

UNIVAR ADDITION

Know All Persons By These Presents that the UNIVAR CORPORATION, a Delaware Corporation, owner of the following described property situated in the County of Ramsey, State of Minnesota, to wit:

All of Lots 1 through 6, Block 11, and all of Blocks 10 and 12 in Edmund Rice's 4th Addition, Ramsey County, Minnesota; those parts of Blocks 12, 13, 16, 17, 18 and 19, Edmund Rice's Trout Brook Addition to the City of St. Paul, Ramsey County, Minnesota; those parts of vacated Cayuga, Walton, Vale, Whitall and Bank Streets; that part of the vacated alley in Block 12, Edmund Rice's Trout Brook Addition lying within the following described line:

Beginning at the northeast corner of Lot 1, Block 11, of said Edmund Rice's 4th Addition; thence South 0 degrees 1 minute 24 seconds East, assumed bearing, a distance of 252.05 feet, along the east line of said Lots 1 through 6 of Block 11 and said east line's southerly prolongation to the intersection with the centerline of said Cayuga Street vacated; thence North 89 degrees 45 minutes 12 seconds East, along said centerline, a distance of 111.25 feet to the intersection with the west line of Westminster Street; thence South 0 degrees 27 minutes 37 seconds West a distance of 1461.66 feet to the intersection with a line parallel with the south line of the Southwest Quarter of Section 29, Township 29 North, Range 22 West said parallel line intersects the west line of said Southwest Quarter distant 147.58 feet north of the southwest corner of said Southwest Quarter; thence South 89 degrees 19 minutes 56 seconds West a distance of 133.31 feet along said parallel line to the west line of said Southwest Quarter; thence on a bearing of South a distance of 90.97 feet along said west line of the Southwest Quarter to the southeast corner of Lot 13, said Block 18; thence North 87 degrees 54 minutes West a distance of 23.26 feet along the south line of said Lot 13 to a point 50 feet radially distant, northeasterly from the centerline of Burlington Northern Inc.'s most easterly main line railroad track; thence northwesterly along a non-tangential curve to the right a distance of 298.44 feet, radius 2522.21 feet, central angle 6 degrees 46 minutes 46 seconds, tangent bears North 21 degrees 23 minutes 17 seconds West, said line being parallel and concentric with said centerline of main line railroad track; thence North 14 degrees 36 minutes 31 seconds West a distance of 835.64 feet along a line 50 feet northeasterly of and parallel to said centerline of main line railroad track; thence northwesterly along a tangential curve to the left a distance of 574.60 feet, radius 2390.23 feet, central angle 13 degrees 46 minutes 25 seconds, said line being parallel and concentric with said centerline of main line railroad track; thence North 28 degrees 22 minutes 56 seconds, tangent to said curve, a distance of 177.86 feet along a line 50 feet northeasterly of and parallel to said centerline of main line railroad track to the southeasterly right of way line of former Mississippi Street; thence North 44 degrees 02 minutes 33 seconds East, along said southeasterly right of way line of former Mississippi Street a distance of 31.90 feet to the south line of York Avenue; thence South 89 degrees 58 minutes 55 seconds East along said south line a distance of 632.27 feet to the point of beginning.

Has caused the same to be surveyed, platted and known as UNIVAR ADDITION and do hereby dedicate to the public for public use forever the court, Outlot B, and drainage and utility easements as shown on this plat.

In witness whereof said UNIVAR CORPORATION has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 19th day of AUGUST, 1981.

Signed: Univar Corporation

A. E. Engedrecht its Sr Vice President
Harry Speiser its Secretary

STATE OF WASHINGTON
COUNTY OF ISLAND

The foregoing instrument was acknowledged before me this 19th day of August, 1981, by A. E. ENGEDRECHT, Sr. Vice President and HARRY SPEISER, SECRETARY of UNIVAR CORPORATION, a Delaware Corporation, on behalf of the corporation.

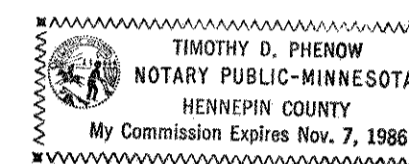
Madeline L. Johnson
Notary Public, ISLAND County, WASHINGTON
My Commission Expires FEB. 15, 1983

I, Dennis J. Purcell, hereby certify that I have surveyed and platted the property described in the dedication of this plat as UNIVAR ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat and there are no wetlands, easements or public highways other than as shown thereon.

Dennis J. Purcell
Dennis J. Purcell, Land Surveyor
Minnesota Registration No. 13594

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 11th day of August, 1981.



Timothy D. Phenow
Notary Public, Hennepin County, Minnesota
My Commission Expires Nov 7, 1986

Approved and accepted by the City Council of the City of St. Paul, Minnesota, this 16th day of Sept., 1981.

Albert B. Olson
Clerk

No delinquent taxes and transfer entered this 2nd day of September, 1981.

Lou Ma Kennel Director By P. Loney Deputy
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 8th day of September, 1981.

F. R. Kvidera
F. R. Kvidera, Acting Ramsey County Surveyor

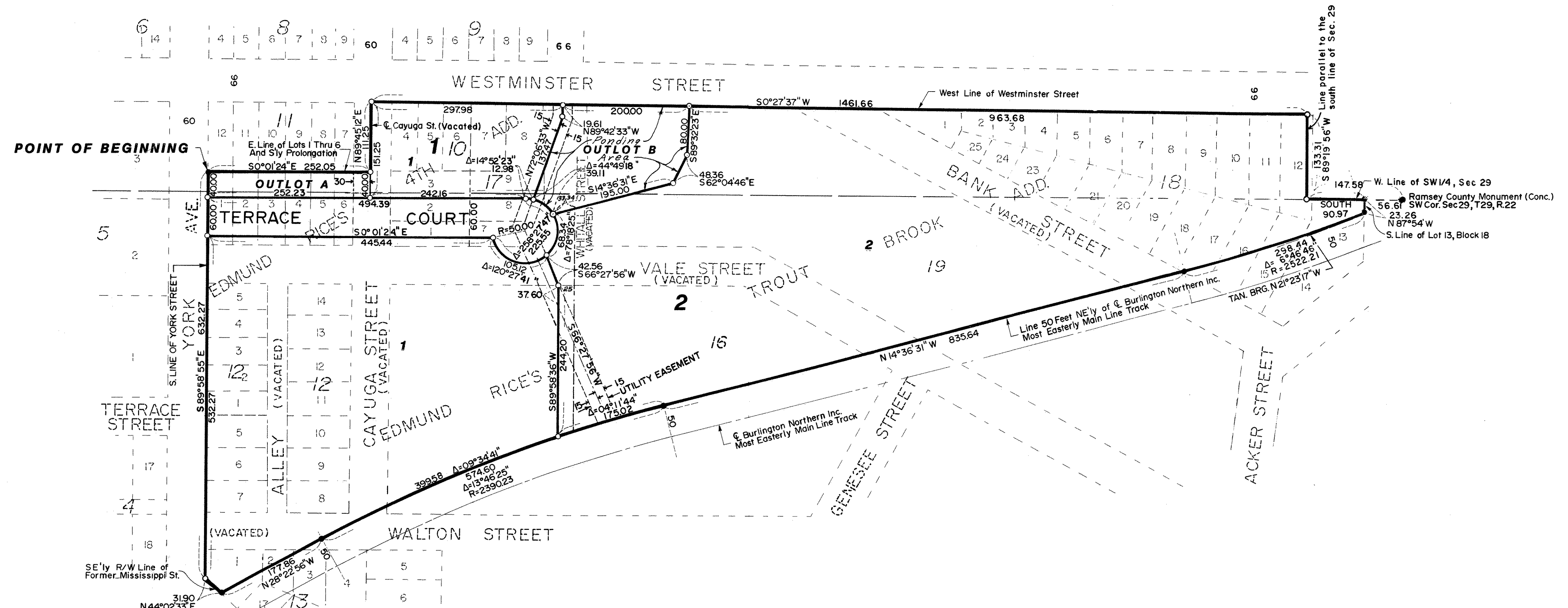
COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of UNIVAR ADDITION was filed in this office this 10th day of SEPTEMBER, 1981, at 10:10 o'clock A.M. and was filed in Book 93 of Plats, Pages 39 and 40, as Document No. 2126144.

By _____ Deputy
Eugene H. Gibbons, County Recorder



UNIVAR ADDITION



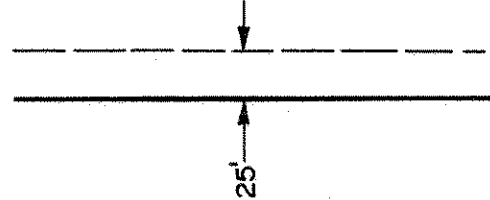
SE'ly R/W Line of Former Mississippi St.
 31.90
 $N44^{\circ}02'33''E$



SCALE 1 INCH = 100 FEET
 100 0 100
 SCALE IN FEET

BEARINGS ARE ON AN ASSUMED DATUM
 ● INPLACE IRON MONUMENT
 ○ SET IRON MONUMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 25 FEET IN WIDTH AND ADJOINING LOT LINE WHERE SHOWN, UNLESS OTHERWISE INDICATED ON THE PLAT.