

BERWALD ADDITION



KNOW ALL MEN BY THESE PRESENTS: That the City of North Saint Paul, a Minnesota municipal corporation, fee owner of the following described property situated in the City of North Saint Paul, County of Ramsey, State of Minnesota:

Lot 14, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper, except the North 13.4 feet thereof;

and

Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper;

and

That part of Lot 28 lying southerly of the easterly extension of the south line of the North 13.4 feet of Lot 14, all in The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota;

and

All those parts of Lots 7, 8, 9, 10, 11, 22, and 23, Block 21, North St. Paul Proper, Ramsey County, Minnesota, described as follows:

Beginning at the southeast corner of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota; thence on an assumed bearing of North 00 degrees 17 minutes 56 seconds West, along the east line of said Lot 28, a distance of 301.05 feet; thence North 89 degrees 49 minutes 24 seconds East, a distance of 63.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 94.72 feet; thence North 89 degrees 42 minutes 04 seconds East, a distance of 154.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 33.35 feet to the south line of said Lot 11; thence South 51 degrees 17 minutes 34 seconds West, along the south line of said Lot 11 and also the south line of said Lots 9, 10, 22 and 23, a distance of 278.21 feet, to the point of beginning of the parcel of land described;

and

Those parts of Lots 1, 2, and 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, and Lots 2 and 3, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which are within a 60 foot wide strip of land, the centerline of said strip is described as follows:

Commencing at the Northwest corner of said Lot 2, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21; thence North (assumed bearing) 20 feet along the Northerly extension of the West line of said Lot 2; thence South 75 degrees 0 minutes 0 seconds West 34.16 feet to the point of beginning of the line to be described; thence North 75 degrees 0 minutes 0 seconds East 68.74 feet; thence Northeasterly 98.77 feet along a tangential curve concave to the Northwest having a radius of 200 feet and a central angle of 28 degrees 17 minutes 48 seconds; thence North 46 degrees 42 minutes 12 seconds East 39.59 feet and there terminating;

All of which lies South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39 according to the recorded plat thereof, Ramsey County, Minnesota;

and

Lots 1, 2, and 3, of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper, Ramsey County, Minnesota;

and

Lot 10 of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper except that part of Lot 10, The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota, lying northerly of the westerly extension of the north line of Lot 3, of said The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper.

And that Holiday Stationstores, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of North Saint Paul, County of Ramsey, State of Minnesota:

Lots 7 and 8, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper, All of which lies South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof Ramsey County, Minnesota;

and

That part of the West 15 feet of those portions of Lots 2, 3, 4, and 5, Block 21, North St. Paul Proper, which lies easterly of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper; and that part of said Lot 28 which lies Northerly of the Westerly extension of the South line of said Lot 5; and those parts of Lots 1, 2, 3, 4, 5 and 6, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, which lies southerly of:

A 60 foot wide strip of land, the centerline of said strip is described as follows:

Commencing at the Northwest corner of said Lot 2, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21; thence North (assumed bearing) 20 feet along the Northerly extension of the West line of said Lot 2; thence South 75 degrees 0 minutes 0 seconds West 34.16 feet to the point of beginning of the line to be described; thence North 75 degrees 0 minutes 0 seconds East 68.74 feet; thence Northeasterly 98.77 feet along a tangential curve concave to the Northwest having a radius of 200 feet and a central angle of 28 degrees 17 minutes 48 seconds; thence North 46 degrees 42 minutes 12 seconds East 39.59 feet and there terminating.

And lies South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof Ramsey County, Minnesota.

And that Berwald Investment Company, LLLP, Minnesota limited liability limited partnership, fee owner of the following described property situated in the City of North Saint Paul, County of Ramsey, State of Minnesota:

Those parts of the following described land lying southerly of the centerline of Centennial Drive as presently travelled:

Lot 2, Harris' Rearrangement No. 1 in Block 21 of North St. Paul Proper, except the South 11 feet thereof. Lots 3, 4, 5, 6 and 7, Harris' Rearrangement No. 1 in Block 21 of North St. Paul Proper;

and

Lots 8, 9, 10, 11, 12, 13, 14, 15 and 16, Harris' Re-arrangement No. 1 in Block 21 of North St. Paul Proper;

and

Those parts of Lots 1, and 21, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lie Southeasterly of a line drawn parallel with and distant 16.00 feet southeasterly of the northwesterly lines of said Lots 1 and 21.

All of which lie South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof, Ramsey County, Minnesota;

and

Those parts of Lots 2, 3, 4, and 5, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lie east of a line 15.00 feet east of the east line of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper,

All of which lie South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof, Ramsey County, Minnesota;

And which lies southerly of a 60 foot wide strip of land, the centerline of said strip is described as follows:

Commencing at the Northwest corner of said Lot 2, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21; thence North (assumed bearing) 20 feet along the Northerly extension of the West line of said Lot 2; thence South 75 degrees 0 minutes 0 seconds West 34.16 feet to the point of beginning of the line to be described; thence North 75 degrees 0 minutes 0 seconds East 68.74 feet; thence Northeasterly 98.77 feet along a tangential curve concave to the Northwest having a radius of 200 feet and a central angle of 28 degrees 17 minutes 48 seconds; thence North 46 degrees 42 minutes 12 seconds East 39.59 feet and there terminating.

and

That part of Lot 6, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lies east of the recorded plat of The North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper, Ramsey County, Minnesota.

and

Those parts of Lots 22 and 23 lying southeasterly of a line drawn parallel with and distant 16.00 feet southeasterly of the northwesterly lines thereof and those parts of Lots 7, 8 and 11 all in Block 21, North St. Paul Proper, Ramsey County, Minnesota,

All of which lie North and East of the following described line:

Commencing at the southeast corner of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, Ramsey Co., Minnesota, according to the recorded plat thereof, Ramsey County, Minnesota; thence on an assumed bearing of North 00 degrees 17 minutes 56 seconds West, along the east line of said Lot 28, to the north line of said Lot 7 and to the point of beginning of the line to be described; thence South 00 degrees 17 minutes 56 seconds East, along said east line of Lot 28, to a point 301.05 feet north of said southeast corner of Lot 28; thence North 89 degrees 49 minutes 24 seconds East, a distance of 63.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 94.72 feet; thence North 89 degrees 42 minutes 04 seconds East, a distance of 154.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 33.35 feet to the south line of said Lot 11 and said line there terminating;

and

Those parts of Lots 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lie West of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper and Harris' Re-arrangement No. 1 in Block 21 of North St. Paul Proper;

and

That part of Lot 28, The North St. Paul Land Co's Re-Arrangement No. 2 in Block 21 of North St. Paul Proper, lying between the Easterly extension of the South line of the North 13.4 feet of Lot 14, said addition and the Westerly extension of the South line of Lot 5, Block 21, North St. Paul Proper.

and

That part of Lot 10, The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota, lying northerly of the westerly extension of the north line of Lot 3, of said The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper.

And that Berwald, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of North Saint Paul, County of Ramsey, State of Minnesota:

Those parts of the following described land lying northerly of the centerline of Centennial Drive as presently travelled:

Lot 2, Harris' Rearrangement No. 1 in Block 21 of North St. Paul Proper, except the South 11 feet thereof. Lots 3, 4, 5, 6 and 7, Harris' Rearrangement No. 1 in Block 21 of North St. Paul Proper;

and

Lots 8, 9, 10, 11, 12, 13, 14, 15 and 16, Harris' Re-arrangement No. 1 in Block 21 of North St. Paul Proper;

and

Those parts of Lots 1, and 21, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lie Southeasterly of a line drawn parallel with and distant 16.00 feet southeasterly of the northwesterly lines of said Lots 1 and 21.

All of which lie South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof, Ramsey County, Minnesota;

and

Those parts of Lots 2, 3, 4, and 5, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lie east of a line 15.00 feet east of the east line of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper,

All of which lie South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof, Ramsey County, Minnesota;

And which lies southerly of a 60 foot wide strip of land, the centerline of said strip is described as follows:

Commencing at the Northwest corner of said Lot 2, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21; thence North (assumed bearing) 20 feet along the Northerly extension of the West line of said Lot 2; thence South 75 degrees 0 minutes 0 seconds West 34.16 feet to the point of beginning of the line to be described; thence North 75 degrees 0 minutes 0 seconds East 68.74 feet; thence Northeasterly 98.77 feet along a tangential curve concave to the Northwest having a radius of 200 feet and a central angle of 28 degrees 17 minutes 48 seconds; thence North 46 degrees 42 minutes 12 seconds East 39.59 feet and there terminating.

and

That part of Lot 6, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lies east of the recorded plat of The North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper, Ramsey County, Minnesota.

and

Those parts of Lots 22 and 23 lying southeasterly of a line drawn parallel with and distant 16.00 feet southeasterly of the northwesterly lines thereof and those parts of Lots 7, 8 and 11 all in Block 21, North St. Paul Proper, Ramsey County, Minnesota,

All of which lie North and East of the following described line:

Commencing at the southeast corner of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, Ramsey Co., Minnesota, according to the recorded plat thereof, Ramsey County, Minnesota; thence on an assumed bearing of North 00 degrees 17 minutes 56 seconds West, along the east line of said Lot 28, to the north line of said Lot 7 and to the point of beginning of the line to be described; thence South 00 degrees 17 minutes 56 seconds East, along said east line of Lot 28, to a point 301.05 feet north of said southeast corner of Lot 28; thence North 89 degrees 49 minutes 24 seconds East, a distance of 63.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 94.72 feet; thence North 89 degrees 42 minutes 04 seconds East, a distance of 154.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 33.35 feet to the south line of said Lot 11 and said line there terminating;

and

Those parts of Lots 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lie West of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper and Harris' Re-arrangement No. 1 in Block 21 of North St. Paul Proper;

and

That part of Lot 28, The North St. Paul Land Co's Re-Arrangement No. 2 in Block 21 of North St. Paul Proper, lying between the Easterly extension of the South line of the North 13.4 feet of Lot 14, said addition and the Westerly extension of the South line of Lot 5, Block 21, North St. Paul Proper.

and

That part of Lot 10, The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota, lying northerly of the westerly extension of the north line of Lot 3, of said The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper.

And that Horizon Holdings, LLC, a Minnesota limited liability Company, fee owner of the following described property situated in the City of North Saint Paul, County of Ramsey, State of Minnesota:

Lots 9, 10, 11, 12 and 13, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper;

and

The North 13.4 feet of Lot 14, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper.

And that Tranwanger Investments, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of North Saint Paul, County of Ramsey, State of Minnesota:

Lots 4, 5, 6, 7, 8 and 9 of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper, Ramsey County, Minnesota;

and

The South 11 feet of Lot 2, and all of Lot 1, Harris' Re-arrangement No. 1 in Block 21 of North St. Paul Proper, Ramsey County, Minnesota.

BERWALD ADDITION

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

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 27th day of December, 2021.

SIGNED: CITY OF NORTH SAINT PAUL

[Signature]
TERRELL J. FRIEDL, Mayor
[Signature]
Brian Frandl, City Manager/Clerk

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 27th day of December, 2021, by [Signature], Mayor and by [Signature], City Manager/Clerk of the City of North Saint Paul, a Minnesota municipal corporation, on behalf of the corporation.

[Signature]
LISA RITCHIE
Notary Public, RAMSEY County, Minnesota
My Commission Expires JANUARY 31, 2026

In witness whereof said Holiday Stationstores, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 17th day of December, 2021.

SIGNED: HOLIDAY STATIONSTORES, LLC

[Signature]
Gary Brant, its VP Operations

STATE OF Minnesota
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 17th day of December, 2021, by [Signature], as VP Operations, of Holiday Stationstores, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature]
Shelly Schilling
Notary Public, Hennepin County, Minnesota
My Commission Expires 1-31-2026

In witness whereof said Berwald Investment Company, LLLP, a Minnesota limited liability limited partnership, has caused these presents to be signed by its proper partners this 21st day of December, 2021.

SIGNED: BERWALD INVESTMENT COMPANY, LLLP

[Signature]
Eugene Berwald, Partner
[Signature]
Kenneth Berwald, Partner

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 21st day of December, 2021, by Eugene Berwald, Partner, of Berwald Investment Company, LLLP, a Minnesota limited liability limited partnership, on behalf of the partnership.

[Signature]
THOMAS J. ROONEY
Notary Public, Washington County, Minnesota
My Commission Expires 1-31-2025

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 21st day of December, 2021, by Kenneth Berwald, Partner, of Berwald Investment Company, LLLP, a Minnesota limited liability limited partnership, on behalf of the partnership.

[Signature]
THOMAS J. ROONEY
Notary Public, Washington County, Minnesota
My Commission Expires 1-31-2025

In witness whereof said Berwald, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 21st day of December, 2021.

SIGNED: BERWALD, LLC

[Signature]
Kenneth Berwald, its Sec. Treasurer

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 21st day of December, 2021, by Kenneth Berwald, as Sec. Treasurer, of Berwald, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature]
THOMAS J. ROONEY
Notary Public, Washington County, Minnesota
My Commission Expires 1-31-2025

In witness whereof said Horizon Holdings, LLC, a Minnesota limited liability Company, has caused these presents to be signed by its proper officer this 21st day of December, 2021.

SIGNED: HORIZON HOLDINGS, LLC

[Signature]
Julie A. Finley, Chief Manager

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 21st day of December, 2021, by Julie A. Finley, as Chief Manager of Horizon Holdings, LLC, a Minnesota limited liability Company, on behalf of the company.

[Signature]
LISA RITCHIE
Notary Public, RAMSEY County, Minnesota
My Commission Expires JANUARY 31, 2026

In witness whereof said Tranwanger Investments, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 21st day of December, 2021.

SIGNED: TRANWANGER INVESTMENTS, LLC

[Signature]
Ross Ellwanger, Chief Manager

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 21st day of DECEMBER, 2021, by Ross Ellwanger, as Chief Manger of Tranwanger Investments, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature]
LISA RITCHIE
Notary Public, RAMSEY County, MN
My Commission Expires JANUARY 31, 2026

I, James E. Napier, 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 or will be correctly set within one year of recording this plat; 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 16th day of December, 2021.

[Signature]
James E. Napier
James E. Napier, Land Surveyor
Minnesota License No. 25343

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing Surveyor's Certificate was acknowledged before me this 16th day of December, 2021, by James E. Napier, a Licensed Land Surveyor.

[Signature]
Lanae Mack
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2027

CITY OF NORTH SAINT PAUL
We do hereby certify that on the 27th day of December, 2021, the City Council of the City of North Saint Paul, Minnesota, approved this plat. Also the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

[Signature], Mayor
[Signature], City 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 18th day of December, 2021.

Heather L. Bestler, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 29th day of December, 2021.

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

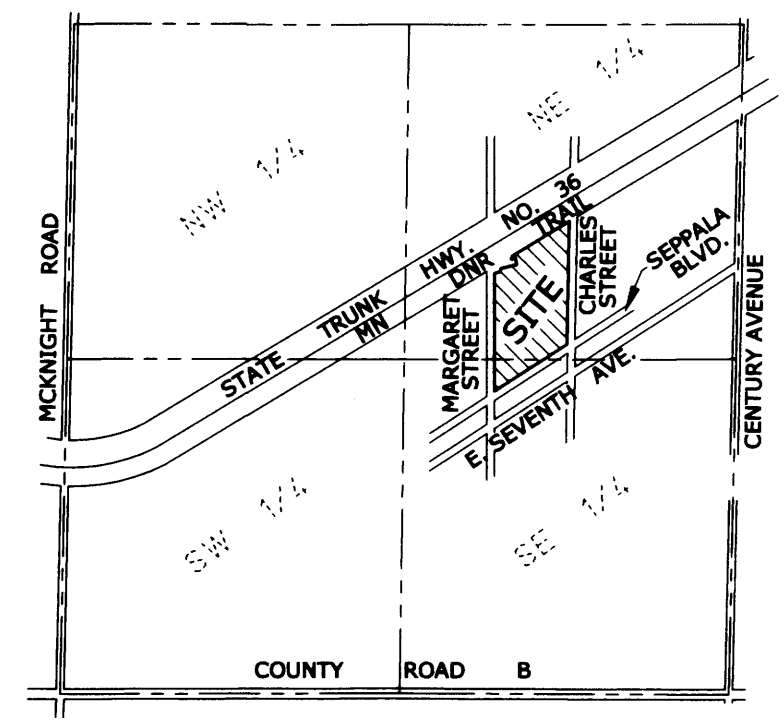
REGISTRAR OF TITLES
COUNTY OF RAMSEY, STATE OF MINNESOTA
I hereby certify that this plat of BERWALD ADDITION was filed in the office of the Registrar of Titles for public record on this 28th day of December, 2021, at 12 o'clock P.M., and was duly filed in Book 53 of Plats, Pages 16, 17 and 18 as Document Number 272215.

Deputy Registrar of Titles



BERWALD ADDITION

"COPY"



VICINITY MAP
 SEC.12-T29N-R22 W
 RAMSEY COUNTY, MINNESOTA
 (NOT TO SCALE)

NORTH

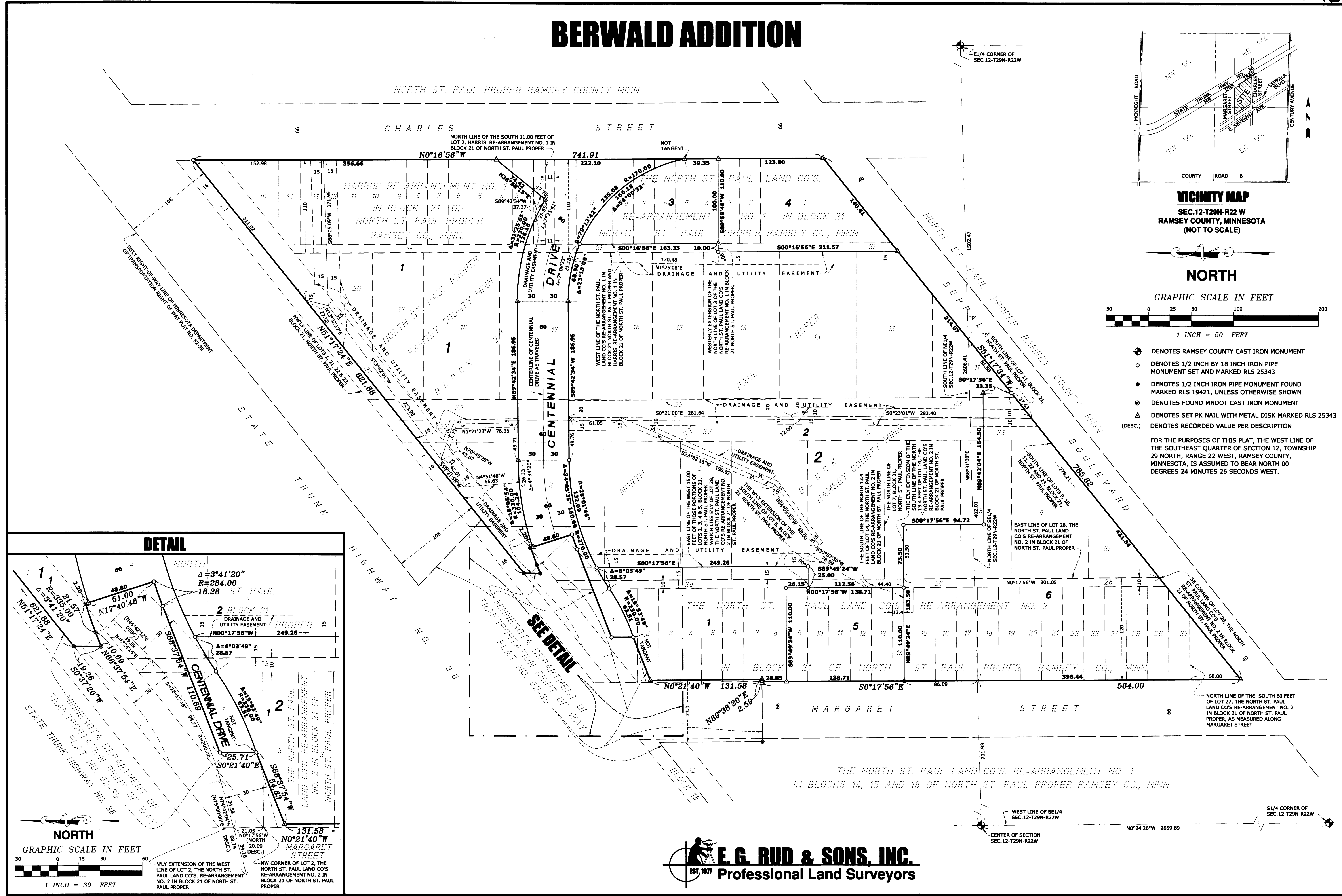
GRAPHIC SCALE IN FEET



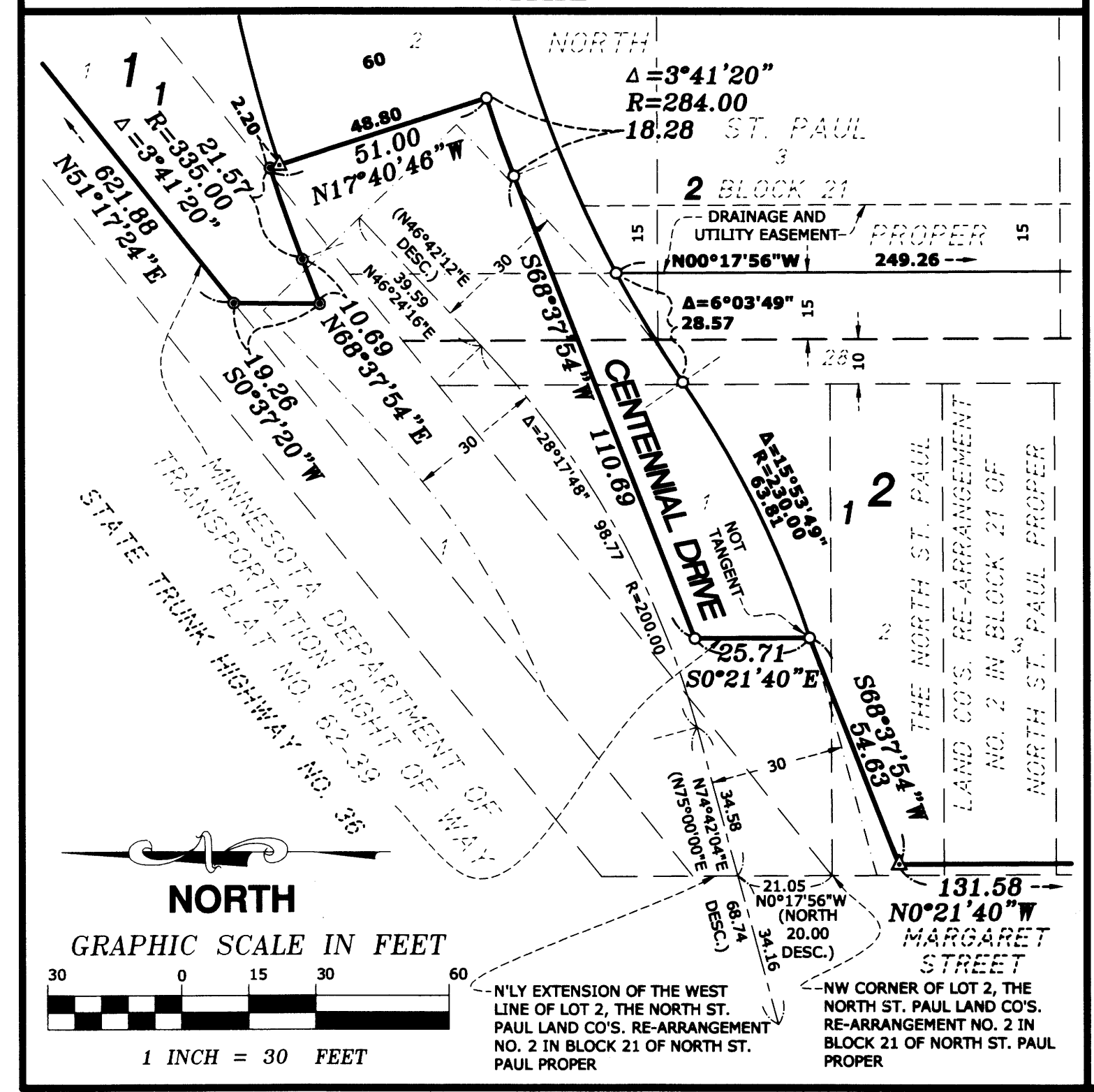
1 INCH = 50 FEET

- ◆ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 18 INCH IRON PIPE MONUMENT SET AND MARKED RLS 25343
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND MARKED RLS 19421, UNLESS OTHERWISE SHOWN
- ⊙ DENOTES FOUND MNDOT CAST IRON MONUMENT
- ▲ DENOTES SET PK NAIL WITH METAL DISK MARKED RLS 25343 (DESC.)
- DENOTES RECORDED VALUE PER DESCRIPTION

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 22 WEST, RAMSEY COUNTY, MINNESOTA, IS ASSUMED TO BEAR NORTH 00 DEGREES 24 MINUTES 26 SECONDS WEST.



DETAIL



E. G. RUD & SONS, INC.
 Professional Land Surveyors
 EST. 1877