

RIVERVIEW INDUSTRIAL PARK NO. 8

Know All Persons By These Presents that

Port Authority of the City of Saint Paul, a Minnesota Political Corporation, owner, and The Great-West Life Assurance Company, a Canadian Corporation, mortgagee, of the following described property situated in the City of Saint Paul, Ramsey County, Minnesota:

That part of Lot 9 lying South of the North 10 feet thereof, and Lots 10 to 18 inclusive, Block 1, Walton's Sunnydale, an addition to St. Paul, Minn., including that part of the North-South alley, vacated, adjoining Lots 9 to 18, lying between the extensions across said alley of the South line of the North 10 feet of said Lot 9 and the South line of said Lot 18, including that part of the East-West alley, vacated, adjoining Lot 18, lying between the centerline of Taft Street and the East line of the North-South alley, and including that part of the East One-half of adjoining Taft Street, vacated, lying between the extension across said street of the South line of the North 10 feet of said Lot 9 and the South line of said addition; according to the recorded plat.

Lots 8 to 11, inclusive, Block 2, including that part of the West One-half of adjoining Taft Street, vacated, lying between the extensions across said Street of the North line of said Lot 8 and the South line of said Lot 11; all in Walton's Sunnydale, an addition to St. Paul, Minn., according to the recorded plat.

Lots 12 to 17, inclusive, Block 2, Walton's Sunnydale, an addition to St. Paul, Minn., including that part of the West One-half of adjoining Taft Street, vacated, lying between the extension across said Street of the North line of said Lot 12, and the South line of said addition, and including that part of the alley, vacated, adjoining said Lot 17, lying between the extension across it of the West line of said Lot 17 and the centerline of Taft Street; according to the recorded plat.

Lot 1, Block 3, Riverview Industrial Park No. 5.

Lots 1 to 4, inclusive, Block 3, including that part of adjoining Florida Street, vacated, lying between the extensions across it of the Easterly line of said Lot 1 and the Southwesterly line of said Lot 4;

all in Langevin's Second Addition to Saint Paul.

Lots 5 to 12, inclusive, Block 3, including that part of adjoining Florida Street, vacated, lying between the extension across it of the Northeastly line of said Lot 5 and the centerline of Wyandotte Street, and including that part of the Northeastly 1/2 of adjoining Wyandotte Street, vacated, lying between the South line of Government Lot 5, Section 5, Township 28, Range 22, and the Southeastly line of Florida Street; all in Langevin's Second Addition to Saint Paul, according to the recorded plat thereof on file and of record in the Office of the Register of Deeds in and for Ramsey County.

Lots 1 to 16, inclusive, Block 4, including that part of the adjoining alley, vacated, lying between the extensions across said alley of the Southwesterly and Northeastly lines of said Block 4; that part of the Southeastly half of Constans Street, vacated, adjoining Lots 1 to 8, inclusive, Block 4, which lies between the centerline of Chester Street and the South line of Government Lot 5, Section 5, Township 28, Range 22; that part of the Northeastly half of Chester Street, vacated, adjoining Lots 8 and 9, Block 4, which lies between the centerline of Constans Street and the Southeastly line of Florida Street; that part of Florida Street, vacated, adjoining Lots 9 to 16, inclusive, Block 4, which lies between the centerlines of Chester Street and Wyandotte Street; that part of the Southwesterly half of Wyandotte Street, vacated, adjoining Lots 1 and 16, Block 4, which lies between the South line of Government Lot 5, Section 5, Township 28, Range 22 and the Southeastly line of Florida Street;

all in Langevin's Second Addition to Saint Paul, according to the recorded plat thereof on file and of record in the Office of the Register of Deeds in and for Ramsey County.

Lots one (1) to sixteen (16), inclusive, Block Five (5); including that part of the adjoining alley, vacated, lying between the extensions across said alley of the Southwesterly and Northeastly lines of said Block 5; that part of the Southeastly half of Constans Street, vacated, adjoining Lots 1 to 8, inclusive, Block 5, which lies between the centerlines of Minnetonka Street and Chester Street; that part of the Northeastly half of Minnetonka Street, vacated, adjoining Lots 8 and 9, Block 5, which lies between the centerlines of Constans Street and Florida Street; that part of Florida Street, vacated, adjoining Lots 9 to 16, inclusive, Block 5, which lies between the centerlines of Minnetonka Street and Chester Street; that part of the Southwesterly half of Chester Street, vacated, adjoining Lots 1 and 16, Block 5, which lies between the centerlines of Florida Street and Constans Street;

all in Langevin's Second Addition to Saint Paul, according to the recorded plat thereof on file and of record in the Office of the Register of Deeds in and for Ramsey County.

Lots one (1) and two (2), including that part of the Northwesterly one-half of the adjoining alley, vacated, and that part of the Southeastly one-half of adjoining Utah Street, vacated; Lots fourteen (14), fifteen (15) and sixteen (16), including that part of the Southwesterly one-half of the adjoining alley, vacated, and that part of the Northwesterly one-half of adjoining Perry Street, vacated, and that part of Lots three (3), four (4) and thirteen (13), including that part of the vacated alley adjoining said Lots, and that part of the Southeastly one-half of Utah Street, vacated, adjoining said Lot 3 and that part of the Northwesterly one-half of Perry Street, vacated, adjoining said Lot 13, which lies Northeastly of a line run parallel with and distant 22 feet Northeastly of the following described line: From a point on the North line of Section 8, Township 28 North, Range 22 West, distant 863.72 feet East of the North quarter corner thereof, run Southeastly at an angle of 69°17'48" with said North section line for 429.96 feet; thence deflect to the right at an angle of 11°18'30" for 242.77 feet; thence deflect to the left at an angle of 39°41'15" for 225.49 feet to the point of beginning of the line to be described; thence deflect to the left at an angle of 140°18'45" for 430.54 feet; thence deflect to the left at an angle of 11°18'30" for 950.65 feet; thence deflect to the left at an angle of 0°14'30" for 1302 feet; thence deflect to the right on a 6°00' curve (delta angle 14°15'12") for 237.56 feet; thence deflect to the left on a 6°00' curve (delta angle 22°45') for 379.17 feet and there terminating;

all in Block six (6), Langevin's Second Addition to Saint Paul, according to the recorded plat thereof on file and of record in the Office of the Register of Deeds in and for Ramsey County.

Lots one (1), two (2) and three (3), including that part of the Southeastly one-half of Perry Street, vacated, adjoining said Lots; Lots nine (9), ten (10) and eleven (11), and all that part of Lots four (4) and five (5), including that part of the Southeastly one-half of Perry Street, vacated, adjoining said Lot 4, which lies Northeastly of a line run parallel with and distant 22 feet Northeastly of the following described line: From a point on the North line of Section 8, Township 28 North, Range 22 West, distant 863.72 feet East of the North quarter corner thereof, run Southeastly at an angle of 69°17'48" with said North section line for 429.96 feet; thence deflect to the right at an angle of 11°18'30" for 242.77 feet; thence deflect to the left at an angle of 39°41'15" for 225.49 feet to the point of beginning of the line to be described; thence deflect to the left at an angle of 140°18'45" for 430.54 feet; thence deflect to the left at an angle of 11°18'30" for 950.65 feet; thence deflect to the left at an angle of 0°14'30" for 1302 feet; thence deflect to the right on a 6°00' curve (delta angle 14°15'12") for 237.56 feet; thence deflect to the left on a 6°00' curve (delta angle 22°45') for 379.17 feet and there terminating;

all in Block seven (7), Langevin's Second Addition to Saint Paul, according to the recorded plat thereof on file and of record in the Office of the Register of Deeds in and for Ramsey County.

That part of Lot sixteen (16), including that part of the Southeastly one-half of the vacated alley adjoining said lot, and that part of the Northwesterly one-half of Florida Street, vacated, adjoining said lot, and also that part of the Southwesterly one-half of Minnetonka Street, vacated, which lies between the centerlines of Constans Street and Florida Street; which lies Northeastly of a line run parallel with and distant 22 feet Northeastly of the following described line:

From a point on the North line of Section 8, Township 28 North, Range 22 West, distant 863.72 feet East of the North quarter corner thereof, run Southeastly at an angle of 69°17'48" with said North section line for 429.96 feet; thence deflect to the right at an angle of 11°18'30" for 242.77 feet; thence deflect to the left at an angle of 39°41'15" for 225.49 feet to the point of beginning of the line to be described; thence deflect to the left at an angle of 140°18'45" for 430.54 feet; thence deflect to the left at an angle of 11°18'30" for 950.65 feet; thence deflect to the left at an angle of 0°14'30" for 1302 feet; thence deflect to the right on a 6°00' curve (delta angle 14°15'12") for 237.56 feet; thence deflect to the left on a 6°00' curve (delta angle 22°45') for 379.17 feet and there terminating;

all in Block two (2), Langevin's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the Office of the Register of Deeds in and for Ramsey County.

Lots one (1) and two (2), Block three (3), including that part of the Northwesterly one-half of the adjoining alley, vacated and that part of the Southeastly one-half of Florida Street, vacated, adjoining said Lot 1, which lies Northeastly of a line run parallel with and distant 22 feet Northeastly of the following described line:

From a point on the North line of Section 8, Township 28 North, Range 22 West, distant 863.72 feet East of the North quarter corner thereof, run Southeastly at an angle of 69°17'48" with said North section line for 429.96 feet; thence deflect to the right at an angle of 11°18'30" for 242.77 feet; thence deflect to the left at an angle of 39°41'15" for 225.49 feet to the point of beginning of the line to be described; thence deflect to the left at an angle of 140°18'45" for 430.54 feet; thence deflect to the left at an angle of 11°18'30" for 950.65 feet; thence deflect to the left at an angle of 0°14'30" for 1302 feet; thence deflect to the right on a 6°00' curve (delta angle 14°15'12") for 237.56 feet; thence deflect to the left on a 6°00' curve (delta angle 22°45') for 379.17 feet and there terminating; That part of Minnetonka Street, vacated, adjoining Lot 1, Block three (3), lying between the extension across said street of the centerline of said adjoining alley and the centerline of Florida Street;

all in Langevin's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the Office of the Register of Deeds in and for said County.

Lot sixteen (16), Block three (3), including that part of the Southeastly one-half of the vacated alley adjoining said lot and that part of the Northwesterly one-half of Utah Street, vacated, adjoining said lot and that part of Minnetonka Street, vacated, adjoining said lot lying between the extension across said street of the centerline of said vacated alley and the centerline of Utah Street; and all that part of Lots fourteen (14) and fifteen (15), Block three (3), including that part of the Southeastly one-half of vacated alley adjoining said Lot 15 and that part of the Northwesterly one-half of Utah Street, vacated, adjoining said Lots 14 and 15 which lies Northeastly of a line run parallel with and distant 22 feet Northeastly of the following described line:

From a point on the North line of Section 8, Township 28 North, Range 22 West, distant 863.72 feet East of the North quarter corner thereof, run Southeastly at an angle of 69°17'48" with said North section line for 429.96 feet; thence deflect to the right at an angle of 11°18'30" for 242.77 feet; thence deflect to the left at an angle of 39°41'15" for 225.49 feet to the point of beginning of the line to be described; thence deflect to the left at an angle of 140°18'45" for 430.54 feet; thence deflect to the left at an angle of 11°18'30" for 950.65 feet; thence deflect to the left at an angle of 0°14'30" for 1302 feet; thence deflect to the right on a 6°00' curve (delta angle 14°15'12") for 237.56 feet; thence deflect to the left on a 6°00' curve (delta angle 22°45') for 379.17 feet and there terminating;

all in Block three (3), Langevin's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the Office of the Register of Deeds in and for said County.

Those parts of Government Lots 4 and 8, and accretions thereto, Section 5, Township 28, Range 22, described as beginning at the Southeast corner of WALTON'S SUNNYDALE, an addition to St. Paul, Minn.; thence West along the South line of said addition to the Northeast corner of Lot 1, Block 3, Langevin's Second Addition to Saint Paul; thence South along the East line of said Lot 1 and its extension to the Southeastly line of Florida Street as shown on the plat of Langevin's Second Addition to Saint Paul, thence Southwesterly on the Southeastly line of said Florida Street to the Northeastly line of Langevin's Addition to Saint Paul; thence Southeastly along the Northeastly line of said Langevin's Addition to Saint Paul to the Southeast corner of said Langevin's Addition to Saint Paul; thence Southwesterly along the Southeastly line of Langevin's Addition to Saint Paul to an intersection with the extension Northwesterly of the Northeast line of Block 6, Langevin's Second Addition to Saint Paul; thence Southeastly along the Northeastly line of said Block 6 and its extension, and the Northeastly line of Block 7, Langevin's Second Addition to Saint Paul to the South line of said Government Lot 8; thence East on said South line and its extension to the Westerly line of the Chicago, Rock Island and Pacific Railway Company's right-of-way; thence Northerly, Northwesterly and Northerly along said Westerly line of said right-of-way to the place of beginning, the Easterly line of which land is marked by Judicial Landmarks set pursuant to Torrens Case No. 11520.

Lot 2, Block 1 and Lot 2, Block 2, Riverview Industrial Park No. 7.

Have caused the same to be surveyed, platted and known as RIVERVIEW INDUSTRIAL PARK NO. 8 and do hereby dedicate to the public for public use forever the avenue, street, boulevard and utility easements as shown on the plat.

Port Authority of the City of Saint Paul, a Minnesota Political Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 16th day of August, 1981.

Signed: *George W. Dauter* President
Robert N. Goodman Secretary

The Great-West Life Assurance Company, a Canadian Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 15th day of August, 1981.

Signed: *W. J. Hare* President
J. S. Cothran Authorized Signature

The foregoing instrument was acknowledged before me this 16th day of August, 1981, by *George W. Dauter*, President and by *Robert N. Goodman*, Secretary of the Port Authority of the City of Saint Paul, a Minnesota Political Corporation, on behalf of the corporation.

Roscoe C. Brown
Notary Public, Ramsey County, Minnesota
My Commission Expires _____
ROSCOE C. BROWN
NOTARY PUBLIC - MINNESOTA
RAMSEY COUNTY
My Comm. Expires Aug. 5, 1987

The foregoing instrument was acknowledged before me this 15th day of August, 1981, by *W. J. Hare*, President and by *J. S. Cothran*, Authorized Signature of the Great-West Life Assurance Company, a Canadian Corporation, on behalf of the corporation.

Donald W. Schmidt
Notary Public, Ramsey County, Minnesota
My Commission Expires _____
My Commission does not expire by its much as I am a member in good standing of the Notary Society of Manitoba.

I, Donald W. Schmidt, hereby certify that I have surveyed and platted the property described in the dedication of this plat as RIVERVIEW INDUSTRIAL PARK NO. 8; 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 wet lands, easements or public highways other than as shown thereon.

Donald W. Schmidt
Registered Land Surveyor
Minnesota Registration No. 10459

STATE OF MINNESOTA) S S
COUNTY OF RAMSEY)
The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 7th day of June, 1981.

Alan John Irwin
ALAN JOHN IRWIN
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My commission expires May 23, 1925

Approved and accepted by the City Council of the City of Saint Paul, Minnesota this 17th day of November, 1981.

Albert B. Olson
Clerk

No delinquent taxes and transfer entered, this 18th day of November, 1981.
San Joaquin Director
Department of Property Taxation
By *D. Jans* Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 19th day of November, 1981, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

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

Registrar of Titles, County of Ramsey, State of Minnesota
I hereby certify that this plat of RIVERVIEW INDUSTRIAL PARK NO. 8 was filed in this office this 8th day of December, 1981, at 1:30 o'clock P.M. and was filed in Book 32 of Plats, Pages 35 and 36, as Document No. 716429.

Eugene H. Gibbons, Registrar of Titles
By _____ Deputy

RIVERVIEW INDUSTRIAL PARK NO. 8

JLM • Denotes Judicial Landmark found in place
 ○ Denotes Iron Pipe Monument set.
 IP • Denotes Iron Monument found in place.
 All distances along curves are arc lengths.
 All distances are to hundredths of a foot;
 thus, 80 denotes 80.00 feet.
 Bearings are on State Plane Coordinates, South Zone.
 State Plane Coordinates are based on:
 Cathedral 711,011.68
 2,230,725.81
 Capital Dome 714,030.85
 2,232,470.64
 Dayton (Mounds Park) 710,760.54
 2,244,301.40

GEORGI-SCHMIDT & ASSOCIATES INC.
 LAND SURVEYORS

CITY OF SAINT PAUL
 RAMSEY COUNTY, MINNESOTA

100 75 50 25 0 100 200
 SCALE IN FEET
SCALE: 1 inch = 100 feet

