

DAYTONS BLUFF RR ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That the Ramsey County Regional Railroad Authority, a political subdivision of the State of Minnesota, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

These parts of DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA; Block 29 of LYMAN DAYTON'S ADDITION TO ST. PAUL MINNESOTA; Block 82 and Second Street, KITTSO'S ADDITION TO SAINT PAUL; Block 17 of BRUNSON'S ADDITION TO ST. PAUL; and the Southwest Quarter and the Southeast Quarter of Section 32, Township 29, Range 22, Ramsey County, Minnesota, described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence South 89 degrees 25 minutes 56 seconds West along the north line of said Southwest Quarter a distance of 173.59 feet to the beginning of the land to be described; thence South 19 degrees 44 minutes 04 seconds East a distance of 369.97 feet; thence South 18 degrees 09 minutes 04 seconds East, a distance of 169.32 feet to the east line of said Southwest Quarter; thence South 00 degrees 27 minutes 30 seconds East, along the east line of said Southwest Quarter, a distance of 448.63 feet to the north line of DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA; thence North 77 degrees 38 minutes 30 seconds East, along said north line, a distance of 64.00 feet to the northeast corner of Lot 1 of said DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA; thence South 34 degrees 50 minutes 30 seconds East, along the east line of said Lot 1, a distance of 218.97 feet to the southeast corner of said Lot 1; thence South 55 degrees 09 minutes 30 seconds West, along the south line of said DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA and along the south line of Lot 7, Block 29, LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA, a distance of 225.72 feet to the southwest corner of said Lot 7, Block 29, LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA and to said east line of the Southwest Quarter; thence South 00 degrees 27 minutes 30 seconds East, along the east line of said Southwest Quarter, a distance of 0.20 feet to the southeast corner of Block 82, KITTSO'S ADDITION TO SAINT PAUL; thence South 55 degrees 34 minutes 30 seconds West, along the south line of said Block 82, a distance of 59.15 feet; thence leaving said south line South 16 degrees 31 minutes 49 seconds East a distance of 69.36 feet to the north line of Block 83 said KITTSO'S ADDITION TO SAINT PAUL; thence South 55 degrees 34 minutes 30 seconds West, along said north line of Block 83, a distance of 119.33 feet; thence North 07 degrees 38 minutes 01 second West, leaving said north line, a distance of 73.94 feet to the south line of said Block 82; thence South 55 degrees 34 minutes 30 seconds West, along said south line of Block 82, a distance of 49.09 feet to the southwest corner of said Block 82; thence North 34 degrees 25 minutes 30 seconds West, along the west line of said Block 82, a distance of 20.23 feet; thence leaving said west line of Block 82 northerly a distance of 86.31 feet along a non-tangential curve, concave to the west, having a radius of 843.40 feet, a central angle of 04 degrees 30 minutes 16 seconds and a chord bearing of North 13 degrees 44 minutes 24 seconds West; thence North 15 degrees 59 minutes 32 seconds West, tangent to the last described curve, a distance of 369.10 feet; thence northwesterly a distance of 368.06 feet along a tangential curve, concave to the southwest, having a radius of 2895.00 feet and a central angle of 07 degrees 17 minutes 03 seconds to the north line of Block 17 of BRUNSON'S ADDITION TO ST. PAUL; thence North 89 degrees 25 minutes 56 seconds East, not tangent to the last described curve, along said north line of Block 17, a distance of 136.72 feet to the east line of East Street as shown on the recorded plat of BRUNSON'S ADDITION TO ST. PAUL; thence North 00 degrees 34 minutes 04 seconds West, along said east line of East Street, a distance of 280.00 feet; thence North 27 degrees 07 minutes 58 seconds West along said east line, a distance of 67.08 feet; thence North 00 degrees 34 minutes 04 seconds West along said east line, a distance of 250.00 feet to the north line of said Southwest Quarter; thence North 89 degrees 25 minutes 56 seconds East, along the north line of said Southwest Quarter, a distance of 145.79 feet to the point of beginning.

Except that part lying west of the following described line:

Commencing at the northeast corner of said Southwest Quarter; thence South 89 degrees 25 minutes 56 seconds West along the north line of said Southwest Quarter a distance of 173.59 feet; thence South 19 degrees 44 minutes 04 seconds East a distance of 369.97 feet; thence South 18 degrees 09 minutes 04 seconds East, a distance of 169.32 feet to the east line of said Southwest Quarter; thence South 00 degrees 27 minutes 30 seconds East, along the east line of said Southwest Quarter, a distance of 448.63 feet to the north line of DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA; thence North 77 degrees 38 minutes 30 seconds East, along said north line, a distance of 64.00 feet to the northeast corner of Lot 1 of said DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA; thence South 34 degrees 50 minutes 30 seconds East, along the east line of said Lot 1, a distance of 218.97 feet to the southeast corner of said Lot 1; thence South 55 degrees 09 minutes 30 seconds West, along the south line of said DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA and along the south line of Lot 7, Block 29, LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA, a distance of 225.72 feet to the southwest corner of said Lot 7, Block 29, LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA and to said east line of the Southwest Quarter; thence South 00 degrees 27 minutes 30 seconds East, along the east line of said Southwest Quarter, a distance of 0.20 feet to the southeast corner of Block 82, KITTSO'S ADDITION TO SAINT PAUL; thence South 55 degrees 34 minutes 30 seconds West, along the south line of said Block 82, a distance of 59.15 feet; thence leaving said south line South 16 degrees 31 minutes 49 seconds East a distance of 69.36 feet to the north line of Block 83 said KITTSO'S ADDITION TO SAINT PAUL; thence South 55 degrees 34 minutes 30 seconds West along said north line, a distance of 71.92 feet to a point distant 50.00 feet Northeasterly of measured radially to the ENSF Railway Company's most Northeasterly main track centerline as now located and constructed, said point also being the beginning of the line to be described; thence northerly parallel with said last described main track centerline a distance of 291.75 feet along a non tangential curve, concave to the east, having a radius of 1916.61 feet, a central angle of 08 degrees 43 minutes 18 seconds and a chord bearing of North 24 degrees 34 minutes 12 seconds West; thence continuing parallel with said main track centerline North 20 degrees 12 minutes 33 seconds West tangent to the last described curve, a distance of 571.37 feet to the north line of said Block 17, BRUNSON'S ADDITION TO ST. PAUL and said line there terminating.

Has caused the same to be surveyed and platted as DAYTONS BLUFF RR ADDITION, and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Ramsey County Regional Railroad Authority, a political subdivision of the State of Minnesota, has caused these presents to be signed by its proper officers this 25 day of November, 2025

Signed: Ramsey County Regional Railroad Authority, a political subdivision of the State of Minnesota

By: Rafael E. Ortega
Rafael E. Ortega
Chair

By: Jason Yang
Jason Yang
Chief Clerk, Ramsey County Board of Commissioners

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me on this 20th day of November, 2025 by Rafael E. Ortega, Chair of the Ramsey County Regional Railroad Authority, a political subdivision of the State of Minnesota, on behalf of said regional railroad authority.

Larry S. Schwahn
(Signature)

Larry S. Schwahn
(Printed Name)

Notary Public Ramsey County, Minnesota
My commission expires 01-31-2027

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me on this 25 day of November, 2025 by Jason Yang, Chief Clerk of the Ramsey County Board of Commissioners, on behalf thereof.

Larry S. Schwahn
(Signature)

Larry S. Schwahn
(Printed Name)

Notary Public Ramsey County, Minnesota
My commission expires 01-31-2027

I, Eric A. Roeser, 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; 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 3rd day of NOVEMBER, 2025

Eric Roeser
Eric Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF Minnesota
COUNTY OF RAMSEY

The foregoing Surveyor's Certificate was acknowledged before me on this 3rd day of November, 2025 by Eric Roeser, Licensed Land Surveyor.

LAURA BOEKHME
(Signature)

LAURA BOEKHME
(Printed Name)

Notary Public Ramsey County, Minnesota
My commission expires 01/31/2030

CITY OF SAINT PAUL

I do hereby certify that on the 5th day of November, 2025 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.

J. Williams Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2025 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 9th day of DECEMBER, 2025.

Ramsey County Auditor/Treasurer

BY _____ Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 25th day of November, 2025.

Daniel D. Baar
Daniel D. Baar, L.S.

Ramsey County Surveyor

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of DAYTONS BLUFF RR ADDITION was filed in the office of the County Recorder for public record on this 9th day of December, 2025 at 4:50 o'clock P.M. and was duly filed in Book 131 of Plats, Pages 21, 22, 23 and 24 as Document Number 5090110

Deputy County Recorder



