

# FLANNERY ADDITION

KNOW ALL MEN BY THESE PRESENTS: That NWM HI94, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Those parts of Lots 5, 6 and 7 and Lots B, I and J, all in Bohn's Rearrangement, St. Paul, Minn., according to the recorded plat thereof, Ramsey County, Minnesota, described as beginning at the Northwest corner of the East 10.00 feet of said Lot 5; thence on an assumed bearing of South, along the West line of said East 10.00 feet of Lot 5, a distance of 336.83 feet; thence on a bearing of West a distance of 281.00 feet; thence on a bearing of South a distance of 178.96 feet to the Northerly right-of-way line of Interstate Highway No. 94; thence South 89 degrees 53 minutes 38 seconds West along said Northerly right-of-way line of Interstate Highway No. 94 a distance of 20.00 feet; thence on a bearing of North a distance of 153.00 feet; thence on a bearing of West a distance of 182.64 feet to a line 135.00 feet Easterly of and parallel with the most Westerly line of said Lot 6 and its Northerly extension; thence North 0 degrees 02 minutes 00 seconds East along said parallel line a distance of 79.54 feet, to the Northwesterly line of said Lot 6; thence Northeasterly, along the Northwesterly lines of said Lots 6, I, J and 5 to the point of beginning.

Except the following described parcel:

That part of Lot 5, Bohn's Rearrangement, St. Paul, Minn., according to the recorded plat thereof described as follows:

Beginning at the Northeast corner of said Lot 5; thence on an assumed bearing of South 0 degrees 06 minutes 40 seconds East, along the East line of said Lot 5, a distance of 13.16 feet; thence South 89 degrees 53 minutes 20 seconds West a distance of 26.46 feet, to the Northwesterly line of said Lot 5; thence Northeasterly, along said Northwesterly line a distance of 29.55 feet to the point of beginning.

And that G A & J Properties, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Those parts of Lots 6 and 7 and Lot B, all in Bohn's Rearrangement, St. Paul, Minn., according to the recorded plat thereof, Ramsey County, Minnesota, described as commencing at the Northwest corner of the East 10.00 feet of Lot 5, in said Bohn's Rearrangement, St. Paul, Minn.; thence on an assumed bearing of South, along the West line of said East 10.00 feet of Lot 5, a distance of 336.83 feet; thence on a bearing of West a distance of 281.00 feet; thence on a bearing of South a distance of 178.96 feet to the Northerly right-of-way line of Interstate Highway No. 94; thence South 89 degrees 53 minutes 38 seconds West, along said Northerly right-of-way line of Interstate Highway No. 94, a distance of 20.00 feet to the point of beginning of the property to be described; thence on a bearing of North a distance of 153.00 feet; thence on a bearing of West a distance of 182.64 feet to a line 135.00 feet Easterly of and parallel with the most Westerly line of said Lot 6 and its Northerly extension; thence South 0 degrees 02 minutes 00 seconds West along said parallel line and its Southerly extension a distance of 153.34 feet to the Northerly right-of-way line of Interstate Highway No. 94; thence Easterly, along said Northerly right-of-way line of Interstate Highway No. 94 to the point of beginning.

Have caused the same to be surveyed and platted as FLANNERY ADDITION, and do hereby dedicate or donate to the public for public use forever the drainage and utility easements as shown on this plat.

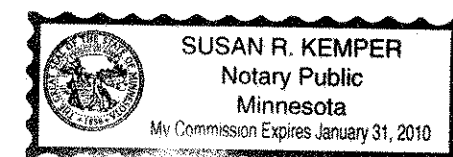
In witness whereof said NWM HI94, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 4 day of Jan, 2008.

Signed: NWM HI94, LLC

Gerard Flannery  
Chief Manager

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2008, by Gerard Flannery, Chief Manager of NWM HI94, LLC, a Minnesota limited liability company, on behalf of the company.



Susan R. Kemper  
Notary Public, Anoka County, Minnesota  
My Commission Expires Jan. 31, 2010

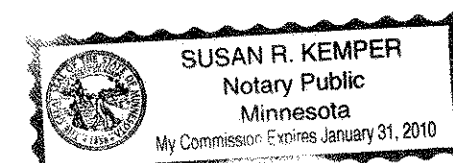
In witness whereof said G A & J Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 4 day of Jan, 2008.

Signed: G A & J Properties, LLC

Gerard Flannery  
Chief Manager

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2008, by Gerard Flannery, Chief Manager of G A & J Properties, LLC, a Minnesota limited liability company, on behalf of the company.



Susan R. Kemper  
Notary Public, Anoka County, Minnesota  
My Commission Expires Jan. 31, 2010

I, Mark D. Kemper, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 2<sup>nd</sup> day of January, 2008

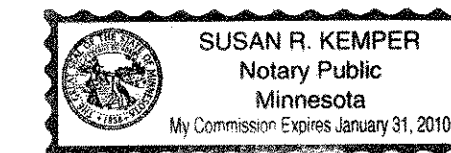
Mark D. Kemper

Mark D. Kemper, Professional Land Surveyor  
Minnesota License No. 18407



STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing Surveyor's Certificate was acknowledged before me this 2<sup>nd</sup> day of January, 2008, by Mark D. Kemper, a Licensed Professional Land Surveyor.



Susan R. Kemper

Susan R. Kemper  
Notary Public, Minnesota  
My Commission Expires January 31, 2010

City of Saint Paul

I do hereby certify that on the 19 day of December, 2001, the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Shari Moore, City Clerk

Department of Property Records and Revenue

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2008 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 4<sup>th</sup> day of January, 2008

Mark Oswald, Director  
Property Records and Revenue

By Debbie Xiong, Deputy

County Surveyor

I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this 25<sup>th</sup> day of January, 2008.

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

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of FLANNERY ADDITION was filed in the office of the County Recorder for public record on this 25<sup>th</sup> day of JANUARY, 2008, at 4:00 o'clock P.M. and was duly filed in Book 123 of Plats, Pages 29 and 30, as Document Number 4076693.

Deputy County Recorder

**KEMPER & ASSOCIATES INC.**  
721 OLD HIGHWAY 8 N.W.  
NEW BRIGHTON, MINNESOTA 55112  
651-631-0351  
FAX 651-631-8805

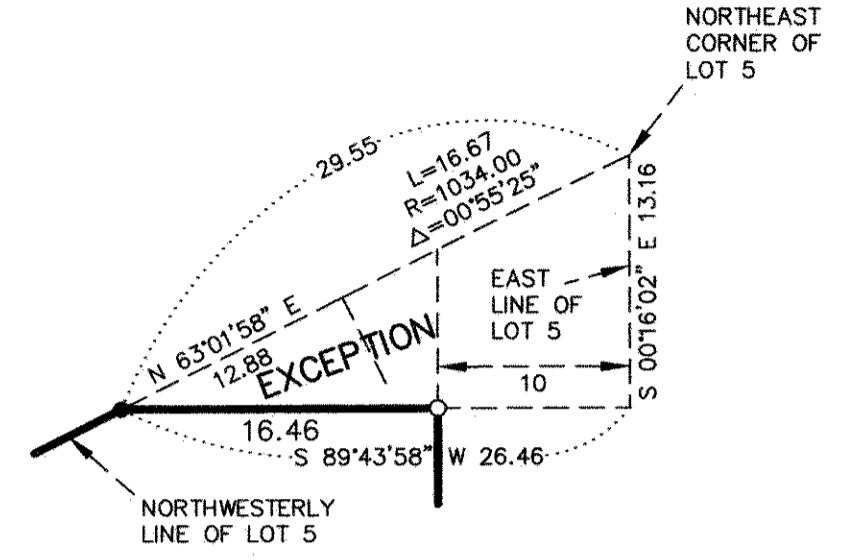
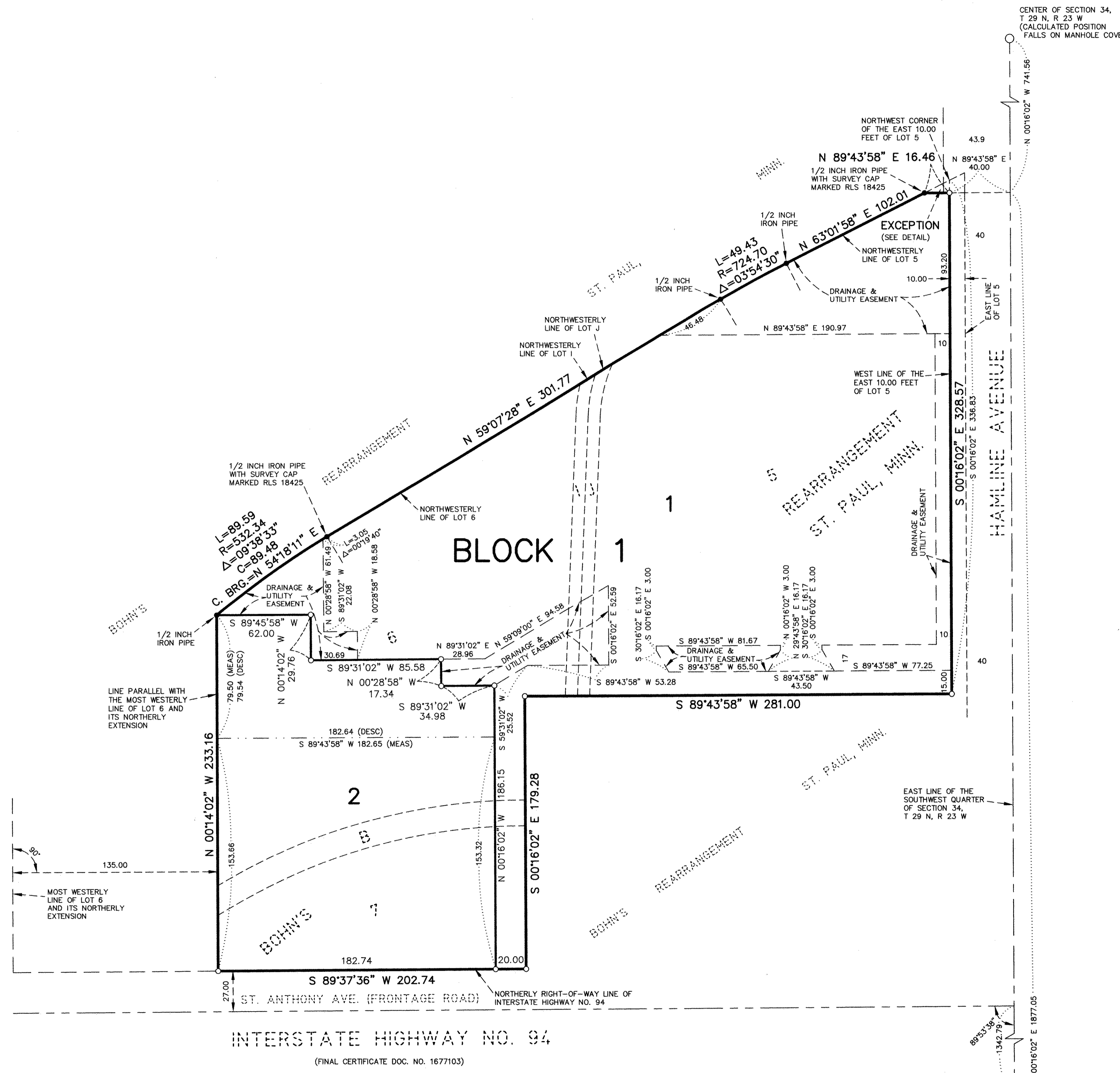
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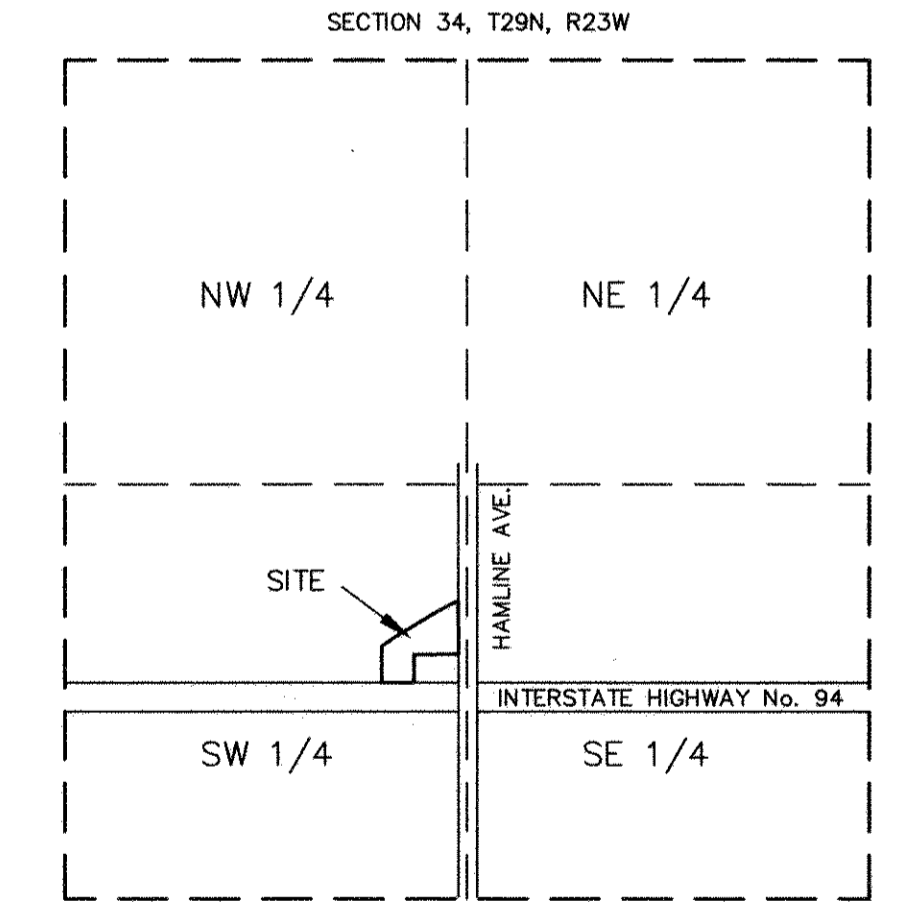
SCALE: 1 INCH = 40 FEET  
SCALE IN FEET

BEARINGS BASED ON THE RAMSEY COUNTY COORDINATE SYSTEM (NAD 83)

- DENOTES SET 5/8 INCH STEEL ROD 18 INCHES LONG WITH SURVEY CAP MARKED KEMPER 18407
- DENOTES IRON MONUMENT FOUND AS NOTED



EXCEPTION DETAIL  
SCALE: 1 INCH = 10 FEET



VICINITY MAP  
NOT TO SCALE

INTERSTATE HIGHWAY NO. 94  
(FINAL CERTIFICATE DOC. NO. 1677103)

SOUTH QUARTER CORNER OF SEC. 34, T 29 N, R 23 W (IRON PIPE)

**KEMPER & ASSOCIATES INC.**  
 721 OLD HIGHWAY 8 N.W.  
 NEW BRIGHTON, MINNESOTA 55112  
 651-631-0351  
 FAX 651-631-8805