



Doc No T02751270

Certified, filed and/or recorded on  
Mar 23, 2023 11:00 AM

Office of the Registrar of Titles  
Ramsey County, Minnesota  
Todd J. Jecker, Registrar of Titles  
Tracy M. West, County Auditor and Treasurer

Deputy 408

Pkg ID 1566546C

|  |                 |
|--|-----------------|
| Document Recording Fee Torrens           | \$46.00         |
| Memorial Entry - Additional Certificates | \$100.00        |
| <b>Document Total</b>                    | <b>\$146.00</b> |

**Existing Certs**

605405, 238908, 275580, 223246, 302349, 603973

# Acquisition & Easement Exhibit -FOR- Met Council

## -PART OF- The South 1/2 of Sec.36, T.29N, R. 22W,

### Ramsey County, Minnesota

#### CURRENT DESCRIPTION OF PROPERTY

According to Old Republic National Title Insurance Company's Commitment for Title Insurance, Issued by Guaranty Commercial Title, Inc., File Number 86663-25, dated December 16, 2021:

**Parcel 1**  
Tract A, Tract B, Tract D, Registered Land Survey No. 616, according to the recorded plat thereof, Ramsey County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 605405.

**Parcel 2**  
Lot 1, Block 1, Carlton Park, according to the recorded plat thereof, Ramsey County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 238908.

**Parcel 3**  
Lot 3, Ellen Grove, Tanners Lake, except that part described as follows: Beginning at the Northeast corner of said Lot 3; thence West along the North line of said Lot 3, a distance of 30.00 feet; thence Southeast, along a straight line, to a point on the East line of said Lot 3, distant 40.00 feet South of the said Northeast corner; thence North along the said East line of Lot 3 a distance of 40.00 feet to the point of beginning.

AND  
Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12, Ellen Grove, Tanners Lake according to the recorded plat thereof, Ramsey County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 275580.

**Parcel 4**  
All that part of Lots 1, 2, 19 and 16, Block 4, Tanners Lake Outlots, lying Northwesterly and Westerly of a line run parallel with and distant 75 feet Northwesterly and Westerly of Line C, described below.

From a point on the East line of Section 1, Township 28 North, Range 22 West, distant 125 feet South of the Northeast corner thereof, run Westerly at an angle of 50 degrees 13 minutes with said East section line (measured from South to West) for 276.17 feet; thence deflect to the left at an angle of 109 degrees 45 minutes 53 seconds for 203.68 feet to the point of beginning of the line to be described; thence run Southwesterly at right angles to said line for 68 feet to the point of beginning of line C, to be described; thence deflect to the right at an angle of 90 degrees for 100 feet; thence deflect to the right on a curve having a radius of 192.186 feet (delta angle 22 degrees 00 minutes) for 737.94 feet; thence deflect to the right on a curve having a radius of 1151.65 feet (delta angle 28 degrees 00 minutes) for 522.61 feet; thence on tangent to said curve for 284.72 feet; thence deflect to the left on a 4 degree 30 minutes curve (delta angle 28 degrees 03 minutes 20 seconds) for 623.49 feet; thence on tangent to said curve for 200 feet and there terminating, according to the recorded plat thereof, Ramsey County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 223246.

**Parcel 5**  
All that part of Lot 14, Block 5, Tanners Lake Outlots, which lies Northwesterly and Westerly of a line run parallel with and distant 75 feet Northwesterly and Westerly of the following described line:  
From a point on the East line of Section 1, Township 28 North, Range 22 West, distant 125 feet South of the Northeast corner thereof, run Westerly at an angle of 50 degrees 13 minutes with said East section line (measured from South to West) for 276.17 feet; thence deflect to the left at an angle of 109 degrees 45 minutes 53 seconds for 203.68 feet to a point; thence run Southwesterly at right angles to said line for 68 feet to the point of beginning of the line, to be described; thence deflect to the right at an angle of 90 degrees for 100 feet; thence deflect to the right on a curve having a radius of 192.186 feet (delta angle 22 degrees 00 minutes) for 737.94 feet; thence deflect to the right on a curve having a radius of 1151.65 feet (delta angle 28 degrees 00 minutes) for 522.61 feet; thence on tangent to said curve for 284.72 feet; thence deflect to the left on a 4 degree 30 minutes curve (delta angle 28 degrees 03 minutes 20 seconds) for 623.49 feet; thence on tangent to said curve for 200 feet and there terminating, according to the recorded plat thereof, Ramsey County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 302349.

**Parcel 6**  
The Northeast Quarter of the Northwest Quarter of Section 36, Township 29, Range 22.

AND  
That part of the Southeast Quarter of the Northwest Quarter of Section 36, Township 29, Range 22, lying North of the South 70 feet thereof. The South 45 feet of the Southeast Quarter of the Northwest Quarter of Section 36, Township 29, Range 22.

AND  
The West 1/8 of the Northeast Quarter of Section 36, Township 29, Range 22, lying North of the South 70 feet thereof and lying South of the North 5 acres thereof. The South 45 feet of the West 1/8 of the Northeast Quarter of Section 36, Township 29, Range 22.

Being Registered land as is evidenced by Certificate of Title No. 603973.

**Parcel 7**  
Lots 3 to 14, inclusive, Block 1; Lots 1 to 16, inclusive, Block 2; Lots 1 to 16, inclusive, Block 3; Lots 3 to 12, inclusive, Block 4; Lots 6 to 13, inclusive, Block 5; Lots 3 to 16, inclusive, Block 8; Tanners Lake Outlots, according to the recorded plat thereof, Ramsey County, Minnesota.

AND  
The Southeast Quarter (SE 1/4), Section 36, Township 29 North, Range 22 West, belonging to the Estate of Louis Schoch, deceased, according to the Government Survey thereof, Ramsey County, Minnesota, Except Lots 1 and 2, Block 8, Lots 1, 2, 3, 4, 5, 14, 15, and 16, Block 5, Lots 1, 2, 3, 14, 15 and 16 Block 4, Block 6 and Block 7, and Lots 1 to 16, inclusive, Block 7, all in Tanners Lake Outlots; and Excepting Lots 1 to 12 inclusive Ellen Grove.

(Abstract Property)

#### Parcel 8

Lots one (1), two (2), fifteen (15) and sixteen (16) in Block six (6) and Lots one (1), two (2), fifteen (15) and sixteen (16) in Block seven (7), Tanners Lake Outlots, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

(Abstract Property)

#### Parcel 9

Lots Four (4) and Thirteen (13) in Block Six (6) and Lots Four (4) and Thirteen (13) in Block Seven (7), Tanners Lake Outlots, Ramsey County, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

(Abstract Property)

#### Parcel 10

Lots 6, 7, 8, 9, 10 and 11, Block 7, Tanners Lake Outlots, according to the recorded plat thereof, Ramsey County, Minnesota.

(Abstract Property)

#### Parcel 11

Lots 6, 7, 8, 9, 10 and 11, Block 6, Tanners Lake Outlots, according to the recorded plat thereof, Ramsey County, Minnesota.

(Abstract Property)

#### Parcel 12

Lots Five (5) and Twelve (12) in Block Six (6) and Lots Five (5) and Twelve (12) in Block Seven (7), Tanners Lake Outlots, Ramsey County, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

(Abstract Property)

#### Parcel 13

Lots 3 and 14 and the West 30 feet of Lots 2 and 15, all in Block 6; also Lots 3 and 14 and the West 30 feet of Lots 2 and 15, all in Block 7, Tanners Lake Outlots, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

(Abstract Property)

#### Parcel 14

Lots 1, 2 and 3, Block 5, Tanners Lake Outlots, according to the recorded plat thereof, Ramsey County, Minnesota.

(Abstract Property)

#### Parcel 15

Lots 13 and 14, Block 4, and Lots 4 and 5, Block 5, Tanners Lake Outlots, according to the recorded plat thereof, Ramsey County, Minnesota.

(Abstract Property)

#### Parcel 16

That part of the South 2/3 of the West 1/2 of the East 3/4 of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 29 North, Range 22 West of the Fourth Principal Meridian, Ramsey County, Minnesota, lying West of the centerline of Carlson Street except the South 205 feet of the West 188.84 feet, according to the United States Government survey thereof, Ramsey County, Minnesota.

(Abstract Property)

#### Parcel 17

The West 225 feet of the East 483.71 feet of the SW 1/4 of SW 1/4 of Section 36, Township 29, Range 22, according to the Government Survey thereof, lying North of the northerly right of way line of the Hudson Road (State Highway No. 12) and south of a line 214.63 feet measured north from the said northerly right of way line of the Hudson Road on the east line of said SW 1/4 of SW 1/4 and parallel with the north line of said Section 36, Ramsey County, Minnesota.

(Abstract Property)

#### Parcel 18

All that part of the W 333 feet of the SW 1/4 of SW 1/4 of Section 36, Township 29, Range 22, lying north of the center line of State Trunk Highway Number 12 (Hudson Road) except the North 399 feet thereof, according to the United States Government Survey thereof, Ramsey County, Minnesota.

AND

Lots 5, 6, 7, 8 and 9, Block 11, Plat of East Gate, according to the recorded plat thereof, Ramsey County, Minnesota. (Abstract Property)

#### Parcel 19

All that part of the West one-half (W 1/2) of Section thirty-six (36), Township twenty nine (29), Range twenty-two (22), according to the government survey thereof, described as follows: Beginning at the intersection of the Northerly right of way line of the Hudson Road (State Trunk Highway No. 12) and the East Line of the West one-half (W 1/2) of the Southwest quarter (SW 1/4) of Section 36, Township 29, Range 22; thence north along the East line of said West one-half (W 1/2) of the SW 1/4 of Section 36, a distance two hundred and sixty-two feet (214.63) to a point, thence west and parallel to the north line of said West 1/2 of Section 36 a distance two hundred and eighty and 7/100 feet (208.71 feet) to a point, thence south and parallel to the East line of said West 1/2 of the SW 1/4 of Section 36 a distance of two hundred two and 80/100 feet (202.82) more or less, to the northerly right of way line of said Hudson Road, thence easterly along the northerly right of way line of said Hudson Road a distance of two hundred eight and 98/100 feet (208.98 feet) more or less, to the point of beginning.

AND

The West fifty feet (W 50 feet) of that part of the East Two Hundred eighty-eight and 7/100 feet (288.71 feet) of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of Section thirty-six (36), Township twenty-nine (29), Range twenty-two (22), according to the government survey thereof, lying north of the northerly right of way line of the Hudson Road (State Trunk Highway No. 12) and South of a line two hundred fourteen and 63/100 feet (214.63 feet), measured north from the said north line of the Hudson Road, on the East line of said quarter section, and parallel with the North line of said Section thirty-six (36), according to the United States Government Survey thereof, Ramsey County, Minnesota.

(Abstract Property)

#### Parcel 20

The East one half (E 1/2) of the Southwest quarter (SW 1/4) of Section 36, Township 29, Range 22, according to the United States Government Survey thereof, Ramsey County, Minnesota.

(Abstract Property)

#### DESCRIPTION OF FEE TRANSFER PROPERTY

That part of The Property (affecting Parcel Numbers 7, 8, 9, 10, 12, 13, 17, 18, 19 and 20) therefrom, which lies southerly of Line 1 described below:  
containing 264,559 square feet, more or less:

Line 1. Commencing at the southwest corner of Section 36, Township 29 North, Range 22 West; thence northerly on an azimuth of 359 degrees 35 minutes 43 seconds along the west line thereof for 871.09 feet; thence on an azimuth of 59 degrees 35 minutes 43 seconds for 67.00 feet to the easterly right of way line of McKnight Road (also the easterly right of way line of Trunk Highway No. 94) as now located and established and the point of beginning of Line 1; to be described; thence on an azimuth of 103 degrees 47 minutes 41 seconds for 281.15 feet; thence on an azimuth of 79 degrees 09 minutes 49 seconds for 32.57 feet to a point hereinafter referred to as Point "A"; thence on an azimuth of 167 degrees 48 minutes 59 seconds for 25.59 feet; thence deflect to the left on a tangential curve, having a radius of 39.00 feet and a delta angle of 66 degrees 43 minutes 00 seconds for 45.41 feet; thence on an azimuth of 101 degrees 06 minutes 00 seconds, tangent to said curve, for 145.99 feet to a point hereinafter referred to as Point "B"; thence on an azimuth of 97 degrees 35 minutes 28 seconds for 267.62 feet; thence on an azimuth of 87 degrees 06 minutes 32 seconds for 55.62 feet to a point hereinafter referred to as Point "C"; thence on an azimuth of 87 degrees 27 minutes 33 seconds for 44.02 feet to a point hereinafter referred to as Point "D"; thence on an azimuth of 187 degrees 27 minutes 33 seconds for 5.00 feet; thence on an azimuth of 97 degrees 27 minutes 33 seconds for 244.54 feet; thence on an azimuth of 53 degrees 56 minutes 07 seconds for 304.44 feet; thence on an azimuth of 79 degrees 41 minutes 48 seconds for 65.21 feet to a point hereinafter referred to as Point "E"; thence on an azimuth of 103 degrees 16 minutes 34 seconds for 26.48 feet to a point hereinafter referred to as Point "F"; thence on an azimuth of 148 degrees 16 minutes 34 seconds for 14.14 feet; thence on an azimuth of 103 degrees 16 minutes 34 seconds for 575.47 feet to a point hereinafter referred to as Point "G"; thence continue on an azimuth of 103 degrees 16 minutes 34 seconds for 265.07 feet to a point hereinafter referred to as Point "H"; thence continue on an azimuth of 103 degrees 16 minutes 34 seconds for 147.73 feet; thence on an azimuth of 101 degrees 32 minutes 04 seconds for 119.50 feet; thence on an azimuth of 99 degrees 47 minutes 34 seconds for 93.30 feet; thence deflect to the left on a tangential curve, having a radius of 294.00 feet and a delta angle of 09 degrees 45 minutes 07 seconds for 50.04 feet; thence deflect to the right on a reverse curve, having a radius of 305.00 feet and a delta angle of 09 degrees 45 minutes 07 seconds for 52.08 feet; thence on an azimuth of 99 degrees 47 minutes 34 seconds, tangent to said reverse curve, for 143.40 feet; thence deflect to the right on a tangential curve, having a radius of 306.00 feet and a delta angle of 09 degrees 45 minutes 07 seconds for 52.08 feet; thence deflect to the left on a reverse curve, having a radius of 305.00 feet and a delta angle of 09 degrees 45 minutes 07 seconds for 50.04 feet; thence on an azimuth of 99 degrees 47 minutes 34 seconds, tangent to said reverse curve, for 403.70 feet; thence on an azimuth of 99 degrees 47 minutes 34 seconds for 104.72 feet; thence on an azimuth of 94 degrees 07 minutes 40 seconds for 129.83 feet; thence on an azimuth of 89 degrees 54 minutes 27 seconds for 119.56 feet; thence on an azimuth of 104 degrees 41 minutes 15 seconds for 98.26 feet; thence on an azimuth of 89 degrees 36 minutes 50 seconds for 77.26 feet; thence on an azimuth of 55 degrees 42 minutes 52 seconds for 65.19 feet; thence deflect to the left on a tangential curve, having a radius of 989.00 feet and a delta angle of 12 degrees 02 minutes 50 seconds for 207.95 feet; thence on an azimuth of 346 degrees 40 minutes 03 seconds for 19.27 feet; thence on an azimuth of 72 degrees 33 minutes 30 seconds for 109.59 feet; thence easterly for 178.42 feet on a non-tangential curve, concave to the south, having a radius of 1150.00 feet, a delta angle of 08 degrees 53 minutes 22 seconds and a chord azimuth of 75 degrees 17 minutes 27 seconds to the northerly right of way line of Trunk Highway No. 94 as now located and established and there terminating.

#### DESCRIPTION OF REMAINDER TAX PARCEL

CURRENT DESCRIPTION OF PROPERTY

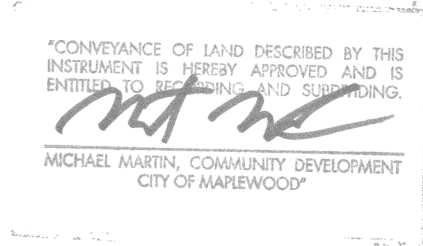
EXCEPT

DESCRIPTION OF FEE TRANSFER PROPERTY



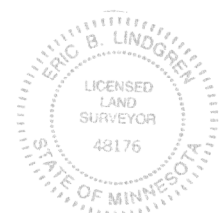
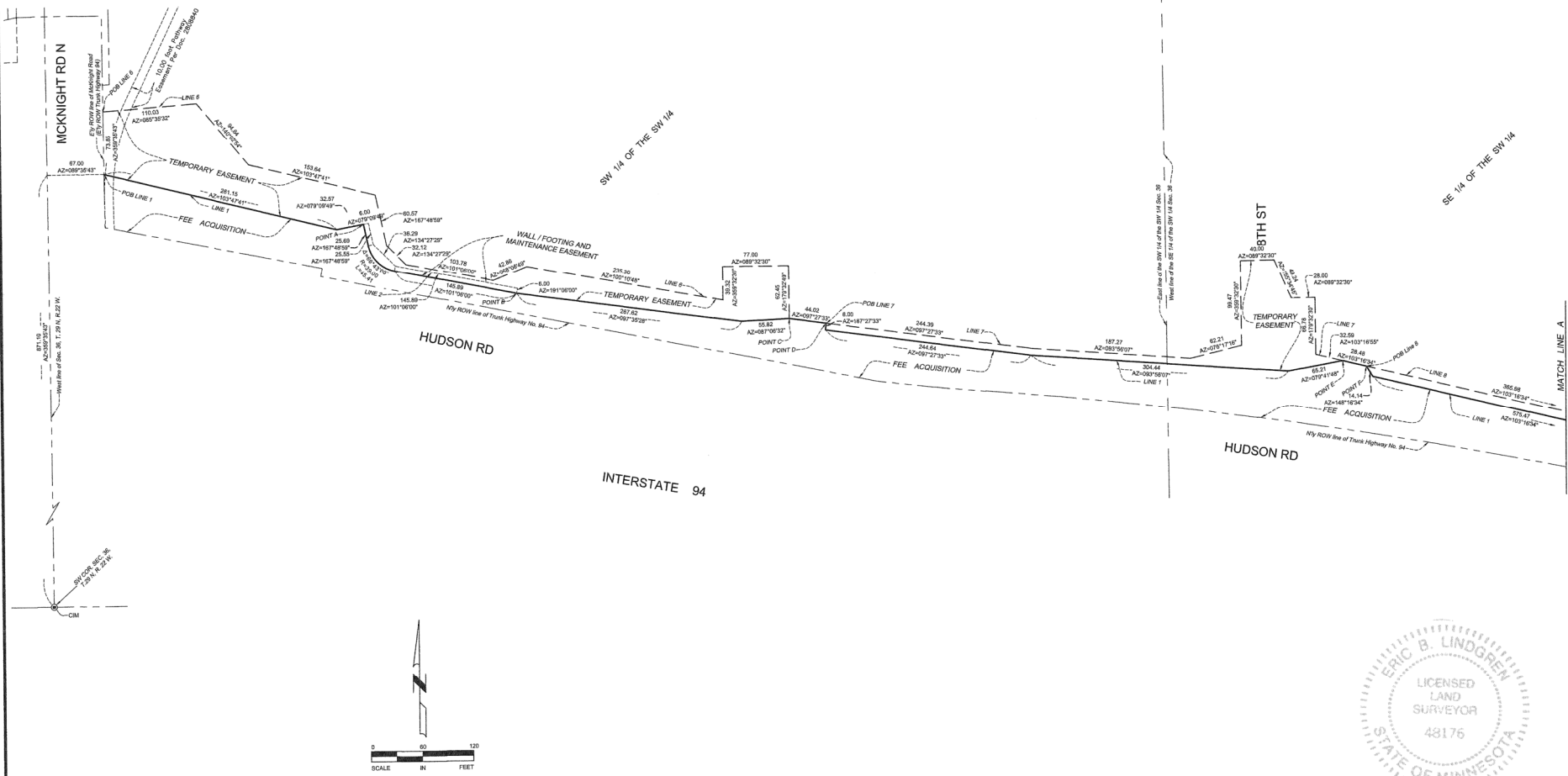
|  |         |       |      |
|--|---------|-------|------|
| I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota. |         |       |      |
| DATE   | FIELD   | DRAWN | BY   |
| 10/11/2023   |         |       |      |
| FILED  | CHECKED | BY    | DATE |
|  |         |       |      |

|           |      |    |
|-----------|------|----|
| REVISIONS | DATE | BY |
|           |      |    |



|         |                                |
|---------|--------------------------------|
| SHEET   | 1 of 3                         |
| PROJECT | Acquisition & Easement Exhibit |
| DATE    | 2018 10 03                     |

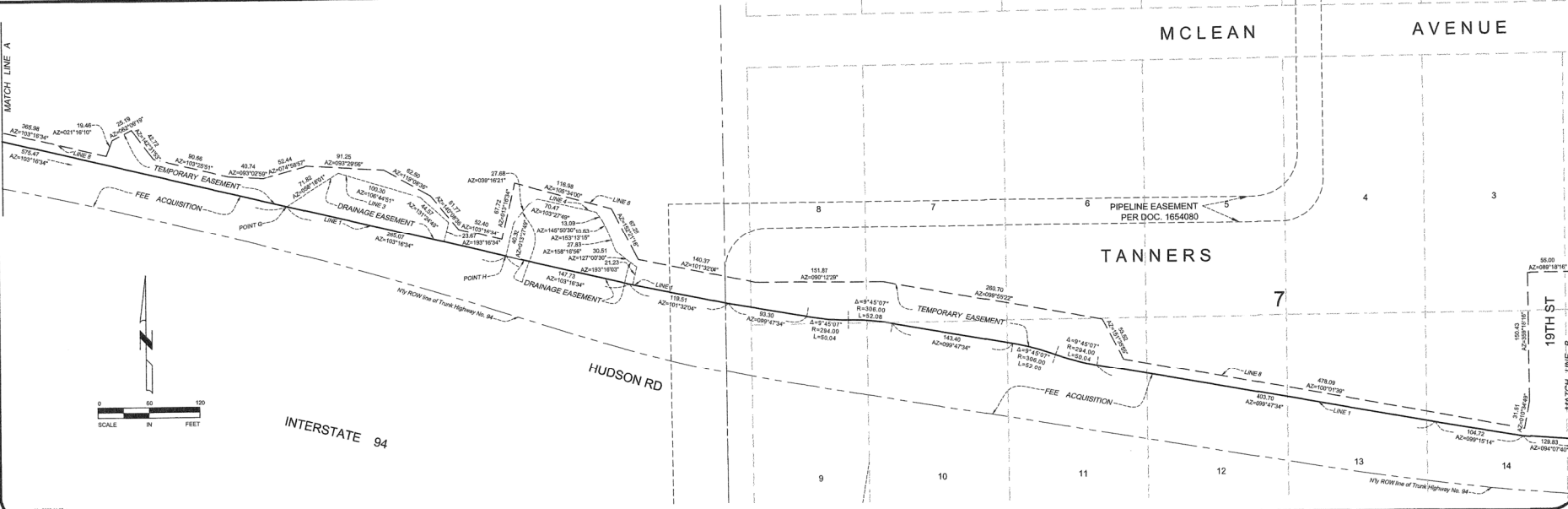
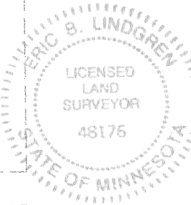
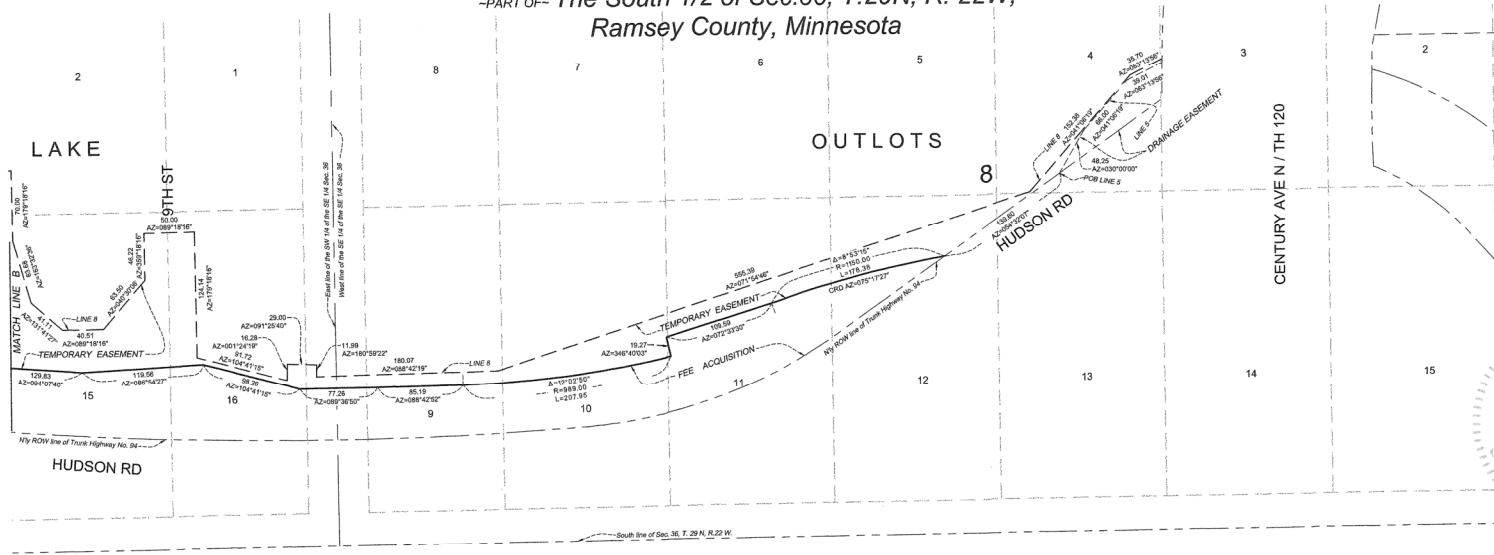
Acquisition & Easement Exhibit -FOR- Met Council  
 -PART OF- The South 1/2 of Sec.36, T.29N, R. 22W,  
 Ramsey County, Minnesota



|   |   |                            |     |      |     |
|---|---|----------------------------|-----|------|-----|
| SHEET<br>2 of 3   | PROJECT<br>Acquisition & Easement Exhibit | REVISIONS                  |     |      |     |
|   |   | DATE                       | BY  | CHKD | APP |
| 2018.10.03  | 2018.10.03                                | FIELD                      | RPV |      |     |
|   |   | DRAWN                      | RPV |      |     |
|   |   | CHECKED                    | ER  |      |     |
| 1300 Governor St. NE<br>Minneapolis, MN 55413<br>P: 612.465.3322<br>www.ranieng.com |   | <b>RANI</b><br>engineering |     |      |     |

Oct 11, 2023 11:58am  
 Project: 18.10.03.001 Line 1871044.0004 Property Transfer/Outgoing/2018.10.03.29 Property Transfer.dwg

Acquisition & Easement Exhibit -FOR- Met Council  
 -PART OF- The South 1/2 of Sec.36, T.29N, R. 22W,  
 Ramsey County, Minnesota



|         |          |
|---------|----------|
| DATE    | 10/15/22 |
| FIELD   |          |
| DRAWN   | RPV      |
| CHECKED | ETL      |

| REVISIONS |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
|           |             |
|           |             |

|         |                                |
|---------|--------------------------------|
| SHEET   | 3 of 3                         |
| PROJECT | Acquisition & Easement Exhibit |
| DATE    | 2018 10 003                    |

04/11/2022 11:58am  
 Plot: 03.000 Data: Line: BRT: Civil: 30000 Property: Transfer: Drawing: 0318 04 003 361 Project: Transfer.dwg