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Ramsey County, Minnesota
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Deputy 315

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CHICAGO, ST. PAUL, MINNEAPOLIS, AND OMAHA RAILWAY COMPANY
(FORMERLY KNOWN AS CHICAGO NORTH WESTERN TRANSPORTATION COMPANY)

VACATED
DESOTO ST.
PER DOC. NO. 5001018
(EASEMENT RETAINED FOR EXISTING PUBLIC SANITARY SEWER FACILITIES)
EASEMENT RETAINED FOR EXISTING PUBLIC SANITARY SEWER FACILITIES

N0°54'57"W
21.06
(20%)

NLY EXTENSION OF
DESOTO ST.

DESOTO ST.

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LOT 25 BLOCK 4

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N86°52'29"E 1192.30

DESCRIPTION OF PROPERTY SURVEYED

(Per Stewart Title Guaranty Company Commitment for Title Insurance Commitment No. 653412-Revision No. 1, commitment date December 27, 2021)

That part of the following described property:

That part of the Southwest Quarter of the Southeast Quarter and the South Half of the Southwest Quarter of Section 29, Township 29 North, Range 22 West of the Fourth Principal Meridian, bounded and described as follows: Commencing at the intersection of the West line of Payne Avenue and the North line of Bush Street [Avenue]; thence West along said North line of Bush Street [Avenue] a distance of 40 feet to the point of beginning of the land herein to be described; thence continuing West along said West line of Payne Avenue a distance of 1,925 feet more or less, to the Northerly extension of the West line of DeSoto Street, a distance of 20 feet, more or less, to a line parallel with and distant 25 feet Southerly, measured at right angles, from the center line of the Eastbound main track (the most Southerly main track) of Chicago, St. Paul, Minneapolis, and Omaha Railway Company (Formerly Known As Chicago and North Western Transportation Company), as said main track is now located; thence Easterly along said parallel line a distance of 1,870 feet, more or less, to a line parallel with and distant 20 feet West, measured at right angles, from the West wall of the existing yard office building; thence Northerly along said parallel line a distance of 15 feet, more or less, to a line parallel with and distant 12.5 feet Southerly, measured at right angles, from the center line of the Eastbound main track (the most Southerly main track) of Chicago, St. Paul, Minneapolis, and Omaha Railway Company (Formerly Known As Chicago and North Western Transportation Company), as said main track is now located; thence Easterly along said parallel line a distance of 100 feet, more or less, to the West line of Payne Avenue; thence Southerly along said West line of Payne Avenue a distance of 28 feet, more or less, to a point 82.7 feet Northerly, measured from the said North line of Bush Street [Avenue] along said West line of Payne Avenue; thence West to a point on a line parallel with and distant 40 feet West, measured at right angles, from said West line of Payne Avenue, said point being 81.1 feet Northerly of the North line of Bush Street [Avenue]; thence Southerly along said parallel line a distance of 81.1 feet to the point of beginning, including vacated streets and alleys, and Lot 23, Block 1, Lots 23 and 24, Block 2, Lots 25 and 26, Block 3, and Lots 25 and 26, Block 4, Stinson's Addition, subject to Edgerton Street. Lying West of a line parallel and distant 131.36 feet West of the West line of Edgerton Street.

Abstract Property

PLAT RECORDING INFORMATION

The plat of Stinson's Addition was filed of record on December 31, 1875

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

Note: Parts of Burr St., Bradley St., Jessie St., and Alleys North of Bush Street Vacated Per Doc. No. A04682054

TITLE COMMITMENT

Stewart Title Guaranty Company Commitment for Title Insurance Commitment No. 653412-Revision No. 1, commitment date December 27, 2021 was relied upon as to matters of record.

GENERAL NOTES

- Survey coordinate basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)
- "No Buildings Observed" on the surveyed property in the process of conducting the fieldwork.
- Adjoining ownership information shown hereon was obtained from the Ramsey County Property Tax Information web site.

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 221253627 and 221253661.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

AREAS

Proposed Parcel A = 22,143 sq. ft. or 0.508 acres
Proposed Parcel B = 11,017 sq. ft. or 0.253 acres
Proposed Parcel C = 17,632 sq. ft. or 0.405 acres
Gross = 50,792 square feet or 1.166 acres

PROPOSED DESCRIPTION OF PARCEL A

That part of the following described property lying West of Line "A" as described below:

That part of the Southwest Quarter of the Southeast Quarter and the South Half of the Southwest Quarter of Section 29, Township 29 North, Range 22 West of the Fourth Principal Meridian, bounded and described as follows: Commencing at the intersection of the West line of Payne Avenue and the North line of Bush Street [Avenue]; thence West along said North line of Bush Street [Avenue] a distance of 40 feet to the point of beginning of the land herein to be described; thence continuing West along said West line of Payne Avenue a distance of 1,925 feet more or less, to the Northerly extension of the West line of DeSoto Street, a distance of 20 feet, more or less, to a line parallel with and distant 25 feet Southerly, measured at right angles, from the center line of the Eastbound main track (the most Southerly main track) of Chicago, St. Paul, Minneapolis, and Omaha Railway Company (Formerly Known As Chicago and North Western Transportation Company), as said main track is now located; thence Easterly along said parallel line a distance of 1,870 feet, more or less, to a line parallel with and distant 20 feet West, measured at right angles, from the West wall of the existing yard office building; thence Northerly along said parallel line a distance of 15 feet, more or less, to a line parallel with and distant 12.5 feet Southerly, measured at right angles, from the center line of the Eastbound main track (the most Southerly main track) of Chicago, St. Paul, Minneapolis, and Omaha Railway Company (Formerly Known As Chicago and North Western Transportation Company), as said main track is now located; thence Easterly along said parallel line a distance of 100 feet, more or less, to the West line of Payne Avenue; thence Southerly along said West line of Payne Avenue a distance of 28 feet, more or less, to a point 82.7 feet Northerly, measured from the said North line of Bush Street [Avenue] along said West line of Payne Avenue; thence West to a point on a line parallel with and distant 40 feet West, measured at right angles, from said West line of Payne Avenue, said point being 81.1 feet Northerly of the North line of Bush Street [Avenue]; thence Southerly along said parallel line a distance of 81.1 feet to the point of beginning, including vacated streets and alleys, and Lot 23, Block 1, Lots 23 and 24, Block 2, Lots 25 and 26, Block 3, and Lots 25 and 26, Block 4, Stinson's Addition, subject to Edgerton Street. Lying West of a line parallel and distant 131.36 feet West of the West line of Edgerton Street.

Line "A" is described as commencing at the intersection of the North line of Bush Street [Avenue] and the Northerly extension of the West line of DeSoto Street; thence North 88 degrees 57 minutes 02 seconds East, assumed bearing, along the North line of Bush Street [Avenue], a distance of 667.77 feet to the point of beginning of said Line "A"; thence North 01 degree 03 minutes 00 seconds West 45.26 feet to a line parallel with and 25 feet southerly measured at right angles, from the center line of the Eastbound main track (the most Southerly main track) of Chicago, St. Paul, Minneapolis, and Omaha Railway Company (Formerly Known As Chicago and North Western Transportation Company), and said line there terminating.

PROPOSED DESCRIPTION OF PARCEL B

That part of the following described property lying East of Line "A" as described below and West of Line "B" as described below:

That part of the Southwest Quarter of the Southeast Quarter and the South Half of the Southwest Quarter of Section 29, Township 29 North, Range 22 West of the Fourth Principal Meridian, bounded and described as follows: Commencing at the intersection of the West line of Payne Avenue and the North line of Bush Street [Avenue]; thence West along said North line of Bush Street [Avenue] a distance of 40 feet to the point of beginning of the land herein to be described; thence continuing West along said West line of Payne Avenue a distance of 1,925 feet more or less, to the Northerly extension of the West line of DeSoto Street, a distance of 20 feet, more or less, to a line parallel with and distant 25 feet Southerly, measured at right angles, from the center line of the Eastbound main track (the most Southerly main track) of Chicago, St. Paul, Minneapolis, and Omaha Railway Company (Formerly Known As Chicago and North Western Transportation Company), as said main track is now located; thence Easterly along said parallel line a distance of 1,870 feet, more or less, to a line parallel with and distant 20 feet West, measured at right angles, from the West wall of the existing yard office building; thence Northerly along said parallel line a distance of 15 feet, more or less, to a line parallel with and distant 12.5 feet Southerly, measured at right angles, from the center line of the Eastbound main track (the most Southerly main track) of Chicago, St. Paul, Minneapolis, and Omaha Railway Company (Formerly Known As Chicago and North Western Transportation Company), as said main track is now located; thence Easterly along said parallel line a distance of 100 feet, more or less, to the West line of Payne Avenue; thence Southerly along said West line of Payne Avenue a distance of 28 feet, more or less, to a point 82.7 feet Northerly, measured from the said North line of Bush Street [Avenue] along said West line of Payne Avenue, said point being 81.1 feet Northerly of the North line of Bush Street [Avenue]; thence Southerly along said parallel line a distance of 81.1 feet to the point of beginning, including vacated streets and alleys, and Lot 23, Block 1, Lots 23 and 24, Block 2, Lots 25 and 26, Block 3, and Lots 25 and 26, Block 4, Stinson's Addition, subject to Edgerton Street. Lying West of a line parallel and distant 131.36 feet West of the West line of Edgerton Street.

Line "A" is described as commencing at the intersection of the North line of Bush Street [Avenue] and the Northerly extension of the West line of DeSoto Street; thence North 88 degrees 57 minutes 02 seconds East, assumed bearing, along the North line of Bush Street [Avenue], a distance of 667.77 feet to the point of beginning of said Line "A"; thence North 01 degree 03 minutes 00 seconds West 45.26 feet to a line parallel with and 25 feet southerly measured at right angles, from the center line of the Eastbound main track (the most Southerly main track) of Chicago, St. Paul, Minneapolis, and Omaha Railway Company (Formerly Known As Chicago and North Western Transportation Company), and said line there terminating.

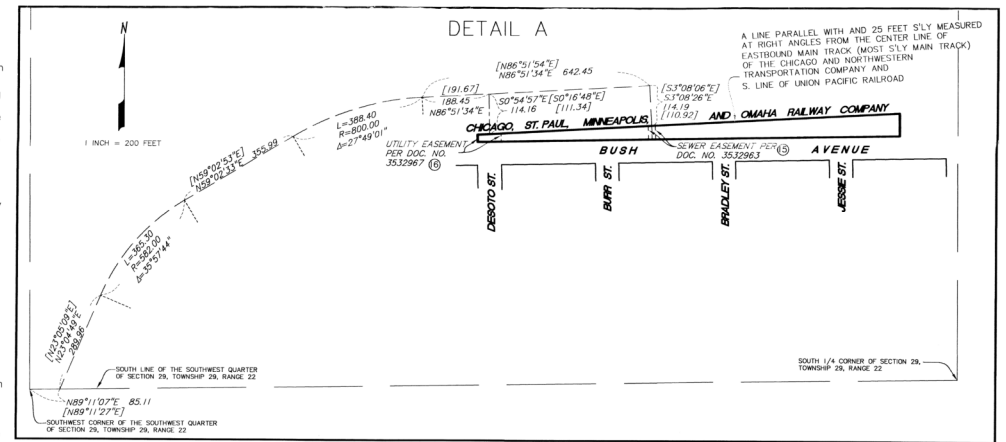
Line "B" is described as commencing at the intersection of the North line of Bush Street [Avenue] and the Northerly extension of the West line of DeSoto Street; thence North 88 degrees 57 minutes 02 seconds East, assumed bearing, along the North line of Bush Street [Avenue], a distance of 891.18 feet to the point of beginning of said Line "B"; thence North 01 degree 03 minutes 00 seconds West 53.36 feet to a line parallel with and 25 feet southerly measured at right angles, from the center line of the Eastbound main track (the most Southerly main track) of Chicago, St. Paul, Minneapolis, and Omaha Railway Company (Formerly Known As Chicago and North Western Transportation Company), and said line there terminating.

PROPOSED DESCRIPTION OF PARCEL C

That part of the following described property lying East of Line "B" as described below:

That part of the Southwest Quarter of the Southeast Quarter and the South Half of the Southwest Quarter of Section 29, Township 29 North, Range 22 West of the Fourth Principal Meridian, bounded and described as follows: Commencing at the intersection of the West line of Payne Avenue and the North line of Bush Street [Avenue]; thence West along said North line of Bush Street [Avenue] a distance of 40 feet to the point of beginning of the land herein to be described; thence continuing West along said West line of Payne Avenue a distance of 1,925 feet more or less, to the Northerly extension of the West line of DeSoto Street, a distance of 20 feet, more or less, to a line parallel with and distant 25 feet Southerly, measured at right angles, from the center line of the Eastbound main track (the most Southerly main track) of Chicago, St. Paul, Minneapolis, and Omaha Railway Company (Formerly Known As Chicago and North Western Transportation Company), as said main track is now located; thence Easterly along said parallel line a distance of 1,870 feet, more or less, to a line parallel with and distant 20 feet West, measured at right angles, from the West wall of the existing yard office building; thence Northerly along said parallel line a distance of 15 feet, more or less, to a line parallel with and distant 12.5 feet Southerly, measured at right angles, from the center line of the Eastbound main track (the most Southerly main track) of Chicago, St. Paul, Minneapolis, and Omaha Railway Company (Formerly Known As Chicago and North Western Transportation Company), as said main track is now located; thence Easterly along said parallel line a distance of 100 feet, more or less, to the West line of Payne Avenue; thence Southerly along said West line of Payne Avenue a distance of 28 feet, more or less, to a point 82.7 feet Northerly, measured from the said North line of Bush Street [Avenue] along said West line of Payne Avenue; thence West to a point on a line parallel with and distant 40 feet West, measured at right angles, from said West line of Payne Avenue, said point being 81.1 feet Northerly of the North line of Bush Street [Avenue]; thence Southerly along said parallel line a distance of 81.1 feet to the point of beginning, including vacated streets and alleys, and Lot 23, Block 1, Lots 23 and 24, Block 2, Lots 25 and 26, Block 3, and Lots 25 and 26, Block 4, Stinson's Addition, subject to Edgerton Street. Lying West of a line parallel and distant 131.36 feet West of the West line of Edgerton Street.

Line "B" is described as commencing at the intersection of the North line of Bush Street [Avenue] and the Northerly extension of the West line of DeSoto Street; thence North 88 degrees 57 minutes 02 seconds East, assumed bearing, along the North line of Bush Street [Avenue], a distance of 891.18 feet to the point of beginning of said Line "B"; thence North 01 degree 03 minutes 00 seconds West 53.36 feet to a line parallel with and 25 feet southerly measured at right angles, from the center line of the Eastbound main track (the most Southerly main track) of Chicago, St. Paul, Minneapolis, and Omaha Railway Company (Formerly Known As Chicago and North Western Transportation Company), and said line there terminating.



VICINITY MAP

LEGEND

- Denotes 1/2 inch by 1/4 inch iron monument set marked with P.L.S. No. 44900
- Denotes found iron monument marked RLS 43503, unless otherwise noted.
- AIS Denotes advertisement/information sign
- RTL Denotes beaver tail curb
- CB Denotes catch basin
- CI Denotes cast iron
- DIP Denotes ductile iron pipe
- EB Denotes electric box
- LM Denotes electric meter
- FOL Denotes fiber optic line
- FP Denotes flag pole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LP Denotes light pole
- MC Denotes metal cover
- OHC Denotes overhead communication line
- OHE Denotes overhead electric line
- CHU Denotes overhead utility lines
- CP Denotes catch post
- PKS Denotes parking sign
- PP Denotes power pole
- PPT Denotes power with transformer
- PIU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TC Denotes top of concrete curb
- TCC Denotes traffic control sign
- UGC Denotes underground communication line
- USE Denotes underground electric line
- VP Denotes vent pipe
- WL Denotes water line
- WV Denotes water valve

PURPOSE OF THIS SURVEY IS FOR A LOT SPLIT

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.

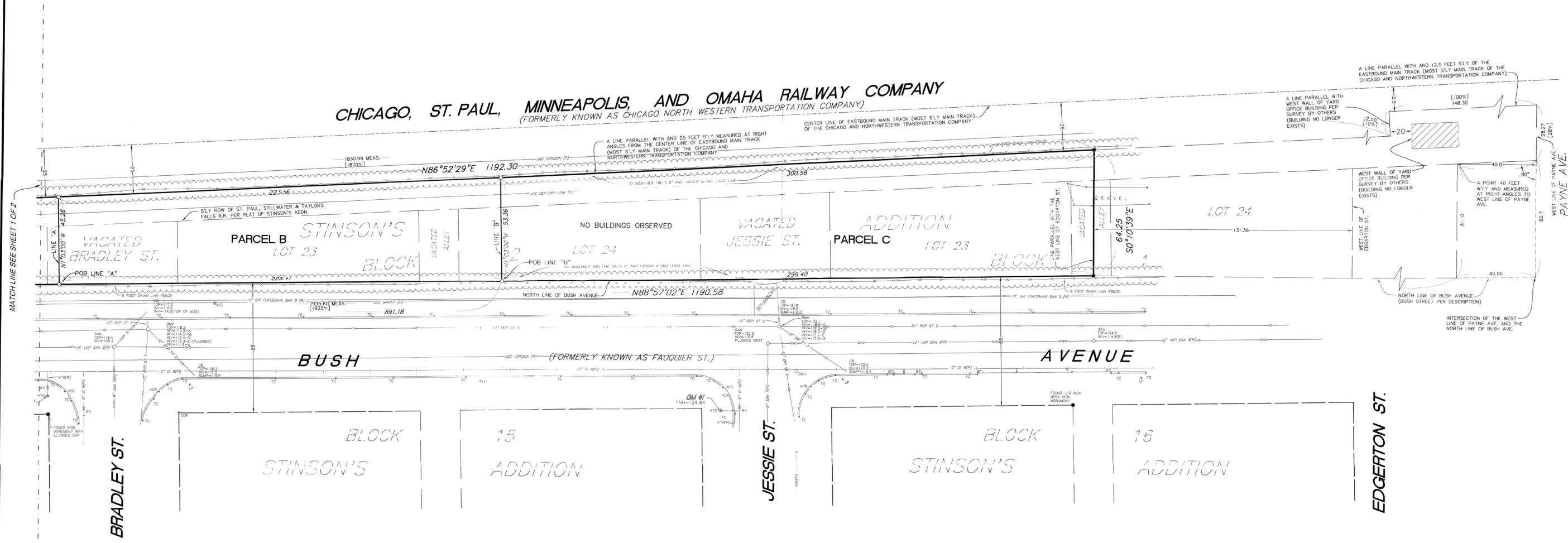
Dated this 28th day of September, 2022

SUNDE LAND SURVEYING, LLC
By: *Arlee J. Carlson*
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

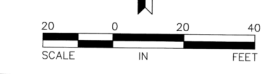
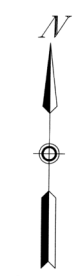
Drawing Title: **CERTIFICATE OF SURVEY LOT SPLIT For: The Relentless Phoenix, LLC Of: 629 Bush Ave. Saint Paul, Minnesota**

SUNDE LAND SURVEYING
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
612-881-2455 (Fax: 952-888-9200)
Project: 2022-053-A 88/Pg. 900/258 Date: 09/29/2022
Township: 29 Range: 22 Section: 29 L&P: 2022
File: 2022053A001R.dwg Sheet: 1 of 2

CHICAGO, ST. PAUL, MINNEAPOLIS, AND OMAHA RAILWAY COMPANY
 (FORMERLY KNOWN AS CHICAGO NORTH WESTERN TRANSPORTATION COMPANY)



CITY OF SAINT PAUL
 for
 approval of plat, but not for building placement.
 This plat approval does not constitute approval
 of building or use of same site.



Dated this 28th day of September, 2022
 Certified by: *Arlene J. Carlson*
 Arlene J. Carlson, P.L.S. Minn. Lic. No. 44900

SUNDE LAND SURVEYING
 Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
 Bloomington, Minnesota 55420-3430
 952-881-2455 (Fax 952-888-9526)
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