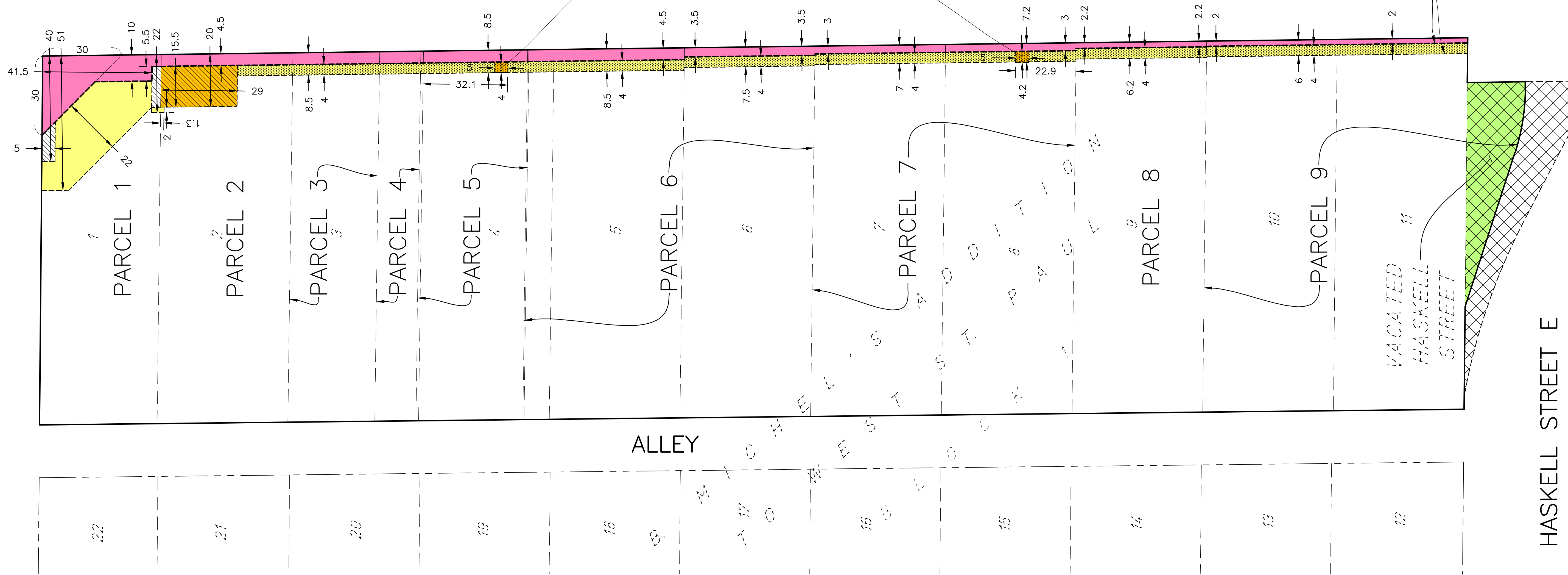


ANNAPOLIS STREET E

ROBERT STREET S

PUBLIC SIDEWALK, LANDSCAPE, WALL, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3135753 (ITEM 5)

PUBLIC SIDEWALK, LANDSCAPE, WALL, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3135753 (ITEM 5)



DESCRIPTION

The following were provided in Old Republic National Title Insurance Company, Issued by its Agent, DCA Title, File Number 14-060257 RC, Third Supplemental, Commitment Date: January 3, 2018 at 7:30 a.m, Schedule A.

- Parcel 1: Lot 1, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 2: Lot 2, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 3: Lot 3, Block 1; except the South 16.6 feet, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 4: The Northerly 15.6 feet of the Southerly 16.6 feet of Lot 3, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 5: The South 1 foot of Lot 3, Block 1 and the North 40 feet of Lot 4, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 6: The South 10 feet of Lot 4 and all of Lots 5 and 6, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 7: Lots 7 and 8, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 8: Lot 9, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 9: Lots 10 and 11, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.

Together with That part of Haskell Street as dedicated in the plat of B. Michel's Addition, according to the recorded plat thereof, Dakota County, Minnesota described as commencing at the southwest corner of Lot 11, Block 1, said B. Michel's Addition; thence South 89 degrees 36 minutes 12 seconds East, assumed bearing, along the south line of said Lot 11 a distance of 38.88 feet to the actual point of beginning; thence South 72 degrees 12 minutes 01 seconds East a distance of 61.32 feet; thence southeasterly 24.30 feet along a tangential curve concave to the north having a radius of 80.00 feet and a central angle of 17 degrees 24 minutes 11 seconds; thence South 89 degrees 36 minutes 12 seconds East, tangent to said curve, a distance of 1.74 feet to the intersection with the southerly extension of the west line of the East 17.00 feet of said Lot 11; thence Northerly along said southerly extension a distance of 22.00 feet to the south line of said Lot 11; thence westerly along said south line a distance of 83.87 feet to the point of beginning.

Abstract Property.

NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

The following were provided in Old Republic National Title Insurance Company, Issued by its Agent, DCA Title, File Number 14-060257 RC, Third Supplemental, Commitment Date: January 3, 2018 at 7:30 a.m, Schedule B - Section II Exceptions. The items referenced are followed by comments made by Bolton & Menk, Inc. addressing the item and are referenced on survey map by item number.

- Items A-E, 1, 4 and 9-12, Schedule B - Section II Exceptions are not addressed on this survey.
- Item 2: Agreement for the Conveyance of Vacated Right-of-Way date June 2, 2014 and recorded July 7, 2014 as Document No. 3018468. - The City of West St. Paul vacated part of the Haskell Street right-of-way per Document No. 3227982, recorded on December 14, 2017. The City conveyed the same vacated part of Haskell Street per Document No. 3227982 to the Dakota County Community Development Agency per Quit Claim Deed Document No. 3227983, recorded on December 14, 2017. Said vacated part of Haskell Street per Document No. 3227982 differs from the proposed vacation of Haskell Street right-of-way as depicted in "Exhibit E" per said Document No. 3018468. It is unknown to Bolton & Menk, Inc. why there is a difference. - Permanent easement descriptions per said Document No. 3018468 are the same permanent easements descriptions conveyed per Doc. No. 3018469, which are graphically shown on this survey map. - Temporary easements per Document No. 3018468 are not graphically shown on this survey map.
- Item 3: Permanent Easement and Temporary Construction Easement dated June 2, 2014 and recorded July 7, 2014 as Document No. 3018469. - Said Permanent Easement(s) are graphically shown on this survey map. - Said Temporary Easement(s) are not graphically shown on this survey map.
- Item 5: Temporary and Permanent Easements as shown in First Amended Findings of Fact, Conclusions of Law and Order Approving Petition and Transfer of Title and Possession recorded June 30, 2016 as Document No. 3135753. - It is unknown to Bolton & Menk, Inc. if said Temporary and Permanent Easements vest in the City of West St. Paul ( Note: See number 28 under the ORDER within said Document.). It is recommended that said Document be reviewed by an attorney or other title professional.
- Item 6: Permanent Easement recorded as Document No. 3227984. - Said easements are graphically shown on this survey map.
- Item 7: Permanent Easement recorded as Document No. 3227985. - Said easements are graphically shown on this survey map.
- Item 8: Resolution vacating Street and reserving Easements recorded as Document No. 3227982. - Said vacated street (Haskell Street) is graphically shown on this survey map. City reserves, unto itself and other utility providers, a permanent easement for drainage and utility purposes, over, across, under and through said vacated street area. (Note: See Doc. No. 3227982 for specific details, rights, etc.)

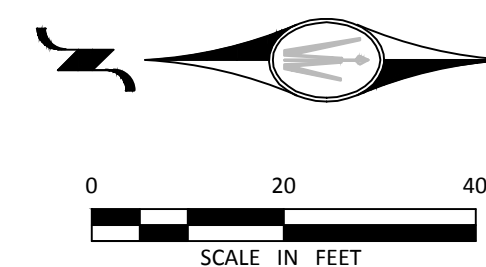
- HASKELL STREET RIGHT-OF-WAY TO BE VACATED AS DEPICTED IN "EXHIBIT E" IN AGREEMENT FOR THE CONVEYANCE OF VACATED RIGHT-OF-WAY PER DOC. NO. 3018468 (ITEM 2)
- VACATED HASKELL STREET RIGHT-OF-WAY AND EASEMENT RESERVATION PER DOC. NO. 3227982 (ITEM 8) & QUIT CLAIM DEED DOC. NO. 3227983 (GRANTOR: CITY OF WEST ST. PAUL / GRANTEE: DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY)
- PERMANENT EASEMENTS PER AGREEMENT FOR THE CONVEYANCE OF VACATED RIGHT-OF-WAY PER DOC. NO. 3018468 (ITEM 2) (NOTE: PERMANENT EASEMENT DESCRIPTIONS ARE THE SAME PERMANENT EASEMENT DESCRIPTIONS CONVEYED PER DOC. NO. 3018469) & PUBLIC SIDEWALK, LANDSCAPE, WALL, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3018469 (ITEM 3)
- PUBLIC SIDEWALK, LANDSCAPE, WALL, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3135753 (ITEM 5)
- PUBLIC SIDEWALK, LANDSCAPE, WALL, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3227984 (ITEM 6)
- STREET, SIDEWALK, LANDSCAPE, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3227985 (ITEM 7)
- PUBLIC SIDEWALK, LANDSCAPE, WALL, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3227985 (ITEM 7)

SURVEYOR'S CERTIFICATION

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.

Eric R. Wilfahrt  
License Number 46166  
7/11/2017  
Date

REVISED: NOTES, LEGEND & GRAPHIC 1/19/2018



DOCUMENT EXHIBIT WEST ST. PAUL, MN		LOTS 1 - 11, BLOCK 1 B. MICHEL'S ADDITION TO WEST ST. PAUL DAKOTA COUNTY, MN  FOR: DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY



**DESCRIPTION**

The following were provided in Old Republic National Title Insurance Company, Issued by its Agent, DCA Title, File Number 14-060257 RC, Third Supplemental, Commitment Date: January 3, 2018 at 7:30 a.m, Schedule A.

- Parcel 1:  
Lot 1, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 2:  
Lot 2, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 3:  
Lot 3, Block 1; except the South 16.6 feet, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 4:  
The Northerly 15.6 feet of the Southerly 16.6 feet of Lot 3, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 5:  
The South 1 foot of Lot 3, Block 1 and the North 40 feet of Lot 4, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 6:  
The South 10 feet of Lot 4 and all of Lots 5 and 6, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 7:  
Lots 7 and 8, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 8:  
Lot 9, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 9:  
Lots 10 and 11, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.

Together with  
That part of Haskell Street as dedicated in the plat of B. Michel's Addition, according to the recorded plat thereof, Dakota County, Minnesota described as commencing at the southwest corner of Lot 11, Block 1, said B. Michel's Addition; thence South 89 degrees 36 minutes 12 seconds East, assumed bearing, along the south line of said Lot 11 a distance of 38.88 feet to the actual point of beginning; thence South 72 degrees 12 minutes 01 seconds East a distance of 61.32 feet; thence southeasterly 24.30 feet along a tangential curve concave to the north having a radius of 80.00 feet and a central angle of 17 degrees 24 minutes 11 seconds; thence South 89 degrees 36 minutes 12 seconds East, tangent to said curve, a distance of 1.74 feet to the intersection with the southerly extension of the west line of the East 17.00 feet of said Lot 11; thence Northerly along said southerly extension a distance of 22.00 feet to the south line of said Lot 11; thence westerly along said south line a distance of 83.87 feet to the point of beginning.

Abstract Property.

**NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS**

The following were provided in Old Republic National Title Insurance Company, Issued by its Agent, DCA Title, File Number 14-060257 RC, Third Supplemental, Commitment Date: January 3, 2018 at 7:30 a.m, Schedule B - Section II Exceptions. The items referenced are followed by comments made by Bolton & Menk, Inc. addressing the item and are referenced on survey map by item number.

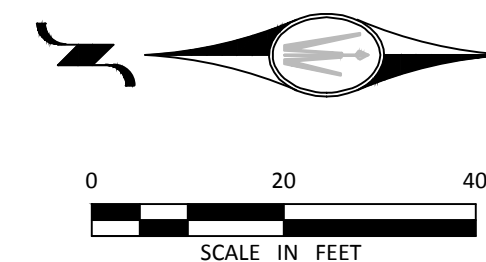
- Items A-E, 1, 4 and 9-12, Schedule B - Section II Exceptions are not addressed on this survey.
- Item 2: Agreement for the Conveyance of Vacated Right-of-Way date June 2, 2014 and recorded July 7, 2014 as Document No. 3018468.  
- The City of West St. Paul vacated part of the Haskell Street right-of-way per Document No. 3227982, recorded on December 14, 2017. The City conveyed the same vacated part of Haskell Street per Document No. 3227982 to the Dakota County Community Development Agency per Quit Claim Deed Document No. 3227983, recorded on December 14, 2017. Said vacated part of Haskell Street per Document No. 3227982 differs from the proposed vacation of Haskell Street right-of-way as depicted in "Exhibit E" per said Document No. 3018468. It is unknown to Bolton & Menk, Inc. why there is a difference.  
- Permanent easement descriptions per said Document No. 3018468 are the same permanent easements descriptions conveyed per Doc. No. 3018469, which are graphically shown on this survey map.  
- Temporary easements per Document No. 3018468 are not graphically shown on this survey map.
- Item 3: Permanent Easement and Temporary Construction Easement dated June 2, 2014 and recorded July 7, 2014 as Document No. 3018469.  
- Said Permanent Easement(s) are graphically shown on this survey map.  
- Said Temporary Easement(s) are not graphically shown on this survey map.
- Item 5: Temporary and Permanent Easements as shown in First Amended Findings of Fact, Conclusions of Law and Order Approving Petition and Transfer of Title and Possession recorded June 30, 2016 as Document No. 3135753.  
- It is unknown to Bolton & Menk, Inc. if said Temporary and Permanent Easements vest in the City of West St. Paul (Note: See number 28 under the ORDER within said Document.). It is recommended that said Document be reviewed by an attorney or other title professional.
- Item 6: Permanent Easement recorded as Document No. 3227984.  
- Said easements are graphically shown on this survey map.
- Item 7: Permanent Easement recorded as Document No. 3227985.  
- Said easements are graphically shown on this survey map.
- Item 8: Resolution vacating Street and reserving Easements recorded as Document No. 3227982.  
- Said vacated street (Haskell Street) is graphically shown on this survey map. City reserves, unto itself and other utility providers, a permanent easement for drainage and utility purposes, over, across, under and through said vacated street area. (Note: See Doc. No. 3227982 for specific details, rights, etc.)

- HASKELL STREET RIGHT-OF-WAY TO BE VACATED AS DEPICTED IN "EXHIBIT E" IN AGREEMENT FOR THE CONVEYANCE OF VACATED RIGHT-OF-WAY PER DOC. NO. 3018468 (ITEM 2)
- VACATED HASKELL STREET RIGHT-OF-WAY AND EASEMENT RESERVATION PER DOC. NO. 3227982 (ITEM 8) & QUIT CLAIM DEED DOC. NO. 3227983 (GRANTOR: CITY OF WEST ST. PAUL / GRANTEE: DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY)
- PERMANENT EASEMENTS PER AGREEMENT FOR THE CONVEYANCE OF VACATED RIGHT-OF-WAY PER DOC. NO. 3018468 (ITEM 2) (NOTE: PERMANENT EASEMENT DESCRIPTIONS ARE THE SAME PERMANENT EASEMENT DESCRIPTIONS CONVEYED PER DOC. NO. 3018469) & PUBLIC SIDEWALK, LANDSCAPE, WALL, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3018469 (ITEM 3)
- PUBLIC SIDEWALK, LANDSCAPE, WALL, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3135753 (ITEM 5)
- PUBLIC SIDEWALK, LANDSCAPE, WALL, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3227984 (ITEM 6)
- STREET, SIDEWALK, LANDSCAPE, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3227985 (ITEM 7)
- PUBLIC SIDEWALK, LANDSCAPE, WALL, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3227985 (ITEM 7)

**SURVEYOR'S CERTIFICATION**

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.

Eric R. Wilfahrt  
License Number 46166  
7/11/2017  
Date  
REVISED: NOTES, LEGEND & GRAPHIC 1/19/2018



NOTE:  
AERIAL PHOTO DATED OCTOBER 17, 2017 WAS OBTAINED FROM NEARMAP LTD. / NEARMAP US, INC. (WEB SITE: NEARMAP.COM). THE POSITIONAL ACCURACY OF THE AERIAL PHOTO IS APPROXIMATE.

<b>DOCUMENT EXHIBIT</b> WEST ST. PAUL, MN		LOTS 1 - 11, BLOCK 1 B. MICHEL'S ADDITION TO WEST ST. PAUL DAKOTA COUNTY, MN
		FOR: DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY
12224 NICOLLET AVENUE BURNSVILLE, MINNESOTA 55337 (952) 890-0509		
JOB NUMBER: T12.114294	FIELD BOOK: N/A	DRAWN BY: ERW
FILE NO. 5007 DWG. NO. 3839-A		517-128-R22-22