

THE HEIGHTS

KNOW ALL PERSONS BY THESE PRESENTS: That Port Authority of the City of Saint Paul, a public body corporate and politic organized and existing 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:

Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11 and 12, Block 1, Furness' Garden Lots;
Lots 1 and 3, and the South half of Lot 2, Block 5, Furness' Garden Lots;
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 6, Furness' Garden Lots;
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 7, Furness' Garden Lots;
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 13, Furness' Garden Lots;

And those parts of Keller Street, Vassar Avenue, Center Street, and Lake Como and Phalen Avenue, vacated, lying easterly of Winthrop Street, formerly Winthrop Avenue, and lying westerly of McKnight Road, formerly East Avenue, all as dedicated on the recorded plat of FURNESS' GARDEN LOTS;

And

Blocks 1, 2, 3, 4, 5, 6, 7 and 8, HARVESTER HEIGHTS, together with all the alleys in said Blocks, vacated, as dedicated on the recorded plat of HARVESTER HEIGHTS, together with those parts of Lake Como and Phalen Avenue, Sherwood Avenue, Helen Street and Prospect Avenue, vacated, lying easterly of Winthrop Street, formerly Winthrop Avenue, and lying westerly of McKnight Road, formerly East Avenue, all as dedicated on said plat of HARVESTER HEIGHTS, and that part of Howard Avenue, vacated, lying northerly of Ivy Avenue, formerly Autumn Street, as dedicated on said plat of HARVESTER HEIGHTS.

Has caused the same to be surveyed and platted as THE HEIGHTS, and does hereby dedicate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat, does hereby dedicate to the City of Saint Paul the perpetual easements for municipal utility and water services as shown on this plat, and does hereby donate to the City of Saint Paul the Park as shown on this plat.

In witness whereof said Port Authority of the City of Saint Paul, a public body corporate and politic organized and existing under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this 26th day of September, 2023.

Signed: PORT AUTHORITY OF THE CITY OF SAINT PAUL

[Signature] its PRESIDENT

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 26th day of September, 2023 by Todd P. Hurley, as President of Port Authority of the City of Saint Paul, a public body corporate and politic organized and existing under the laws of the State of Minnesota, on behalf of the public body.

Linda K. Williams Linda K. Williams
Signature Printed Name, Notary
Notary Public, Hennepin County, Minnesota
My Commission Expires 1/31/2027

SURVEYORS CERTIFICATION

I Max L. Stanislawski 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 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 26th day of SEPTEMBER, 2023.

[Signature]
Max L. Stanislawski, Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 26th day of September, 2023, by Max L. Stanislawski, a Licensed Land Surveyor.

[Signature] Brian Pechacek
Signature Printed Name, Notary
Notary Public, Washington County, Minnesota
My Commission Expires 1/31/27

CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the 20 day of September, 2023, the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

By: Sherril Moore, City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2023 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 27th day of September, 2023.

_____, Ramsey County Auditor/Treasurer By: _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes Section 383A.42, this plat has been approved this 27th day of September, 2023.

[Signature]
Daniel D. Baar, LS
Ramsey County Surveyor

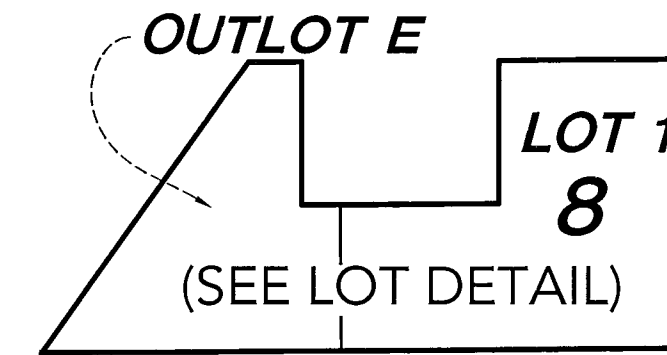
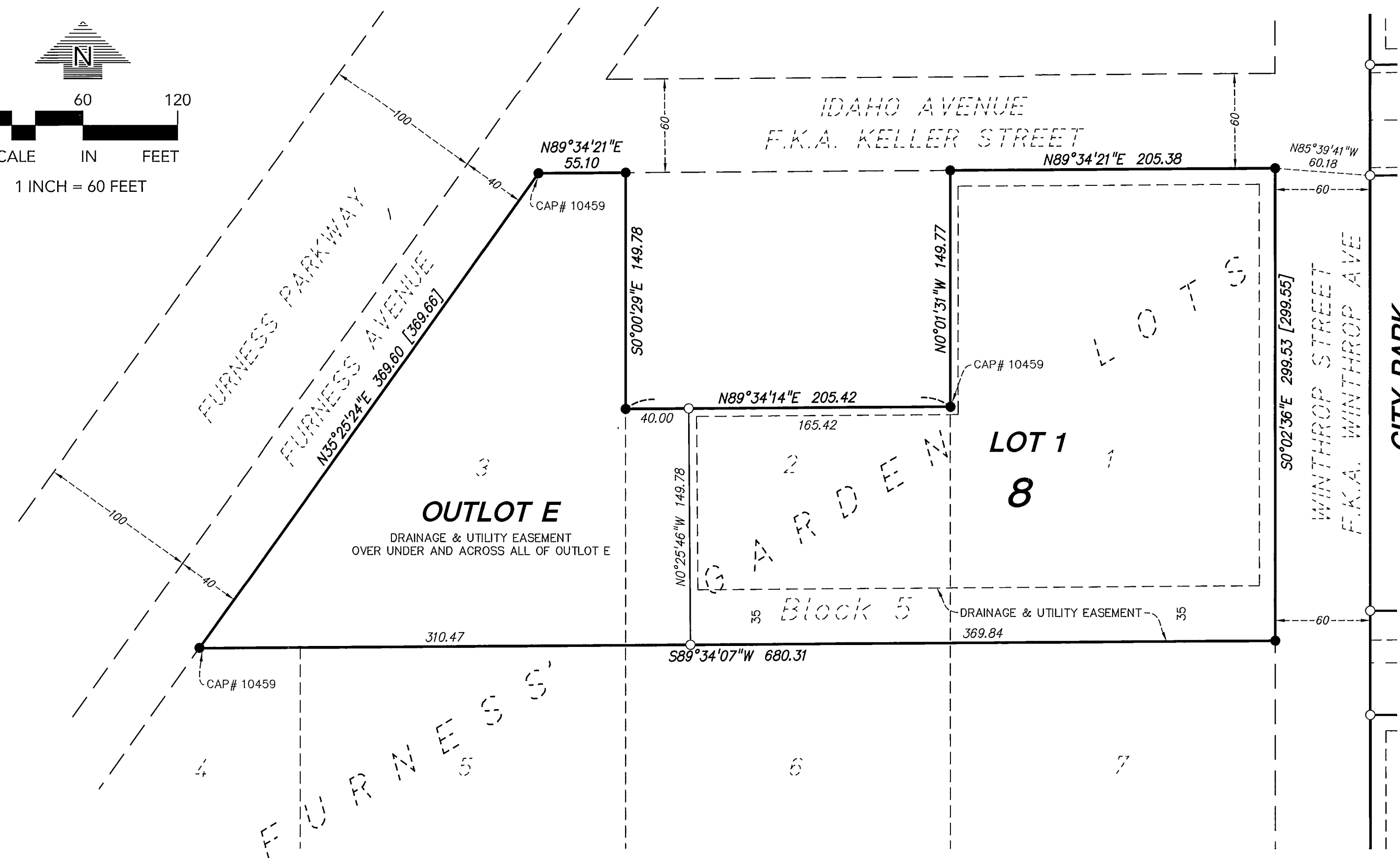
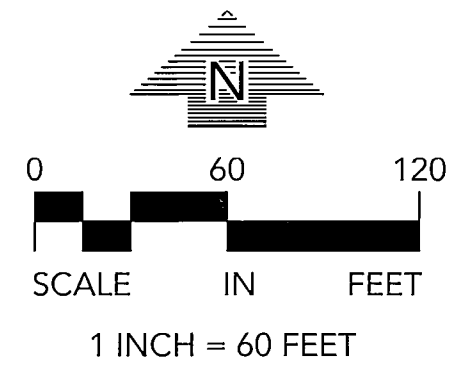
REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

I hereby certify that this plat of THE HEIGHTS was recorded in the office of the Registrar of Titles for public record on this 27th day of September, 2023, at 11:30 o'clock A.M. and was duly filed in Book 53/54 of Plats, Pages 47, 48, 49, 50, 1, 2, and 3, as Document Number 2761923.

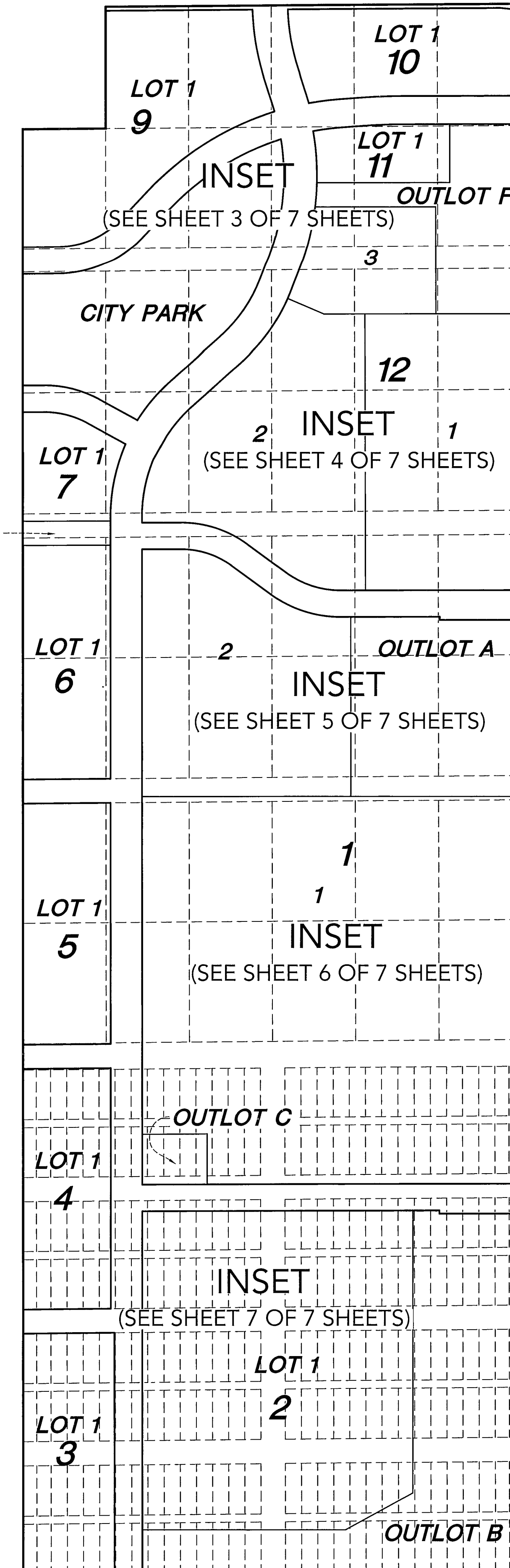
Deputy Registrar of Titles

THE HEIGHTS

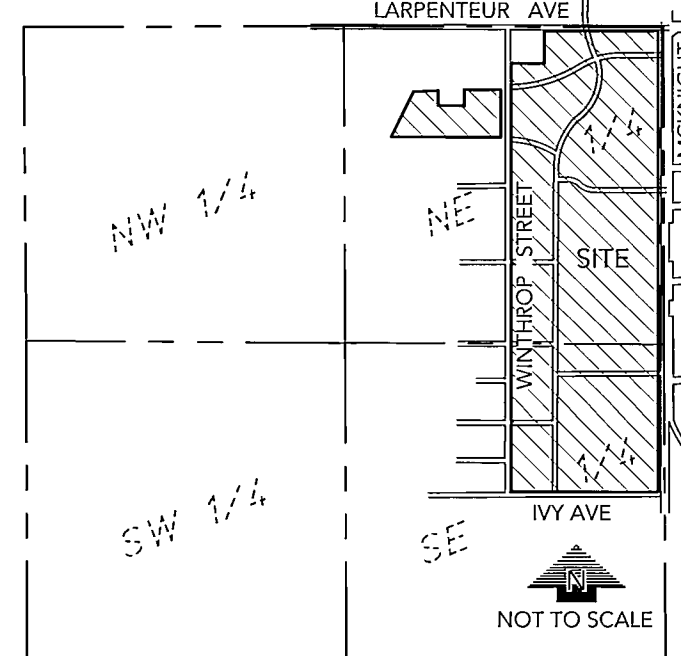
LOT DETAIL



OUTLOT D



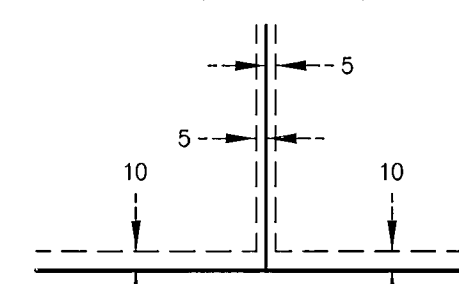
VICINITY MAP



THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 29, RANGE 22, IS ASSUMED TO HAVE A BEARING OF 50°08'24"E

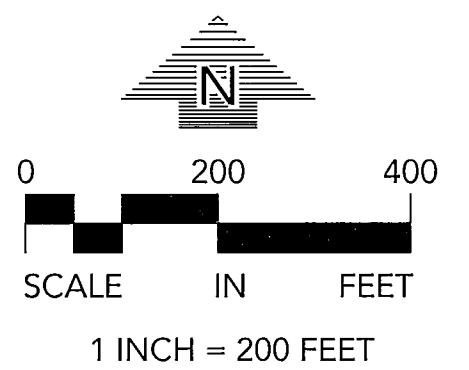
- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET, MARKED "LS 48988"
- DENOTES 1/2 INCH IRON PIPE FOUND AND MARKED "LS 48988", UNLESS SHOWN OTHERWISE
- DENOTES FOUND RAMSEY COUNTY CAST IRON MONUMENT
- F K A DENOTES FORMERLY KNOWN AS
- C S A H DENOTES COUNTY STATE AID HIGHWAY
- [#### #] DENOTES DISTANCE PER THE PLAT OF FURNESS' GARDEN LOTS

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



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING PUBLIC WAYS, AS SHOWN ON THIS PLAT

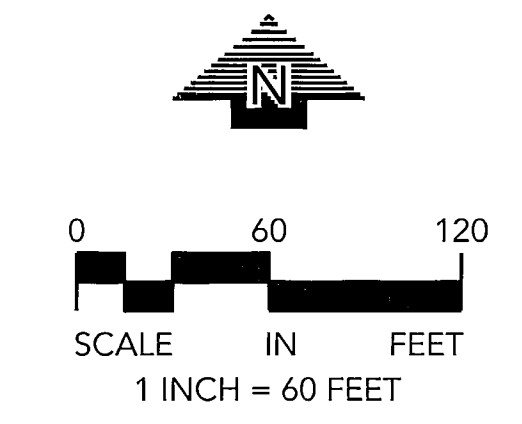
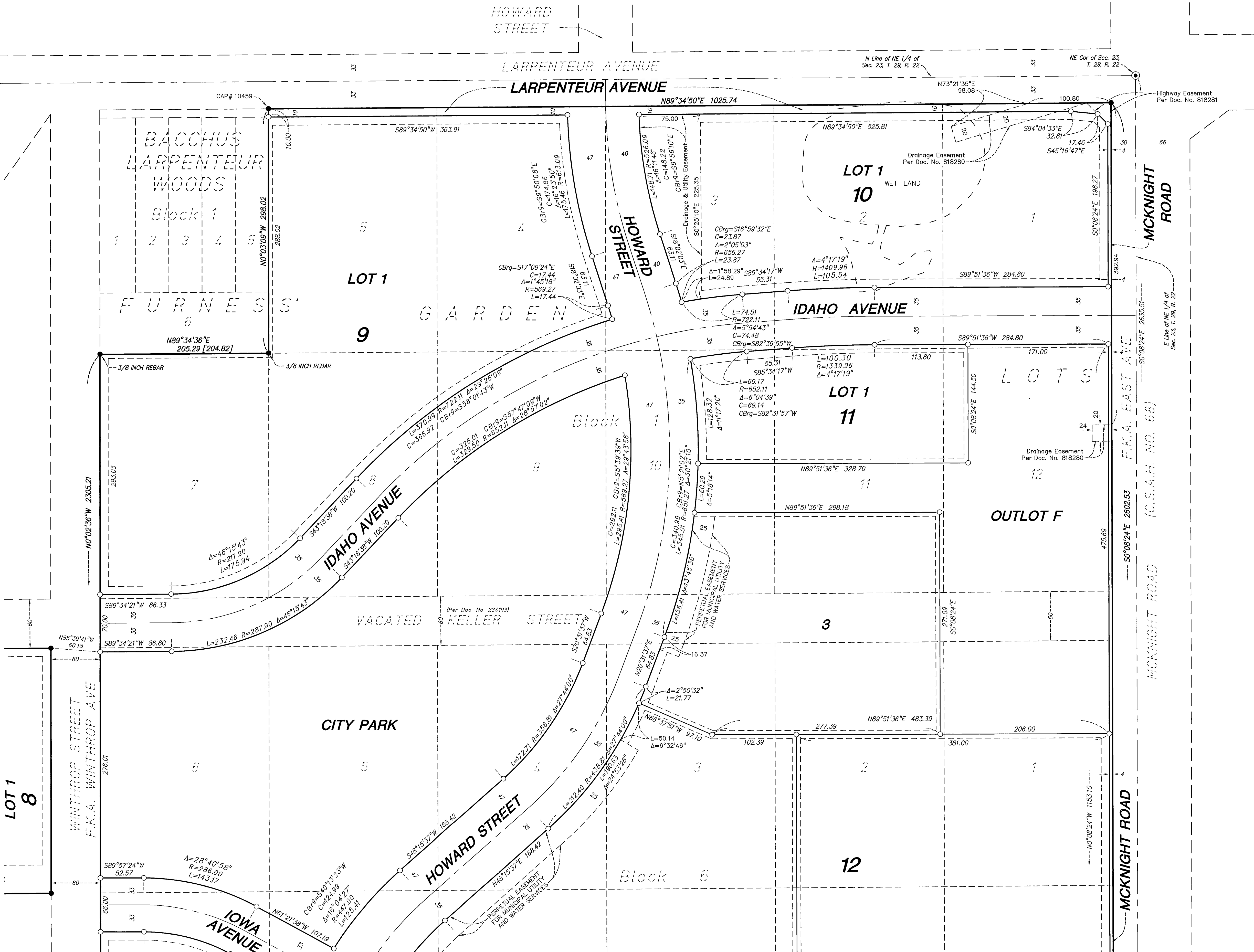
INSET DETAIL



THE HEIGHTS

COPY

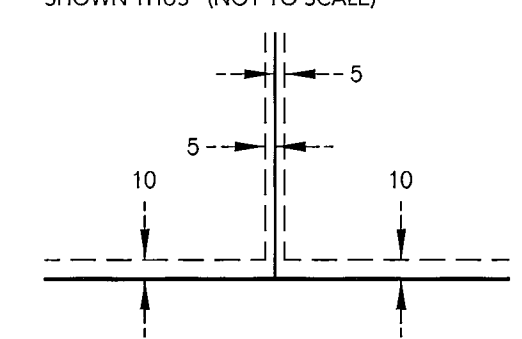
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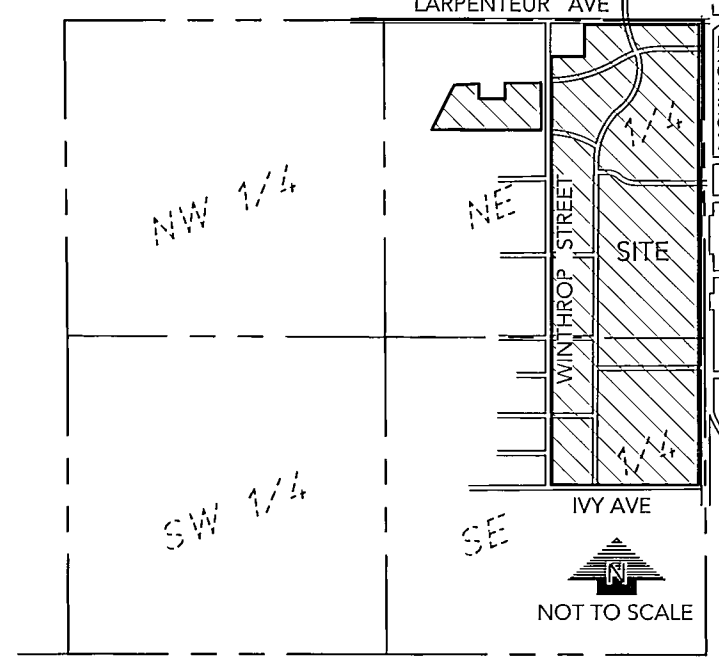
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- C.S.A.H. DENOTES COUNTY STATE AID HIGHWAY
- [####] DENOTES DISTANCE PER THE PLAT OF BACCHUS LARPEUR WOODS

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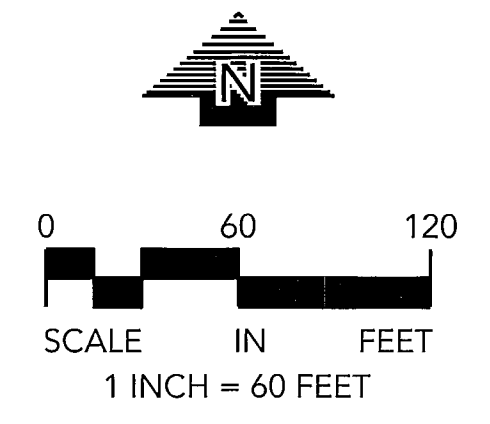
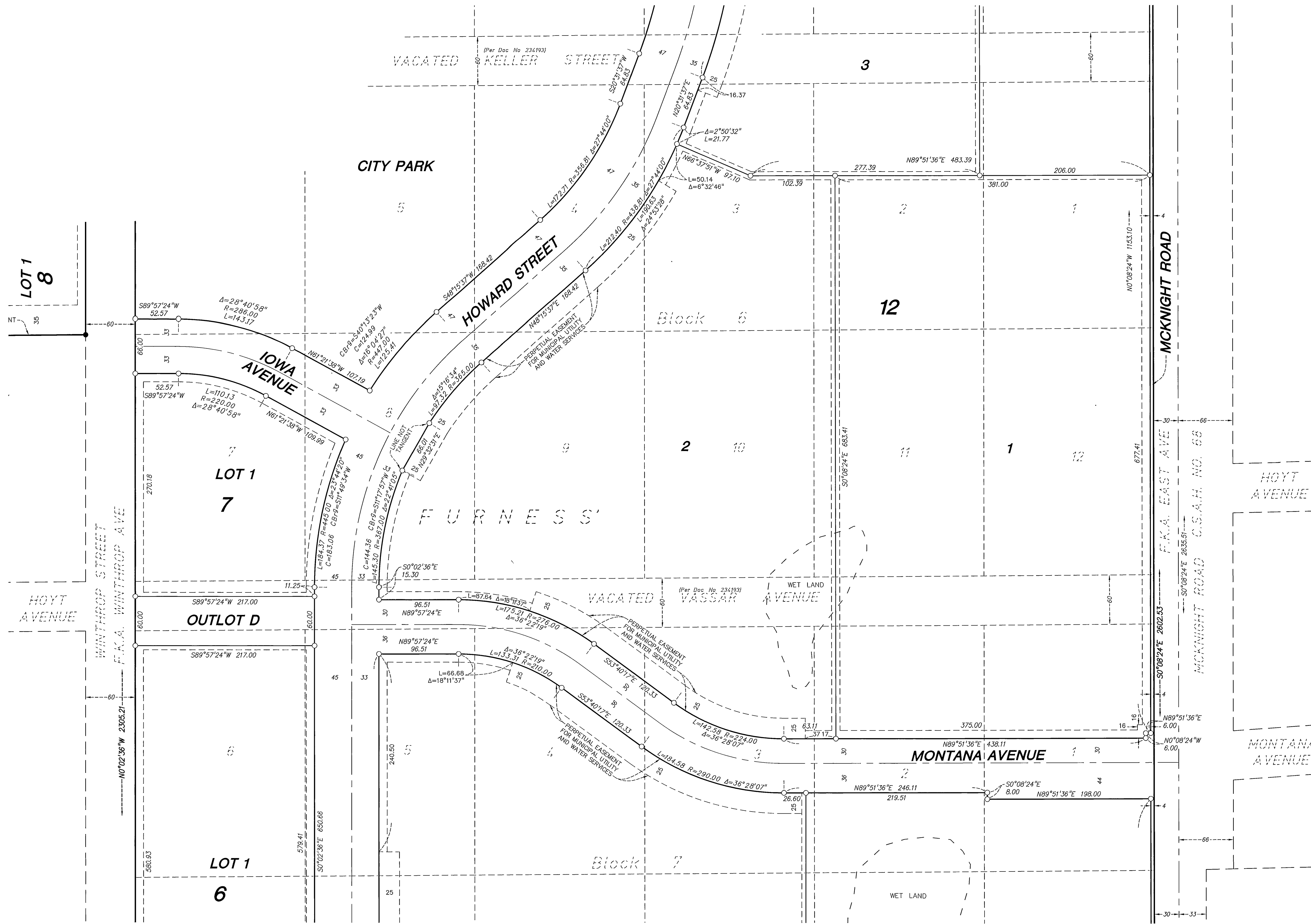
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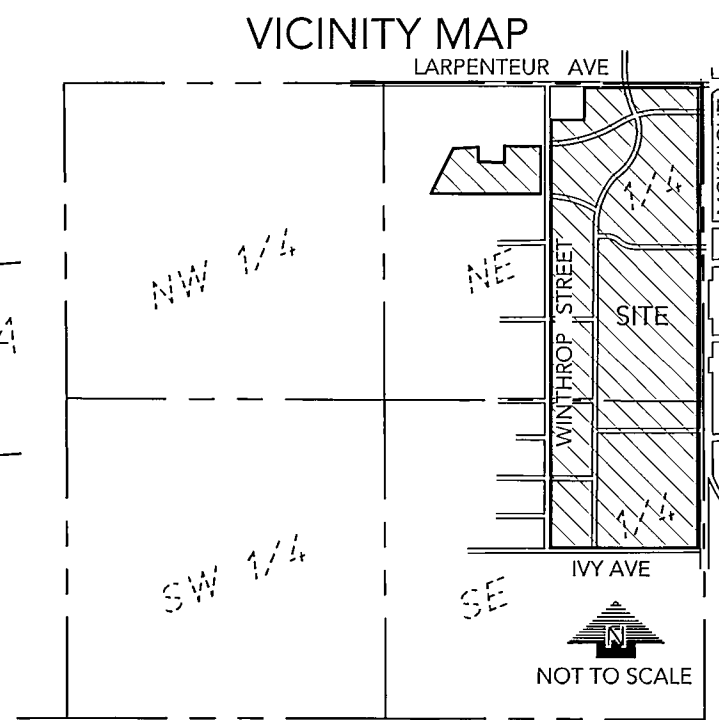
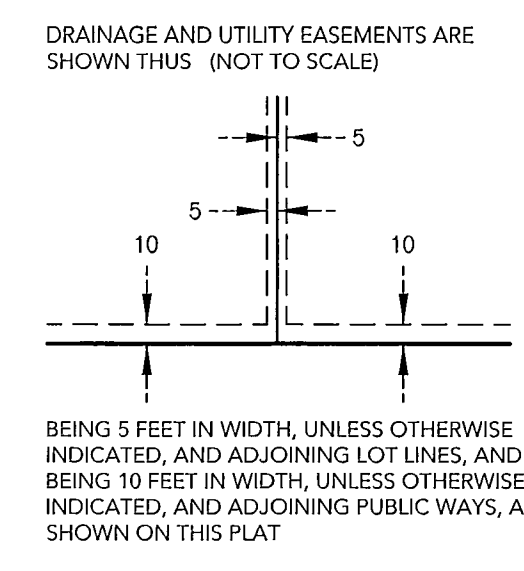
SECTION 23, TOWNSHIP 29, RANGE 22, RAMSEY COUNTY, MINNESOTA

THE HEIGHTS



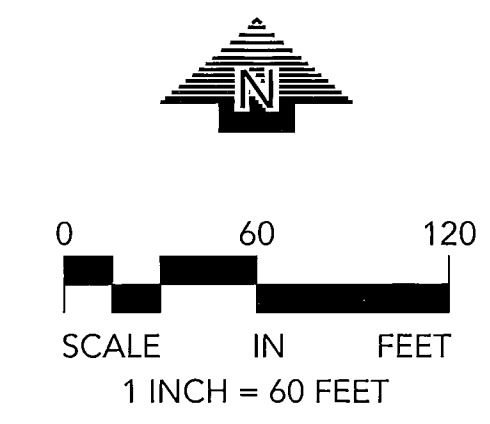
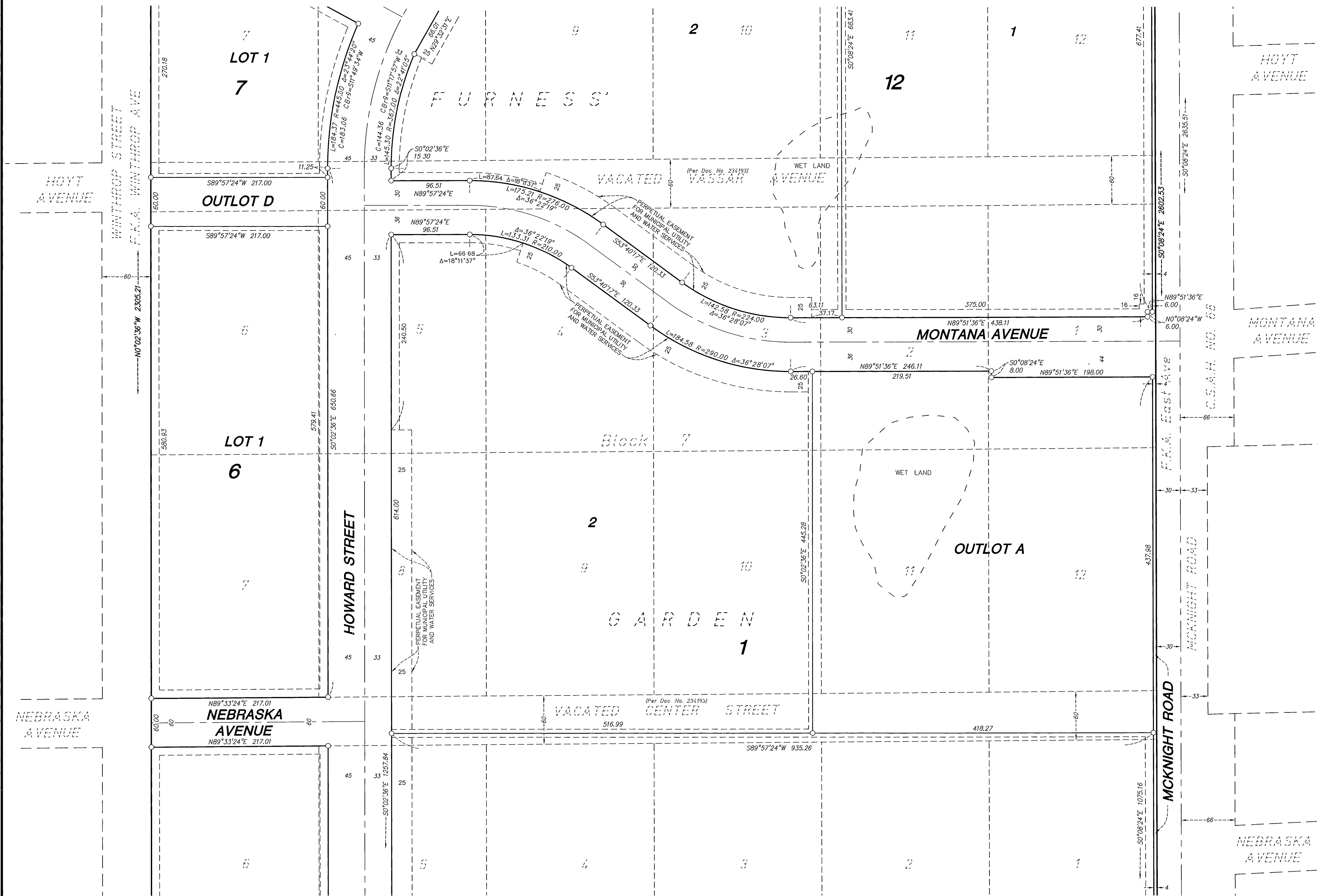
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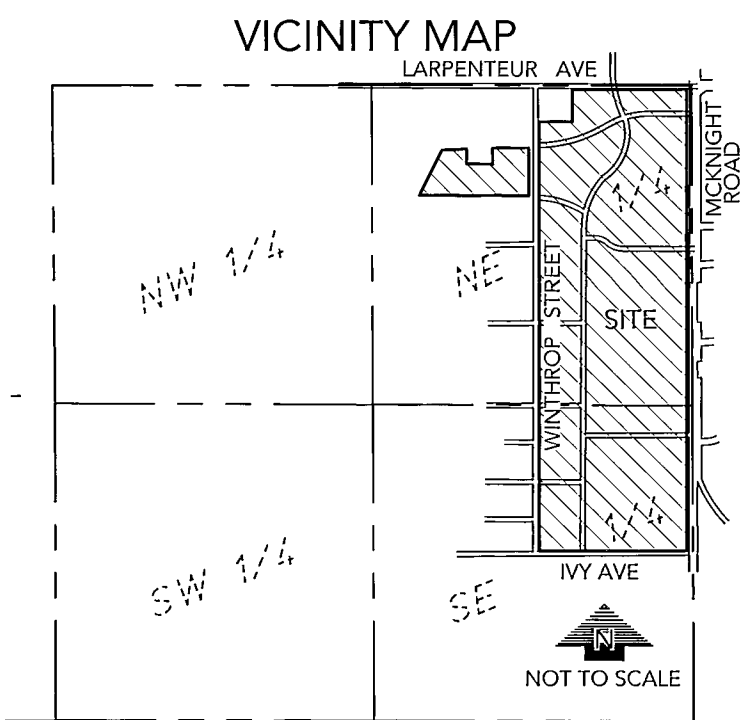
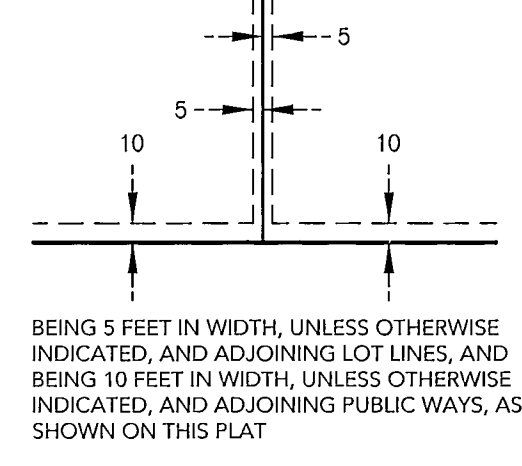
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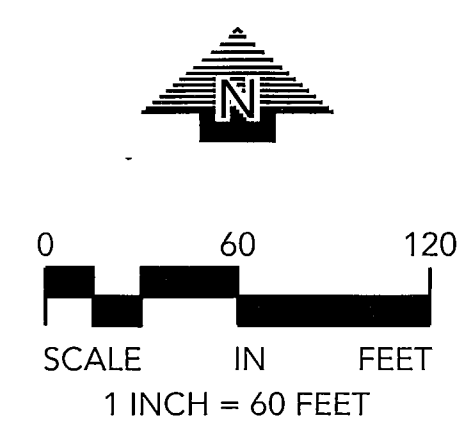
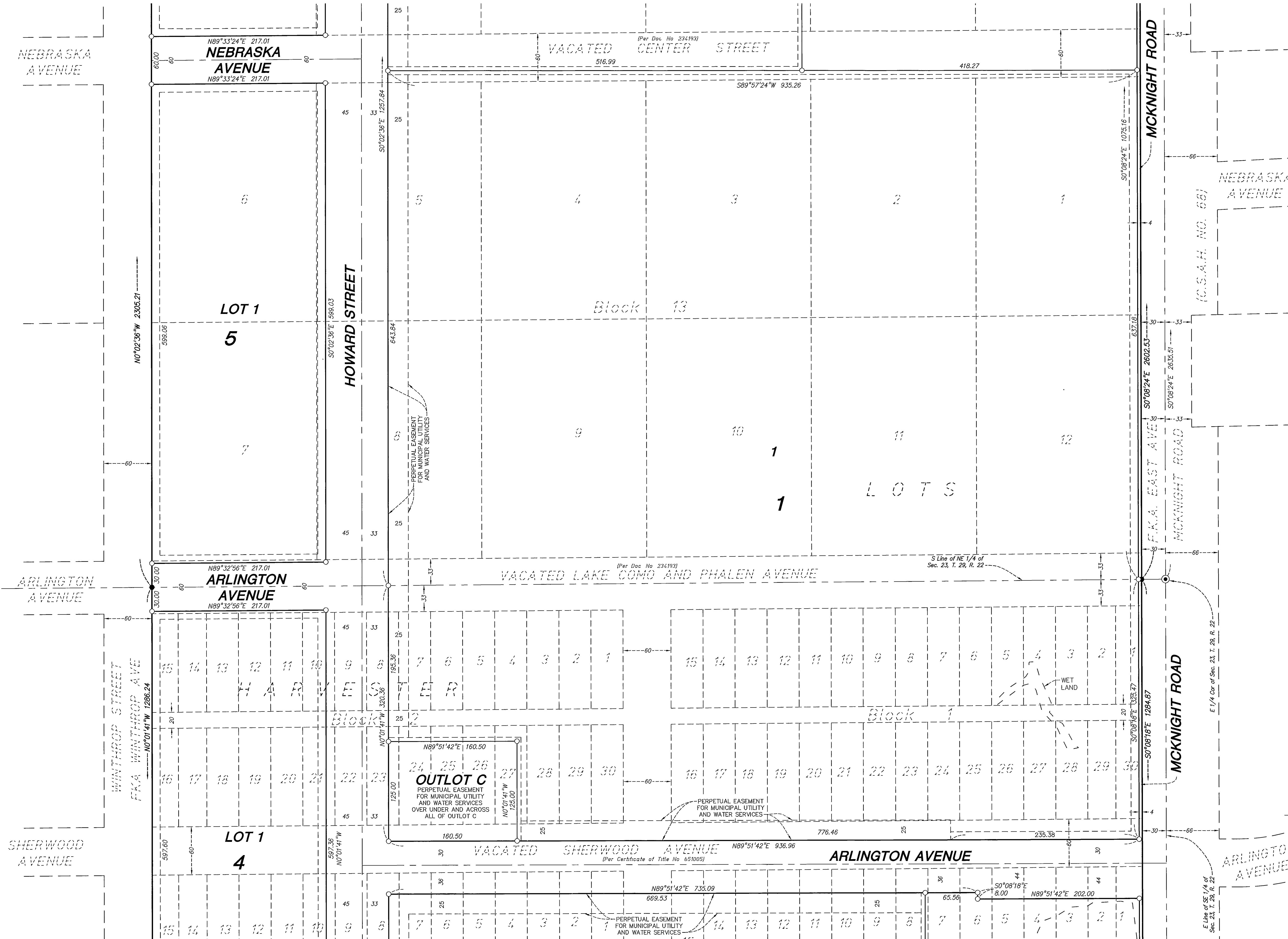
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SECTION 23, TOWNSHIP 29, RANGE 22, RAMSEY COUNTY, MINNESOTA

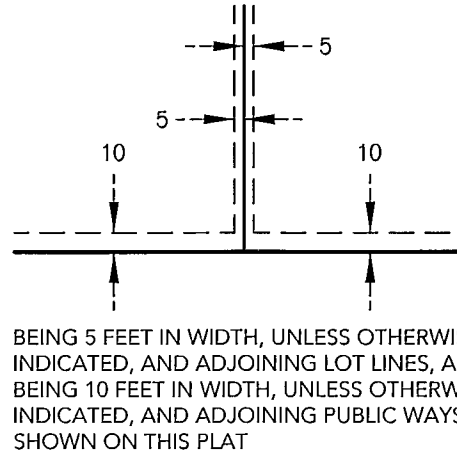
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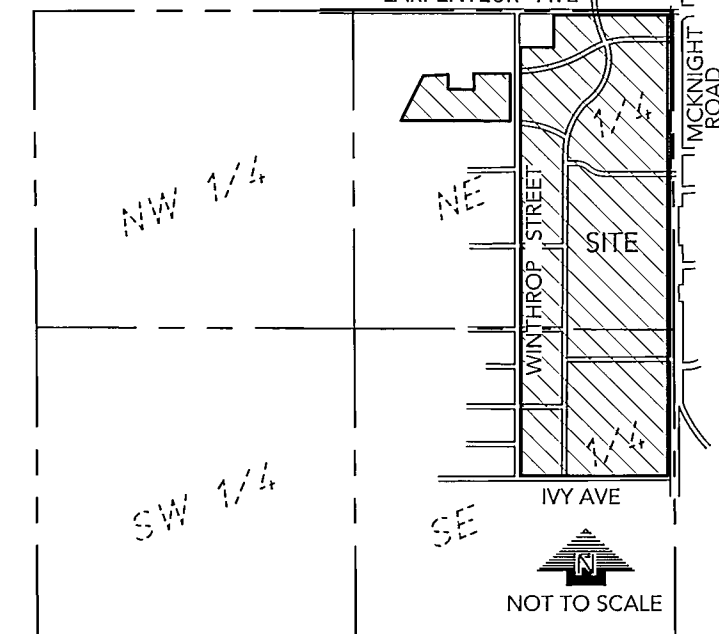
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