

Certified, filed and/or recorded on Jun 6, 2023 12:31 PM

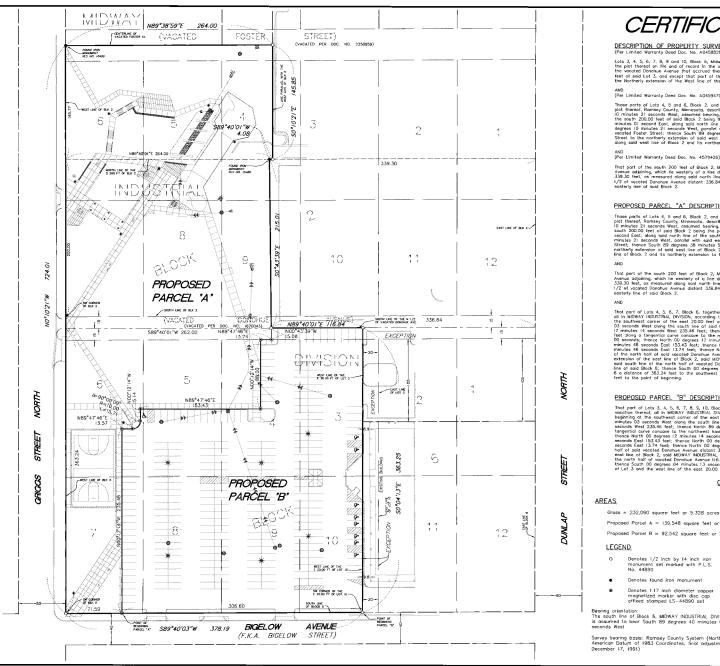
Office of the County Recorder Ramsey County, Minnesota Todd J. Uecker, County Recorder Tracy M. West, County Auditor and Treasurer

Deputy 314

Pkg ID 1575162E

\$46.00 \$46.00 Document Recording Fee Abstract Document Total

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



CERTIFICATE OF SURVEY

DESCRIPTION OF PROPERTY SURVEYED

Lots 3, 4, 5, 6, 7, 8, 9 and 10, Block 6, Midway Industrial Division, except the East 20.00 feet of said Lots 3 and 10, according to the plot thereof on file and of record in the office of the County Recorder, Ramesy County, Minnesolds, together with that part of the vacctore Dominus Avenue that a Courcel thereto by reseason of vaccional hintering, except the North 1050.00 feet of the East 20.00 feet of add Lot 3, and except that part of the South Half of vaccided Both Street (now known as Donohue Avenue) lying Easterly of the Mortherly extensions of the West line of the East 20.00 feet of said Lot 3.

AND (Per Limited Warranty Deed Doc. No. A04594704)

The parts of Lots 4, 5 and 6, Block 2, and secondar Foster Street oil in MDWAY INDUSTRIAL DIVISION, according to the recorded plot thereof, financey County, Memorato, described as commencing at the southwaster corner of said block 2; thereos North DO degrees the south 2000 better of said Block 2. Thereos North DO degrees the south 2000 better of said Block 2 being the point of beginning the proof to be described. There North Bod degrees 40 minutes 01 second tout, doing said north line of the south 2000 feet of Block 2, o distance of 264.00 feet, thereos North DO worder forter Street to the northerly extension of said seet line of Block 2; thence South DO degrees 10 minutes 21 seconds East Street to the northerly extension of said seet line of Block 2 or thence South DO degrees 10 minutes 21 seconds East 145.77 feet olding said centerine of society of the northerly extension of said seet line of Block 2; thence South DO degrees 10 minutes 21 seconds East 145.77 feet olding said centerine of Block 20 minutes 21 seconds East 145.77 feet olding said centerine of Block 20 minutes 21 seconds East 145.77 feet olding said centerine of Block 20 minutes 21 seconds East 145.77 feet olding said centerine of Block 20 minutes 21 seconds East 145.77 feet olding said centerine of Block 20 minutes 21 seconds East 145.77 feet olding said centerine of Block 20 minutes 21 seconds East 145.77 feet olding said centerine of Block 20 minutes 21 seconds East 145.77 feet olding said centerine of Block 20 minutes 21 seconds East 145.77 feet olding said centerine of Block 20 minutes 21 seconds East 145.77 feet olding said centerine of Block 20 minutes 21 seconds East 145.77 feet olding said centerine of Block 20 minutes 21 seconds East 145.77 feet olding said centerine of Block 20 minutes 21 seconds East 145.77 feet olding said centerine of Block 20 minutes 21 seconds East 145.77 feet olding said centerine of Block 20 minutes 21 seconds East 145.77 feet olding said centerine of Block 20 minutes 21 seconds East 145.77 feet olding said cent

(Per Limited Warranty Deed Doc. No. 4579426)

That part of the south 200 feet of Block 2, MIDWAY INDUSTRIAL DIVISION and that part of the northerly I/2 of vacated Donohue Avenue adjoining, which lie westerly of a line drawn from a point on the north line of the south 200 feet of said Block 2, distornt 339.30 feet, a messured olong sold north line, westerly of the east line of said Block 2, to a point on the south line of the north I/2 of vacoted Donohue Avenue distornt 336.84 feet, as measured along sold south line, westerly of the southerly extension of the costerly line of said Block 2.

Conveyance of land described by this buildings in harsky approved and is estimated in monaging and substituting

CITY OF SAINT PALE.



PROPOSED PARCEL "A" DESCRIPTION

Those parts of Lots 4, 5 and 6, Block 2, and vocaled feater Street all in MDWAY INDUSTRIAL DIVISION, according to the recorded port thereof, Romey Clarity, Minnesota, described on commencing at the southwest corner of sold Block 2, thence North 00 degrees actual 200.00 Feet of sold Block 2 being the point of beginning of the porter to be discretization, thence North 00 degrees south 200.00 Feet of sold Block 2 being the point of beginning of the porter to be discretization, thence North 00 degrees 10 second South 200.00 Feet of Sold Block 2, a distance of 264.00 feet; thence North 00 degrees 10 second South 80 degrees 3 minutes 90 second West 264.00 feet foring sold contenting of social Block 2; thence South 90 degrees 10 minutes 21 seconds East 145.77 feet olong sold west fine of Block 2, out is northerly extension of sold west fine of Block 2, thence South 00 degrees 10 minutes 21 seconds East 145.77 feet olong sold west fine of Block 2 week translation to the point of specific points of the point of specific points of the point of specific points.

That part of the south 200 feet of Block 2, MIDWAY INDUSTRIAL DIVISION and that part of the northerly 1/2 of vacated Danahue Avenue adjaining, which lie westerly of a line drown from a point on the north line of the south 200 feet of soid Block 2, distant 339.30 feet, as measured along soid north line, westerly of the east line of said Block 2, to a point on the south line of the north 1/2 of vacated Danahue Avenue distant 335.84 feet, as measured along said south line, westerly of the southerly extension of the centrely line of said Block 2.

AND
That part of Lots 4, 5, 6, 7, Block 6, together with vacated Danohue Avenue that accrued thereto by reason of the vacation thereof, all in MDMAY INDUSTRAL (DMS)GN, according to the recorded plat thereof, Romey County, Minacesta, described as commencing at the southwest corner of the east 2000 feet of Lot (1, osid Block 6; themee on answard beinging 50 such 89 degrees 40 minutes 03 seconds West doing the south line of soud Block 6 a distance of 306,80 feet to the point of beginning, thereos North 00 degrees 30 minutes 10 seconds; thereof the south 100 feet of 1



PROPOSED PARCEL "B" DESCRIPTION

PROPUSEL PLANCE. 15" DESCRIPTION

Thelp port of Lois 3, 4, 5, 6, 7, 8, 9, 10, Block 6, together with vacated bonohus Avenue that accrued thereto by reason of the vacation thereof, all in MUNWAY INDUSTRIAL (INVISION, according to the recorded plot thereof, Romesy County, Minnesota, described as beginning at the southwest convert of the east 200 offset of soil, of LOI, thence on an essumed beering of South 80 degrees 40 asserting to the southwest convert of the east 200 offset of soil, offset thereof southwest 25.46 feet; thereof northeest taking in crodus of 10.00 feet and a central orgal of 90 degrees 00 minutes 00 esconds; asserting the soil of 10.00 feet of 10.00 degrees 00 minutes 00 esconds; asserting the soil of 10.00 feet of 10.00 degrees 00 minutes 00 esconds; asserting the soil of 10.00 feet of 10.00 degrees 00 minutes 00 esconds; asserting the soil of 10.00 feet of 10.00 feet 00 minutes 00 esconds; asserting the soil of 10.00 feet 00 minutes 00 esconds; asserting the soil of 10.00 feet 00 minutes 00 esconds; asserting the soil of 10.00 feet 00 minutes 00 esconds; asserting the soil of 10.00 feet 00 esconds; asserting th

GENERAL NOTE

Physical features are per a site plan provided to the surveyor by the City of Saint Paul Parks and Recreation Department on January 31, 2022

Proposed Parcel A = 139,548 square feet or 3,204 acres

Proposed Parcel B = 92,542 square feet or 2.124 acres

LEGEND

- Denotes 1/2 inch by 14 inch iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument
- Denotes 1.17 inch diameter coppe magnetized marker with disc confixed stamped LS-44890 set

Bearing orientation:
The south line of Block & MIDWAY INDUSTRIAL DIVISION is assumed to bear South 89 degrees 40 minutes 03 seconds West

Survey bearing basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)



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.

SUNDE LAND SURVEYING, LLC By: Aemand + Carlan
Leonard F. Carison, P.L.S. Minn. Lic. No. 44890

Revised per City Surveyor comments NDN 03/08/2 Revised per City Surveyor comments NDN 03/07/2

Drawing Title: LOT SUBDIVISION SKETCH FOR. The City of Saint Paul Parks and Recreation Midway Peace Park

SSUNDE 9001 Lest Brownington Freezey (2016) - Suite Brownington Freezey (2016) - Suite Brownington, Minnesoto 585-120-3453 950-488-6980 (2016)

Project: 2018-041-A 8k/Pg: 820/54 02/08/2022 Township: 029 Ronge: 23 Section: 34

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