

MOORHOUSE COMMONS

KNOW ALL PERSONS BY THESE PRESENTS: That 700 Emerald, LLC, a Minnesota limited liability company; Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a body corporate and politic, under the laws of the State of Minnesota, owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 2, Block 12, Baker's Addition, Ramsey County, Minnesota;

AND

Lots 1 through 30, inclusive, Warner's Prospect Park Addition to St. Paul, Ramsey County, Minnesota;

AND

That part of vacated Berry Street (formerly Berry Avenue as dedicated in the plat of Baker's Addition to the City of St. Paul, Ramsey County, Minnesota), lying between the southerly line of Franklin Street, dedicated as Bayard Street in the plat of said Baker's Addition to the City of St. Paul, and the westerly extension of the southerly line of Lot 2, Block 12, said Baker's Addition to the City of St. Paul;

AND

Lots 12 through 22, inclusive, Block 2, Hollinshead's Addition to Desnoyer Park, Ramsey County, Minnesota;

AND

The east half of Berry Street vacated (formerly Berry Avenue) lying between the westerly extension of the southerly line of Lot 2, Block 12, said Baker's Addition to the City of St. Paul and the North line of Myrtle Avenue, as vacated;

AND

That part of vacated Berry Avenue, dedicated in the plat of said Warner's Prospect Park Addition, lying south of the southerly line of Franklin Avenue (formerly Franklin Street, and dedicated as Bayard Street in the plat of said Warner's Prospect Park Addition) and north of the easterly extension of the south line of Lot 15 said Warner's Prospect Park Addition;

AND

The North half of Myrtle Avenue, vacated lying east of the center line of vacated Berry Street and lying west of the southerly extension of the west line of Lot 11, Block 2, Hollinshead's Addition to Desnoyer Park, Ramsey County, Minnesota;

AND

That part of the North half of vacated Myrtle Street lying west of the center line of vacated Berry Street and east of the southerly extension of the west line of Lot 16, said Warner's Prospect Park Addition;

AND

That part of Myrtle Avenue vacated (formerly Myrtle Street and formerly Franklin Avenue as dedicated in the plat of Hollinshead's Addition to Desnoyer Park, Ramsey County, Minnesota), and that part of Emerald Street, all lying north of the north lines of Blocks 3 and 4, and their extensions, said Hollinshead's Addition to Desnoyer Park, lying south of the north line of Section 32, Township 29, Range 23, said Ramsey County, lying east of the west line of said Section 32 and lying west of the following described line:

Commencing at the Southwest corner of Lot 11, Block 2, said Hollinshead's Addition to Desnoyer Park, Ramsey County, Minnesota; thence South 33.00 feet, along the extended West line of said Lot 11, to the center line of Myrtle Avenue vacated as shown on said plat; thence West along the center line of Myrtle Avenue vacated 74.86 feet to a point 9.00 feet East of the center line of the spur track running across said Myrtle Avenue vacated, said point being the point of beginning of the line to be described; thence southwesterly along a non-tangential, 340.00 foot radius curve, concave to the west, central angle 5 degrees 35 minutes 06 seconds, a distance of 33.14 feet to a point on the North line of Block 4, said Hollinshead's Addition to Desnoyer Park, Ramsey County, Minnesota, which point is 209.37 feet West of the Northeast corner of said Block 4, measured along said North line of Block 4, and there terminating;

AND

Those parts of Lots 1 through 6, inclusive, Block 3, Hollinshead's Addition to Desnoyer Park, Ramsey County, Minnesota; Lots 18 through 23, said Block 3; Emerald Street lying west of said Block 3; Lots 9 through 12, inclusive and Lots 15 through 24, inclusive, Block 4, said Hollinshead's Addition to Desnoyer Park; Lot 12, Block 5, said Hollinshead's Addition to Desnoyer Park; vacated Curfew Street lying between said Blocks 4 and 5; and vacated Berry Street (formerly Berry Avenue) lying between said Blocks 3 and 4; all lying south of the north lines of said Blocks 3 and 4 and their extensions, lying east of the west line of Section 32, Township 29, Range 23, said Ramsey County, lying west of the following described Line A:

Line A

Commencing at a point located 623.6 feet South of the North line and 844.5 feet East of the West line of said Section 32, Township 29, Range 23, which is also the Southeast corner of Block 5 of Hollinshead's Addition to Desnoyer Park, Ramsey County, Minnesota; thence West along the South boundary of Lot 12, said Block 5 a distance of 73.63 feet, to the point of beginning of the line to be described; thence Northwesterly along a curve to the right with a radius of 450.0 feet and subtended by a chord 459.0 feet in length which intersects the South boundary of said Block 5 at an angle of 40 degrees 09 minutes; thence continuing Northwesterly on tangent 25 feet; thence Northerly along a curve to the right with a radius of 323.70 feet and chord length of 177.0 feet; thence continuing Northerly on tangent 50.0 feet; thence continuing Northerly on a curve to the left with a radius of 340.0 feet a distance of 45.70 feet more or less to a point on the South line of Myrtle Avenue vacated as shown on said plat which point is 209.37 feet West of the Northeast corner of Block 4 of said Hollinshead's Addition to Desnoyer Park, Ramsey County, Minnesota;

and lying north, northeasterly and east of the following described line:

Commencing at the northwest corner of Section 32, Township 29, Range 23, Ramsey County, Minnesota; thence South 0 degrees 11 minutes 09 seconds East, assumed bearing, along the west line of said Section 32, a distance of 317.52 feet to the point of beginning of the line to be described; thence North 89 degrees 42 minutes 12 seconds East, a distance of 384.15 feet to the intersection with a line which is 30.00 feet southwesterly of, and parallel with the described Line A; thence southeasterly, along said parallel line, a distance of 223.48 feet to the west line of Lot 10, said Block 4; thence South 0 degrees 11 minutes 24 seconds East, along the west lines of Lots 10, 11 and 12, said Block 4, a distance of 114.43 feet to the southwest corner of Lot 12, said Block 4 and said line there terminating;

AND

Those parts of Lots 6 through 18, inclusive, Block 3, Hollinshead's Addition to Desnoyer Park, Ramsey County, Minnesota; Lots 13 through 19, Block 4, said Hollinshead's Addition to Desnoyer Park; Emerald Street lying west of said Block 3; and vacated Berry Street (formerly Berry Avenue) lying between said Blocks 3 and 4; all lying east of the west line of Section 32, Township 29, Range 23, said Ramsey County, described as follows:

Commencing at the northwest corner of Section 32, Township 29, Range 23, Ramsey County, Minnesota; thence South 0 degrees 11 minutes 09 seconds East, assumed bearing, along the west line of said Section 32, a distance of 317.52 feet to the point of beginning of the parcel to be described; thence North 89 degrees 42 minutes 12 seconds East, 384.15 feet to the intersection with a line which is 30.00 feet southwesterly of, and parallel with the hereinafter described Line A; thence southeasterly, along said parallel line, a distance of 223.48 feet to the east line of Lot 15, said Block 4; thence South 0 degrees 11 minutes 24 seconds East, along the east lines of Lots 13, 14 and 15, said Block 4, a distance of 114.43 feet to the southeast corner of Lot 13, said Block 4; thence westerly, along the south lines of said Blocks 3 and 4 and their extensions, a distance of 495.71 feet to the west line of said Section 32; thence North 0 degrees 11 minutes 09 seconds West, a distance of 306.08 feet to the point of beginning and there terminating;

Line A

Commencing at a point located 623.6 feet South of the North line and 844.5 feet East of the West line of said Section 32, Township 29, Range 23 which is also the Southeast corner of Block 5 of Hollinshead's Addition to Desnoyer Park, Ramsey County, Minnesota; thence West along the South boundary of Lot 12, said Block 5 a distance of 73.63 feet, to the point of beginning of the line to be described; thence Northwesterly along a curve to the right with a radius of 450.0 feet and subtended by a chord 459.0 feet in length which intersects the South boundary of said Block 5 at an angle of 40 degrees 09 minutes; thence continuing Northwesterly on tangent 25 feet; thence Northerly along a curve to the right with a radius of 323.70 feet and chord length of 177.0 feet; thence continuing Northerly on tangent 50.0 feet; thence continuing Northerly on a curve to the left with a radius of 340.0 feet a distance of 45.70 feet more or less to a point on the South line of Myrtle Avenue vacated as shown on said plat which point is 209.37 feet West of the Northeast corner of Block 4 of said Hollinshead's Addition to Desnoyer Park, Ramsey County, Minnesota.

Have caused the same to be surveyed and platted as MOORHOUSE COMMONS and do hereby dedicate to the public for public use forever the public ways and the drainage and utility easement as shown on this plat, and do hereby donate to the City of Saint Paul the parks as shown on this plat.

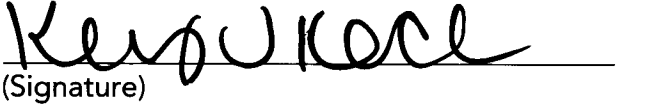
In witness whereof said 700 Emerald, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 30th day of April, 2018.

Signed: 700 EMERALD, LLC

Mark S. Moorhouse, Senior Vice President

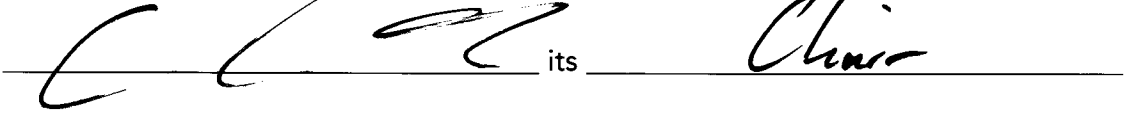
State of Minnesota
County of HENNEPIN

The foregoing instrument was acknowledged before me this 30th day of APRIL, 2018 by Mark S. Moorhouse, Senior Vice President of 700 Emerald, LLC, a Minnesota limited liability company, on behalf of the company.


(Signature)
KERRY J KOCH
(Printed Name)
Notary Public HENNEPIN County, Minnesota
My Commission Expires January 31, 2022


In witness whereof said Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a body corporate and politic, under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this 23 day of May, 2018.

Signed: HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA


its Chair

State of Minnesota
County of Ramsey


The foregoing instrument was acknowledged before me this 23 day of May, 2018 by Chris Tolbert, Chair of Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a body corporate and politic, under the laws of the State of Minnesota, on behalf of the body.


(Signature)
Samantha Langer
(Printed Name)
Notary Public Washington County, Minnesota
My Commission Expires January 31, 2019

SURVEYORS CERTIFICATION

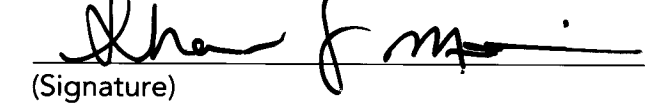
I, Paul J. McGinley, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; 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 26th day of April, 2018.


Paul J. McGinley, Professional Land Surveyor
Minnesota License No. 16099

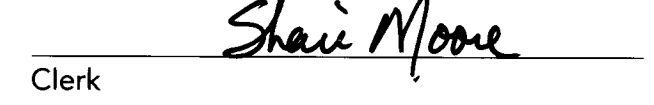
State of Minnesota
County of Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 26th day of April, 2018 by Paul J. McGinley, a Professional Land Surveyor.


(Signature)
SHARON F. MORIN
(Printed Name)
Notary Public Hennepin County, Minnesota
My Commission Expires January 31, 2020

CITY OF SAINT PAUL

I do hereby certify that on the 2 day of May, 2018, the City Council of the City of Saint Paul, Minnesota, approved this plat.


Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT


Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ 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 24th day of May, 2018.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By: _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 24th day of May, 2018.


Craig W. Minzman, Land Surveyor
Ramsey County Surveyor

COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plat of MOORHOUSE COMMONS was filed in the office of the County Recorder for public record on this 24th day of May, 2018, at 11 o'clock AM, and was duly filed in Book 132 of Plats, Pages 15 and 16, as Document No. 4711529.

Deputy County Recorder

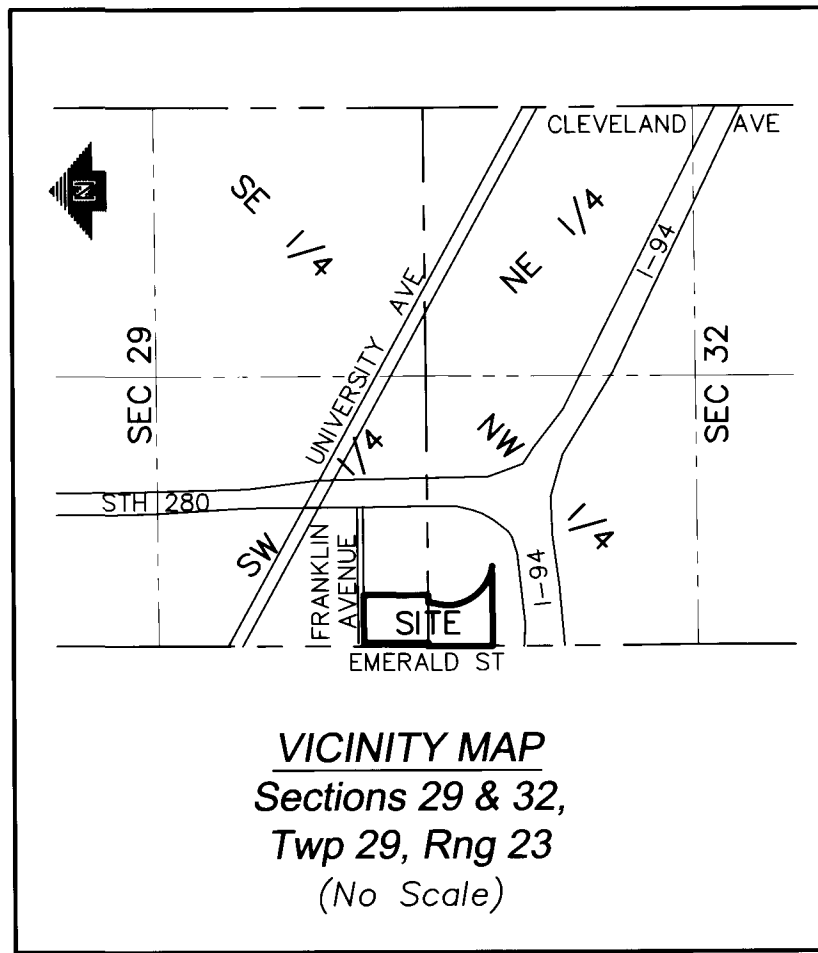
REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

I hereby certify that this plat of MOORHOUSE COMMONS was filed in the office of the Registrar of Titles for public record on this 24th day of May, 2018, at 11 o'clock AM, and was duly filed in Book 51 of Plats, Pages 27 and 30, as Document No. 2614845.

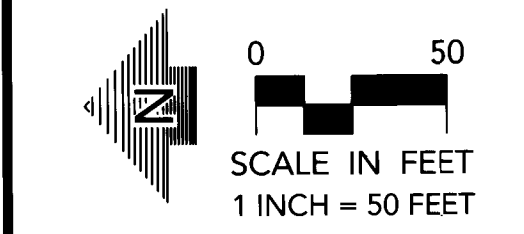
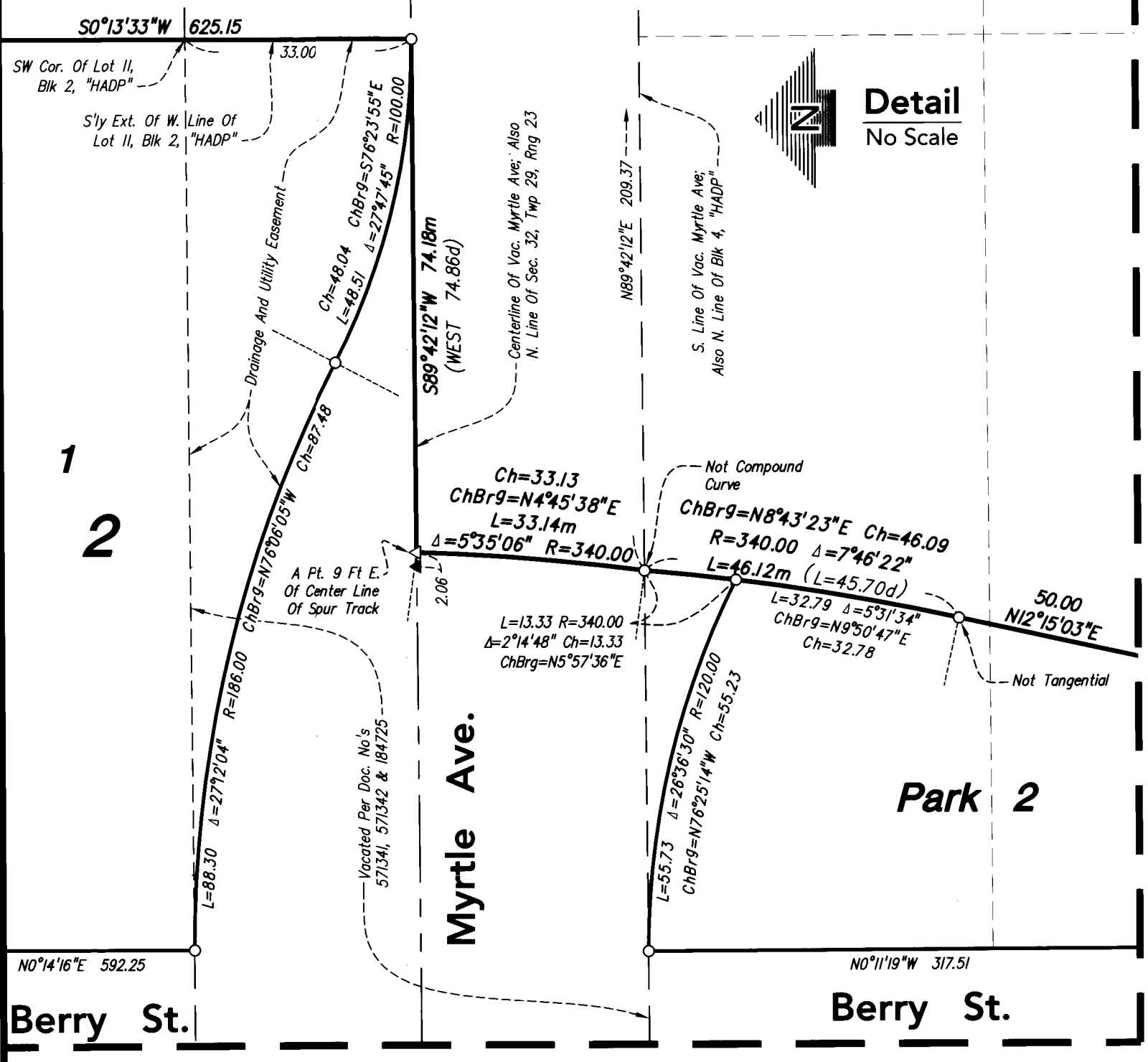
Deputy Registrar of Titles



MOORHOUSE COMMONS

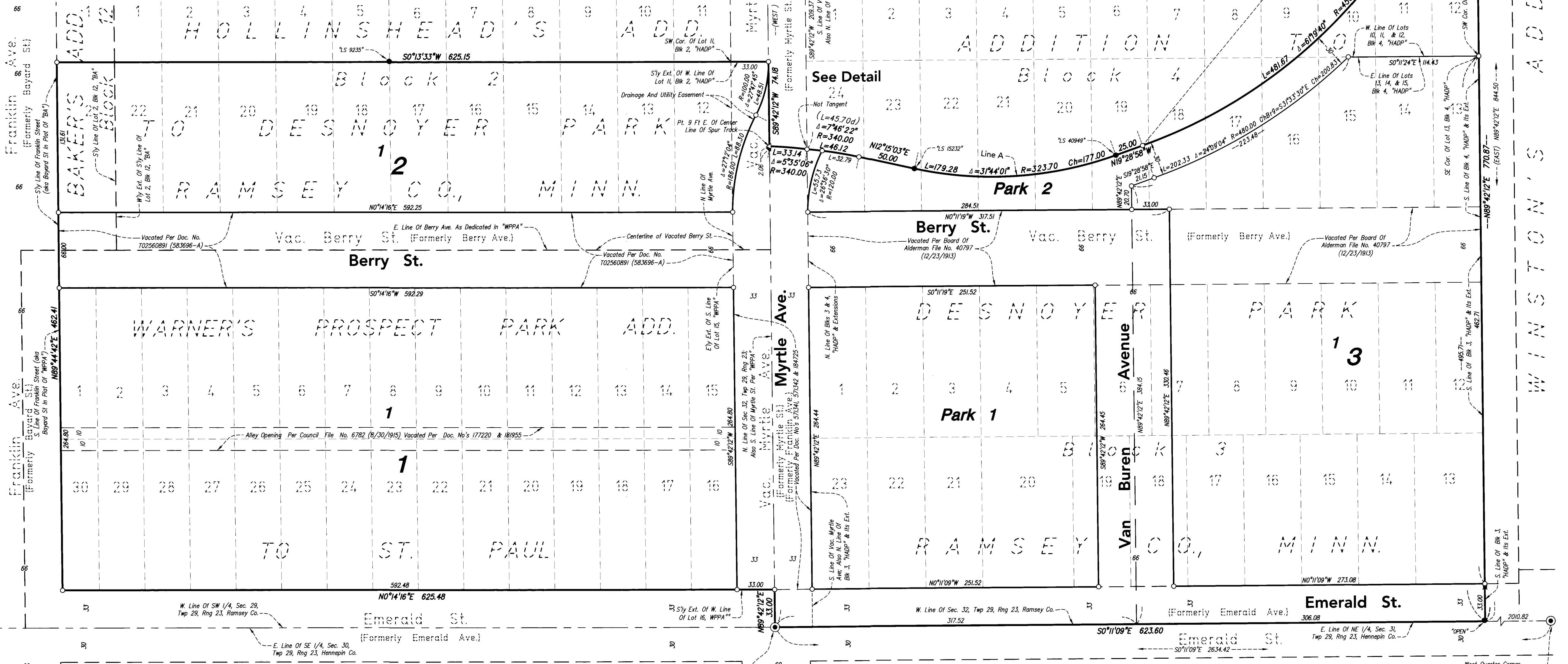


Detail
No Scale



THE WEST LINE OF NW 1/4 OF SEC. 32, TWP. 29, RNG. 23 IS ASSUMED TO HAVE A BEARING OF SOUTH 0°11'09\"/>

- DENOTES 1/2 INCH X 14 INCH IRON PIPE SET, MARKED "LS 16099"
 - △ DENOTES "PK NAIL" SET WITH WASHER MARKED "LS 16099"
 - DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND
 - ▲ DENOTES "PK NAIL" FOUND
 - ★ DENOTES DRILLHOLE FOUND
 - ◎ DENOTES FOUND CAST IRON MON.
- "WPPA" DENOTES PLAT OF WARNER'S PROSPECT PARK ADDITION TO ST. PAUL.
- "HADP" DENOTES PLAT OF HOLLINSHEAD'S ADDITION TO DESNOYER PARK, RAMSEY CO., MINN.
- "BA" DENOTES PLAT OF BAKER'S ADDITION TO THE CITY OF ST. PAUL, RAMSEY CO., MINN.
- m DENOTES MEASURED DISTANCES
- d DENOTES DESCRIBED DISTANCES



City of Minneapolis, Hennepin County

City of Minneapolis, Hennepin County