minutes 37 seconds West (assumed bearing) at right angles to said West line a distance of 179.01 feet to the point of beginning of the lines to be herein described; thence North 89 degrees 38 minutes 37 seconds East 1.95 feet; thence Southwesterly on a non-tangential curve 12 degrees 14 minutes, convex to the West 114.44 feet to a point 821.11 feet South of said North line of Northwest Quarter and 191 feet West of said West line of Prior Avenue, radius of 468.37 feet, delta angle of 13 degrees 59 minutes 59 seconds, long chord of 114.16 feet bears South 6 degrees 39 minutes 25 seconds West; thence North 0 degrees 21 minutes 33 seconds West parallel to said West line of Prior Avenue 508.97 feet; thence Southeasterly along a non-tangential curve to the right 142.33 feet, a radius of 322.37 feet, delta angle of 25 degrees 17 minutes 51 seconds, long chord of 141.18 feet bears South 14 degrees 25 minutes 42 seconds East; thence South 1 degree 46 minutes 48 seconds East tangent to said curve 11.65 feet; thence Southerly along a tangential curve to the right 36.07 feet, radius of 355.52 feet, delta angle of 5 degrees 48 minutes 49 seconds, long chord of 36.06 feet bears South 1 degree 07 minutes 36 seconds West; thence South 4 degrees 02 minutes 01 seconds West tangent to said curve 105.82 feet; thence Southerly along a tangential curve to the right 106.43 feet, radius of 1037.76 feet, delta angle of 5 degrees 52 minutes 34 seconds, long chord of 106.38 feet bears South 6 degrees 58 minutes 17 seconds West to the point of beginning.

Parcel D:
That part of the following described parcels of land which lies Northerly or Easterly of a line beginning at the Southwest corner of the North 820.00 feet of the East 329 feet of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29, Range 23, Ramsey County, Minnesota; thence North 89 degrees 38 minutes 47 seconds East, along the South line of said North 820 feet, a distance of 94.00 feet, to the East line of the West 94.00 feet of said East 329.00 feet; thence South 0 degrees 21 minutes 23 seconds East, along the said East line, a distance of 293.08 feet; thence South 39 degrees 10 minutes 19 seconds West a distance of 11.96 feet, to a line parallel with and 9.00 feet Northeasterly of the centerline of Minnesota Transfer Railway Co.'s Track No. 288 and there terminating.

A tract of land in the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, in the City of St. Paul, described as follows: Commencing at the Northeast corner of said Northwest Quarter of the Northwest Quarter of said Section 33, said corner being at the intersection of Prior Avenue and Minnehaha Avenue; thence West on the North line of said Northwest Quarter of the Northwest Quarter, 329 feet; thence South parallel to the East line of said Northwest Quarter of the Northwest Quarter, 150 feet to the place of beginning of the land to be described; thence South parallel to and 329 feet West of the said East line, 850 feet; thence Southeasterly deflecting 31 degrees 48 minutes to the left 117.66 feet; thence East parallel to the North line of said Northwest Quarter of the Northwest Quarter, 50 feet; thence North parallel to the East line of said Northwest Quarter of the Northwest Quarter, 800 feet; thence Northwesterly deflecting 22 degrees 27 minutes to the left, 162.34 feet; thence West parallel to the North line of said Northwest Quarter of the Northwest Quarter, 50 feet to the place of beginning.

ALSO that part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 3 West, lying between the South line of the property of the Midway Building, Inc., and a line parallel to and 9 feet Northeasterly of the center line of Track No. ICC288, more particularly described as follows: Commencing at the Southwest corner of the Midway Building, Inc. Property, which is 1000 feet South of the North line and 329 feet West of the East line of the said Northwest Quarter of the Northwest Quarter; thence Southeasterly on a line deflecting 31 degrees 48 minutes to the left of a line parallel to the said East line 117.66 feet; thence East parallel to the said North line, 50 feet; thence South parallel to the said East line, 43 feet, more or less, to a point which is 9 feet Northeasterly of, measured at right angles, to the center line of Track No. ICC288, as now laid and operated; thence Northwesterly on a curve parallel to and 9 feet Northeasterly of the center line of said Track No. ICC288 to a point which is 329 feet West of the East line of said Northwest Quarter of the Northwest Quarter; thence North to the place of beginning.

Parcel E:
Commencing at a stone monument located at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, aforesaid; thence West along the North line of said Section 33, a distance of 26 feet to the West line of Prior Avenue, being the point of beginning of the land to be conveyed; thence continue West along the North line of said Section 33 at an angle of 90 degrees 01 minutes 30 seconds in the Southwest Quadrant with the West line of Prior Avenue, 260 feet to a point; thence South making an interior angle of 89 degrees 58 minutes 30 seconds with the last described course, a distance of 93.29 feet to a point, said point being 9 feet distant Northeasterly measured at right angles from the center line of Minnesota Transfer Railway Track No. 280 as the same is now located, maintained and operated; thence Southeasterly in a straight line at an angle to the left of 23 degrees 01 minutes 30 seconds to the last described course, parallel with and 9 feet Northeasterly from the said centerline of said Track No. 280 as now located, a distance of 178.46 feet to a point of curve, said point being also 9 feet, Northeasterly measured normal to the center line of Minnesota Transfer Railway Tract No. 330 as now located; thence along a line parallel with and 9 feet Northeasterly from the center line of said Track No. 330 as now located, at an angle to the left from the last described course of 22 degrees 36 minutes 00 seconds and along a curved line concave Northeasterly having a radius of 346.22 feet a distance of 273.12 feet (chord distance 266.10 feet) to a point in the West line of Prior Avenue; thence north along the West line of Prior Avenue 443.8 feet to the point of beginning.

Parcel F:
All that part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, in the City of Saint Paul, Ramsey County, Minnesota, lying within the bounds of Prior Avenue.

Parcel G:
Part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, beginning at a point on the West line of Prior Avenue, 707.8 feet South of the North line of the Northwest Quarter of the Northwest Quarter of said Section 33, Township 29 North, Range 23 West; thence West at right angles to said West line of Prior Avenue, 160 feet to place of beginning of land to be described; thence South parallel to West line of Prior Avenue, 120 feet; thence West at right angles 31 feet; thence North, parallel to West line of Prior Avenue, 6.47 feet, more or less; thence Northeasterly on a 12 degrees 14 minutes curve to the right a distance of 114.44 feet, more or less, to a point which is 177.06 feet West of and measured at right angles to the West line of Prior Avenue and which point is 707.8 feet South of the North line of the Northwest Quarter of Northwest Quarter of said Section 33; thence East 17.06 feet to place of beginning.

Parcel H:
A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 23 West, St. Paul, Ramsey County, Minnesota, described as follows: Beginning at a point on the West line of Prior Avenue, 707.8 feet South of the North line of the said Northwest Quarter of the Northwest Quarter; thence West at right angles to said West line of Prior Avenue 160 feet; thence South parallel to the West line of Prior Avenue, 120 feet; thence West at right angles 31 feet; thence South parallel to said West line, 313 feet, more or less, to a point which is 10 feet Northeasterly of and measured at right angles to the center line of Track No. 288; thence Southeasterly parallel to and 10 feet distant Northeasterly from said center line 205 feet, more or less, to the West line of Prior Avenue; thence North on said West line 504.2 feet, to the place of beginning.

"Line 1"

Commencing at a point on the West line of Prior Avenue and 707.8 feet South of the North line of said Section 33; thence South 89 degrees 38 minutes 37 seconds West (assumed bearing) at right angles to said West line a distance of 153.61 feet; thence northerly along a non-tangential curve to the left 104.47 feet, radius of 1062.76 feet, delta angle of 5 degrees 37 minutes 56 seconds, long chord of 104.43 feet bears North 6 degrees 51 minutes 00 seconds East; thence North 4 degrees 02 minutes 01 second East tangent to said curve 105.82 feet; thence northerly, along a tangential curve to the left 38.61 feet, radius of 380.52 feet, delta angle of 5 degrees 48 minutes 49 seconds; thence North 1 degree 46 minutes 48 seconds West tangent to said curve 10.08 feet to the point of beginning of hereinafter "Line 1"; thence North 21 degrees 55 minutes 07 seconds West, a distance of 161.46 feet, more or less to a line 191.00 feet West of the West line of Prior Avenue North, and said "Line 1" there terminating.

NOTE: Tract 2 (the remnant parcel) will become Outlot B, MENARD SECOND ADDITION at the time of filing.

Menards/MT Properties Acquisition
Saint Paul, MN

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

DATE

PROFESSIONAL SIGNATURE

I hereby certify that this survey, 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.

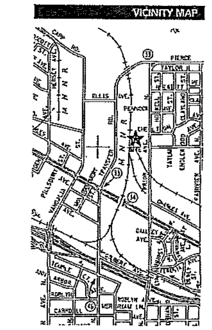
Henry D. Nelson - PLS

License No.	17255
Date	11/24/15

QUALITY CONTROL

Loucks Project No.	07-071E
Project Lead	HDN
Drawn By	SFM
Checked By	HDN
Field Crew	DP

VICINITY MAP



ALTA/ACSM Land Title Survey (Parcel Split)

Plotted: 01 /22 / 2016 9:30 AM W:\2007\07071E\CADD DATA\SURVEY\S07071E-Master