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Existing Certs
612371

Parcel 1:
Lot 2, Block 12, Baker's Addition.
AND
Warner's Prospect Park Addition to St. Paul.
AND

That part of vacated Berry Avenue, dedicated in the plat of Baker's Addition, lying between the southerly line of Franklin Street, dedicated as Bayard Street in the plat of Baker's Addition, and the westerly extension of the southerly line of Lot 2, Block 12, Baker's Addition and that part of vacated Berry Avenue, dedicated in the plat of Warner's Prospect Park Addition, lying between the southerly line of Franklin Street, dedicated as Bayard Street in the plat of Warner's Prospect Park Addition, and the southerly line of Myrtle Street as dedicated in the plat of Warner's Prospect Park Addition;

And that part of vacated Myrtle Street, dedicated in the plat of Warner's Prospect Park Addition, lying between the East line of Berry Avenue dedicated in the plat of Warner's Prospect Park Addition and the southerly extension of the west line of Lot 16, Warner's Prospect Park Addition.

AND
A piece of land described as follows: Commencing at the Northwest corner of Section 32, Township 29, Range 23 running thence South 623.6 feet; thence East 844.5 feet; thence North 623.6 feet; thence West 844.5 feet to the place of beginning, containing 12.08 acres, more or less being in the Northwest Quarter of the Northwest Quarter of Section 32, Township 29, Range 23, subject to an easement for a public street on a strip of land 30 feet wide off the North side of said premises, and a like easement on a strip of land 30 feet wide off the West side of said premises.

EXCEPT from the above described as follows: Beginning at a point located 623.6 feet South of the North line and 844.5 feet East of the West line of Section 32, Township 29, Range 23 which is also the Southeast corner of Block 5 of Hollinshead's Addition to Denoyer Park; thence West along the South boundary of Lot 12 of said Block 73.63 feet; thence Northwesterly along a curve to the right with a radius of 450.0 feet and subtended by a chord 459.0 feet in length which intersects the South boundary of said Block 5 at an angle of 40 degrees 09 minutes; thence continuing Northwesterly on tangent 25 feet; thence Northerly along a curve to the right with a radius of 323.70 feet and chord length of 177.0 feet; thence continuing Northerly on tangent 50.0 feet; thence continuing Northerly on a curve to the left with a radius of 340.0 feet a distance of 45.70 feet to a point on the South line of Myrtle Avenue vacated as shown on said plat which point is 209.37 feet West of the Northwest corner of Block 4 of said lot to a point on the South line of Myrtle Avenue vacated as shown on said plat 209.37 feet to the Northwest corner of Block 4 of said lot; thence East along the South boundary of said Myrtle Avenue vacated as shown on said plat 209.37 feet to the Northwest corner of Block 4 of said lot; thence South along the East boundary of said Block 4 Hollinshead's Addition 100 feet to the Southeast corner of Lot 2, said Block 4 Hollinshead's Addition; thence East in a straight line to and along the Southern boundary of Lot 2, Block 5 said Hollinshead's Addition to the Southeast corner of said lot; thence South along the East boundary of said Block 5 to place of beginning.

AND ALSO EXCEPT that part, beginning at a point on the North line of Section 32, Township 29, Range 23 located 844.5 feet East of the West line of said Section; thence South in a straight line 133 feet to and along the Eastern boundary of Block 5 of Hollinshead's Addition to Denoyer Park, the Southeast corner of Lot 2, of Block 5 said Hollinshead's Addition; thence West 216.62 feet in a straight line along the Southern boundary of said Lot 2, Block 5 said Hollinshead's Addition and across Curlew Avenue vacated to the Southeast corner of Lot 2, Block 4 of said Hollinshead's Addition; thence North 100 feet along the Eastern boundary of Block 4 said Hollinshead's Addition to the South line of Myrtle Avenue vacated; thence East 33 feet along said South line of Myrtle Avenue vacated; thence North 33 feet to the center line of Myrtle Avenue, vacated which is also the North line of said Section 32; thence East 183.62 feet to place of beginning.

ALSO EXCEPT the following: Lot 11, Block 2 of Hollinshead's Addition to Denoyer Park

AND ALSO EXCEPT that certain tract or piece of land described as follows, to-wit: Commencing at the Southwest corner of said Lot 11, thence South 33 feet along the extended West line of said Lot 11 to the center line of Myrtle Avenue vacated as shown on said plat; thence West along the center line of Myrtle Avenue vacated 74.86 feet to a point 9 feet East of the center line of the spur track running across said Myrtle Avenue vacated; thence along a curve Southwesterly with a radius of 340 feet, 33.17 feet to a point in the North line of Block 4, Hollinshead's Addition to Denoyer Park; thence East 242.77 feet along the South line of Myrtle Avenue vacated; thence North 66 feet to a point on the North line of Myrtle Avenue vacated; thence West 163.22 feet along the North line of Myrtle Avenue vacated to the place of beginning.

Ramsay County, Minnesota
Torrans Property
Torrans Certificate No. 612371

Parcel 2:

Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two (22), in Block Two (2) in Hollinshead's Addition to Denoyer Park, Ramsay County, Minnesota, according to the recorded plat thereof.

AND

A strip of land between the South line of Bayard Street and the North line of Myrtle Avenue, as vacated, being part of so-called Berry Avenue, as vacated, lying between Warner's Prospect Park Addition to St. Paul, and Block Two (2), Hollinshead's Addition to Denoyer Park, Ramsay County, Minnesota.

ALSO the North half of a strip of land between the East line of Emerald Street and the center line of Curlew Avenue, being part of so-called Myrtle Avenue, as vacated, lying South of Warner's Prospect Park Addition to St. Paul, and Block Two (2) Hollinshead's Addition to Denoyer Park, Ramsay County, Minnesota, all according to the recorded plat thereof.

EXCEPTING therefrom that part of Myrtle Avenue, as vacated lying Easterly of the following described line to-wit:

Commencing at the Southwest corner of Lot 11, Block 2, Hollinshead's Addition to Denoyer Park, Ramsay County, Minnesota, thence South 33 feet along the extended West line of said Lot 11 to the center line of Myrtle Avenue, vacated, as shown on said plat; thence West along the center line of Myrtle Avenue, vacated, 74.86 feet to a point 9 feet East of the center line of the spur track running across said Myrtle Avenue, vacated; thence along a curve Southwesterly with a radius of 340 feet, a distance of 33.17 feet to the point of termination in the North line of Block 4, Hollinshead's Addition to Denoyer Park.

Ramsay County, Minnesota
Abstract Property

EXISTING DESCRIPTION (P.I.D. No. 292923330021)

PROPOSED DESCRIPTION NORTH PARCEL - LOT SPLIT

Lot 2, Block 12, Baker's Addition, Ramsey County, Minnesota.

AND

Lots 1 through 30, inclusive, Warner's Prospect Park Addition to St. Paul, Ramsey County, Minnesota.

AND

That part of vacated Berry Street (formerly Berry Avenue as dedicated in the plat of Baker's Addition to the City of St. Paul, Ramsey County, Minnesota), lying between the southerly line of Franklin Street, dedicated as Bayard Street in the plat of Baker's Addition to the City of St. Paul, and the westerly extension of the southerly line of Lot 2, Block 12, said Baker's Addition to the City of St. Paul.

AND

Lots 12 through 22, inclusive, Block 2, Hollinshead's Addition to Denoyer Park, Ramsey County, Minnesota.

AND

The east half of Berry Street vacated (formerly Berry Avenue) lying between the westerly extension of the southerly line of Lot 2, Block 12, said Baker's Addition to the City of St. Paul and the North line of Myrtle Avenue, as vacated.

AND

That part of vacated Berry Avenue, dedicated in the plat of Warner's Prospect Park Addition, lying south of the southerly line of Franklin Avenue (formerly Franklin Street), and dedicated as Bayard Street in the plat of said Warner's Prospect Park Addition and north of the easterly extension of the south line of Lot 15 said Warner's Prospect Park Addition.

AND

The North half of Myrtle Avenue, vacated lying east of the center line of vacated Berry Street and lying west of the southerly extension of the west line of Lot 11, Block 2, Hollinshead's Addition to Denoyer Park, Ramsey County, Minnesota.

AND

That part of the North half of vacated Myrtle Street lying west of the center line of vacated Berry Street and east of the southerly extension of the west line of Lot 16, said Warner's Prospect Park Addition.

AND

That part of Myrtle Avenue vacated (formerly Myrtle Street and formerly Franklin Avenue as dedicated in the plat of Hollinshead's Addition to Denoyer Park, Ramsey County, Minnesota), and that part of Emerald Street, all lying north of the north lines of Blocks 3 and 4, and their extensions, said Hollinshead's Addition to Denoyer Park, lying south of the north line of Section 32, Township 29, Range 23, said Ramsay County, lying east of the west line of said Section 32 and lying west of the following described as follows:

Commencing at the Southwest corner of Lot 11, Block 2, said Hollinshead's Addition to Denoyer Park, Ramsay County, Minnesota; thence South 33.00 feet, along the extended West line of said Lot 11, to the center line of Myrtle Avenue vacated as shown on said plat; thence West along the center line of Myrtle Avenue vacated 74.86 feet to a point 9 feet East of the center line of the spur track running across said Myrtle Avenue vacated, said point being the point of beginning of the line to be described; thence along a curve Southwesterly with a radius of 340 feet, 33.17 feet to a point in the North line of Block 4, said Hollinshead's Addition to Denoyer Park, Ramsay County, Minnesota, which point is 209.37 feet West of the Northwest corner of Block 4 said Hollinshead's Addition to Denoyer Park, and there terminating.

MIDDLE PARCEL - LOT SPLIT

Those parts of Lots 1 through 6, inclusive, Block 5, Hollinshead's Addition to Denoyer Park, Ramsay County, Minnesota; Lots 18 through 22, said Block 3, Emerald Street lying west of said Block 3, Lots 9 through 12, inclusive and Lots 15 through 22, said Block 3, Hollinshead's Addition to Denoyer Park; Lot 12, Block 5, said Hollinshead's Addition to Denoyer Park; vacated Curlew Street lying between said Blocks 4 and 5; and vacated Berry Street (formerly Berry Avenue) lying between said Blocks 3 and 4; all lying south of the north lines of said Blocks 3 and 4 and their extensions, lying east of the west line of Section 32, Township 29, Range 23, said Ramsay County, lying west of the following described Line A:

Line A

Commencing at a point located 623.6 feet South of the North line and 844.5 feet East of the West line of said Section 32, Township 29, Range 23, which is also the Southeast corner of Block 3 of Hollinshead's Addition to Denoyer Park, Ramsay County, Minnesota; thence West along the South boundary of Lot 12, said Block 5 a distance of 73.63 feet, to the point of beginning of the line to be described; thence Northwesterly along a curve to the right with a radius of 450.0 feet and subtended by a chord 459.0 feet in length which intersects the South boundary of said Block 5 at an angle of 40 degrees 09 minutes; thence continuing Northwesterly on tangent 25 feet; thence Northerly along a curve to the right with a radius of 323.70 feet and chord length of 177.0 feet; thence continuing Northerly on tangent 50.0 feet; thence continuing Northerly on a curve to the left with a radius of 340.0 feet a distance of 45.70 feet more or less to a point on the South line of Myrtle Avenue vacated as shown on said plat which point is 209.37 feet West of the Northwest corner of Block 4 of said Hollinshead's Addition to Denoyer Park, Ramsay County, Minnesota.

and lying North, northeasterly and east of the following described line:

Commencing at the northwest corner of Section 32, Township 29, Range 23, Ramsay County, Minnesota; thence South 0 degrees 11 minutes 09 seconds East, assumed bearing, along the west line of said Section 32, a distance of 217.62 feet to the point of beginning of the line to be described; thence South 09 degrees 42 minutes 12 seconds East, a distance of 384.15 feet to the intersection with a line which is 30.00 feet southwesterly of, and parallel with the hereinafter described Line A; thence southeasterly, along said parallel line, a distance of 223.48 feet to the east line of Lot 15, said Block 4; thence South 0 degrees 11 minutes 24 seconds East, along the east lines of Lots 13, 14 and 15, said Block 4, a distance of 114.43 feet to the southeast corner of Lot 11 minutes 24 seconds East, along the west lines of Lots 10, 11 and 12, said Block 4, a distance of 118.43 feet to the southwest corner of Lot 12, said Block 4 and said line there terminating.

SOUTH PARCEL - LOT SPLIT

Those parts of Lots 4 through 18, inclusive, Block 3, Hollinshead's Addition to Denoyer Park, Ramsay County, Minnesota; Lots 13 through 19, Block 4, said Hollinshead's Addition to Denoyer Park; Emerald Street lying west of said Block 3, and vacated Berry Street (formerly Berry Avenue) lying between said Blocks 3 and 4; all lying east of the west line of Section 32, Township 29, Range 23, said Ramsay County, described as follows:

Commencing at the northwest corner of Section 32, Township 29, Range 23, Ramsay County, Minnesota; thence South 0 degrees 11 minutes 09 seconds East, assumed bearing, along the west line of said Section 32, a distance of 217.62 feet to the point of beginning of the parcel to be described; thence North 09 degrees 42 minutes 12 seconds East, 384.15 feet to the intersection with a line which is 30.00 feet southwesterly of, and parallel with the hereinafter described Line A; thence southeasterly, along said parallel line, a distance of 223.48 feet to the east line of Lot 15, said Block 4; thence South 0 degrees 11 minutes 24 seconds East, along the east lines of Lots 13, 14 and 15, said Block 4, a distance of 114.43 feet to the southeast corner of Lot 13, said Block 4; thence westerly, along the south lines of said Blocks 3 and 4 and their extensions, a distance of 495.71 feet to the west line of said Section 32; thence North 0 degrees 11 minutes 09 seconds West, a distance of 306.08 feet to the point of beginning and there terminating.

Line A

Commencing at a point located 623.6 feet South of the North line and 844.5 feet East of the West line of said Section 32, Township 29, Range 23 which is also the Southeast corner of Block 5 of Hollinshead's Addition to Denoyer Park, Ramsay County, Minnesota; thence West along the South boundary of Lot 12, said Block 5 a distance of 73.63 feet, to the point of beginning of the line to be described; thence Northwesterly along a curve to the right with a radius of 450.0 feet and subtended by a chord 459.0 feet in length which intersects the South boundary of said Block 5 at an angle of 40 degrees 09 minutes; thence continuing Northwesterly on tangent 25 feet; thence Northerly along a curve to the right with a radius of 323.70 feet and chord length of 177.0 feet; thence continuing Northerly on tangent 50.0 feet; thence continuing Northerly on a curve to the left with a radius of 340.0 feet a distance of 45.70 feet more or less to a point on the South line of Myrtle Avenue vacated as shown on said plat which point is 209.37 feet West of the Northwest corner of Block 4 of said Hollinshead's Addition to Denoyer Park, Ramsay County, Minnesota.



DATE	ISSUANCE REVISIONS
2/8/17	SURVEY ISSUED
7/17/17	UTILITY AGREEMENT
3/23/17	CITY COMMENT
5/24/17	PROP. LEGAL OPIN.

PROFESSIONAL SIGNATURE

License No. 10699
Date 2/8/17

PROJECT/SUBJECT COUNTY COMMENTS
Locals Project No. 16009
Project Name P24
Drawn By P24
Checked By P24
Field Crew ES