



Doc No **T02535976**

Certified, filed and/or recorded on
Jul 29, 2015 2:14 PM

Office of the Registrar of Titles
Ramsey County, Minnesota
Susan R Roth, Registrar of Titles
Christopher A. Samuel, County Auditor and Treasurer

Deputy 402

Pkg ID 1080360D

Document Recording Fee Torrens	\$46.00
Memorial Entry - Additional Certificates	\$20.00
<i>Document Total</i>	\$66.00

Existing Certs

607264, 607265

This cover sheet is now a permanent part of the recorded document.

②
2 new certs

State of Minnesota
Ramsey County

District Court
Second Judicial District
Court File Number: 62-CV-14-8475
Case Type: Torrens

Co-Application of Ryan Companies US Inc and Associated Bank, National Association to Register the Title to Certain Land

The attached document is **certified** by Ramsey County Court Administration.

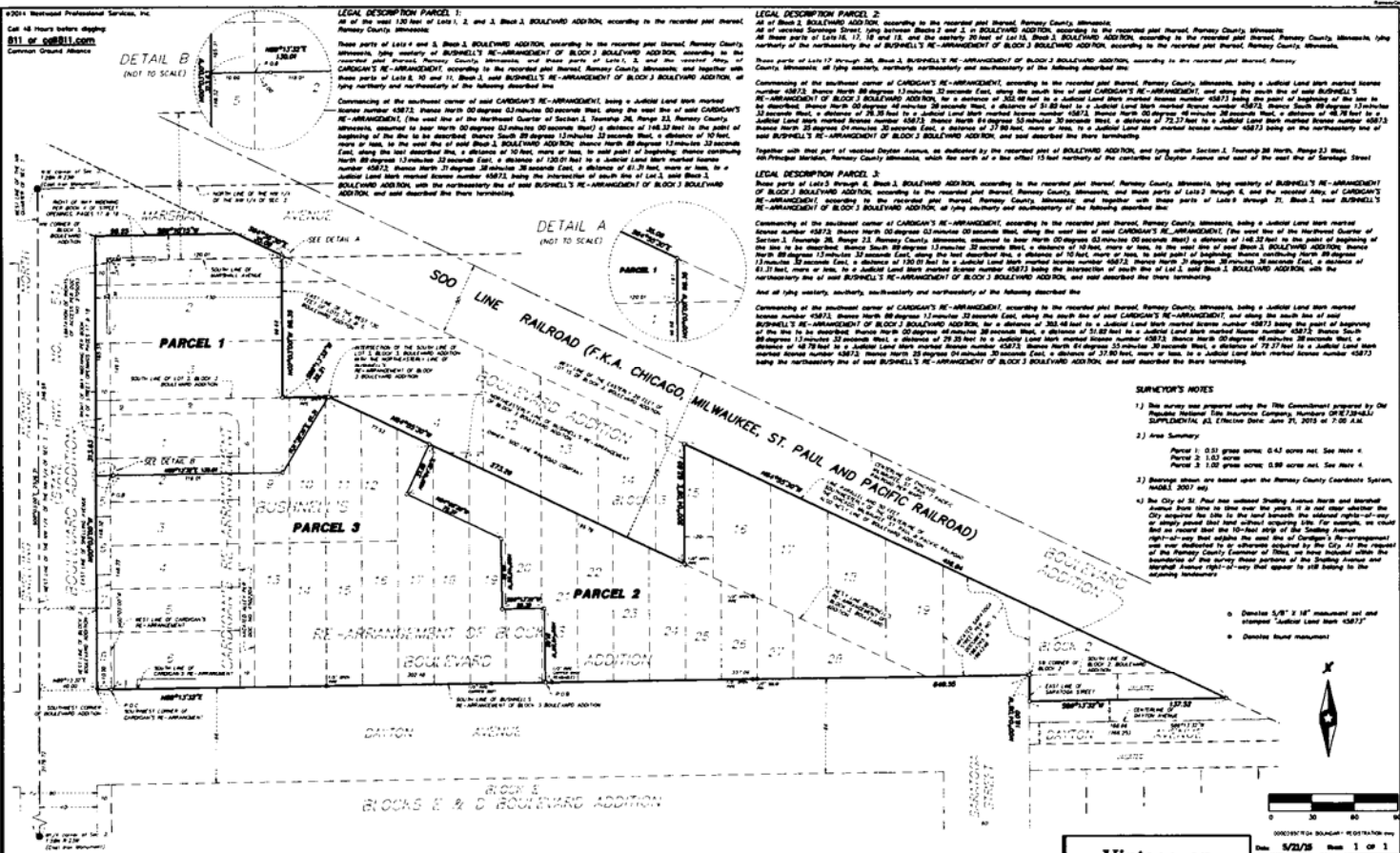
The Second Judicial District, Court Administrator,
State of Minnesota, does hereby certify that
the attached instrument is a true and correct copy
of the official version of the court record.

Date: July 17, 2015

By: *Kate Cranby*, Deputy



©2014 Westwood Professional Services, Inc.
 Call 18 hours before display
 811 or 6611.com
 Common Ground Alliance



LEGAL DESCRIPTION PARCEL 1:
 All of the east 150 feet of Lots 1, 2 and 3, Block 1, BOWLING ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota.

These parts of Lots 9 and 8, Block 1, BOWLING ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, being the southerly portion of BUSHNELL'S RE-ARRANGEMENT OF BLOCK 1, BOWLING ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, and these parts of Lots 1, 2 and 3, Block 1, BOWLING ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, and together with these parts of Lots 8, 9 and 10, Block 1, said BUSHNELL'S RE-ARRANGEMENT OF BLOCK 1, BOWLING ADDITION, of the northwesterly and northerly portions of the following described line:

Commencing at the southeast corner of said CARDOGAN'S RE-ARRANGEMENT, being a Judicial Land tract marked Survey number 45872, thence North 02 degrees 02 minutes 00 seconds West, along the west line of said CARDOGAN'S RE-ARRANGEMENT (the west line of the Northeast Quarter of Section 21, Township 26, Range 21, Ramsey County, Minnesota, assumed to bear North 02 degrees 02 minutes 00 seconds West) a distance of 146.32 feet to the point of beginning of the line to be described, thence South 29 degrees 12 minutes 22 seconds West, a distance of 10 feet, more or less, to the east line of said Block 1, BOWLING ADDITION, thence North 89 degrees 12 minutes 22 seconds East, along the east described line, a distance of 10 feet, more or less, to said point of beginning, thence continuing North 89 degrees 12 minutes 22 seconds East, a distance of 100 feet to a Judicial Land tract marked Survey number 45873, thence North 21 degrees 28 minutes 28 seconds East, a distance of 61.37 feet, more or less, to a Judicial Land tract marked Survey number 45873, being the intersection of south line of Lot 1, said Block 1, BOWLING ADDITION, with the northerly line of said BUSHNELL'S RE-ARRANGEMENT OF BLOCK 1, BOWLING ADDITION, and said described line there terminating.

LEGAL DESCRIPTION PARCEL 2:
 All of Block 2, BOWLING ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota.

All of several Survey Street (lying between Blocks 2 and 3, in BOWLING ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, being the southerly portion of BUSHNELL'S RE-ARRANGEMENT OF BLOCK 1, BOWLING ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, and together with these parts of Lots 17 through 26, Block 2, BUSHNELL'S RE-ARRANGEMENT OF BLOCK 2, BOWLING ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, all lying southerly, northerly, westerly and easterly of the following described line:

Commencing at the southeast corner of CARDOGAN'S RE-ARRANGEMENT, according to the recorded plat thereof, Ramsey County, Minnesota, being a Judicial Land tract marked Survey number 45872, thence North 02 degrees 02 minutes 00 seconds East, along the south line of said CARDOGAN'S RE-ARRANGEMENT, and along the south line of said BUSHNELL'S RE-ARRANGEMENT OF BLOCK 1, BOWLING ADDITION, for a distance of 552.00 feet to a Judicial Land tract marked Survey number 45873, being the point of beginning of the line to be described, thence North 02 degrees 02 minutes 00 seconds West, a distance of 51.82 feet to a Judicial Land tract marked Survey number 45873, thence South 89 degrees 12 minutes 22 seconds West, a distance of 10 feet to a Judicial Land tract marked Survey number 45873, thence North 02 degrees 02 minutes 00 seconds West, a distance of 48.79 feet to a Judicial Land tract marked Survey number 45873, thence North 21 degrees 28 minutes 28 seconds East, a distance of 27.92 feet, more or less, to a Judicial Land tract marked Survey number 45873, being the northerly line of said BUSHNELL'S RE-ARRANGEMENT OF BLOCK 2, BOWLING ADDITION, and said described line there terminating.

Together with that part of several Survey Street, as indicated by the recorded plat thereof, Ramsey County, Minnesota, being within Section 21, Township 26 North, Range 21 West, 65-Principal Meridian, Ramsey County, Minnesota, which the north of it is the westerly 15-foot northerly of the centerline of Taylor Avenue and east of the west line of Santiago Street.

LEGAL DESCRIPTION PARCEL 3:
 Those parts of Lots 5 through 8, Block 1, BOWLING ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, being the southerly portion of BUSHNELL'S RE-ARRANGEMENT OF BLOCK 1, BOWLING ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, and together with these parts of Lots 8 through 11, Block 1, said BUSHNELL'S RE-ARRANGEMENT OF BLOCK 1, BOWLING ADDITION, of the southerly and westerly portions of the following described line:

Commencing at the southeast corner of CARDOGAN'S RE-ARRANGEMENT, according to the recorded plat thereof, Ramsey County, Minnesota, being a Judicial Land tract marked Survey number 45872, thence North 02 degrees 02 minutes 00 seconds West, along the west line of said CARDOGAN'S RE-ARRANGEMENT (the west line of the Northeast Quarter of Section 21, Township 26, Range 21, Ramsey County, Minnesota, assumed to bear North 02 degrees 02 minutes 00 seconds West) a distance of 146.32 feet to the point of beginning of the line to be described, thence South 29 degrees 12 minutes 22 seconds West, a distance of 10 feet, more or less, to the east line of said Block 1, BOWLING ADDITION, thence North 89 degrees 12 minutes 22 seconds East, along the east described line, a distance of 10 feet, more or less, to said point of beginning, thence continuing North 89 degrees 12 minutes 22 seconds East, a distance of 100 feet to a Judicial Land tract marked Survey number 45873, thence North 21 degrees 28 minutes 28 seconds East, a distance of 61.37 feet, more or less, to a Judicial Land tract marked Survey number 45873, being the intersection of south line of Lot 1, said Block 1, BOWLING ADDITION, with the northerly line of said BUSHNELL'S RE-ARRANGEMENT OF BLOCK 1, BOWLING ADDITION, and said described line there terminating.

And all lying southerly, northerly, westerly and easterly of the following described line:

Commencing at the southeast corner of CARDOGAN'S RE-ARRANGEMENT, according to the recorded plat thereof, Ramsey County, Minnesota, being a Judicial Land tract marked Survey number 45872, thence North 02 degrees 02 minutes 00 seconds West, along the west line of said CARDOGAN'S RE-ARRANGEMENT (the west line of the Northeast Quarter of Section 21, Township 26, Range 21, Ramsey County, Minnesota, assumed to bear North 02 degrees 02 minutes 00 seconds West) a distance of 146.32 feet to the point of beginning of the line to be described, thence South 29 degrees 12 minutes 22 seconds West, a distance of 10 feet, more or less, to the east line of said Block 1, BOWLING ADDITION, thence North 89 degrees 12 minutes 22 seconds East, along the east described line, a distance of 10 feet, more or less, to said point of beginning, thence continuing North 89 degrees 12 minutes 22 seconds East, a distance of 100 feet to a Judicial Land tract marked Survey number 45873, thence North 21 degrees 28 minutes 28 seconds East, a distance of 61.37 feet, more or less, to a Judicial Land tract marked Survey number 45873, being the intersection of south line of Lot 1, said Block 1, BOWLING ADDITION, with the northerly line of said BUSHNELL'S RE-ARRANGEMENT OF BLOCK 1, BOWLING ADDITION, and said described line there terminating.

And all lying southerly, northerly, westerly and easterly of the following described line:

- SURVEYOR'S NOTES**
- The survey was prepared using the 7th Edition of the Manual of Surveying, Minnesota, published by the State of Minnesota, 1972, and the 1983 Edition of the Manual of Surveying, Minnesota, published by the State of Minnesota, 1983.
 - Area Summary:
 Parcel 1: 0.01 acre (0.43 acres net, See note 4)
 Parcel 2: 1.01 acre
 Parcel 3: 1.01 acre (0.99 acres net, See note 4)
 - Boundary lines are based upon the Ramsey County Coordinate System, NAD83, 2011 edition.
 - The City of St. Paul has adopted the 10-foot strip of the existing street right-of-way that abutts the east line of Carlogan's Re-arrangement and was dedicated to it or otherwise acquired by the City at the request of the Ramsey County Engineer of Public Works, and was included within the boundaries of the survey these portions of the existing street and abutts the east line of Carlogan's Re-arrangement and was included within the boundaries of the survey these portions of the existing street and abutts the east line of Carlogan's Re-arrangement.

Westwood | **Ryan Companies US, Inc.** | **Vintage on Selby** | **Certificate of Survey**

Map of Minnesota 2008