

Certified, filed and/or recorded on Oct 24, 2022 9:00 AM

Office of the Registrar of Titles Ramsey County, Minnesota Todd J. Uecker, Registrar of Titles Heather L. Bestler, County Auditor and Treasurer

Pkg ID 1549776D Deputy 501

\$46.00 \$46.00 Document Recording Fee Torrens Document Total

Existing Certs

517775

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

ORIGINAL DESCRIPTION OF PROPERTY PID: 122823110006

PARCEL 1: Tract C, Registered Land Survey No. 441 as amended in Order in Court File No. C1-99-7869, Document No. 1590264, Ramsey

Parcel 2. All that certain tract or parcel of land lying and being in Section 12, Township 28, Range 23 West, and within the following

Fig. 10.2 certain tract or parcel of land lying and being in Section 12, Towenship 28, Ronge 23 West, and within the following boundary lines, for control of the Northwest guarter of self Section 12, there is South doing the East South day of the Northwest source of the Northwest source of self Section 12, there is South doing the East Addition, with the breaking of which his in South 0 dayses 00 minutes Cent from the sealing of the degrees 30 West 500 Medicine, and the two beaching of which his in South 0 dayses 00 minutes Cent decreased in with the Restarting four discreption of self line 193.11 feet; there South 42 degrees 23 minutes West 144.25 feet; thereo South 48 degrees 30 West 500 Medicine 194.15 feet; there South 42 degrees 25 minutes West 144.25 feet; thereo South 48 degrees 30 West 500 Medicine 194.15 feet; there South 48 degrees 30 minutes West 144.25 feet; thereo South 48 degrees 30 Medicine 144.25 feet; thereo South 48 degrees 30 minutes West 144.25 feet; thereo South 48 degrees 30 minutes West 144.25 feet; the second of the West 144.25 feet; the second of the West 144.25 feet; the second of the West 144.25 feet; the second of region of the West 144.25 feet; the second of region of the West 144.25 feet; the second of region of the West 144.25 feet; the second of region of the West 144.25 feet; the second of the West 144.25 feet; the second of region of the West 144.25 feet; the second of the West 144.25 feet; the West 144.25 feet;

Blocks 1, 2, 4, 5, and 6, Northern States Power Co.'s Plat, except those parts of Blocks 4 and 5 deeded to the City of Saint Paul as shown on Survey filed with Document Number 412820.

Together with McMillan Street vacated, as dedicated in Northern States Power Co.'s Plat, adjoining Block 5, Northern States Power Co.'s Plat and lying Southerly of the centerline of Hill Street, as dedicated in said Plat pursuant to Order filed November 18, 2011 as Document No. 2157860.

The Southerly 1/2 of Hill Street, vacated, as dedicated in Northern States Power Co.'s Plat, lying Westerly of Smith Avenue.

Torrens property as evidenced by Certificate of Title No. 517766

That port of Block 1, J. T. McMillan Company's Plot lying Southerly of a line parallel with and digitant 93.00 feet southeasterly of the following described line: Commencing at the northwest corner of the Northwest Durier of Section 12, Tameship 226, Ronge 23, the following of the line to be described: them seek that 40 apress 22 minutes 3" seconds East 1324.31 feet times another in the point of beginning of the line to be described: themselves 24 minutes 3" seconds East 1324.31 feet; thereof northwesterly 137.74 feet doing a tangential curve conceive to the southwest having a reduce of 5793.59 feet und a central engine of their terminal lines 42 seconds. Describe 1504,

hat sort of the lends 19.8.00 feet of Lot 16, Portifico Piol, lying outhwesterly of a five portific with and discuss 33.00 feet southwesterly of a line described is commercing at this morthwest corner of the Northead Quarter of Scitton 12, December 28, Ronge 23, thence South of degrees 40 minutes 16 seconds East, cosumed bearing, drong the west line of add Northead Quarter 32, 23, 124,17 feet to the point of beginning of the line to be described, themes North 40 degrees 22 minutes 57 seconds feet 132,43 centre of a centre or only of the second East, 25,23 feet and of centre or only of 13 degrees 10 minutes 42 seconds; thence North 53 degrees 33 minutes 04 seconds East, Engels 15 and centre or 14,120 feet on the terminating.

Torrens property as evidenced by Certificate of Title No. 587309

All of the above situated in Ramsey County, Minnesota

Land acquired by Out It Colim Deed Titled November 12, 1941 as Document No. 1001116 as Indianse.

Covernment Loff Inc (5), Section Feed (12), Canniship Tearly-cight) (28) Novin, Roops Feedy-Three (23) West, Romey County, Minnesola, and land added thereto by accretions and relictions, except that portion thereof described as foliose:

All tost certain functor a proced of land helping and beging in Section Tarely (12), Cannish Feethy-Feed (128) North, Roope Tearly-Inve (12) Real, of the Foorth Principal Realization, and within the following boundary lines, to-wit. Starting at a point of Tearly-Inve (12) Real, of the Foorth Principal Realization, and within the following boundary lines, to-wit. Starting at a point of search 1997, and the Principal Realization of the Invertigation of the Section Section (12), as add point and lines are fixed by the United States Covernment survey of soid section; Theory Counter (EEL/4) of South Section Section (12), as add point and lines are fixed by the United States Covernment survey of soid section; Theory Counter (1891), 2003 feets; Theory South 13 degrees 25 minutes Realization (12), as add point and lines are fixed by the United States Covernment survey of soid section; Theory Counter (1891), 2003 feets; Theory South 13 degrees 25 minutes Realization (12), and the Counter (1891), and the Coun

theres South 77 degrees 22 minutes West, 8448 feet to place of beginning.

And discoll fitted crotin furction proceed led mit lying and beginn is addiscation, township and range, and within the following boundary lines, to-wit: Starting at the Northwest conner of the Northwest querier of the Northwest Courter (WM/ABET/4) of soid section. Network 2007, according to the United States Covernment array of all discation, there so south drops the Cast line of and MAMIllan's Addition, according to the respective pilots thereof on fite and of record in the office of the Register of Deeds of Romany County, Mirroseis, and the true bearing of which lies is South degrees, 60 minutes East from the soid point of beginning and adolp the extension of soid line 193.11 feet; thereos South 62 degrees 23 minutes West, 144.25 feet; thereos South 46 degrees 30 minutes with the soid point of beginning and cong the extension of soid line 193.11 feet; thereos South 62 degrees 23 minutes West, 144.25 feet; thereos South 46 degrees 30 minutes West, 144.25 feet; thereos South 46 degrees 25 minutes West, 144.25 feet; thereos South 46 degrees 25 minutes West, 144.25 feet; thereos South 46 degrees 30.

Portition Plat, extended southerly (the true borning of which line is North 10 degrees 50 minutes West) and doing the solid line 193.15.

Portition Plat, extended southerly (the true borning of which line is North 10 degrees 50 minutes West) and doing the solid line 193.15.

Portition Plat, extended southerly (the true borning of which line is North 10 degrees 50 minutes West) and doing the solid line 193.16 and 193.15 minutes West 193.05 minutes West

Section were (L/) to the piece of segment, excepting interestine in tensioned packaged tract.

Commending of a point of beginning not him extenty line of LLA Filters (16), Partition Polt, 1476 feet more or less North from the granite monument located at the interaction of add line and the North line of the Leves Road (the said point of beginning being the point where sold extenty) line of LLA Filters (15), Partition Polt, arosset the exactery boundary for the right of way for stackyard by the polt where sold extently line of LLA Filters (15), Partition Polt, arosset the contraction of the polt of the polt of the piece of the polt of the polt of the piece of the polt of the piece of the polt of the piece of the piece of the polt of the piece of the p

EXCEPTING therefrom that portion of the above land conveyed to the City of St. Paul contained within Warranty Deed filed December 31, 1959 as Document No. 1502039.

PARCEL A - REMNANT DESCRIPTION OF PROPERTY

Parcel 1, Tract A and C, Registered Land Survey No. 441, as amended in Order in Court File No. CI-99-7869, Document No. 1590264; EXCEPT Tract C, R.L.S. No. 441 as amended by Order in Court File No. CI-99-7869, Document No. 1590264, Ramsey County, Minnesota

and
The port of the Leves, an established by Order of Common Council Dated April 22, 1886, filed June 27, 1888, in Bs. 4 of Street Openings, Pg. 22, in Section 12,
The port of the Leves and Street of Street Openings, Pg. 22, in Section 12,
The port of the Common Council Dated April 22, 1886, filed June 27, 1888, in Bs. 4 of Street Openings, Pg. 22, in Section 12,
The port of Street Openings of the Interest Openings of Common Council Gated April 22, 1886, field and 27, 1886, field April 28, 1886, field April

connected, and sold line there's terminating.

Percel 2. All the cretim treat or percel of land lying and being in Section 12. Township 28, Range 23. West, and within the following boundary lines, to-wit:
Starting at the Northeast corner of the Northeast quarter of the Northeast quarter of said Section 12. There South doing the East line of said Northeast
Starting at the Northeast corner of the Northeast quarter of the Northeast quarter of said Section 12. There is a south of the Section 12. The Section 12. There is a south of the Section 12. The Secti

and
That port of the Leves, as established by Order of Common Courich Dated April 22, 1886, filed June 27, 1886, in IBs. 4 of Street Openings, Pg. 22, in Section 12,
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The Courie of Street, Price of Common Courie, Price of Street, Price of Street, Price of Street, Price of Street, Price of Common Couried, Reference Couries, Mirrosottic, there is substitutely doing soil northeasterly like
The Street, Price of Street, Price of Street, Price open Couries, Mirrosottic, there is substitutely doing soil northeasterly like
The Street, Price of Street, Price open Street, Price open Couries, Mirrosottic, these southeasterly doing soil northeasterly like
The Street, Price of Street, Price open Stree

Torrens property as evidenced by Certificate of Title No. 517775

Books 1, 2, 4, 5, and 6, Northern States Power Co.'s Plat, except those parts of Blocks 4 and 5 deeded to the City of Soint Poul as shown on Survey filed with Commission of the City of Soint Poul as shown on Survey filed with Tagether with MAMBins Circlet vecated, as dedicated in Northern States Power Co.'s Plat, opining Block 5, Northern States Power Co.'s Plat und lying Southerly of the contention of Hill Street, as decided as had Plat prevaent to Crief Ref November (8, 2011 do Bocument No. 257000.

The Southery J/2 of Hill Direct, vecated, as dedicated in Northern States Power Co.'s Plat, Jing Westery of Smith Avenue.

The Southery Law Commission of Commission Commiss

and
The part of the Leves, as established by Order of Common Courtal pibles April 22, 1986, fleet June 27, 1886, in St. 4 of Street Openings, Pg. 22, in Section 12,
The part of the Leves, as established by Order of Common Courtal pibles April 22, 1986, fleet June 27, 1886, in St. 4 of Street Openings, Pg. 22, in Section 12,
The part of Court o

Torrens property as evidenced by Certificate of Title No. 517766

That part of Black 1, 1.7 MAMIlion Company's Piol Jyling Switherly of a line parallel with and detant 91.00 feet evoltheosterly of the following described line: Commenting of the inchest corner of the Northeost Courte of Section 12, Tomelay 52, Tomega 23, theree South 0 degrees 40 minutes is accords Cost. State of Section 12, Tomelay 52, Tomega 24, Tomega 25, T

That part of the North 28.00 feet of Lot 16, Partition Plat, Iying southeasterly of a line parallel with and distant 93.00 feet southeasterly of a line described as commencing at the northwest corner of the Northeast Quorter of Section 12, Township 28, Ronge 22, thence South 0 degrees 40 minutes 16 seconds East, assumed bazering, doing the west line of sold Northeast Clarich, 1342/7 feet 1 the point of beginning of the line to be described; thence Rod degrees 22 minutes 37 seconds East 1322.3 feet; thence northeasterly 137.84 feet dainy a tompetial curve concer to the southeast laving a rodius of 5725.56 feet and feet of the southeast rodius rodiu

Minesoto and Control of the Leves, or established by Drier of Common Council Dated April 22, 1886, filed June 27, 1888, in St. 4 of Street Openings, Pg. 22, in Section 12, Toenship 28, Ronge 23, Romeny County, Minesoto, and the filled portion of the Mississoph River tying cost of the plot of WATESTOND BKY, occording to the recorded plot thereofy, (high portherly of sold Troet, (high goaltherly of sold Troet), (high goaltherly sold Troet) (high goaltherly of sold Troet), (high goaltherly sold Troet) (high goaltherly so

Torrens property as evidenced by Certificate of Title No. 587309 All of the above situated in Ramsey County, Minnesota.

AND

Cond coupled by Cult Claim Base Red November 12, 181 on Document No. 100116 on Editions
Commented List File (S), Sociolen Teering (12), Thomakin Treatly-Implication (28) North, Roops Teering-Three (23) West, Ramsey County, Minnesota, and lord added
thereto by occretion and relicitors, second that portion thereof described on 6 follows:
Teering of the County o

1502039.

ALSO EXCEPTING FROM ALL OF THE ABOVE Tract C, R.L.S. No. 441 as amended by Order in Court File No. CI-99-7869, Document No. 1590264, Ramsey County,

Minnestors of the Lores, or established by Order of Common Council Dated April 22, 1886, filed Jone 27, 1898, is 18. 4 of Street Openings, Pp. 22, in Section 12, Tomening 28, Ronge 23, Romey County, Minnestor, and the filed portion of the Mininestopi River Pilips cost of the policy of WATER/CRIAN PAY, occording to the recorded plot thereof, high procharge of sold Troct. (July goodsteep of sold Leves, large water plants of the filed policy of the County of the

Abstract property

PARCEL B - DESCRIPTION OF PROPERTY TO BE TRANSFERED

Tract C. R.L.S. No. 44I as amended by Order in Court File No. CI-99-7869. Document No. I590264. Ramsey County.

and
That port of the Leves, as established by Order of Common Council Dated April 22, 1886, filed June 27, 1888, in IBs. 4
That port of the Leves, as established by Order of Common Council Dated April 22, 1886, filed June 27, 1888, in IBs. 4
That port of the Leves are considered to the April 22, Issuers County, Minresetal, and the filed port of the April 22, Issuers County of the

ECEIVE APR 18 2022

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.

Dated this 13th day of April, 2022

| KDK | 04/18/2022 | By | Date | | KDK | Revised per comments CERTIFICATE OF SURVEY FOR: City of Saint Paul XCEL ENERGY PENINSULA SUNDE Moin Office:
9001 East Boornington Freeway (35W) - Suite
Boornington, Minnesote 55420-3435
9002-888-2855 (2ec 922-888-2455) - LINI SURVEYING Boomington, Market Survey, Sunder, com

Project: 2001–197–0 Bb/Pg: 1086/41

Township: 28 Rooge: 23 Section: 12

File: 2001197000281.dwg

Sheet: 1 of 2

