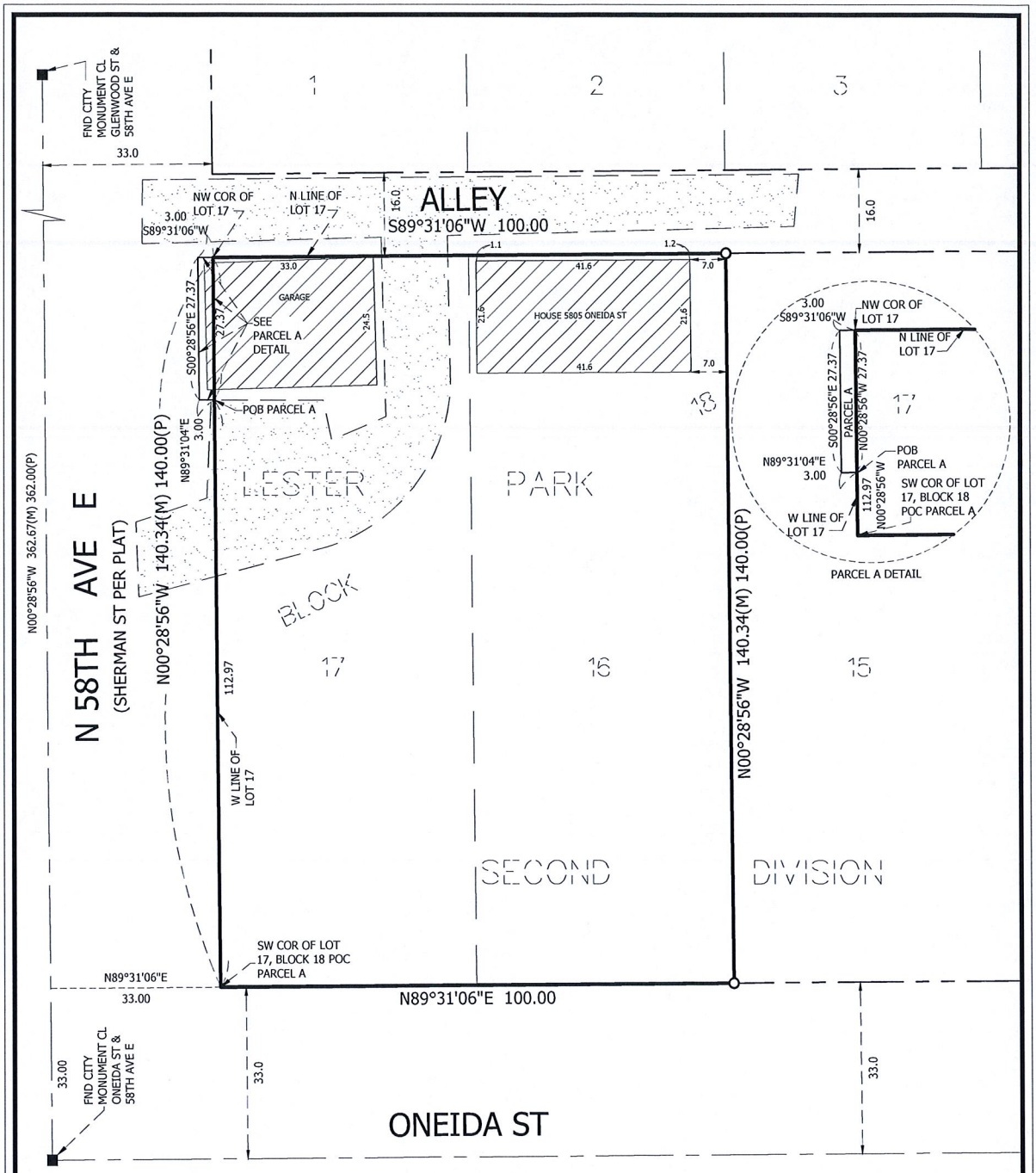

LEGAL DESCRIPTION PER DOC. 993577

Lots 16 and 17, Block 18, LESTER PARK SECOND DIVISION, according to the original and duplicate plats thereof of record in the Office of the Register of Deeds, St. Louis County, Minnesota.

LEGAL DESCRIPTION OF PARCEL A

A portion of Sherman Street, also known as North 58th Avenue East, lying adjacent to Lot 17, Block 18, LESTER PARK SECOND DIVISION, according to the original and duplicate plats thereof of record in the Office of the Register of Deeds, St. Louis County, Minnesota described as follows:
Commencing at the Southwest corner of said Lot 17; thence North 00 degrees 28 minutes 56 seconds West, along the West line of said Lot 17 for a distance of 112.97 feet to the point of beginning of the parcel herein described; thence continue North 00 degrees 28 minutes 56 seconds West, along said West line of Lot 17 for a distance of 27.37 feet to the Northwest corner of said Lot 17; thence South 89 degrees 31 minutes 06 seconds West, along the West extension of the North line of said Lot 17 for a distance of 3.00 feet to the intersection with a line which is parallel with and distant 3.00 feet West line of said Lot 17; thence South 00 degrees 28 minutes 56 seconds East, along said parallel line 27.37 feet; thence North 89 degrees 31 minutes 04 seconds East 3.00 feet to the point of beginning.
Said parcel contains 82 square feet.

0 20
SCALE IN FEET

LEGEND

- EXISTING BUILDINGS
- GRAVEL SURFACE
- ■ FOUND CITY MONUMENT BOX
- O SET CAPPED REBAR RLS 49505
- (M) MEASURED DIMENSION
- (P) RECORD PLAT DIMENSION
- (POB) POINT OF BEGINNING
- (POC) POINT OF COMMENCEMENT

BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996.

BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY.

THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY.

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.

David R. Evanson

Date: 3-27-2017 MN Lic. No. 49505

CERTIFICATE OF SURVEY

CLIENT: CHRIS PICKAR/ KATHLEEN BRUNELLE	REVISIONS:
DATE: 3-27-2017	
ADDRESS: 5805 ONEIDA ST	
JOB NUMBER: 17-081	

ALTA LAND SURVEY COMPANY
* LAND SURVEYING
* LAND DEVELOPMENT
* PLATTING
* LEGAL DESCRIPTIONS
* CONSTRUCTION STAKING
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