

# TROUTBROOK ADDITION

Know All Persons By These Presents that Gaughan Land, Incorporated, a Minnesota Corporation, owner and First Wisconsin National Bank of Milwaukee, a National Bank, mortgagee of part of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 1 to 16, inclusive, Block 13, Gurney Highland Park, that part of the West Half of adjoining Abell Street, vacated, lying between the extensions across said street of the North line of said Lot 1 and the South line of said Lot 11, that part of the adjoining alley, vacated, lying South of a line extending from the Northwest corner said Lot 1 to the Northeast corner of said Lot 16 and Northerly of the Southwesterly line of said addition, that part of the adjoining Gurney Street, formerly Forest Street, vacated, lying East of the center line thereof, South of the extension across said street of the North line of said Lot 16 and Northerly of the Southwesterly line of said addition, and that part of adjoining East Hoyt Avenue, formerly Mary Street, vacated, lying North of the center line thereof, West of the extension across said avenue of the center line of said Abell Street and Easterly of the Southwesterly line of said addition.

Lots 1 to 24, inclusive, Block 14, Gurney Highland Park, that part of the adjoining alley, vacated, lying South of a line extending from the Northwest corner of said Lot 1 to the Northeast corner of said Lot 24 and North of a line extending from the Southwest corner of said Lot 12 to the Southeast corner of said Lot 13, that part of the West Half of adjoining Wanda Street, formerly Beaumonde Street, vacated, lying between the extensions across said street of the North line of said Lot 1 and the South line of said Lot 12, that part of the East Half of adjoining Abell Street, vacated, lying between the extensions across said street of the South line of said Lot 13 and the North line of said Lot 24, and that part of adjoining East Hoyt Avenue, formerly Mary Street, vacated, lying North of the center line thereof and between the extensions across said avenue of the center line of said Wanda Street and the center line of said Abell Street.

Lots 1, 2, 17 and 18, Block 17, Gurney Highland Park, and those parts of the adjoining alley, vacated, adjoining Abell Street, vacated, and adjoining East Hoyt Avenue, formerly Mary Street, vacated, all described as beginning at the Northeast corner of said Lot 1; thence East along the extension of the North line of said Lot 1 to an intersection with the center line of adjoining Wanda Street, formerly Beaumonde Street; thence North along said center line to an intersection with the center line of said East Hoyt Avenue; thence West along said last described centerline to an intersection with the Southwesterly line of said addition; thence Southeasterly along said Southwesterly line to an intersection with the extension West of the South line of said Lot 17; thence East along said South line and its extension to the Southeast corner of said Lot 17; thence East to the Southwest corner of said Lot 2; thence East to the Southeast corner of said Lot 2; thence North to the point of beginning.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 10, Gurney Highland Park; the West Half of adjoining Wanda Street, vacated, lying South of the North line of said Lot 1 extended across said Wanda Street, vacated, and North of the extension across said street of the North line of Lot 1, Block 14, Gurney Highland Park; the East Half of the vacated, adjoining alley, lying South of the North line of said Lot 1, Block 10, Gurney Highland Park extended West across said alley and North of the South line of Lot 7, Block 10, extended West across said alley; that part of the adjoining alley, vacated, lying South of the South line of Lot 7, Block 10, Gurney Highland Park extended West across said alley and North of a line extending from the Northwest corner of Lot 1, Block 14, to the Northeast corner of Lot 24, Block 14, Gurney Highland Park.

The West Half of Lots 13, 14, 15, 16 and 17, Block 10, Gurney Highland Park, the East Half of adjoining Abell Street, vacated, lying South of the North line of said Lot 17, extended West across said Abell Street, vacated, and North of the North line of Lot 24, Block 14, Gurney Highland Park extended West across said Abell Street, vacated.

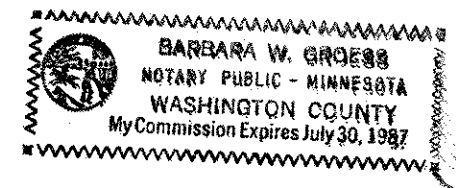
The East Half of Lots 13, 14, 15, 16 and 17, Block 10, Gurney Highland Park.

Lots 8 to 17, inclusive; Lots 18, 19, 20, 21 and 22, except the West 65.00 feet thereof; all in Block 11, Gurney Highland Park, the West Half of Abell Street, vacated, lying South of the North line of Lot 17, Block 10, Gurney Highland Park extended across said Abell Street, vacated, and North of the North line of Lot 1, Block 13, Gurney Highland Park extended East across said Abell Street, vacated; that part of the adjoining alley, vacated, lying South of the North line of Lot 8, Block 11, Gurney Highland Park extended West across said alley, vacated, and North of the South line of Block 11, Gurney Highland Park, that part of Gurney Street, vacated, lying East of the center line thereof and lying South of the North line of Lot 17, Block 11, Gurney Highland Park extended West and North of the North line of Lot 16, Block 13, Gurney Highland Park extended West across said Gurney Street, vacated.

Have caused the same to be surveyed, platted and known as TROUTBROOK ADDITION and do hereby dedicate to the public for public use forever the Lane, Drive, Parkway and easements for utility and drainage purposes as shown on the plat. In witness whereof said Gaughan Land, Incorporated, a Minnesota Corporation, has caused these presents to be signed by its president, this 22 day of November, 1985. In witness whereof said First Wisconsin National Bank of Milwaukee, a National Bank, has caused these presents to be signed by its proper officer this 22 day of November, 1985.

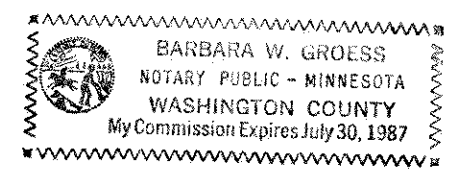
Signed: Gaughan Land, Incorporated Patrick J. Gaughan its Vice President  
Patrick J. Gaughan, President

State of Minnesota) County of Wash The foregoing instrument was acknowledged before me this 22 day of November, 1985, by Patrick J. Gaughan, President of Gaughan Land, Incorporated, a Minnesota Corporation, on behalf of the corporation.



Barbara W. Groess  
Notary Public, Washington County, Minnesota  
My Commission Expires July 30, 1987

State of Minnesota) County of Wash The foregoing instrument was acknowledged before me this 22 day of November, 1985, by Jim Diamond, Vice President of First Wisconsin National Bank of Milwaukee, a National Bank, on behalf of said bank.



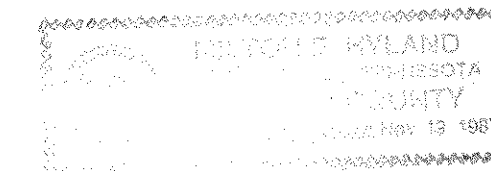
Barbara W. Groess  
Notary Public, Washington County, Minnesota  
My Commission Expires July 30, 1987

**LOT SURVEYS COMPANY, INC.**  
LAND SURVEYORS

I, Raymond A. Prash, hereby certify that I have surveyed and platted the property described in the dedication of this plat as TROUTBROOK 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.

Raymond A. Prash  
Raymond A. Prash, Land Surveyor  
Minnesota Registration No. 6743

State of Minnesota) County of Hennepin) The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 20<sup>th</sup> day of NOVEMBER, 1985.



Milton E. Hyland  
Milton E. Hyland, Notary Public, Henn. Co., Minn.  
My Commission Expires November 19, 1987

Approved and accepted by the City Council of the City of Saint Paul, Minnesota, this 9<sup>th</sup> day of DEC., 1985.

Albert B. Olson  
Clerk

Taxes for the year 1985 on land described herein paid, no delinquent taxes and transfer entered, this 9<sup>th</sup> day of December, 1985.

Low McKenna Director By Gleason Knutson Deputy  
Department of Property Taxation

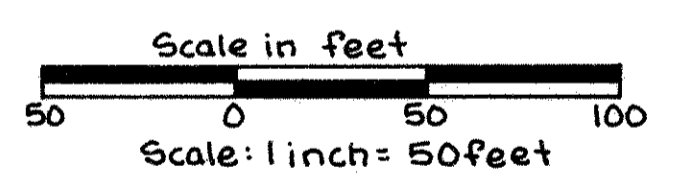
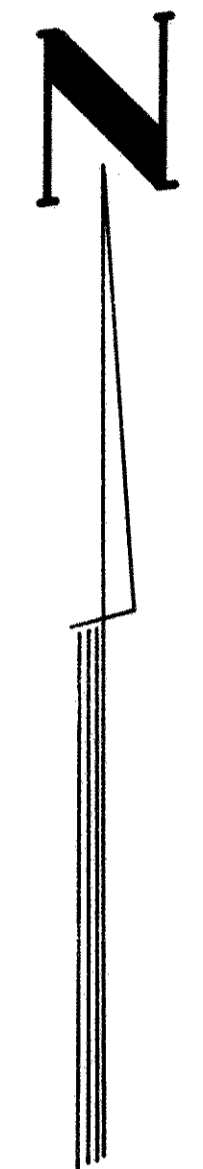
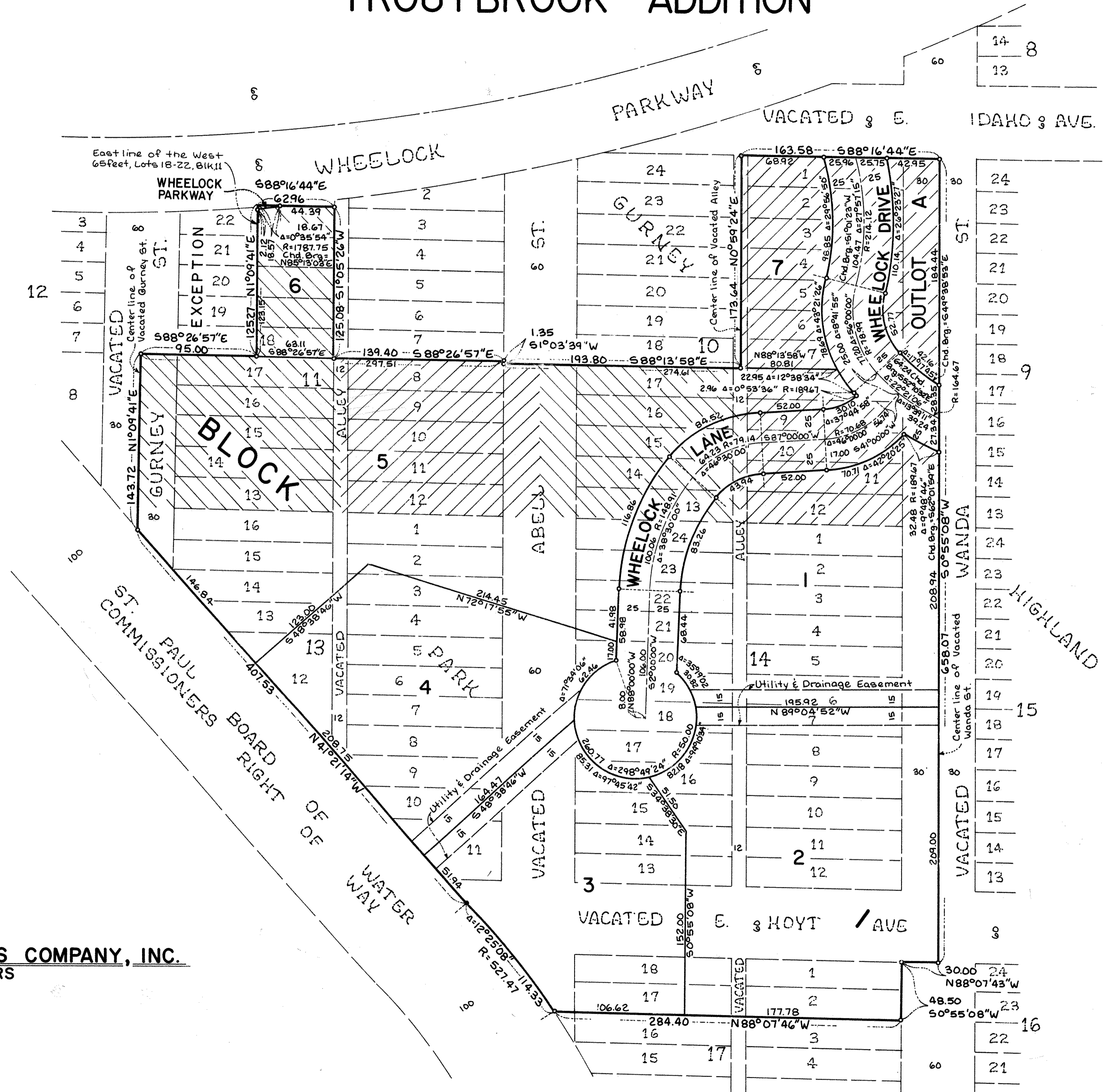
Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 13<sup>th</sup> day of December, 1985, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool  
David D. Claypool, Acting Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota  
I hereby certify that this plat of TROUTBROOK ADDITION was filed in this office this 16<sup>th</sup> day of DECEMBER, 1985, at 3:40 o'clock P.M. and was filed in Book 98 of Plats, Pages 50 and 51, as Document No. 2293246.

By John C. McLaughlin Deputy  
John C. McLaughlin, County Recorder

# TROUTBROOK ADDITION



BEARINGS SHOWN ARE ON AN ASSUMED DATUM

- Denotes Iron Monument Set
- Denotes Iron Monument Found
- ⊞ Denotes Torrens Area

Located in the Northwest 1/4, Section 19, T.29, R.22W

**LOT SURVEYS COMPANY, INC.**  
 LAND SURVEYORS