

ROSENTHAL ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Como Foundry Partners, a Minnesota partnership, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

All that part of the following described property: That part of the West 1/2 of the Southwest quarter of Section 25, Township 29, Range 23, more particularly described as follows: Beginning at a point on the north line of the Southwest quarter of the Southwest quarter of said Section 25 where it intersects the West line of Mackubin Street in said City of St. Paul produced; thence South on the West line of Mackubin Street produced 30 feet to an iron monument; thence East and parallel with the North line of the Southwest quarter of the Southwest quarter aforesaid 33.20 feet to a stone monument on the East line of the Southwest quarter of Southwest quarter of Section 25 aforesaid; thence South on said East line 304.08 feet to the North line of the right of way of the St. Paul, Minneapolis and Manitoba Railway Company; thence Westerly along the right of way of said Railway Company 1297.88 feet to an iron monument on the East line of Dale Street in said City of St. Paul; thence North on the East line of Dale Street 389.62 feet to an iron monument 164.33 feet North of the North line of the Southwest quarter of the Southwest quarter of Section 25 aforesaid; thence East 1179.85 feet to a stone monument at the Southwest corner of Lot 2, Block 9 of Foundry Addition to the City of St. Paul; thence North 134.41 feet to a stone monument at the Northwest corner of said Lot 2; thence East 35.20 feet along the South line of Topping Street to the Southwesterly line of Como Avenue as opened; thence Southeasterly along the line of Como Avenue as opened 57.47 feet to an iron monument on the West line of Mackubin Street; thence South along the West line of Mackubin Street 264.06 feet to the place of beginning; containing 13.087 acres and including within said boundaries all those portions of Kent Street and Atwater Street as vacated by the Common Council of the City of St. Paul, by resolution or ordinance approved January 10, 1903, and also including Lots 16 to 30 both inclusive of Block 8 of Foundry Addition to the City of St. Paul, and Lots 16 to 30 both inclusive of Block 9 of Foundry Addition to the City of St. Paul, and Lots 1 and 2 of Block 9 of Foundry Addition to the City of St. Paul, except that part of said Lots 1 and 2, Block 9 taken for the opening of Como Avenue by resolution or ordinance approved and confirmed January 7, 1901, which lies Easterly of the following described line: Beginning at the Northwest corner of said Lot 18 of Block 8 of Foundry Addition to the City of St. Paul; thence easterly along the North line of said Lot 18 a distance of 6.3 feet to a point; thence Southerly parallel to the West line of said Lot 18 a distance of 79.4 feet to a point; thence Southwesterly a distance of 189.6 feet to a point 100 feet East of the West line of said Section 25; thence Westerly along a line parallel to the North line of said Block 8 a distance of 22 feet to a point; thence Southwesterly a distance of 124.4 feet, more or less, to a point on the Northerly right-of-way line of the Great Northern Railway Company (Burlington Northern, Inc.), said point being 68 feet East of the West line of said Section 25;

And Lot 1, Block 8, and that part of the West half of adjoining Kent Street, vacated, lying between the extensions across said street of the North and South lines of said Lot 1;

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 8;

Lot 15, Block 9, and that part of the East half of Kent Street, vacated, lying between the extensions across said street of the North and South lines of said Lot 15;

Lots 5, 6, 7, 8, 10, 11, 12, 13, and 14, Block 9;

all in "Foundry Addition" to St. Paul;
And
The South 1/3 of Lot 13 and also the North 1/2 of the South 2/3 of Lot 13, Block 8, Foundry Addition to St. Paul;
And
Lot 3 except the Northerly 10 feet thereof, in Block 10, "Foundry Addition" to St. Paul;
And
Lots 1, 2, 4, and 5 except the Northerly 10 feet thereof, in Block 10, "Foundry Addition" to St. Paul;
And
Lots 3, 4 and 9, Block 9, Foundry Addition to St. Paul, in Ramsey County, Minnesota;
And
The North 1/3 of Lot 13, Block 8, Foundry Addition to St. Paul, in Ramsey County, Minnesota;

That portion of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 29, Range 23, lying North of the right of way of the St. Paul, Minneapolis and Manitoba Railroad, except that portion thereof taken for and known as Como Avenue, and except that part lying Northeasterly of Como Avenue, and except that portion taken for and known as Atwater Street.

Has caused the same to be surveyed and platted as ROSENTHAL ADDITION and does hereby dedicate to the public for public use forever the thoroughfares, utility easement and the drainage and utility easement as shown on this plat.

In witness whereof said Como Foundry Partners, a Minnesota partnership, has caused these presents to be signed by its proper partners this 28 day of December, 1992.

Signed: Como Foundry Partners
Todd P. Young, Partner
Todd P. Young
St. Paul Structural Steel Company, Partner
James O. Comfort, President
James O. Comfort

STATE OF MINNESOTA)
COUNTY OF RAMSEY)ss

The foregoing instrument was acknowledged before me this 28th day of December, 1992 by Todd P. Young, a partner of Como Foundry Partners, a Minnesota partnership, and by James O. Comfort, President of St. Paul Structural Steel Company, a Minnesota corporation, a partner of Como Foundry Partners, a Minnesota partnership, on behalf of the partnership.

Gilbert J. Schlagel
Notary Public, DAKOTA County, Minnesota
My Commission Expires AUGUST 21, 1977

I hereby certify that I have surveyed and platted the property described on this plat as ROSENTHAL ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Jack Bolke
Jack Bolke, Land Surveyor
Minnesota License No. 20281

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)ss

The foregoing Surveyor's Certificate was acknowledged before me this 28th day of December, 1992, by Jack Bolke, a Licensed Land Surveyor.

Richard L. Smith
Notary Public, Hennepin County, Minnesota
My Commission Expires June 6, 1996

City of Saint Paul
I do hereby certify that on the 25th day of April, 1991, the City Council of the City of Saint Paul, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

Mary T. Orl, Clerk

Taxes payable in the year 1992 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 29th day of December, 1992.

Lou McKenna, Director
Department of Property Taxation
By Ann Miller, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 30th day of December, 1992 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

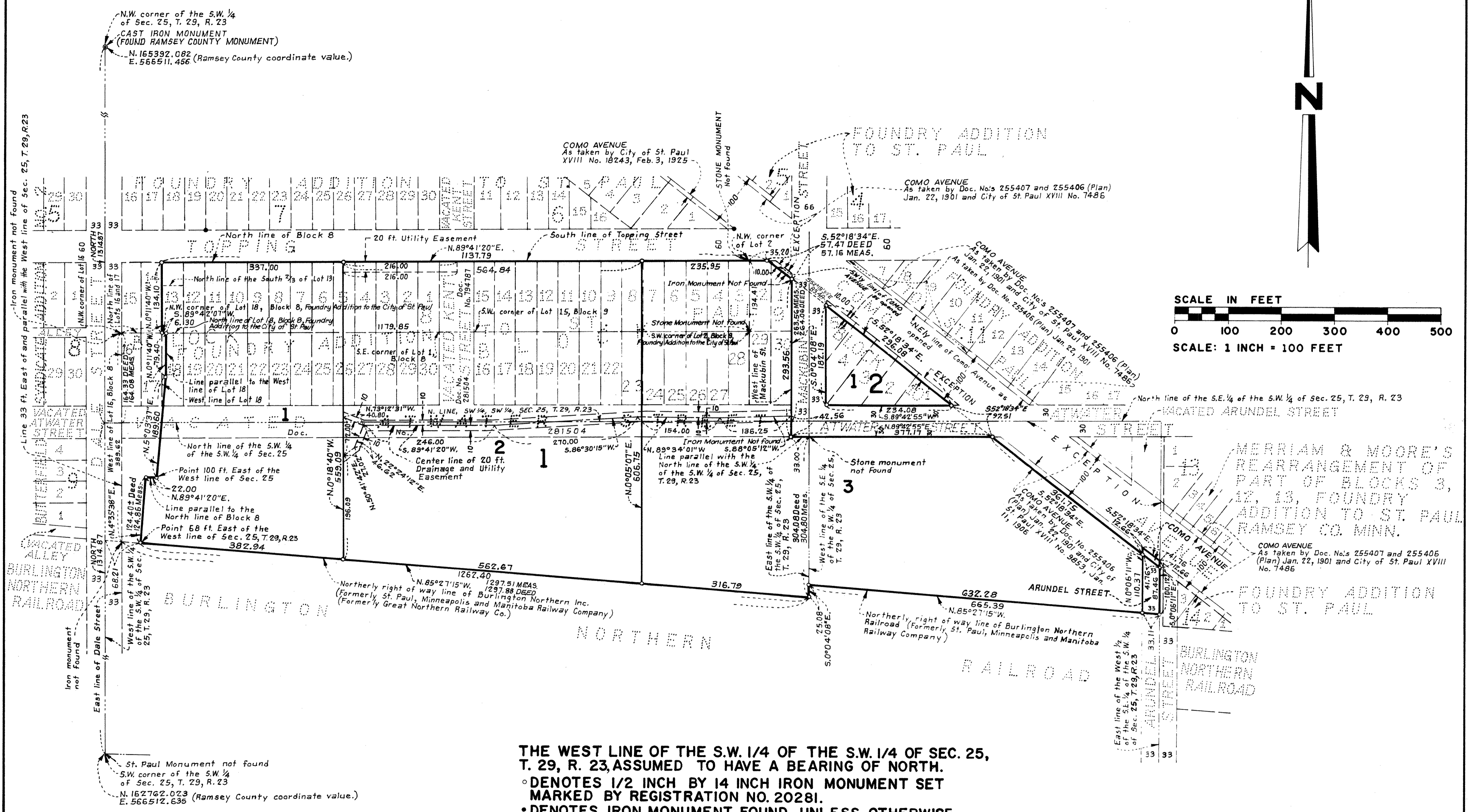
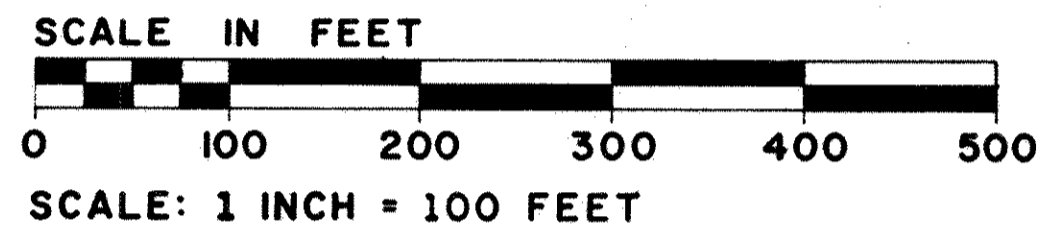
David D. Claypool
David D. Claypool, R.L.S.
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of ROSENTHAL ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 199____, at _____ o'clock ____M. and was duly filed in Book _____ of Plats, Pages _____ and _____, as Document Number _____.

Lou McKenna, County Recorder
By _____, Deputy

TORRENS: BOOK NO. 39 PAGES 30 AND 31, ON THIS 31st DAY OF DECEMBER, 1992, AT 2:00 O'CLOCK P.M. AS DOCUMENT NO. 998837

ROSENTHAL ADDITION



THE WEST LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 25, T. 29, R. 23, ASSUMED TO HAVE A BEARING OF NORTH.

- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET MARKED BY REGISTRATION NO. 20281.
- DENOTES IRON MONUMENT FOUND, UNLESS OTHERWISE INDICATED.

EGAN, FIELD & NOWAK, INC.
SURVEYORS