

# PARTRIDGE INDUSTRIAL PARK

This is to certify that Partridge Construction Co., Inc., a Minnesota corporation, owner and proprietor, and First National Bank of Saint Paul, a corporation duly organized and existing under the laws of the United States of America, mortgagee of the following described property: All that part of the Northeast quarter (NE 1/4) of Section 5, Township Twenty-nine (29), Range Twenty-three (23) lying Northerly and Westerly of State Trunk Highway No. 394 (Interstate 35-W) and lying Southeasterly of the Minnesota Transfer Railway Co. right-of-way, except that part thereof lying Southwesterly of the Northeasterly line of Northern States Power Company property, and except the South four hundred forty-five (445) feet of the West one thousand one hundred thirty-one feet (W1131') of said Northeast quarter (NE 1/4), and except premises conveyed to St. Croix Falls, Minnesota Improvement Company, and except that part thereof conveyed to Mack Trucks, Inc., by Warranty Deed dated August 15, 1969, filed August 25, 1969 in Book 2194 of Ramsey Co. Records, page 640, and described as follows: All that part of the NE 1/4 of Sec 5, T 29, R 23, Ramsey County, Minnesota lying E of the W 1131 ft, lying Wly and Nly of Trunk Highway No. 35-W right of way, and lying Sely of St. Croix Falls Improvement Company right-of-way, except that part described as follows: Beginning at the SW corner of above described property; thence N 0 degrees, 25' W along the E line of the W 1131 ft of said NE 1/4 a distance of 711.15 ft to the Sely line of St. Croix Falls, Minnesota Improvement Company right-of-way; thence N 31 degrees, 09', 10" E along said Sely right-of-way line a distance of 400 ft; thence S 58 degrees, 50' 50" E perpendicular to said Sely right-of-way line a distance of 80 ft; thence S 31 degrees, 09', 10" W parallel with said Sely right-of-way line a distance of 377.39 ft; thence S 0 degrees, 25' E parallel with the E line of W 1131 ft of said NE 1/4 a distance of 683.58 ft to the Nly line of Trunk Highway No 35-W; thence S 86 degrees, 02' 19" W along said Nly line a distance of 80.15 ft to the point of beginning. And also that part of the following described tract: A strip of land Fifty (50) feet in width running over and across the Northeast Quarter (NE 1/4) of Section Five (5), Township Twenty-nine (29) North, Range Twenty-three (23) West; said strip of land being Twenty-five (25) feet in width on each side of a center line which crosses above described tract and is described as follows, to-wit: Commencing at a stake on the North Line of said Section, Two Hundred Twenty-four and Nine-tenths (224.9) feet West of the Northeast corner thereof, running thence south Twenty-nine degrees and Fifty-seven minutes West (S 29° 57' W), Two Thousand Nine Hundred Seventy-five and Nine-tenths (2975.9) feet; thence on a Five degree curve to the left from said course as a tangent, Three Hundred Fifty-three and Five-tenths (353.5) feet; thence South Twelve degrees and Sixteen Minutes West (S 12° 16' W), Twenty-one and Eight-tenths (21.8) feet, to a stake on the South line of said Quarter-Section, which is Seven Hundred Thirteen and Five-tenths (713.5) feet East of the center of said section, and Seventy-five (75) feet East of the center line of the right of way of the Minnesota Belt Line Railway Company, measured at right angles thereto. Which lies between the following described lines: Being North and East of a line commencing at a point on the East-West Quarter line of Section 5, Township 29 North, Range 23 West, said point being 688.6 feet East of the center of said Section 5; thence in a Northeasterly direction parallel to and 50 feet distant in an Easterly direction (measured at right angles) from the center line of the Minnesota Transfer Railway Company's right of way, 626.5 feet to the point of beginning of the line to be described; thence Southeasterly 268.7 feet to a point which is 1041 feet East and 445 feet North of said center of said Section 5. And being South and West of the Westerly right of way line of State Highway I-35-W as described in Notice of Lis Pendens #1511449 dated February 9, 1960, and filed for record June 2, 1960, in Ramsey County, Minnesota. Excepting from the above described tract the following three parcels of land: That part of the Northeast 1/4 of Section 5, Township 29, Range 23, Ramsey County, Minnesota, described as follows: Beginning at a point 1141.21 feet East and 44.88 feet North of the Southwest corner of the Northeast 1/4 of said Section 5; thence North 00 degrees, 25 minutes, 00 seconds West a distance of 634.71 feet to the actual point of beginning; thence South 89 degrees, 35 minutes West, a distance of 286.32 feet; thence North 13 degrees, 33 minutes, 10 seconds East, a distance of 316.93 feet; thence South 58 degrees, 50 minutes, 50 seconds East, a distance of 301.56 feet; thence South 31 degrees, 09 minutes, 10 seconds West, a distance of 90.00 feet; thence South 00 degrees, 25 minutes, 00 seconds East, a distance of 73.00 feet to the point of beginning. That part of the Northeast Quarter of Section 5, Township 29, Range 23, Ramsey County, Minnesota, described as follows: Beginning at a point 688.6 feet East of the center of said Section 5; thence in a Northeasterly direction parallel to and 50 feet distant in an Easterly direction (measured at right angles) from the center line of the Minnesota Transfer Railway Company's right of way, a distance of 626.5 feet to a point, said point being the actual place of commencement of the description of the parcel covered by this instrument; thence North 13° 33' 10" East along the Easterly line of said Minnesota Transfer Railway Company right of way line a distance of 65.09 feet; thence North 89° 35' East a distance of 286.32 feet; thence South 0° 25' East a distance of 234.70 feet to a point which is distant 445 feet North of the South line of said Northeast Quarter; thence North 89° 19' 12" West a distance of 91.72 feet more or less to a point which is 1041 feet East and 445 feet North of the Southwest corner of said Northeast Quarter, thence in a straight line Northwesterly to place of beginning, except the southerly 20 feet thereof. That part of the Northeast 1/4 of Section 5, Township 29, Range 23 Ramsey County, Minnesota, described as follows: Beginning at a point 1041 feet East and 445 feet north of the Southwest corner of the Northeast quarter of said Section 5; thence North 51 degrees, 30 minutes, 19 seconds West a distance of 32.62 feet; thence South 89 degrees, 19 minutes, 12 seconds East a distance of 117.11 feet more or less to the westerly line of Tract "C"; thence South 00 degrees, 25 minutes, 00 seconds East along the westerly line of said Tract "C" a distance of 20.00 feet; thence North 89 degrees, 19 minutes, 12 seconds West, a distance of 91.72 feet more or less to the point of beginning. And Sunderland, Inc., a Minnesota corporation, owner and proprietor, and First Security State Bank of Saint Paul, a Minnesota corporation, mortgagee of the following described property: That part of the Northeast 1/4 of Section 5, Township 29, Range 23, Ramsey County, Minnesota, described as follows: Beginning at a point 1141.21 feet East and 44.88 feet North of the Southwest corner of the Northeast 1/4 of said Section 5; thence North 00 degrees, 25 minutes, 00 seconds West a distance of 634.71 feet to the actual point of beginning; thence South 89 degrees, 35 minutes West, a distance of 286.32 feet; thence North 13 degrees, 33 minutes, 10 seconds East, a distance of 316.93 feet; thence South 58 degrees, 50 minutes, 50 seconds East, a distance of 301.56 feet; thence South 31 degrees, 09 minutes, 10 seconds West, a distance of 90.00 feet; thence South 00 degrees, 25 minutes, 00 seconds East, a distance of 73.00 feet to the point of beginning. And Jack D. Maxwell and Margaret V. Maxwell, husband and wife, owners and proprietors, and Second Northwestern National Bank of Minneapolis, a corporation of the United States of America, mortgagee of the following described property: That part of the Northeast Quarter of Section 5, Township 29, Range 23, Ramsey County, Minnesota, described as follows: Beginning at a point 688.6 feet East of the center of said Section 5; thence in a Northeasterly direction parallel to and 50 feet distant in an Easterly direction (measured at right angles) from the center line of the Minnesota Transfer Railway Company's right of way, a distance of 626.5 feet to a point, said point being the actual place of commencement of the description of the parcel covered by this instrument; thence North 13° 33' 10" East along the Easterly line of said Minnesota Transfer Railway Company right of way line a distance of 65.09 feet; thence North 89° 35' East a distance of 286.32 feet; thence South 0° 25' East a distance of 234.70 feet to a point which is distant 445 feet North of the South line of said Northeast Quarter; thence North 89° 19' 12" West a distance of 91.72 feet more or less to a point which is 1041 feet East and 445 feet North of the Southwest corner of said Northeast Quarter, thence in a straight line Northwesterly to place of beginning, except the southerly 20 feet thereof. And Rehbein Husnik Construction, Inc., a Minnesota corporation, owner and proprietor, and Glenn W. Mischke and Mary V. Mischke, husband and wife, contract purchasers of the following described property: That part of the Northeast 1/4 of Section 5, Township 29, Range 23, Ramsey County, Minnesota, described as follows: Beginning at a point 1041 feet East and 445 feet north of the Southwest corner of the Northeast quarter of said Section 5; thence North 51 degrees, 30 minutes, 19 seconds West a distance of 32.62 feet; thence South 89 degrees, 19 minutes, 12 seconds East a distance of 117.11 feet more or less to the westerly line of Tract "C"; thence South 00 degrees, 25 minutes, 00 seconds East along the westerly line of Tract "C" a distance of 20.00 feet; thence North 89 degrees, 19 minutes, 12 seconds West, a distance of 91.72 feet more or less to the point of beginning, have caused the same to be surveyed and platted and hereafter known as PARTRIDGE INDUSTRIAL PARK as shown by this plat and hereby dedicate to the public and for public use forever the road and utility easements shown hereon. Subject to Northern States Power easements as shown hereon.

In witness whereof Partridge Construction Co., Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer and its corporate seal affixed this 3rd day of NOVEMBER, 1972 A.D.

In witness whereof First National Bank of Saint Paul, a corporation duly organized and existing under the laws of the United States of America, has caused these presents to be signed by its proper officers and its corporate seal affixed this 3rd day of November, 1972, A.D.

In witness whereof Sunderland, Inc., a Minnesota corporation has caused these presents to be signed by its proper officers and its corporate seal affixed this 2nd day of November, 1972 A.D.

In witness whereof First Security State Bank of Saint Paul, a Minnesota corporation has caused these presents to be signed by its proper officers and its corporate seal affixed this 2nd day of November, 1972, A.D.

In witness whereof Jack D. Maxwell and Margaret V. Maxwell, husband and wife, have caused these presents to be signed this 14th day of NOVEMBER, 1972, A.D.

In witness whereof Second Northwestern National Bank of Minneapolis, a corporation of the United States of America, has caused these presents to be signed by its proper officers and its corporate seal affixed this 2nd day of November, 1972, A.D.

In witness whereof Rehbein Husnik Construction, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers and its corporate seal affixed this 15th day of November, 1972, A.D.

In witness whereof Glenn W. Mischke and Mary V. Mischke, husband and wife, have caused these presents to be signed this 15th day of November, 1972, A.D.

John P. Wasmuth  
Witness  
Andrew Stark  
Witness

John P. Wasmuth  
Witness  
Andrew Stark  
Witness

Margaret M Heisler  
Witness

L. Frederick Martin  
Witness

Margaret M Heisler  
Witness

L. Frederick Martin  
Witness

Artiste E. Larson  
Witness

Cecile M. Schmidt  
Witness

Marian M. Hess  
Witness

Mary Ann Seehaw  
Witness

Walter J. Phillips  
Witness

Karen S. Carter  
Witness

Walter J. Phillips  
Witness

Karen S. Carter  
Witness

Partridge Construction Co., Inc.  
Donald H. Partridge  
Donald H. Partridge, President

First National Bank of Saint Paul  
BY: J. Johnson Its Vice Pres

First National Bank of Saint Paul  
BY: L. Johnson Its Asst. Vice Pres.

Sunderland, Inc.  
Maxine Frantesi  
Maxine Frantesi, President

Sunderland, Inc.  
Richard K. Sunderland  
Richard K. Sunderland, Vice President

First Security State Bank of Saint Paul  
BY: W. Carlton Its Asst. Vice Pres.

First Security State Bank of Saint Paul  
BY: J. L. Hafford Its Asst. Cashier

Jack D. Maxwell  
Jack D. Maxwell  
Margaret V. Maxwell  
Margaret V. Maxwell

Second Northwestern National Bank of Minneapolis  
M. Tommeraaen  
M. Tommeraaen, Vice President

Second Northwestern National Bank of Minneapolis  
W. B. Bell  
W. B. Bell, Vice President

Rehbein Husnik Construction, Inc.  
BY: James A. Husnik Its Pres.

Rehbein Husnik Construction, Inc.  
BY: Reginald A. Rehbein Its Secy

Glenn W. Mischke  
Glenn W. Mischke

Mary V. Mischke  
Mary V. Mischke

# PARTRIDGE INDUSTRIAL PARK

State of Minnesota ) ss  
County of RAMSEY )

On this 3rd day of November, 1972, before me, a notary public within and for said County, personally appeared Donald H. Partridge, to me personally known, who, being by me duly sworn did say that he is the President of the corporation named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Donald H. Partridge acknowledged said instrument to be the free act and deed of said corporation.

Jessie L. Schultz  
Notary Public, RAMSEY County, Minnesota  
My commission expires January 16 1976

State of Minnesota ) ss  
County of RAMSEY )

On this 3rd day of November, 1972, before me, a notary public, within and for said County and State personally appeared Robert J. Jensen and Robert J. Jensen to me known, who each being duly sworn, did say that they are respectively the First President and Vice President of the First National Bank of Saint Paul, a corporation of the United States of America, the corporation named in the foregoing instrument, that the seal affixed is the corporate seal of said corporation, that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Robert J. Jensen and Robert J. Jensen acknowledge said instrument to be the free act and deed of said corporation.

Jessie L. Schultz  
Notary Public, RAMSEY County, Minnesota  
My Commission expires January 16 1976

State of Minnesota ) ss  
County of RAMSEY )

On this 2nd day of November, 1972, A.D., before me, a notary public, within and for said County and State personally appeared Maxine Frantesl and Richard K. Sunderland, to me known, who each being duly sworn, did say that they are respectively the President and Vice President of Sunderland, Inc., a Minnesota corporation, the corporation named in the foregoing instrument, that the seal affixed is the corporate seal of said corporation, that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Maxine Frantesl and Richard K. Sunderland acknowledge said instrument to be the free act and deed of said corporation.

RODELL L. HOFLAND  
Notary Public, Hennepin County, Minn.  
My Commission Expires September 21, 1977

Rodell L. Hofland  
Notary Public, HEMNEPIN County, Minnesota  
My Commission expires SEPT. 21, 1977

State of Minnesota ) ss  
County of Ramsey )

On this 2nd day of November, 1972, A.D., before me, a notary public, within and for said County and State personally appeared W. K. CARLTON and R. L. HOFLAND to me known, who each being duly sworn, did say that they are respectively the ASSISTANT VICE PRESIDENT and ASSISTANT CASHIER of the First Security State Bank of Saint Paul, a Minnesota corporation, the corporation named in the foregoing instrument, that the seal affixed is the corporate seal of said corporation, that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said W. K. CARLTON and R. L. HOFLAND acknowledge said instrument to be the free act and deed of said corporation.

J. A. BRIGUET  
Notary Public, Ramsey County, Minn.  
My commission expires Dec. 29, 1973

J. A. Briguet  
Notary Public, RAMSEY County, Minnesota  
My Commission expires DEC. 29, 1973

State of MINNESOTA ) ss  
County of RAMSEY )

On this 14 day of November, 1972, A.D., before me, a notary public, within and for said County and State, personally appeared Jack D. Maxwell and Margaret V. Maxwell, husband and wife, to me personally known to be the persons described herein and who executed the foregoing instrument; and they affirm and acknowledge that they executed the same as their free act and deed.

Artiste E. Larson  
Notary Public, Ramsey County, Minnesota  
My Commission Expires MARCH 7, 1975

Artiste E. Larson  
Notary Public, RAMSEY County, MINNESOTA  
My Commission expires MARCH 7, 1975

State of MINN. ) ss  
County of HENN. )

On this 7th day of NOVEMBER, 1972, A.D., before me, a notary public, within and for said County and State personally appeared M. J. Tommeraaen and W. B. Bell, to me known, who each being duly sworn, did say that they are respectively the Vice President and Vice President of the Second Northwestern National Bank of Minneapolis, a corporation of the United States of America, the corporation named in the foregoing instrument, that the seal affixed is the corporate seal of said corporation, that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said M. J. Tommeraaen and W. B. Bell acknowledge said instrument to be the free act and deed of said corporation.

June P. Hanson  
Notary Public, HEMNEPIN County, MINNESOTA  
My Commission expires OCT. 29, 1975

State of MINNESOTA ) ss  
County of RAMSEY )

On this 15th day of NOVEMBER, 1972, A.D., before me, a notary public, within and for said County and State personally appeared FRANCIS A. HUSNIK and RAYMOND A. REHBEIN to me known, who each being duly sworn, did say that they are respectively the PRESIDENT and SECRETARY of Rehbein Husnik Construction, Inc., a Minnesota corporation, the corporation named in the foregoing instrument, that the seal affixed is the corporate seal of said corporation, that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said FRANCIS A. HUSNIK and RAYMOND A. REHBEIN acknowledge said instrument to be the free act and deed of said corporation.

KAREN L. CARTER  
Notary Public, Ramsey County, Minn.  
My Commission Expires Sept. 25, 1979.

Karen L. Carter  
Notary Public, RAMSEY County, MINNESOTA  
My Commission expires SEPT. 25, 1979

State of MINNESOTA ) ss  
County of RAMSEY )

On this 15th day of NOVEMBER, 1972, A.D., before me, a notary public, within and for said County and State, personally appeared Glenn W. Mischke and Mary V. Mischke, husband and wife, to me personally known to be the persons described herein and who executed the foregoing instrument; and they affirm and acknowledge that they executed the same as their own free act and deed.

KAREN L. CARTER  
Notary Public, Ramsey County, Minn.  
My Commission Expires Sept. 25, 1979.

Karen L. Carter  
Notary Public, RAMSEY County, MINNESOTA  
My Commission expires SEPT. 25, 1979

I hereby certify that I have surveyed the property described on this plat as PARTRIDGE INDUSTRIAL PARK, that this plat is a correct representation of said survey; that all distances are correctly shown in feet and decimals of a foot; that the monuments are correctly placed in the ground as shown; that the boundary lines are correctly designated on the plat; and that there are no wet lands, public roads or easements on said plat other than shown thereon.

James L. Kurth  
Registered Land Surveyor  
Minnesota No. 5332

State of Minnesota ) ss  
County of DAKOTA )

On this 31 day of October, 1972, A.D., before me the undersigned personally appeared James L. Kurth, to me known to be the person described in and who executed the foregoing instrument and acknowledges that he executed the same as his free act and deed.

Karen L. Solon  
Notary Public, DAKOTA County, Minnesota  
My commission expires April 16, 1979

Accepted and approved by the City Council of the City of Roseville on this 16 day of October, 1972, A.D.

R. John Limberson  
Mayor

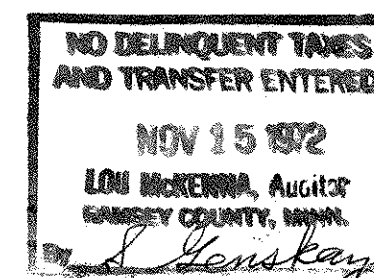
Paul M. Raymond  
Attest Clerk

Accepted and approved this 17th day of November, 1972, A.D.

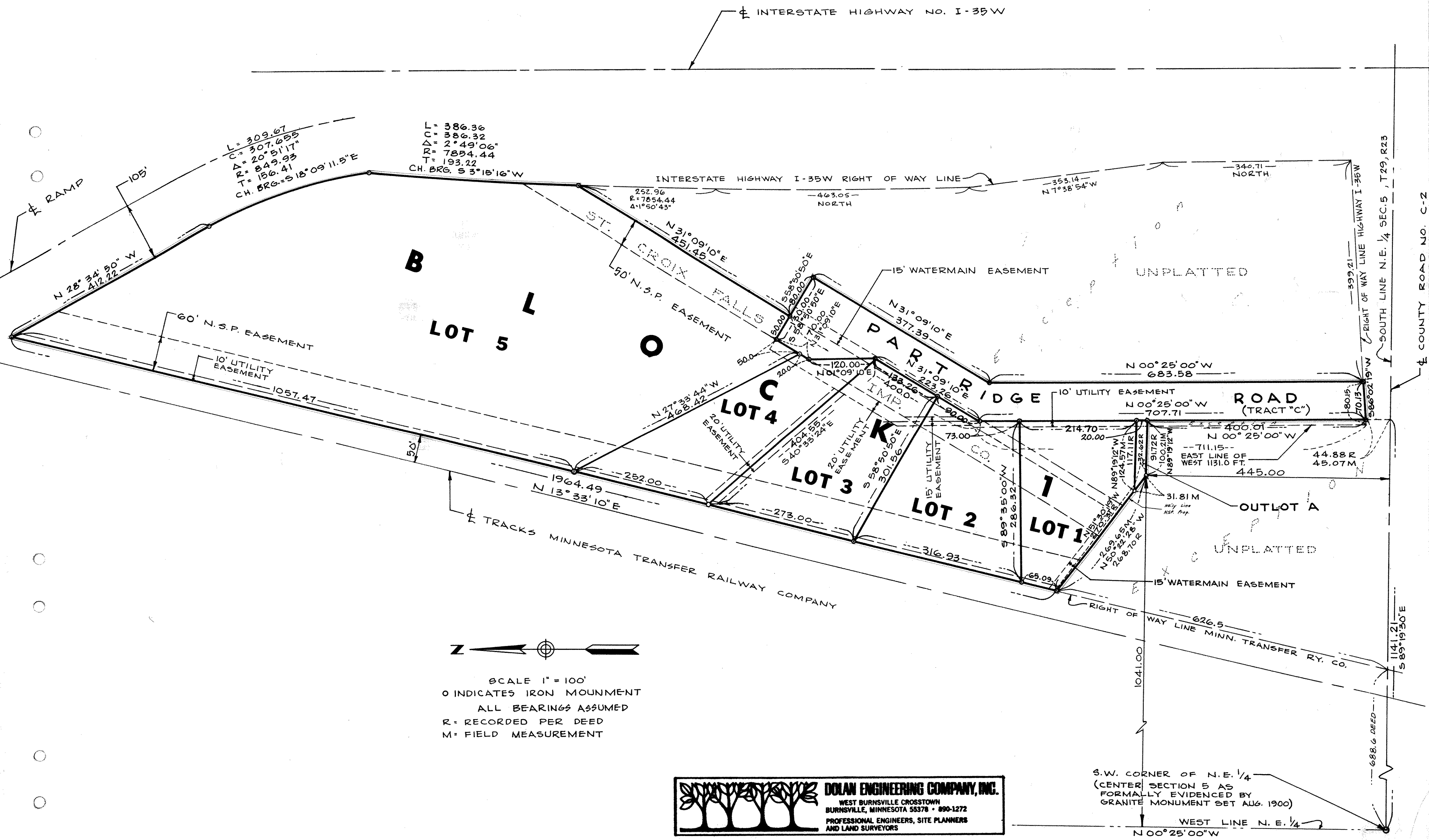
Walter A. Hentley  
Thute Amber  
Ray W. Ryan  
Richard Johnson

Plat Commission

City Engineer of Saint Paul




# PARTRIDGE INDUSTRIAL PARK



$L = 309.67$   
 $C = 307.655$   
 $A = 20^{\circ}51'17''$   
 $R = 849.93$   
 $T = 156.41$   
 $CH. BRG. = S 18^{\circ}09'11.5'' E$

$L = 386.36$   
 $CL = 386.32$   
 $\Delta = 2^{\circ}49'06''$   
 $R = 7854.44$   
 $T = 193.22$   
 $CH. BRG. = S 3^{\circ}15'16'' W$

SCALE 1" = 100'  
 O INDICATES IRON MOUNMENT  
 ALL BEARINGS ASSUMED  
 R = RECORDED PER DEED  
 M = FIELD MEASUREMENT


**DOLAN ENGINEERING COMPANY, INC.**  
 WEST BURNSVILLE CROSSTOWN  
 BURNSVILLE, MINNESOTA 55378 • 890-1272  
 PROFESSIONAL ENGINEERS, SITE PLANNERS  
 AND LAND SURVEYORS

S.W. CORNER OF N.E. 1/4  
 (CENTER SECTION 5 AS  
 FORMALLY EVIDENCED BY  
 GRANITE MONUMENT SET AUG. 1900)  
 WEST LINE N.E. 1/4

3266

1856220

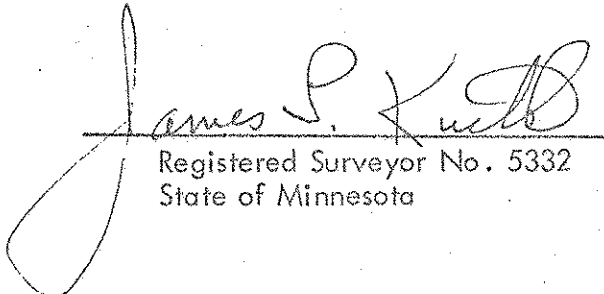
SURVEYORS CERTIFICATE OF CORRECTION TO THE PLAT OF PARTRIDGE INDUSTRIAL PARK

Pursuant to the provisions of Section 505.174 through 505.177, Minnesota Statutes Annotated, I, James L. Kurth, the undersigned, a Registered Land Surveyor in the State of Minnesota, declare as follows:

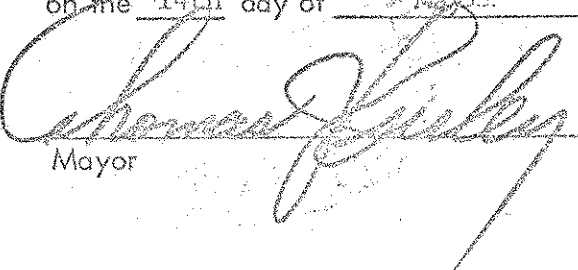
- 1. That I prepared the plat of Partridge Industrial Park, filed on 20, November 1972, in the office of Register of Deeds, Ramsey County, Minnesota in Book 84 of Plats, Pages 42 thru 44.
- 2. That the distance of 60 feet, which is shown on sheet 3 as the width of the N. S. P. easement along the west side of Lots 1, 2, 3, 4 and 5, is incorrect, and hereby corrected to read 65 feet.
- 3. That the dimension on sheet 3, along the southwest line of Lot 1 and Outlot A inclusive, which reads 269.65 M, is incorrect, and hereby corrected to read 263.65 M.
- 4. That on sheet 3, under the words Interstate Highway No. 1 - 35 W should be added the following:

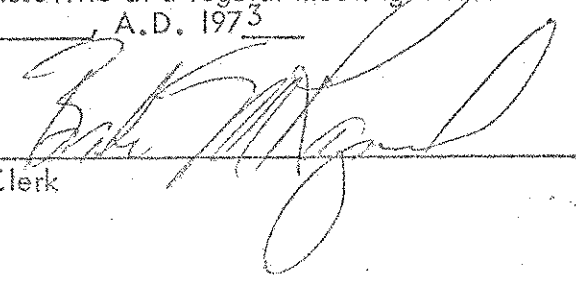
Document Number 1695522

Dated: April 13, 1973

  
 Registered Surveyor No. 5332  
 State of Minnesota

The above CERTIFICATE OF CORRECTION to the plat of PARTRIDGE INDUSTRIAL PARK has been approved by the City Council of the City of Roseville at a regular meeting thereof held on the 14th day of May, A.D. 1973

  
 Mayor

  
 Clerk