

# RIVOLI BLUFF

KNOW ALL PERSONS BY THESE PRESENTS: That Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a body corporate and politic under the laws of the State of Minnesota, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of Lots 2, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21, Block 7, and Lots 5, 6, 7, 8, 9, 30, 31 and 32, Block 9, all in Warren and Winslows Addition, together with those parts of the vacated Streets, described as follows:

Commencing at the intersection of the west right of way line of Otsego Street and the northwesterly right of way line of Lafayette Road (Herkimer Avenue) as opened in Book 93 of Plans, Page 23, Document No. 1751660; thence on an assumed bearing of North 00 degrees 02 minutes 04 seconds East, along said west right of way line, a distance of 99.84 feet to the point of beginning of the land to be described; thence North 89 degrees 57 minutes 56 seconds West, a distance of 400.00 feet thence South 52 degrees 02 minutes 04 seconds West, a distance of 59.51 feet; thence South 37 degrees 30 minutes 23 seconds East a distance of 203.13 feet; thence South 24 degrees 43 minutes 46 seconds West a distance of 4.44 feet; thence South 65 degrees 16 minutes 14 seconds East a distance of 8.44 feet; thence South 37 degrees 30 minutes 23 seconds East a distance of 97.68 feet to the northwesterly right of way line of said Lafayette Road (Herkimer Avenue); thence southwesterly a distance of 62.03 feet along said northwesterly right of way line also being a curve, not tangent to the last described line, concave to the southeast, having a radius of 1237.00 feet, a central angle of 02 degrees 52 minutes 24 seconds and a chord which bears South 46 degrees 53 minutes 04 seconds West to the intersection of the easterly right of way line of Arkwright Street and said northwesterly right of way line of said Lafayette Road (Herkimer Avenue); thence North 35 degrees 39 minutes 34 seconds West, along said easterly right of way line, a distance of 51.27 feet; thence North 25 degrees 42 minutes 36 seconds West, along said easterly right of way line, a distance of 389.72 feet; thence North 00 degrees 30 minutes 17 seconds West, along said easterly right of way line, a distance of 209.03 feet to the northwest corner of said Lot 21; thence North 88 degrees 05 minutes 34 seconds East, along the north line of said Lot 21, distance of 198.27 feet to the northeast corner of said Lot 21; thence North 88 degrees 42 minutes 46 seconds East, a distance of 25.00 feet; thence South 01 degrees 17 minutes 14 seconds East, a distance of 10.36 feet; thence North 88 degrees 42 minutes 46 seconds East, a distance of 25.00 feet to the west line of said Block 9; thence South 01 degrees 17 minutes 14 seconds East, along said west line, a distance of 151.91 feet to the northwest corner of said Lot 30; thence North 88 degrees 37 minutes 52 seconds East, along the north line of said Lot 30, a distance of 128.37 feet to the northeast corner of said Lot 30 also being the southwest corner of said Lot 8; thence North 00 degrees 02 minutes 04 seconds East, along the west line of said Lots 8 and 9, a distance of 100.93 feet to the northwest corner of said Lot 9; thence North 89 degrees 02 minutes 10 seconds East, along the north line of said Lot 9, a distance of 123.95 feet to the northeast corner of said Lot 9 also being said west right of way line of Otsego Street; thence South 00 degrees 01 minutes 08 seconds West, along said west right of way line, a distance of 228.43 feet to the point of beginning.

EXCEPT: The East Half of vacated Rivoli Street lying between the extensions across it of the north line and the south line of Lot 27, Block 9, Warren and Winslows Addition;

AND

Lots 28 and 29, Block 9, Warren and Winslows Addition

AND

Lots 10 and 11, Block 9, Warren and Winslows Addition

And Dayton's Bluff Neighborhood Housing Services, Inc., a Minnesota non-profit corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 26 and 27, Block 9, Warren and Winslows Addition

The East Half of vacated Rivoli Street lying between the extensions across it of the north line and the south line of Lot 27, Block 9, Warren and Winslows Addition.

Have caused the same to be surveyed and platted as RIVOLI BLUFF and do hereby dedicate to the public for public use forever, the public ways as shown on this plat and the drainage and utility easements as shown on this plat.

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

24 day of April, 2020.

Signed: Housing and Redevelopment Authority of the City of Saint Paul, Minnesota

By: [Signature] its [Signature]

STATE OF Minnesota  
COUNTY OF Ramsey

This instrument was acknowledged before me this 24th day of April, 2020, by CHRISTOPHER FELBERT, the Mayor of Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, on behalf of the body.

[Signature]  
Laura L. Sokert  
Notary Public, Ramsey County, Minnesota  
My commission expires 01/31/2025

In witness whereof said Dayton's Bluff Neighborhood Housing Services, Inc., a Minnesota non-profit corporation, has caused these presents to be signed by its proper officer this

17th day of March, 2020.

Signed: Dayton's Bluff Neighborhood Housing Services, Inc.

By: J. Ench... its Executive Director

STATE OF Minnesota  
COUNTY OF Ramsey

This instrument was acknowledged before me this 17th day of March, 2020, by Jim Ench... the Executive Director of Dayton's Bluff Neighborhood Housing Services, Inc., on behalf of the corporation.

[Signature]  
Samantha Jo Larson  
Notary Public, Ramsey County, Minnesota  
My commission expires 01/31/2025

I, Marcus F. Hampton, 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 10 day of March, 2020

[Signature]  
Marcus F. Hampton, Licensed Land Surveyor,  
Minnesota License No. 47481

STATE OF MINNESOTA  
COUNTY OF Lakota

This instrument was acknowledged before me on this 10th day of March, 2020, by Marcus F. Hampton.

[Signature]  
Patrick Miller  
Notary Public, Scott County, Minnesota  
My commission expires Jan. 31, 2024

City of Saint Paul, Minnesota

I do hereby certify that on the 16 day of October, 2019, the City Council of the City of Saint Paul, Minnesota, approved this plat.

[Signature]  
Clerk

### Property Tax, Records and Election Services Department

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2020 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 15th day of MAY, 2020.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By: \_\_\_\_\_, Deputy

County Surveyor  
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 15th day of MAY, 2020.

[Signature]  
STEPHANE J. ROBERT  
DEPUTY COUNTY SURVEYOR

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

### Registrar of Titles, County of Ramsey, State of Minnesota

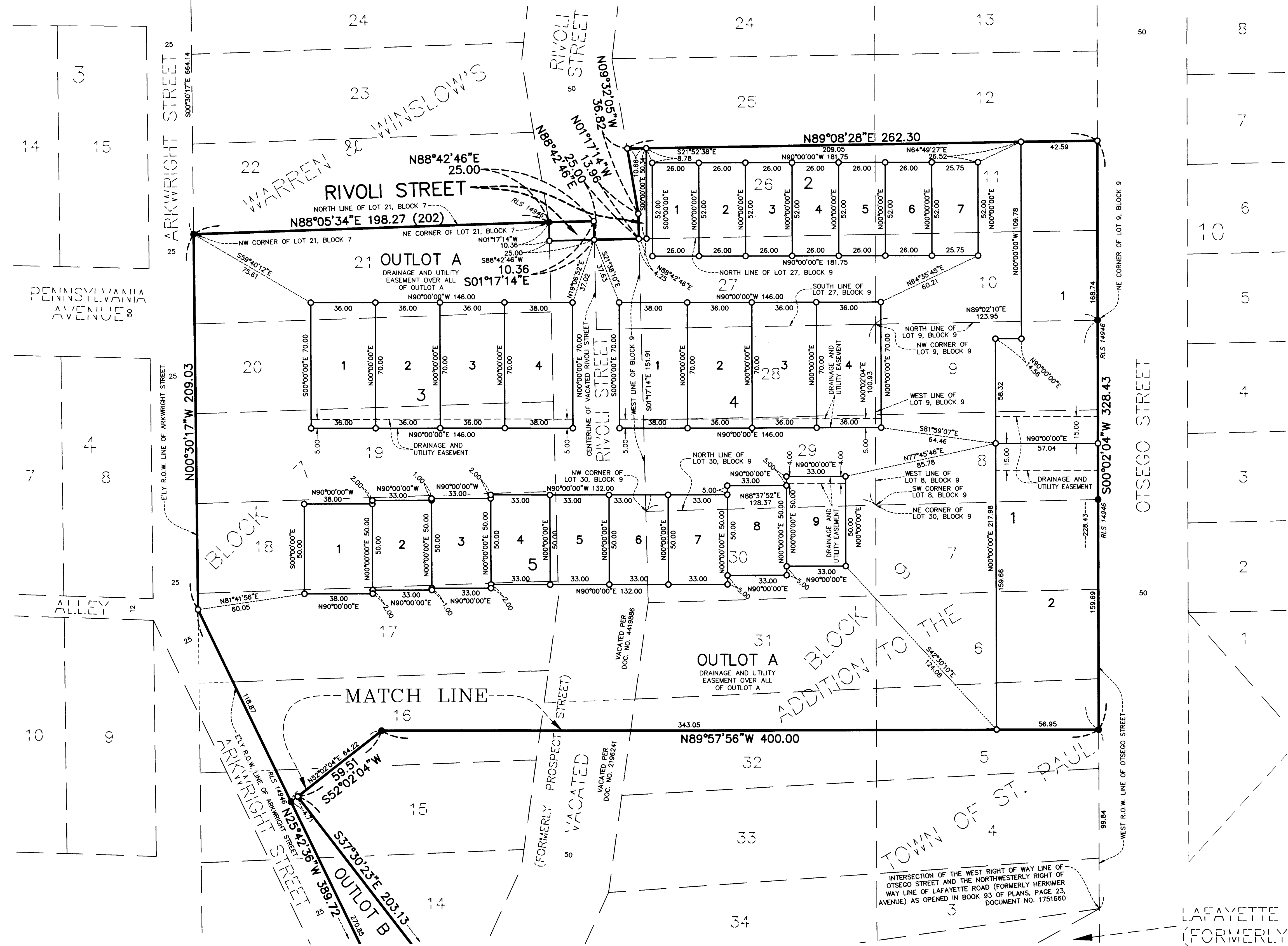
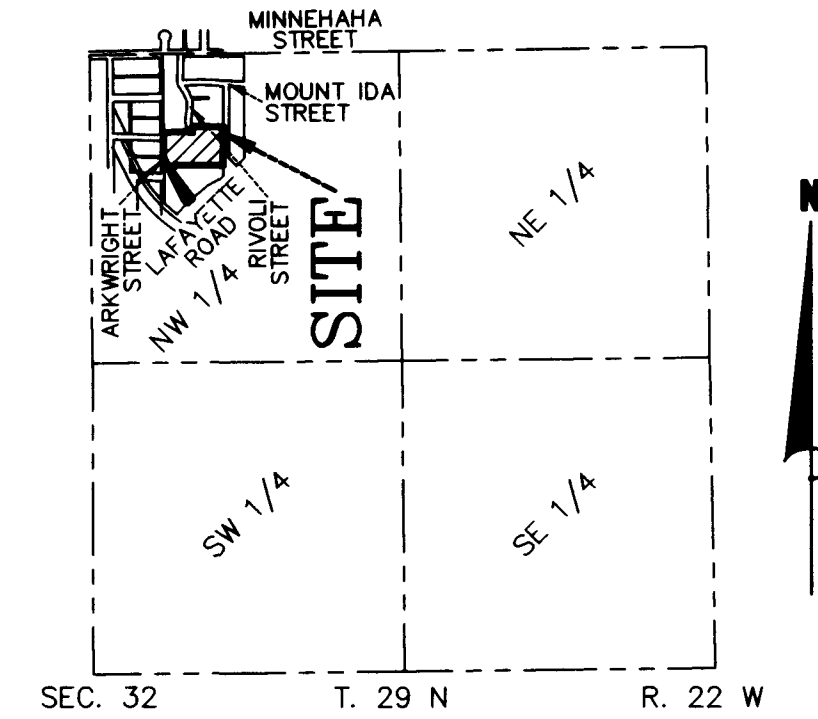
I hereby certify that this plat of RIVOLI BLUFF was filed in the office of the Registrar of Titles for public record on this 15th day of MAY, 2020 at 8 o'clock A.M. and was duly filed in Book 52 MAY of Plats, Pages 30, 31 and 32, as Document Number 2665854.

Deputy Registrar of Titles

# RIVOLI BLUFF

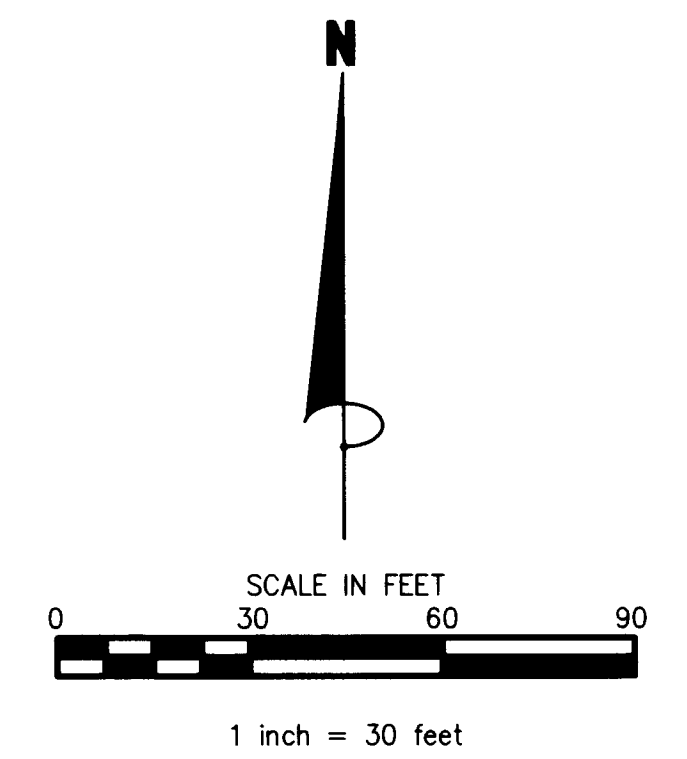
NORTHWEST CORNER OF SEC. 32, T. 29, R. 22 (FOUND CITY OF SAINT PAUL CONCRETE MONUMENT)

NORTH QUARTER CORNER OF SEC. 32, T. 29, R. 22 (FOUND CITY OF SAINT PAUL CAST IRON MONUMENT)



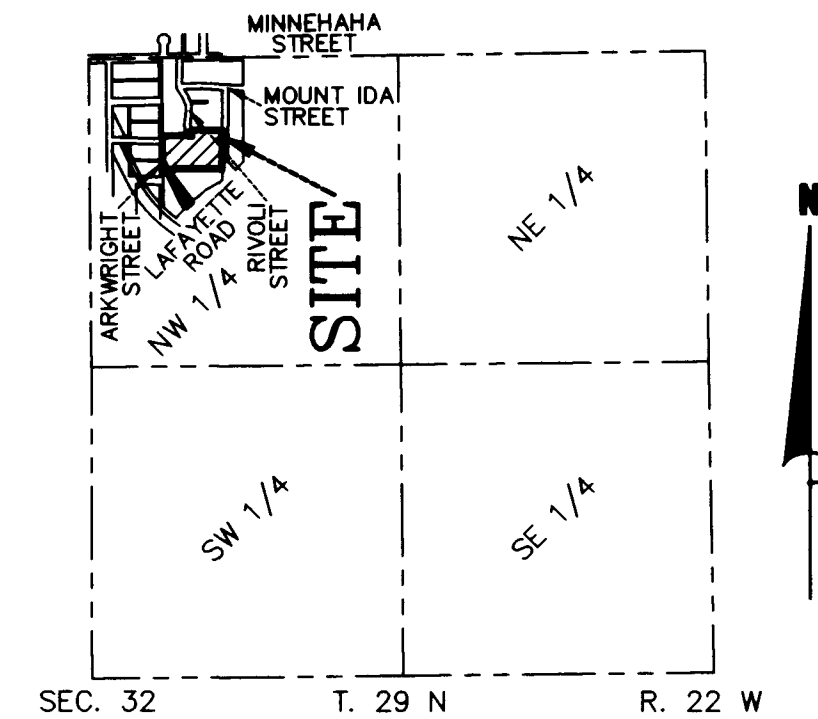
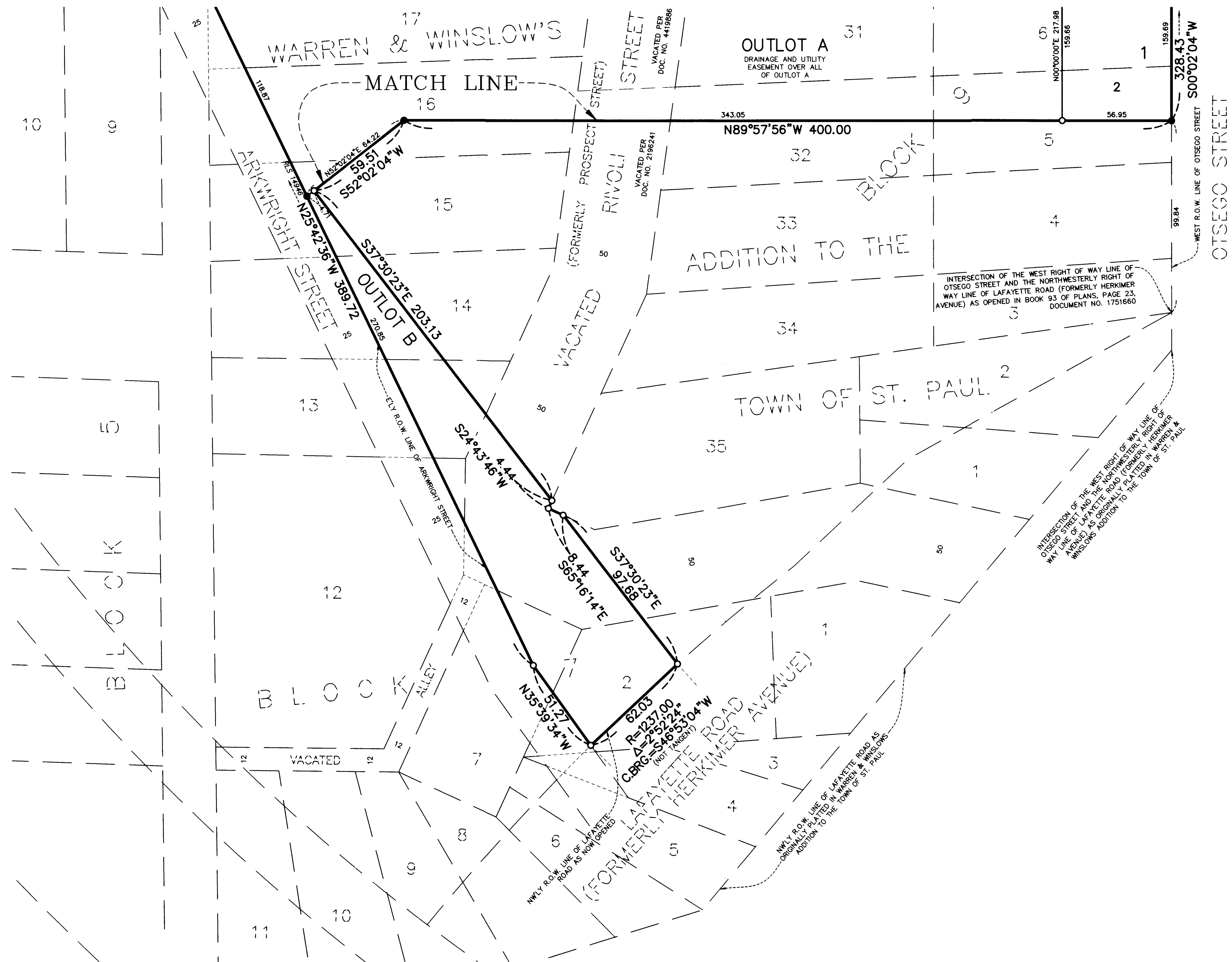
BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF OTSEGO STREET WHICH IS ASSUMED TO HAVE A BEARING OF N 00°02'04" E

- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT WITH CAP MARKED R.L.S. NO. 47481
- (202) DENOTES RECORD DIMENSION



INTERSECTION OF THE WEST RIGHT OF WAY LINE OF OTSEGO STREET AND THE NORTHWESTERLY RIGHT OF WAY LINE OF LAFAYETTE ROAD (FORMERLY HERKIMER AVENUE) AS OPENED IN BOOK 93 OF PLANS, PAGE 23, DOCUMENT NO. 1751660

# RIVOLI BLUFF



VICINITY MAP  
NOT TO SCALE

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