

# EASEMENT EXHIBIT

## Part of Block 4, EDMUND RICE'S FOURTH ADDITION

### Permanent Easement Description

That part of Lots 9-13 and 19-26, Block 4, EDMUND RICE'S FOURTH ADDITION, Ramsey County, Minnesota, together with that part of vacated Terrace Street lying south of the westerly extension of the centerline of vacated Sims Street, and northwesterly of a line beginning at a point on the westerly line of Block 5, EDMUND RICE'S FOURTH ADDITION, Ramsey County, Minnesota, 40 feet south of the northwest corner thereof, thence southwesterly passing through the southeast corner of Lot 20, of said Block 4, also together with the vacated alley in said Block 4, lying south of a line running from the northeast corner of Lot 28, of said Block 4 to a point on the west line of Lot 4, of said Block 4, 18 feet north of the southwest corner of said Lot 4 and lying northwest of a line beginning at a point on the westerly line of said Block 5, 40 feet south of the northwest corner thereof, thence southwesterly passing through the southeast corner of said Lot 20, lying westerly of the following described line and easterly of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 62 - 58, Ramsey County, Minnesota:

Commencing at Right of Way Boundary Corner B45 according to said Right of Way Plat 62-58; thence South 89 degrees 42 minutes 58 seconds West, assumed bearing, along a line between said Right of Way Boundary Corner B45 and Right of Way Boundary Corner B44 of said Right of Way Plat, a distance of 34.02 feet to the point of beginning of the line to be described; thence North 17 degrees 49 minutes 10 seconds West, a distance of 146.93 feet; thence North 06 degrees 14 minutes 01 seconds West, a distance of 12.19 feet; thence North 25 degrees 07 minutes 25 seconds West, a distance of 6.59 feet; thence North 17 degrees 14 minutes 34 seconds West, a distance of 11.10 feet; thence North 48 degrees 53 minutes 26 seconds East, a distance of 31.25 feet, more or less, to Right of Way Boundary Corner B42 according to said Right of Way Plat and said line there terminating.

### Temporary Easement Description

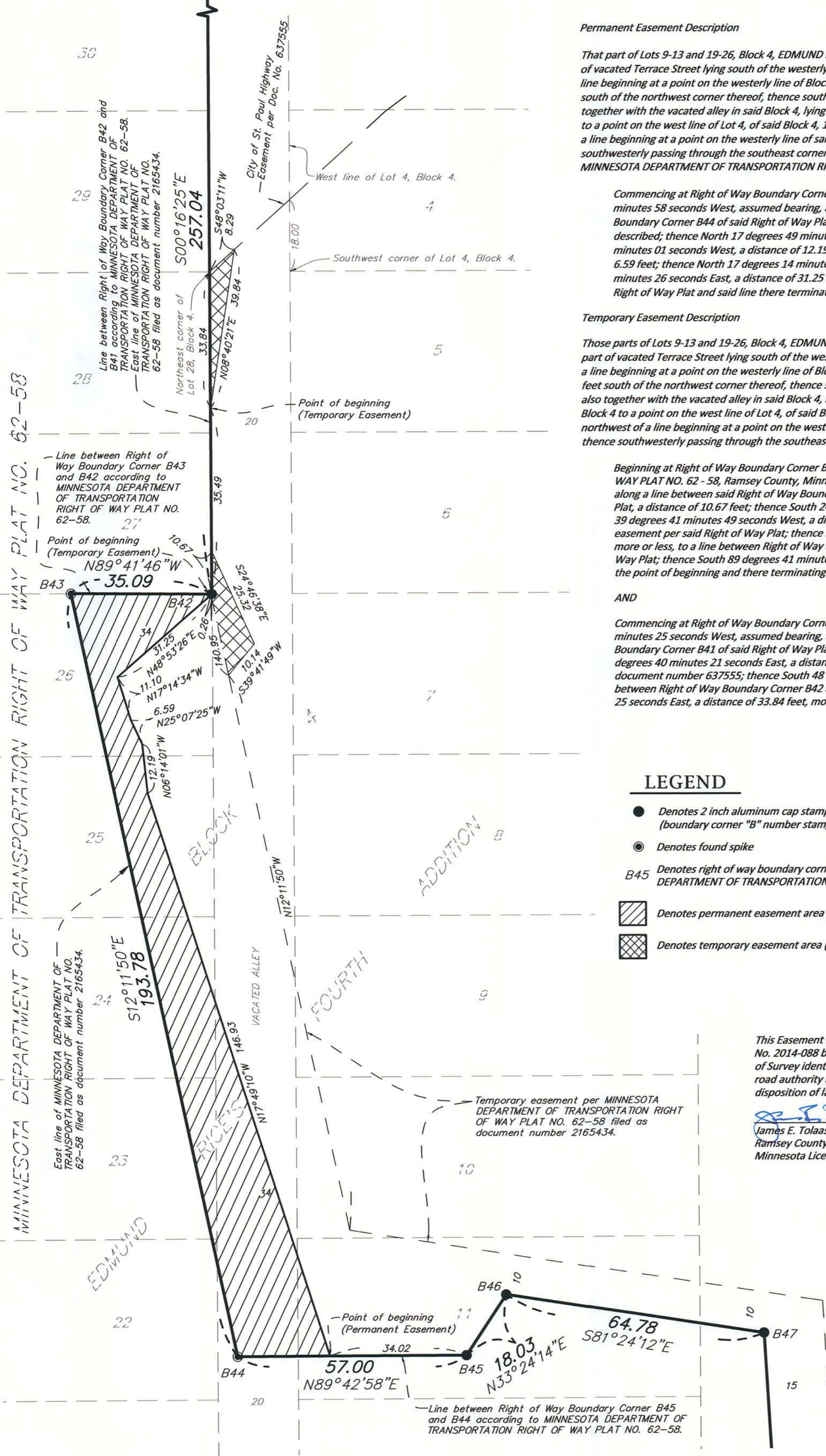
Those parts of Lots 9-13 and 19-26, Block 4, EDMUND RICE'S FOURTH ADDITION, Ramsey County, Minnesota, together with that part of vacated Terrace Street lying south of the westerly extension of the centerline of vacated Sims Street, and northwesterly of a line beginning at a point on the westerly line of Block 5, EDMUND RICE'S FOURTH ADDITION, Ramsey County, Minnesota, 40 feet south of the northwest corner thereof, thence southwesterly passing through the southeast corner of Lot 20, of said Block 4, also together with the vacated alley in said Block 4, lying south of a line running from the northeast corner of Lot 28, of said Block 4 to a point on the west line of Lot 4, of said Block 4, 18 feet north of the southwest corner of said Lot 4 and lying northwest of a line beginning at a point on the westerly line of said Block 5, 40 feet south of the northwest corner thereof, thence southwesterly passing through the southeast corner of said Lot 20 described as follows:

Beginning at Right of Way Boundary Corner B42 according to MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 62 - 58, Ramsey County, Minnesota; thence North 00 degrees 16 minutes 25 seconds West, assumed bearing, along a line between said Right of Way Boundary Corner B42 and Right of Way Boundary Corner B41 of said Right of Way Plat, a distance of 10.67 feet; thence South 24 degrees 46 minutes 38 seconds East, a distance of 25.32 feet; thence South 39 degrees 41 minutes 49 seconds West, a distance of 10.14 feet, more or less, to the east line of existing temporary easement per said Right of Way Plat; thence North 12 degrees 11 minutes 50 seconds West, a distance of 140.95 feet, more or less, to a line between Right of Way Boundary Corner B43 and Right of Way Boundary Corner B42 of said Right of Way Plat; thence South 89 degrees 41 minutes 46 seconds East, along said line, a distance of 0.26 feet, more or less, to the point of beginning and there terminating.

AND

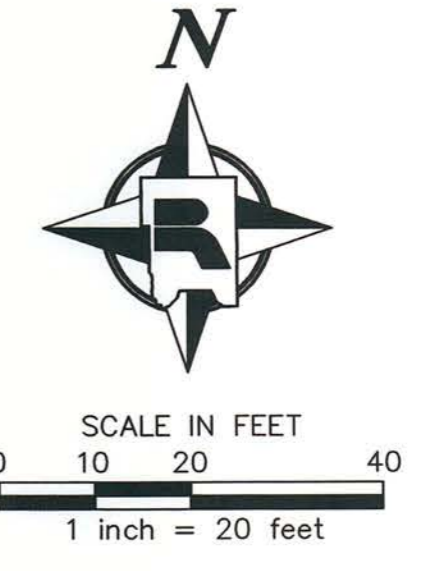
Commencing at Right of Way Boundary Corner B42 according to said Right of Way Plat; thence North 00 degrees 16 minutes 25 seconds West, assumed bearing, along a line between said Right of Way Boundary Corner B42 and Right of Way Boundary Corner B41 of said Right of Way Plat, a distance of 35.49 feet to the point of beginning; thence North 08 degrees 40 minutes 21 seconds East, a distance of 39.84 feet to the southerly line of City of St. Paul highway easement per document number 637555; thence South 48 degrees 03 minutes 11 seconds West, a distance of 8.29 feet, to said line between Right of Way Boundary Corner B42 and Right of Way Boundary Corner B41; thence South 00 degrees 16 minutes 25 seconds East, a distance of 33.84 feet, more or less, to the point of beginning, and there terminating.

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 62-58



### LEGEND

- Denotes 2 inch aluminum cap stamped "MN/DOT DISTRICT SURVEYS" (boundary corner "B" number stamping as shown hereon)
- ⊙ Denotes found spike
- B45 Denotes right of way boundary corner number per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 62-58
- ▨ Denotes permanent easement area ( 2866± square feet)
- ▩ Denotes temporary easement area ( 245± square feet)



This Easement Exhibit is authorized to facilitate acquisition of property pursuant to Resolution No. 2014-088 by the Board of Commissioners for Ramsey County, Minnesota. This Certificate of Survey identifies parcels of land at the within EDMUND RICE'S FOURTH ADDITION. The road authority may refer to this survey and description for purposes of acquisition or disposition of land identified herein.

*James E. Tolaas*  
 James E. Tolaas, PE  
 Ramsey County Engineer  
 Minnesota License No. 16159

12/16/14  
 Date

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.

*Daniel D. Baar* 12-16-14  
 Daniel D. Baar, L.S.  
 Deputy Ramsey County Surveyor  
 Minnesota License No. 45816

**RAMSEY COUNTY PUBLIC WORKS**  
 LAND SURVEY DIVISION  
 1425 PAUL KIRKWOOD DRIVE  
 ARDEN HILLS, MN 55112-3933  
 651-266-7100

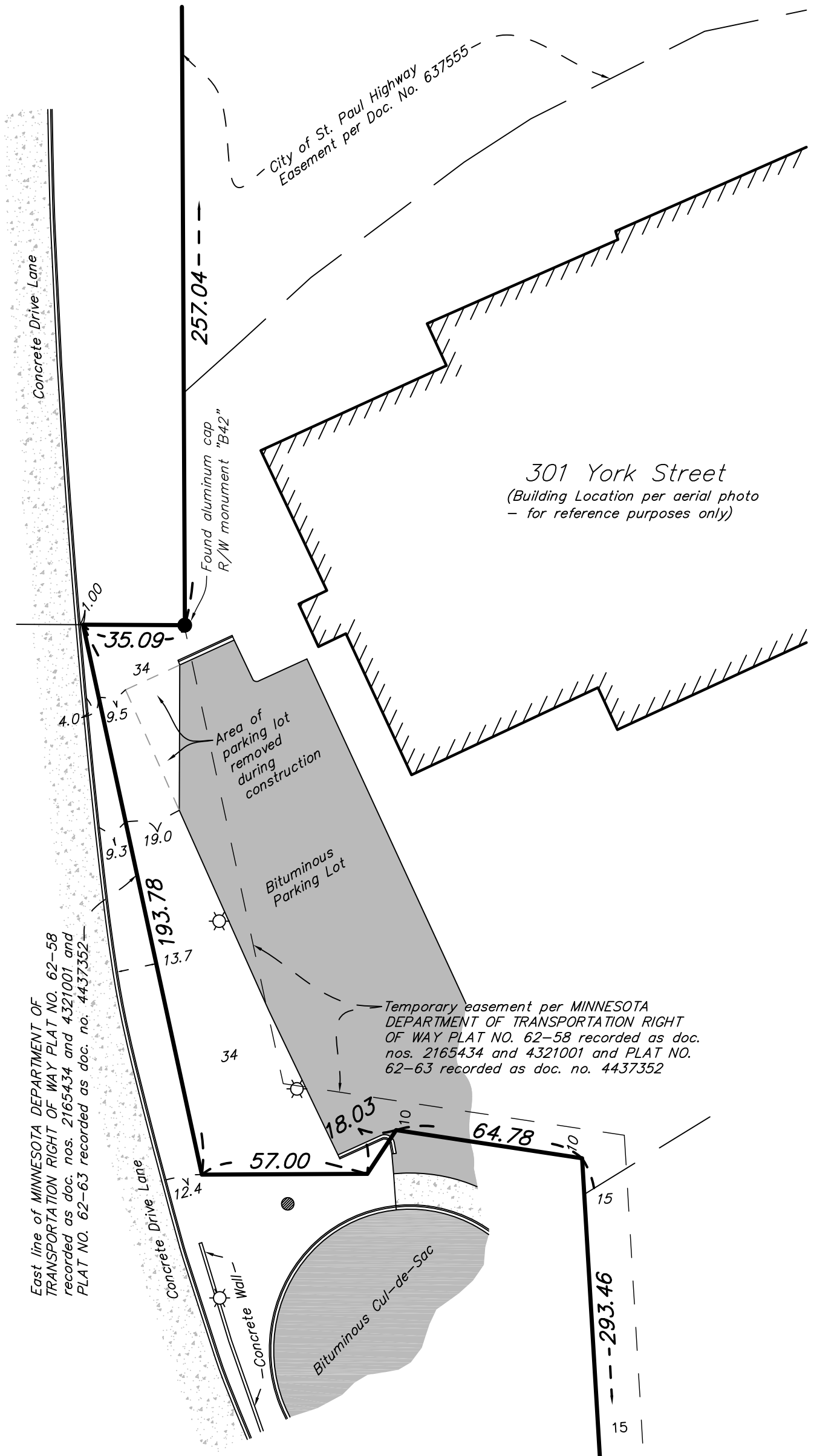




# RIGHT OF WAY EXHIBIT

## 301 YORK STREET

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 62-63  
 MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 62-58



Scale: 1 inch = 40 feet

### NOTES

The bearings and distances shown on this plat are based on the Ramsey County Coordinate System NAD83 (1996 adjustment).

This exhibit was prepared without the benefit of current title work.

This is an active construction area and conditions are subject to change.

For details concerning this exhibit contact the Ramsey County Surveyors Office.

Date of Preparation: 4-23-14

☼ Denotes light pole

● Denotes catch basin

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