

NEIGHBORHOOD HOUSING PAYNE AVENUE TOWNHOMES FIRST ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Dayton's Bluff Neighborhood Housing Services, a Minnesota Corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot number Seven of Greve's Rearrangement of Lots 6 & 7 and parts of Lots 5, 8, 9, & 10, of Block 1, of Brunson's Addition to the City of St. Paul, situated in Ramsey county, Minnesota;

Beginning at the Southwest corner of Block 1, Brunson's Addition to the Town of St. Paul; thence running East on the North line of Hopkins Street 120 feet; thence running North parallel with the East line of Bradley Street 50 feet; thence running West on a line parallel with the North line of Hopkins Street 120 feet to the East line of Bradley Street; thence South 50 feet to place of beginning; being part of Lots 8, 9 and 10, Block 1, of said Brunson's Addition to the Town of St. Paul, situated in Ramsey County, Minnesota;

Together with that part of Hopkins Street, vacated, accruing thereto;

AND Those parts of Lots 4, 5 and 6, Greve's Rearrangement of Lots 6 & 7 and parts of Lots 5, 8, 9, & 10, of Block 1, of Brunson's Addition to the City of St. Paul, Ramsey County, Minnesota, which are more particularly described as follows:

Commencing at the point of intersection of the East line of said Greve's Rearrangement, extended southerly, with a point on the North Right-of-way line of Hopkins Street, vacated, thence North 00 degrees 39 minutes 11 seconds West, on an assumed bearing, along the East line of said Greve's Rearrangement and said extension, a distance of 87.97 feet to the southeast corner of Lot 6 of said Greve's Rearrangement and said southeast corner being the point of beginning of the land to be described; thence South 89 degrees 41 minutes 29 seconds West, along the south line of said Lot 6, a distance of 93.26 feet; thence northeast along a non-tangential curve, concave to the southeast, chord bearing North 16 degrees 44 minutes 00 seconds East, chord distance 91.19 feet, radius 797.00 feet, delta angle 06 degrees 33 minutes 33 seconds for an arc distance of 91.24 feet; thence North 20 degrees 00 minutes 46 seconds East 23.76 feet; thence North 89 degrees 42 minutes 37 seconds East 57.63 feet to a point on the East line of said Lot 4, Greve's Rearrangement; thence South 00 degrees 39 minutes 11 seconds East, along the East line of said Greve's Rearrangement, a distance of 109.45 feet to the point of beginning.

Has caused the same to be surveyed and platted as NEIGHBORHOOD HOUSING PAYNE AVENUE TOWNHOMES FIRST ADDITION and does hereby dedicate to the public for public use forever the thoroughfare and the drainage and utility easements as shown on this plat.

In witness whereof said Dayton's Bluff Neighborhood Housing Services, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 7th day of October, 2004.

Signed: Dayton's Bluff Neighborhood Housing Services

J. Eubel its Executive Director
Paul D. Brodersom Vice President

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing Instrument was acknowledged before me this 7th day of October, 2004, by Jim Eubel, Executive Director and by Paul D. Brodersom Vice President of Dayton's Bluff Neighborhood Housing Services, a Minnesota Corporation, on behalf of the corporation.



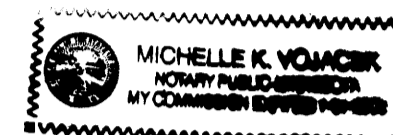
Michelle K. Vojacek
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2005

I hereby certify that I have surveyed and platted the property described on this plat as NEIGHBORHOOD HOUSING PAYNE AVENUE TOWNHOMES FIRST 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.

Richard C. Person
Richard C. Person, Land Surveyor
Minnesota License Number 23300

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing Surveyor's Certificate was acknowledged before me this 7th day of October, 2004, by Richard C. Person, a Licensed Land Surveyor



Michelle K. Vojacek
Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2005

City of Saint Paul
I do hereby certify that on the 17 day of September, 2003, 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.

Michelle K. Vojacek
Clerk

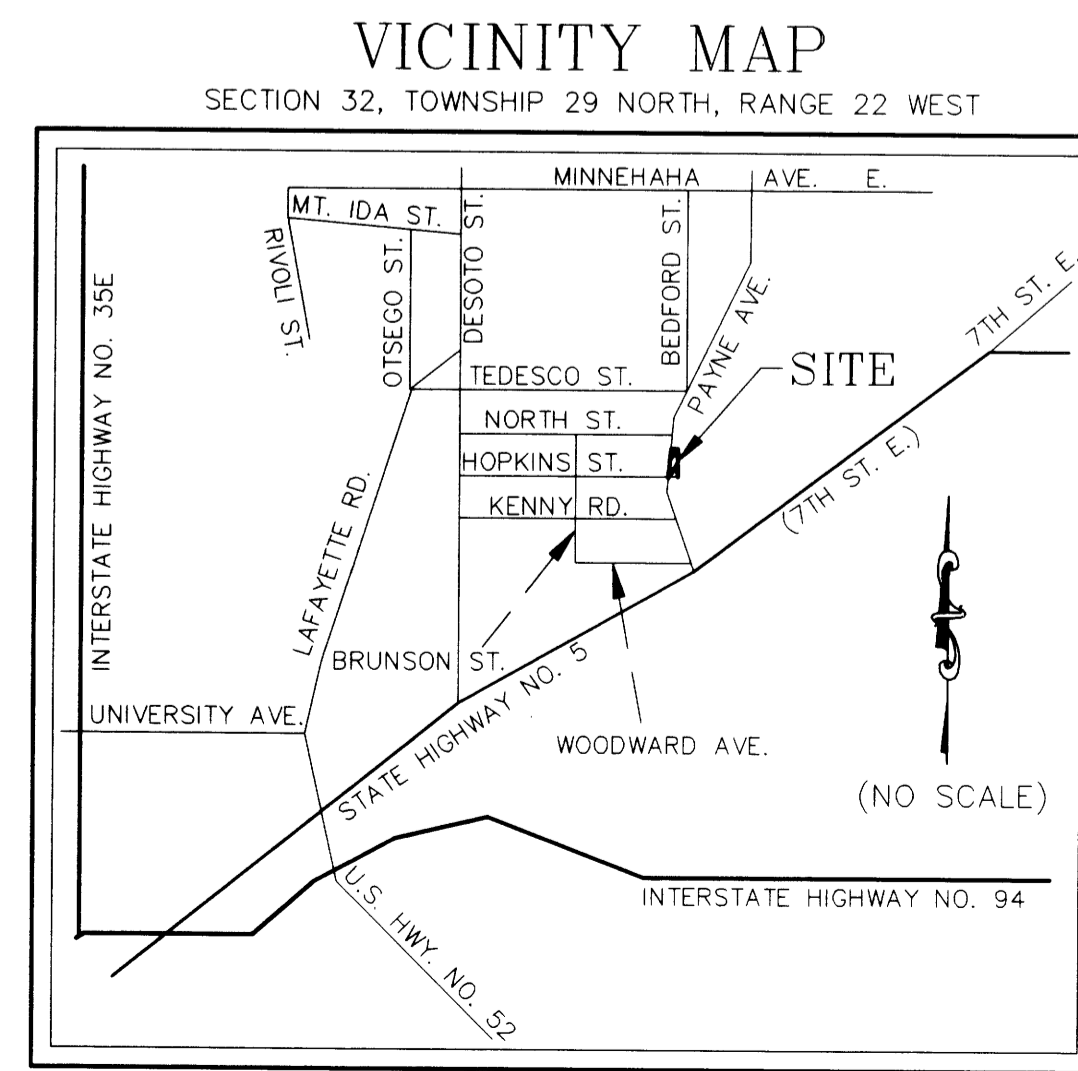
Taxes payable in the year 2004 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 19th day of October, 2004.
Dorothy McChung, Director By Greg Plunke, Deputy
Department of Property Taxation

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 18th day of October, 2004, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

County Recorder, County of Ramsey, State of Minnesota
I hereby certify that this plat of NEIGHBORHOOD HOUSING PAYNE AVENUE TOWNHOMES FIRST ADDITION was filed in the office of the County Recorder for public record on this 18 day of October, 2004, at 10 o'clock A.M. and was duly filed in Book 20 of Plats, Page 19, as Document Number 3800729.

Deputy County Recorder



DELTA ANGLE: 06°33'33"
RADIUS: 797.00
ARC LENGTH: 91.24
CHORD BRG: N16°44'00"E
CHORD LENGTH: 91.19

DELTA ANGLE: 08°34'28"
RADIUS: 800.00
ARC LENGTH: 119.72
CHORD BRG: N09°06'51"E
CHORD LENGTH: 119.61

HOPKINS STREET (VACATED)
DOCUMENT NUMBER 3800724

PAYNE AVENUE (VACATED)
DOCUMENT NUMBER 3800724

North Quarter Corner of Section 32
Township 29 North, Range 22 West
Ramsey County, Minnesota.
City of St. Paul Cast Iron Monument.
Northing: 162,816.90
Easting: 579,533.36

Northeast Corner of Section 32
Township 29 North, Range 22 West
Ramsey County, Minnesota.
City of St. Paul Cast Iron Monument.
Northing: 162,855.68
Easting: 582,137.29

BASIS OF BEARINGS:
THE EAST LINE OF GREVE'S REARRANGEMENT
HAS AN ASSUMED BEARING OF SOUTH 00
DEGREES 39 MINUTES 11 SECONDS EAST.

- Legend
○ DENOTES 5/8 INCH BY 14 INCH IRON REBAR, SET AND CAPPED R.L.S. 23300.
◆ DENOTES CAST IRON MONUMENT
● DENOTES P.K. NAIL SET

