

SHEEHY ADDITION

Know All Persons By These Presents that Sheehy Construction Company, a Minnesota corporation, owner, and First Minnesota Savings Bank, F.S.B., a United States of America corporation, mortgagee of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

All of Lots one (1), two (2) and three (3) in Block two (2) except that part lying South of the Easement filed September 22, 1926 in the office of the Registrar of Titles of said Ramsey County as Document Number 91051, in Edwin M. Ware's Cumberland Addition Plat 2, also except that part of Lot two (2) and Lot three (3), Block two (2), lying North of the centerline of Old Larpenteur Avenue (vacated), except the East twenty-eight (E. 28) feet of Lot two (2); and subject to that part of said Lot two (2) and Lot three (3), taken for widening of Larpenteur Avenue on the North, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for the County of Ramsey and State of Minnesota.

The West Half of that part of vacated Virginia Street lying between the south line of Larpenteur Avenue, said south line being 100 feet south of and parallel with the north line of the Northeast Quarter of Section 24, Township 29 North, Range 23 West, Ramsey County, Minnesota, and the northerly line of vacated Old Larpenteur Avenue, said northerly line being 33 feet northerly of and parallel with the following described line:

Commencing at the northwest corner of the Northeast Quarter of said Section 24; thence south, along the west line of said Northeast Quarter of Section 24, a distance of 207.8 feet to the point of beginning of the line to be described; thence easterly, deflecting to the left 76 degrees 12 minutes 00 seconds a distance of 270.82 feet; thence southeasterly, along a tangential curve concave to the southwest and having a radius of 716.78 feet, to the east line of said vacated Virginia Street and there terminating.

That Sheehy Construction Company, a Minnesota corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

All of Lots one (1) and two (2) except the North two hundred seventeen (N. 217) feet thereof, Block one (1), Edwin M. Ware's Cumberland Addition Plat 2, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for said County.

The North sixty-seven (N. 67) feet of Lot two (2) except the East thirteen and twenty-seven hundredths (E. 13.27) feet thereof, Block one (1), Edwin M. Ware's Cumberland Addition Plat 2, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for said County.

All of Lot three (3) except the East twenty-six and fifty-four hundredths (E. 26.54) feet lying south of the North sixty-seven (N. 67) feet thereof, Block one (1), Edwin M. Ware's Cumberland Addition Plat 2, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for said County.

The East Half of that part of vacated Virginia Street lying between the south line of Larpenteur Avenue, said south line being 100 feet south of and parallel with the north line of the Northeast Quarter of Section 24, Township 29 North, Range 23 West, Ramsey County, Minnesota, and the northerly line of vacated Old Larpenteur Avenue, said northerly line being 33 feet northerly of and parallel with the following described line:

Commencing at the northwest corner of the Northeast Quarter of said Section 24 thence south, along the west line of said Northeast Quarter of Section 24, a distance of 207.8 feet to the point of beginning of the line to be described; thence easterly, deflecting to the left 76 degrees 12 minutes 00 seconds a distance of 270.82 feet; thence southeasterly, on a tangential curve concave to the southwest and having a radius of 716.78 feet, to the east line of said vacated Virginia Street and there terminating.

That Sheehy Properties Inc., a Minnesota corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

The East 26.54 feet of Lot 3 lying South of the North 217 feet thereof; in Block 1, Edwin M. Ware's Cumberland Addition Plat 2.

That 360 Larpenteur, Incorporated, a Minnesota corporation, owner, and First Minnesota Savings Bank, F.S.B., a United States of America corporation, mortgagee, of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of Lot two (2) and Lot three (3), Block two (2), Edwin M. Ware's Cumberland Addition Plat 2, lying North of the centerline of Old Larpenteur Avenue (vacated), except the East twenty-eight (E. 28) feet of Lot two (2); and subject to that part of said Lot two (2) and Lot three (3), taken for widening of Larpenteur Avenue on the North, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for the County of Ramsey and State of Minnesota.

Have caused the same to be surveyed, platted and known as SHEEHY ADDITION and do hereby dedicate to the public for public use forever the avenue and the utility easement as shown on the plat.

In witness whereof said Sheehy Construction Company, a Minnesota corporation, has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 8th day of May, 1986, said Sheehy Properties Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 8th day of May, 1986, said 360 Larpenteur, Incorporated, a Minnesota corporation, has caused these presents to be signed by its proper officer this 8th day of May, 1986, and said First Minnesota Savings Bank, F.S.B., a United States of America corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 9th day of May, 1986.

Signed:

Sheehy Construction Company
[Signature] its Board Chairman

Signed:

Sheehy Properties Inc.
[Signature] its Board Chairman

Signed:

First Minnesota Savings Bank, F.S.B.
[Signature] its 1st Vice Pres.
[Signature] its 1st Vice Pres.

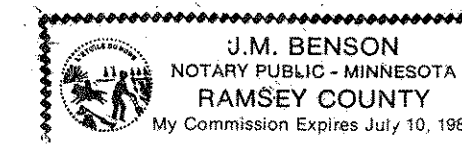
Signed:

360 Larpenteur, Incorporated
[Signature] its President

STATE OF MINNESOTA, COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 8th day of May, 1986, by C.F. SHEEHY, Board Chairman of Sheehy Construction Company, a Minnesota corporation, on behalf of the corporation.

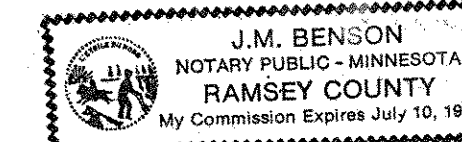
[Signature]
Notary Public, Ramsey County, Minnesota
My Commission Expires _____



STATE OF MINNESOTA, COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 8th day of May, 1986, by C.F. SHEEHY, Board Chairman of Sheehy Properties Inc., a Minnesota corporation, on behalf of the corporation.

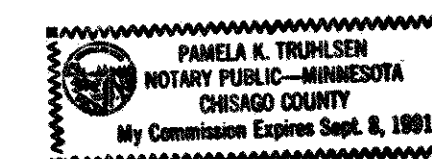
[Signature]
Notary Public, Ramsey County, Minnesota
My Commission Expires _____



STATE OF MINNESOTA, COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 9th day of May, 1986, by John E. Morgan, Sr. Vice Pres. and by David V. Nelson, 1st V.P. of First Minnesota Savings Bank, F.S.B., a United States of America corporation, on behalf of the corporation.

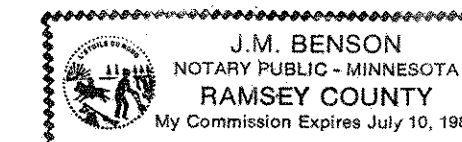
[Signature]
Notary Public, Hennepin County, Minnesota
My Commission Expires September 8, 1991



STATE OF MINNESOTA, COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 8th day of May, 1986, by C.F. SHEEHY, President of 360 Larpenteur, Incorporated, a Minnesota corporation, on behalf of the corporation.

[Signature]
Notary Public, Ramsey County, Minnesota
My Commission Expires _____

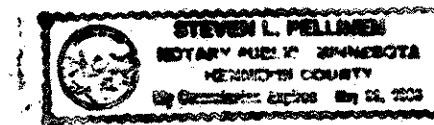


I, Roy J. Hansen, hereby certify that I have surveyed and platted the property described in the dedication of this plat as SHEEHY ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands, easements, or public highways other than as shown thereon.

[Signature]
Roy J. Hansen, Land Surveyor
Minnesota Registration No. 6274

STATE OF MINNESOTA, COUNTY OF Hennepin

The foregoing Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 7th day of May, 1986.



[Signature]
Notary Public, Hennepin County, Minnesota
My Commission Expires May 22, 1986

Approved and accepted by the City Council of the City of Saint Paul, Minnesota, this 12th day of May, 1986.

[Signature] Clerk

Taxes for the year 1986 on land described herein paid, no delinquent taxes and transfer entered, this 29th day of May, 1986.

[Signature] Director
Department of Property Taxation

By [Signature] Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 4th day of June, 1986, and the conditions of Minnesota Statutes, Section 505.03 Subdivision 2, have been fulfilled.

[Signature]
David D. Claypool, Acting Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of SHEEHY ADDITION was filed in this office this 12th day of JUNE, 1986, at 9:10 o'clock A.M. and was filed in Book 35 of Plats, Pages 37 and 38, as Document No. 804580.

By _____ Deputy

John C. McLaughlin, Registrar of Titles



SHEEHY ADDITION

Bearings shown are on an assumed datum

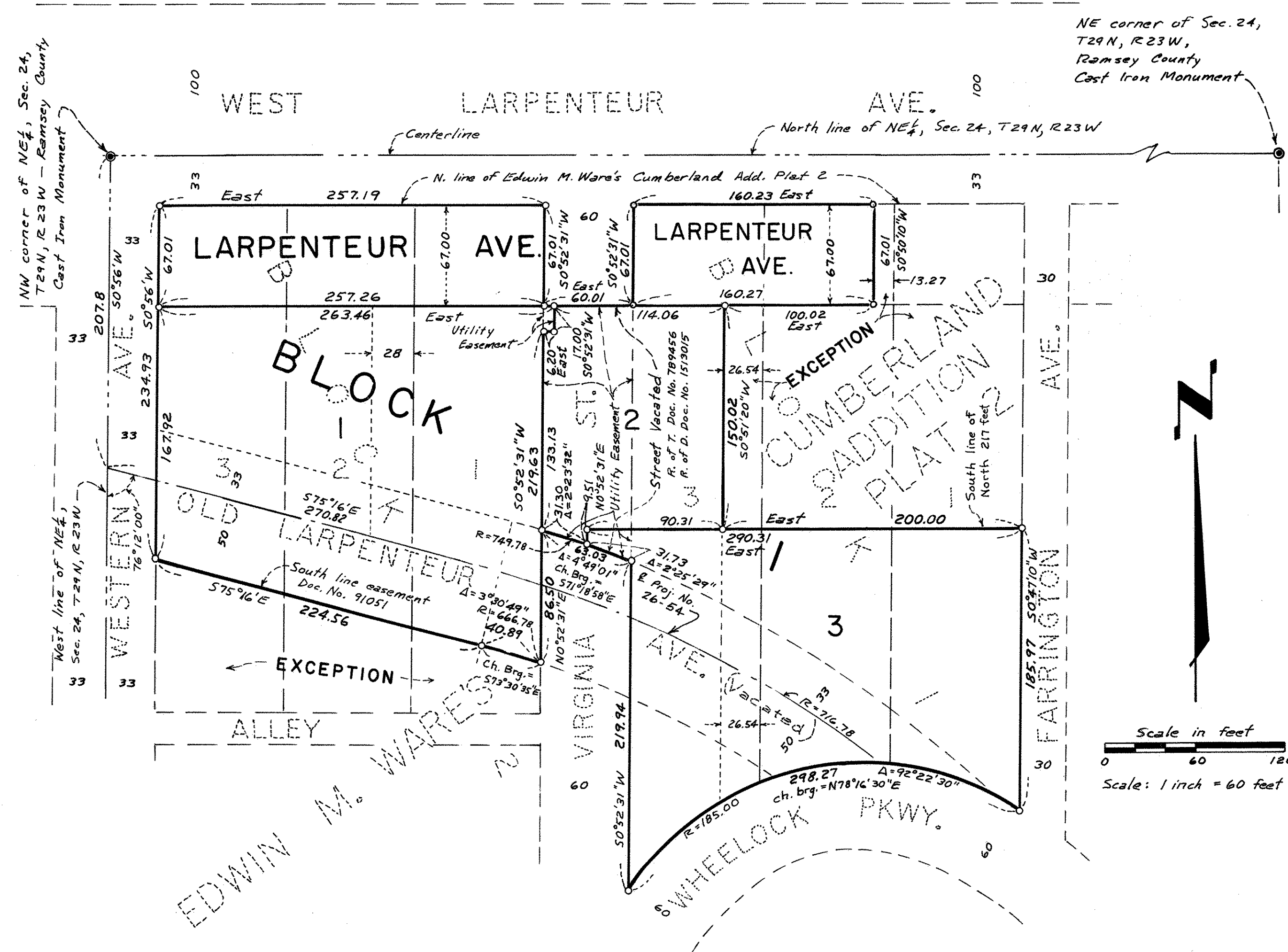
o Denotes iron monument set

Located in NE $\frac{1}{4}$ of Section 24, T29N, R23W

Abbreviations

R. of T. = Registrar of Titles

R. of D. = Register of Deeds



NE corner of Sec. 24,
T29N, R23W,
Ramsey County
Cast Iron Monument

NW corner of NE $\frac{1}{4}$, Sec. 24,
T29N, R23W - Ramsey County
Cast Iron Monument

West line of NE $\frac{1}{4}$,
Sec. 24, T29N, R23W

Scale in feet
0 60 120
Scale: 1 inch = 60 feet