

CROSBY LAKE BUSINESS PARK 3RD ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Port Authority of the City of Saint Paul, a Minnesota Corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

All that part of Government Lot 2, Section 14, Township 28 North, Range 23 West that is described as follows: Beginning at the Southwest corner of said Government Lot 2; thence North 89 degrees 52 minutes 37 seconds East, on an assumed bearing along the South line of said Government Lot 2, a distance of 155.66 feet; thence North 38 degrees 52 minutes 14 seconds East a distance of 147.48 feet; thence North 47 degrees 15 minutes 12 seconds East a distance of 155.80 feet to the Southwest corner of Lot 1, Block 1, Crosby Lake Business Park 2nd Addition; thence North 38 degrees 50 minutes 15 seconds West, along the Southwesterly line of said Lot 1, a distance of 298.21 feet; thence to the right on a tangential curve concave to the east and having a central angle of 90 degrees 00 minutes 00 seconds with a radius of 100.00 feet for an arc distance of 157.08 feet to the Southerly right-of-way line of the Chicago, Milwaukee and St. Paul Railroad; thence South 51 degrees 09 minutes 45 seconds West, along said right-of-way line, a distance of 244.62 feet to the West line of said Government Lot 2; thence South 0 degrees 02 minutes 00 seconds West, along said West line, a distance of 440.39 feet to the point of beginning;

AND

All that part of Block 41 and Stewart Avenue, vacated, of West End, according to the plat thereof on file and of record in Book V of Town Plats, Page 41, in the office of the Register of Deeds of Ramsey County, Minnesota, that lies southerly of the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad;

AND

All that part of Government Lot 3, Section 14, Township 28 North, Range 23 West, described as follows: Commencing at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 14, Township 28 North, Range 23 West, which point is located by an iron monument in the center of Montreal Avenue at its intersection with the West sixteenth (1/16) line of said Section 14; thence west along the center line of Montreal Avenue 705.12 feet to an iron monument; thence South 14 degrees 58 minutes East 527.66 feet to an iron monument; thence North 47 degrees 16 minutes East 220.20 feet to an iron monument; thence North 61 degrees 45 minutes East 183.71 feet to an iron monument; thence North 45 degrees 33 minutes East 284.52 feet to an iron monument; thence North 69 degrees 23 minutes East 44 feet to an iron monument on said West sixteenth (1/16) line in said Section 14; thence north along said West sixteenth (1/16) line a distance of 57 feet to the point of beginning;

And that part of Government Lot 3, Section 14, Township 28 North, Range 23 West described as follows: Beginning at the Southeast corner of the Southwest quarter of the Northwest quarter of said Section 14; thence south along the West sixteenth (1/16) line of said Section 14 a distance of 57.0 feet; thence northeasterly on a straight line to a point on the North line of said Government Lot 3 distant 107 feet easterly of the point of beginning; thence westerly along the North line of said Government Lot 3 a distance of 107.0 feet to the point of beginning.

Except all that part of the above described property that lies southwesterly of a line run parallel with and distant 100 feet northeasterly of the first following described line and southeasterly of a line run parallel with and distant 100 feet northwesterly of the second following described line:

Line 1: From a point on the East and West quarter line of said Section 14, distant 658.89 feet East of the West quarter corner thereof; run northerly at an angle of 92 degrees 43 minutes with said East and West quarter line (when measured from east to north) for 186.35 feet to the point of beginning of the line to be described; thence run southeasterly along last described course for 100 feet; thence deflect to the left on a 1 degree 32 minutes 10 seconds curve (delta angle 16 degrees 51 minutes 24 seconds) for 1097.3 feet and there terminating

Line 2: From a point on the East and West Quarter line of said Section 14, distant 658.89 feet East of the West quarter corner thereof, run southerly at an angle of 92 degrees 43 minutes with said East and West quarter line (when measured from west to south) for 466.29 feet; thence deflect to the left at an angle of 16 degrees 51 minutes 24 seconds for 69.6 feet; thence deflect to the left at an angle of 94 degrees 16 minutes 52 seconds for 668.09 feet; thence deflect to the left at an angle of 11 degrees 16 minutes 40 seconds for 333.66 feet to the point of beginning of the line to be described; thence run southwesterly on the last described course for 100 feet; thence deflect to the right on a 2 degrees 25 minutes 16 seconds curve (delta angle 11 degrees 16 minutes 40 seconds) for 465.81 feet; thence deflect to the left on a 2 degrees 00 minutes curve (delta angle 20 degrees 30 minutes) for 1025 feet and there terminating.

Has caused the same to be surveyed and platted as CROSBY LAKE BUSINESS PARK 3RD ADDITION and does hereby dedicate to the public for public use forever the utility easement as shown on this plat.

In witness whereof said Port Authority of the City of Saint Paul, a Minnesota Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 25 day of MARCH, 1997.

Signed: Port Authority of the City of Saint Paul
W. Andrew Ross its CHAIR
Michael D. Goldner its COMMISSIONER
State of Minnesota
County of Ramsey

The foregoing instrument was acknowledged before me this 25 day of MARCH, 1997, by W. Andrew Ross, CHAIR and by Michael D. Goldner, COMMISSIONER of Port Authority of the City of Saint Paul, a Minnesota Corporation, on behalf of the corporation.

Notary Public, Ramsey County, Minnesota
My Commission Expires 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as CROSBY LAKE BUSINESS PARK 3RD ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; 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 wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Richard C. Person, Land Surveyor
Minnesota License Number 23300

State of Minnesota
County of Ramsey

The foregoing Surveyor's Certificate was acknowledged before me this 25 day of MARCH, 1997, by Richard C. Person, a Licensed Land Surveyor.

Notary Public, Ramsey County, Minnesota
My Commission Expires 1/31/2000

City of Saint Paul

I do hereby certify that on the 26 day of March, 1997, the City Council of the City of Saint Paul, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

Frances Swanson
Clerk

Taxes payable in the year 1997 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 18th day of April, 1997.

Michelle Simmons, Director
Department of Property Taxation
By K. Byrmark, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 21st day of April, 1997 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

By Ronald F. Meyer, Deputy
David D. Claypool, L.S.
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of CROSBY LAKE BUSINESS PARK 3RD ADDITION was filed in the office of the County Recorder for public record on this 23rd day of APRIL, 1997, at 12:32 o'clock P.M. and was duly filed in Book 113 of Plats, Pages 5 and 6, as Document Number 2989056.

Deputy County Recorder

