

ANCHOR BLOCK COMMONS

KNOW ALL PERSONS BY THESE PRESENTS: That Anchor Crossings, LLC, a Minnesota limited liability company, owner, and that the City of North Saint Paul, a Minnesota municipal corporation, contract for deed vendee of the following described property situated in the City of North Saint Paul, County of Ramsey, State of Minnesota:

All that part of Block One (1) of North St. Paul Proper Ramsey County, Minn., according to the recorded plat thereof, Ramsey County, Minnesota; and the Northwestern One-half (NW 1/2) of the vacated alley lying between Blocks One (1) and Two (2) which accrued to Block One (1) by operation of law upon vacation thereof, lying Southeasterly of the following described line:

Beginning at a point on the West line of Section Twelve (12), Township Twenty-nine (29) North, Range Twenty-two (22) West distant 999.3 feet South of the West quarter corner thereof; thence run Northeasterly to a point on the East line of Lot Twenty-four (24) of Block Two (2) of North St. Paul Proper, distant Eighty-five (85) feet North of the Southeast corner thereof and there terminating;

Except all that part thereof lying Westerly of the following described line:

Beginning at the point of intersection of the above described line with a line run parallel with and distant One Hundred Thirty-five (135) feet East of the West line of said Section Twelve (12); thence run South on said 135 foot parallel line to its intersection with the South line of Lot Four (4) of said Block Two (2); thence run West on the South line of said Lot Four (4) to its intersection with a line run parallel with and distant 65 feet East of the West line of said Section Twelve (12); thence run Southwesterly to the point of intersection of a line run parallel with and distant Forty (40) feet East of the West line of said Section Twelve (12) with the South line of Lot Seven (7) of said Block Two (2) and there terminating;

And Except: A triangular piece adjoining and easterly of the last described strip, southeasterly of the first described line and northwesterly of the following described line: Beginning at a point on the last described line; distant 30 feet south of its intersection with the first described line; thence run northeasterly to a point on the first above described line, distant 30 feet northeasterly of said intersection and there terminating.

Together With:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block 2, North St. Paul Proper; and the Southeasterly half of the vacated alley lying between Blocks 1 and 2 which accrued to Block 2 by operation of law upon vacation thereof, lying Southeasterly of the following described line: Beginning at a point on the West line of Section 12, Township 29 North, Range 22 West distant 999.3 feet South of the West quarter corner thereof; thence run Northeasterly to a point on the east line of Lot 24 of said Block 2 distant 85 feet North of the Southeast corner thereof and there terminating; except all that part thereof lying Westerly of the following described line: Beginning at the point of intersection of the above described line with a line run parallel with and distant 135 feet East of the West line of said Section 12; thence run South on said 135 foot parallel line to its intersection with the South line of Lot 4 of said Block 2; thence run West on the South line of said Lot 4 to its intersection with a line run parallel with and distant 65 feet East of the West line of said Section 12; thence run Southwesterly to the point of intersection of a line run parallel with and distant 40 feet East of the West line of said Section 12 with the South line of Lot 7 of said Block 2 and there terminating.

Except that part of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 24, Block 2, together with the vacated portion of the alley adjoining said Lots 2 and 24, all in North St. Paul Proper, as shown as Parcel 349 on Minnesota Department of Transportation Right of Way Plats Number 62-36 and 62-38 as the same are on file and of record in the office of the Registrar of Titles for Ramsey County.

Together with:

That part of Lot 4, Block 2, North St. Paul Proper, described as follows: Beginning at the point of intersection of the South line of said Lot 4, with a line run parallel with and distant 135 feet East of the West line of Section 12, Township 29 North, Range 22 West; thence North on said 135-foot parallel line for 15 feet; thence West parallel with the South line of said Lot 4 for 15 feet; thence South parallel with the West line of said Section 12 for 15 feet to the South line of said Lot 4; thence East on the South line of said Lot 4 to the point of beginning.

Except that part of Lot 4, Block 2, North St. Paul Proper, as shown in Parcel 349 on Minnesota Department of Transportation Right of Way Plat numbered 62-38 as the same is on file and of record in the office of the Registrar of Titles for Ramsey County.

Have caused the same to be surveyed and platted as ANCHOR BLOCK COMMONS and do hereby dedicate to the public for public use forever the public ways and the easements created by this plat for drainage and utility purposes only.

In witness whereof said Anchor Crossings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 31ST day of December, 2019.

SIGNED: ANCHOR CROSSINGS, LLC

Glenn Bolles
Glenn Bolles, Chief Executive Officer

STATE OF MN
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me on this 31ST day of December, 2019 by Glenn Bolles, Chief Executive Officer of Anchor Crossings, LLC, a Minnesota limited liability company, on behalf of the company.

Mary H. Mills (Signed)
Mary H. Mills (Printed)
Notary Public, Washington County, MN
My commission expires January 31, 2025

In witness whereof said City of North Saint Paul, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 31ST day of December, 2019.

SIGNED: CITY OF NORTH SAINT PAUL

Terrence J. Furlong
Terrence J. Furlong, Mayor

Scott A. Duddeck
Scott A. Duddeck, City Manager/Clerk

STATE OF MN
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me on this 31ST day of December, 2019 by Terrence J. Furlong, Mayor of the City of North Saint Paul, a Minnesota municipal corporation, on behalf of the corporation.

Mary H. Mills (Signed)
Mary H. Mills (Printed)
Notary Public, Washington County, MN
My commission expires January 31, 2025

STATE OF MN
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me on this 31ST day of December, 2019 by Scott A. Duddeck, City Manager/Clerk of the City of North Saint Paul, a Minnesota municipal corporation, on behalf of the corporation.

Mary H. Mills (Signed)
Mary H. Mills (Printed)
Notary Public, Washington County, MN
My commission expires January 31, 2025

I, Thomas R. Balluff, Licensed 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 monuments indicated on this plat will be correctly set within one year; 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 DECEMBER, 2019.

Thomas R. Balluff
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF Minnesota
COUNTY OF Anoka

The foregoing instrument was acknowledged before me on this 26th day of December, 2019, by Thomas R. Balluff.

Cynthia J. Morica (Signed)
Cynthia J. Morica (Printed)
Notary Public, Hennepin County, Minnesota
My commission expires January 31, 2020

CITY COUNCIL, NORTH SAINT PAUL, MINNESOTA

This plat was approved by the City Council of North Saint Paul, Minnesota, on the 31ST day of December, 2019, and hereby certifies compliance with all requirements as set forth in Section 505.03, Subd. 2, Minnesota Statutes.

Terrence J. Furlong
Mayor

Scott A. Duddeck
Clerk

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 31ST day of DECEMBER, 2019.

DANIEL D. BAAR
Daniel D. Baar, L.S.
Ramsey County Surveyor

BY: Stephane J. Robert
STEPHANE J. ROBERT
DEPUTY COUNTY SURVEYOR

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT, RAMSEY COUNTY, MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this day of , 20 .

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By:
Deputy

REGISTRAR OF TITLES, RAMSEY COUNTY, STATE OF MINNESOTA

I hereby certify that this plat of ANCHOR BLOCK COMMONS was filed in the office of the Registrar of Titles for public record on this 31ST day of December, 2019, at 1:15 o'clock P.M. and was duly filed in Book 52 of Plats, Pages 22 and 47 as Document Number 2657028.

Deputy Registrar of Titles

COUNTY RECORDER, RAMSEY COUNTY, STATE OF MINNESOTA

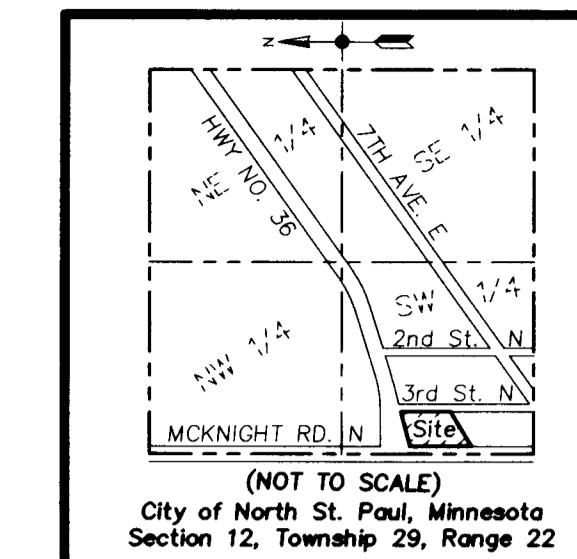
I hereby certify that this plat of ANCHOR BLOCK COMMONS was filed in the office of the County Recorder for public record on this 31ST day of December, 2019, at 1:15 o'clock P.M. and was duly filed in Book 129 of Plats, Pages 6 and 7 as Document Number 4792553.

Deputy County Recorder

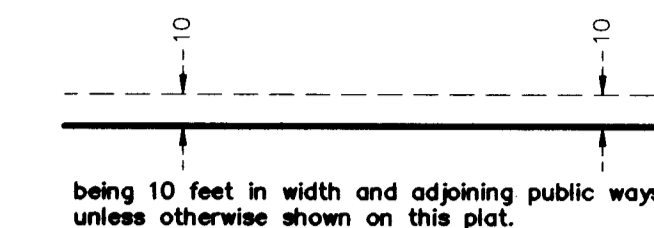


ANCHOR BLOCK COMMONS

VICINITY MAP

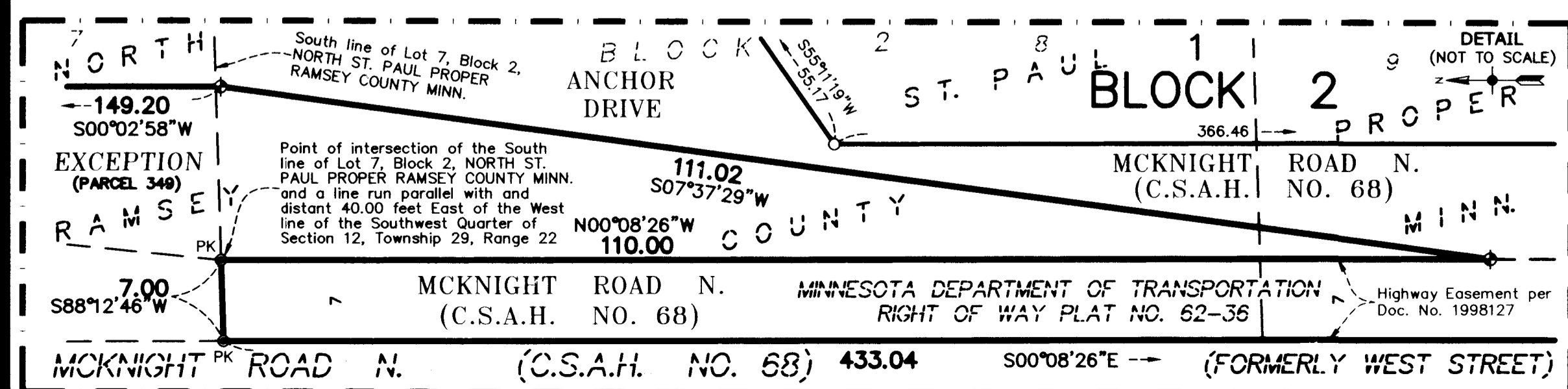
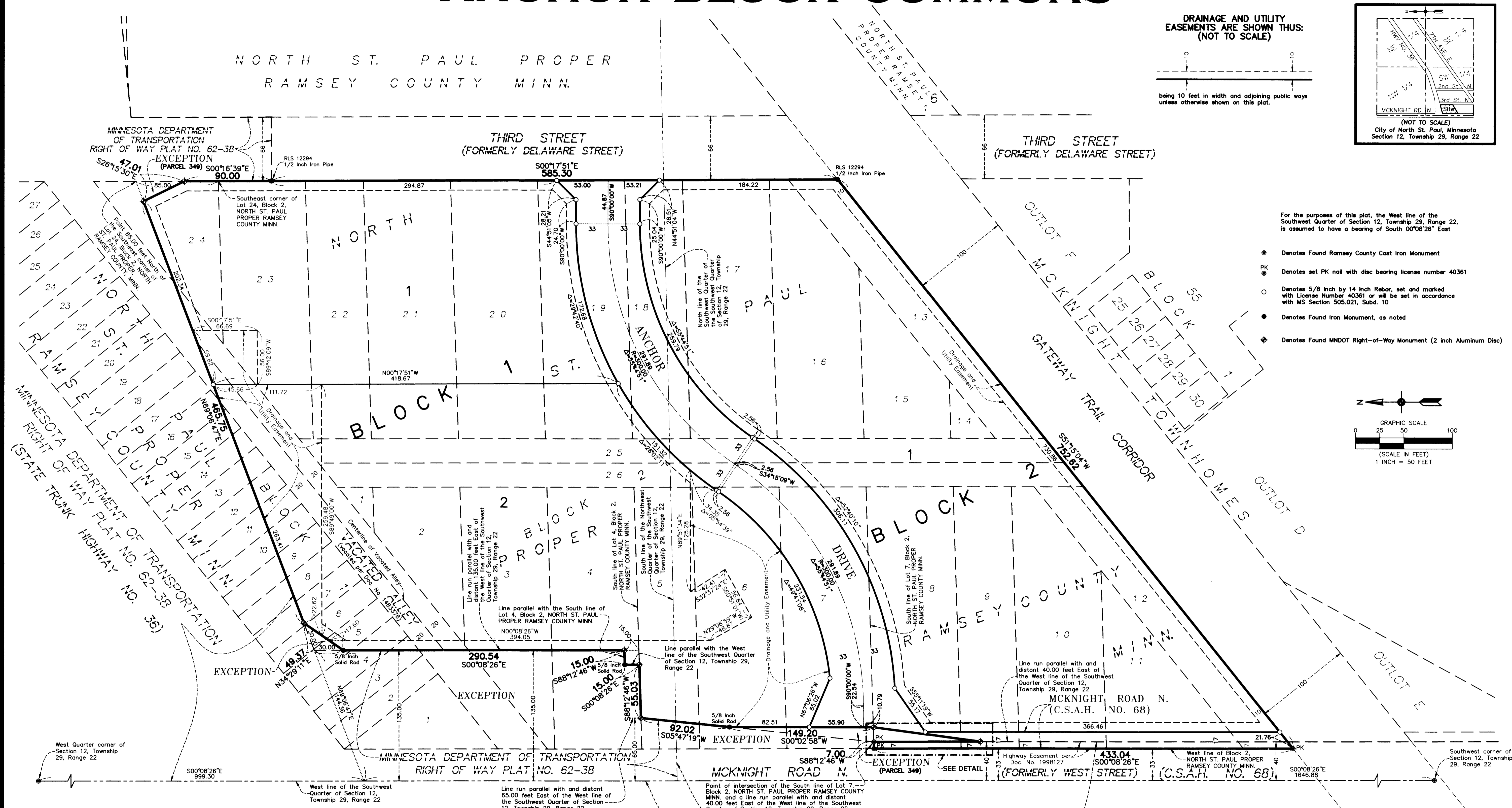
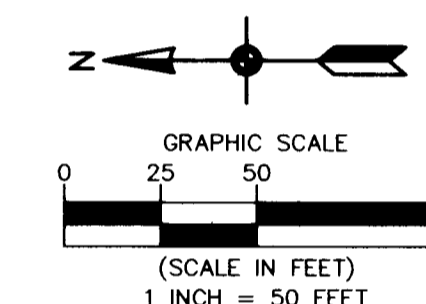


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



For the purposes of this plat, the West line of the Southwest Quarter of Section 12, Township 29, Range 22, is assumed to have a bearing of South 00°08'26" East

- Denotes Found Ramsey County Cast Iron Monument
- PK Denotes set PK nail with disc bearing license number 40361
- Denotes 5/8 inch by 14 inch Rebar, set and marked with License Number 40361 or will be set in accordance with MS Section 505.021, Subd. 10
- Denotes Found Iron Monument, as noted
- ◆ Denotes Found MNDOT Right-of-Way Monument (2 inch Aluminum Disc)



REGISTERED LAND SURVEY NO. 445

TRANSPORTATION FACILITY ADDITION

