

HEALTH ONE CHILDREN'S ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Allina Health System, a Minnesota non-profit corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 2, 3, 15, 16, 17 and 18;

That part of Lots 1, 4, 5, 6 and 7 lying Southeasterly of the following described Line 1;

All in Block 67, Dayton and Irvines Addition to St. Paul;

That part of the alley, vacated, in Block 67, Dayton and Irvines Addition to St. Paul lying Northeasterly of the Southwesterly line of Lot 15, said Block 67 extended Northwesterly across said alley and lying Southwesterly of the extension across said alley of the Northeasterly lines of Lots 3 and 18, said Block 67;

That part of the Northwesterly half of the alley, vacated, in Block 67, said Dayton and Irvines Addition to St. Paul lying between the Southeasterly extension across said alley of the Southwesterly line of Lot 5, said Block 67 and the Northwesterly extension across said alley of the Southwesterly line of Lot 15, said Block 67;

That part of the Southwesterly half of Sherman Street, formerly Pine Street, vacated, lying Southeasterly of a line drawn from the most Northerly corner of Block 67 to the most Westerly corner of Block 66, Dayton and Irvines Addition to St. Paul and lying Northwesterly of the Northeasterly extension across said street of the Southeasterly line of Lot 18, Block 67;

That part of Pleasant Avenue, vacated, which is bounded by the Northwesterly line of Lot 1, Block 67, Dayton and Irvines Addition to St. Paul, the following described Line 1, the centerline of Sherman Street, formerly Pine Street, vacated, extended Northwesterly across said Pleasant Avenue, and a line drawn from the Northerly corner of Block 67 to the most Westerly corner of Block 66, said Dayton and Irvines Addition to St. Paul;

Line 1 is described as a line commencing at the most Northerly corner of Block 66, Dayton and Irvines Addition to St. Paul; thence run Southwesterly on an azimuth of 220 degrees 56 minutes 34 seconds (azimuth oriented to Minnesota State Plane Coordinate System, south zone) along the Northwesterly line of said Block 66 for 333.97 feet to the point of beginning of Line 1 to be described; thence on an azimuth of 221 degrees 48 minutes 51 seconds for 419.8 feet; thence deflect to the left on a tangential curve having a radius of 40.5 feet and a delta angle of 73 degrees 44 minutes 38 seconds for 52.13 feet and there terminating.

Lots 8, 9, 10, 11, 12, 13 and 14, Block 67, Dayton & Irvine's Addition to Saint Paul; and

That part of the southeasterly half of the alley vacated in Block 67, Dayton & Irvine's Addition to Saint Paul lying Southwesterly of the Southwesterly line of Lot 15, said Block 67 extended Northwesterly across said alley and lying Northeasterly of the Southwesterly line of said Block 67; and

That part of the Northwesterly half of the alley, vacated, in Block 67, said Dayton & Irvine's Addition to Saint Paul lying between the Southeasterly extension across said alley of the Southwesterly line of Lot 5, said Block 67 and the Southwesterly line of said Block 67; and

That part of the following described land:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 66, Dayton & Irvine's Addition to Saint Paul, and the alley in said Block 66 all of which has been vacated; and that part of vacated Walnut Street accruing to said Block 66 described as lying southeasterly of a line 130 feet southeasterly of and parallel to a line drawn from the most northerly corner of Lot 1, Block 66 to the most westerly corner of Lot 6, Block 65 and northwesterly of a line drawn from the most easterly corner of Lot 14, Block 66 to the most southerly corner of Lot 9, Block 65 all in Dayton & Irvine's Addition to Saint Paul; and that part of vacated Sherman Street, formerly Pine Street, accruing to said Block 66 lying between the Northwesterly line of Lot 6, Block 66, Dayton & Irvine's Addition to Saint Paul, as extended Southwesterly across Sherman Street, and the Southeasterly line of Lot 9, Block 66, Dayton & Irvine's Addition to Saint Paul, as extended Southwesterly across Sherman Street; and all that part of vacated Sherman Street, formerly Pine Street, and Pleasant Avenue accruing to Block 66, Dayton & Irvine's Addition to Saint Paul, lying Southeasterly of a line drawn from the most westerly corner of said Lot 6, Block 66, Dayton & Irvine's Addition to Saint Paul, to a point on the Northwesterly line of Lot 1, Block 67, Dayton & Irvine's Addition to Saint Paul, distant 11.10 feet Southwesterly of the most northerly corner thereof;

That lies Southeasterly of the following described line 2;

Line 2 is described as a line beginning at a point on Line 1 described above, distant 114.66 feet Southwesterly of its point of beginning; thence run Northeasterly on an azimuth of 41 degrees 48 minutes 51 seconds for 306.43 feet; thence on an azimuth of 311 degrees 48 minutes 51 seconds for 3 feet; thence on an azimuth of 41 degrees 48 minutes 51 seconds for 8 feet; thence on an azimuth of 131 degrees 48 minutes 51 seconds for 3 feet; thence on an azimuth of 41 degrees 48 minutes 51 seconds for 100.11 feet; thence on an azimuth of 312 degrees 19 minutes 54 seconds for 3 feet; thence on an azimuth of 41 degrees 48 minutes 51 seconds for 5 feet; thence on an azimuth of 132 degrees 19 minutes 54 seconds for 128.40 feet; thence on an azimuth of 40 degrees 56 minutes 34 seconds for 29.01 feet; thence on an azimuth of 132 degrees 19 minutes 54 seconds for 5 feet; thence on an azimuth of 40 degrees 56 minutes 34 seconds for 100 feet and there terminating.

Has caused the same to be surveyed and platted as HEALTH ONE CHILDREN'S ADDITION and does hereby dedicate to the public for public use forever the pedestrian ways as shown on this plat.

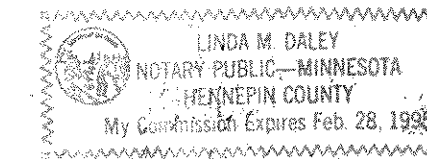
In witness whereof said Allina Health System, a Minnesota non-profit corporation, has caused these presents to be signed by its proper officer this 14th day of September, 1994.

Signed: Allina Health System

Larry A. Krizanick Vice President

STATE OF MINNESOTA
COUNTY OF RAMSEY Hennepin

The foregoing instrument was acknowledged before me this 14th day of September, 1994 by Larry A. Krizanick Vice President of Allina Health System, a Minnesota non-profit corporation, on behalf of the corporation.



Linda M. Daley
Notary Public, Hennepin County, Minnesota
My Commission Expires 2/28/95

I hereby certify that I have surveyed and platted the property described on this plat as HEALTH ONE CHILDREN'S ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; 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 as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Harry S. Johnson
Harry S. Johnson, Land Surveyor
Minnesota License No. 5065

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 14th day of Sept., 1994 by Harry S. Johnson, a Licensed Land Surveyor.



Patricia A. Hansen
Notary Public, Hennepin County, Minnesota
My Commission Expires Jan. 31, 2000

City of Saint Paul

I do hereby certify that on the 5th day of October, 1994, the City Council of the City of Saint Paul, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd.1.

Walter J. Bynark
Clerk

Taxes payable in the year 1994 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 19th day of October, 1994.

Lou McKenna, Director
Department of Property Taxation

By W. Bynark Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 20th day of October, 1994 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

By Ronald F. Meyer, Deputy
David D. Claypool, R.L.S.
Ramsey County Surveyor

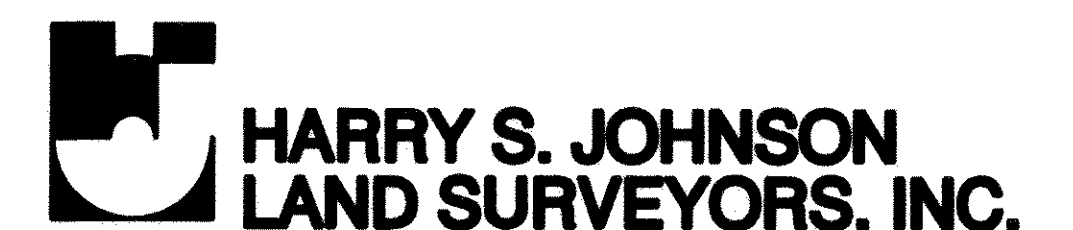
County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of HEALTH ONE CHILDREN'S ADDITION was filed in the office of the County Recorder for public record on this 24th day of OCTOBER, 1994, at 12:49 o'clock P.M. and was duly filed in Book 110 of Plats, Pages 11, 12 and 13, as Document Number 2836352.

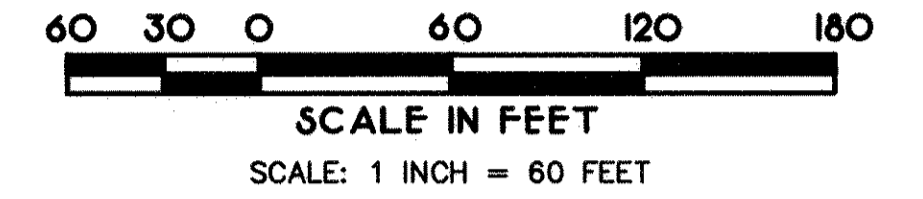
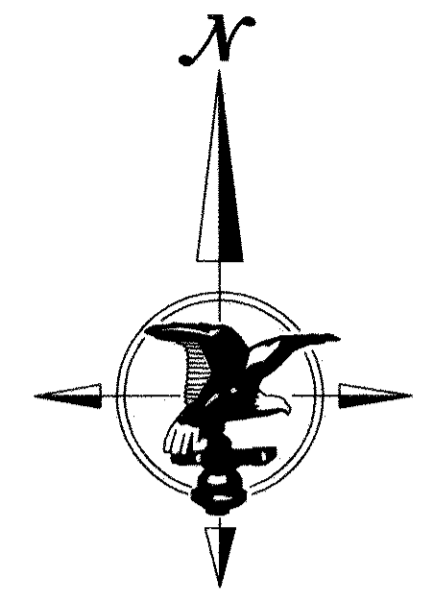
Lou McKenna, County Recorder

By _____ Deputy

TORRENS: BOOK No. 40, PAGES No. 16 17 & 18, ON THIS 24th DAY OF OCTOBER, 1994,
AT 1:00 O'CLOCK P.M. AS DOCUMENT No. 1073871.



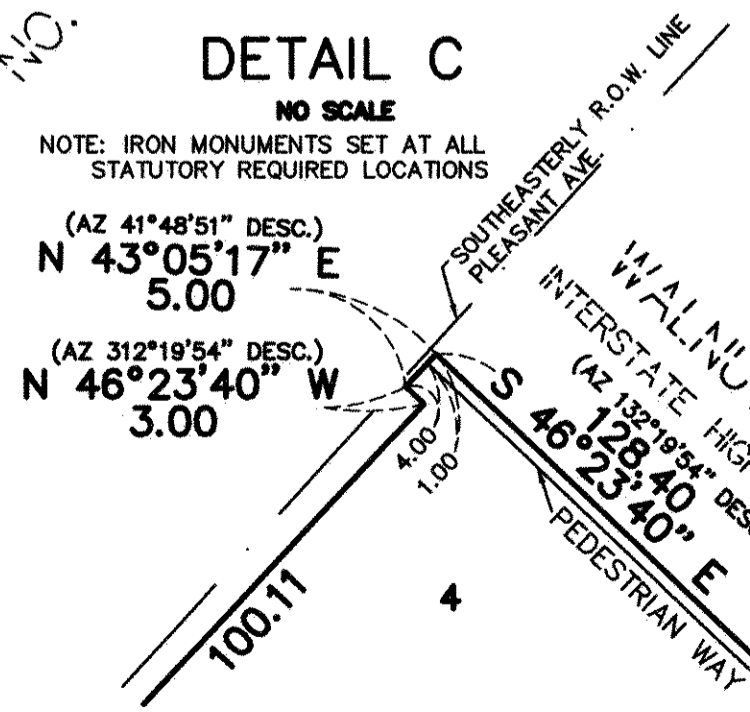
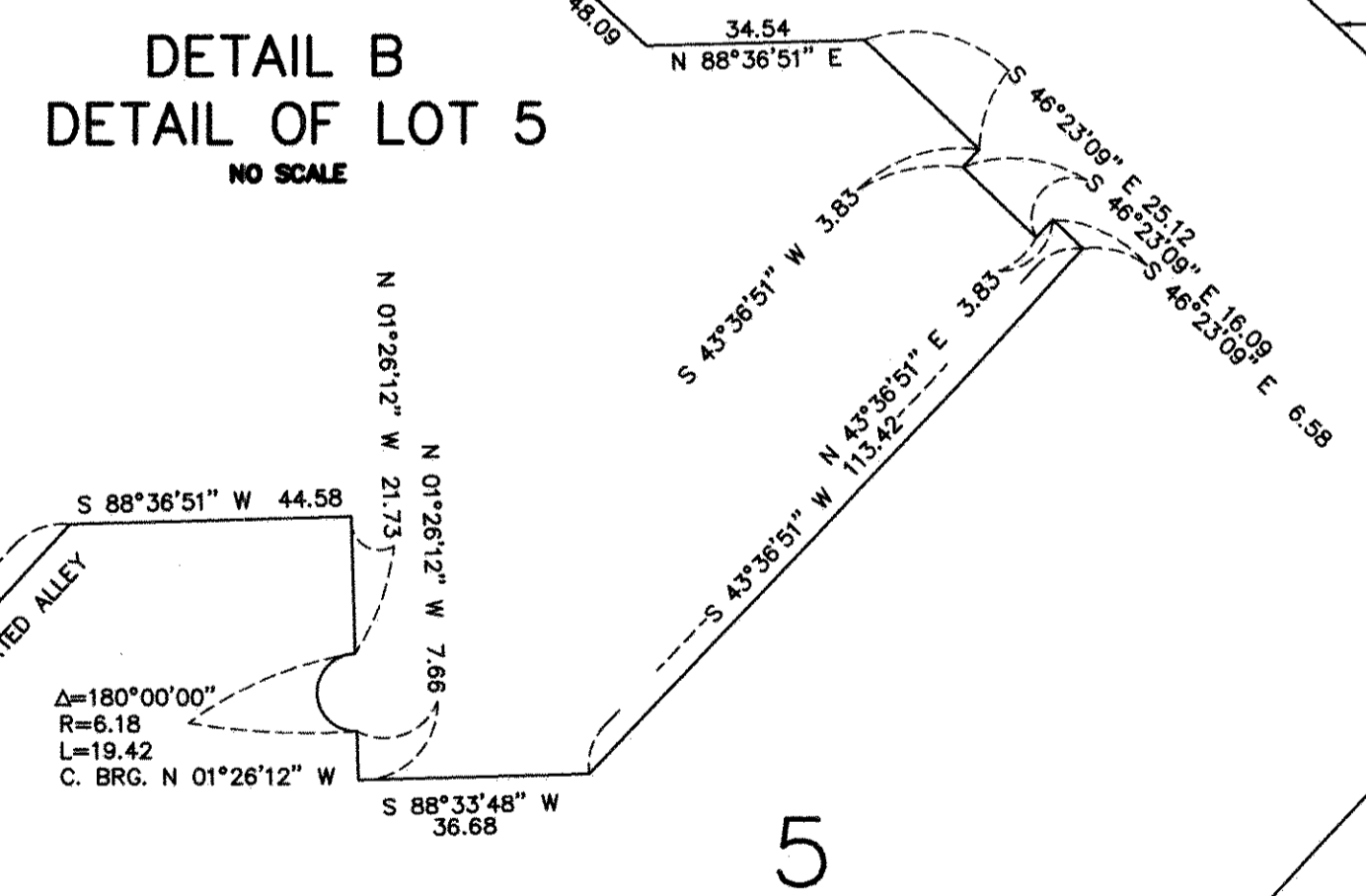
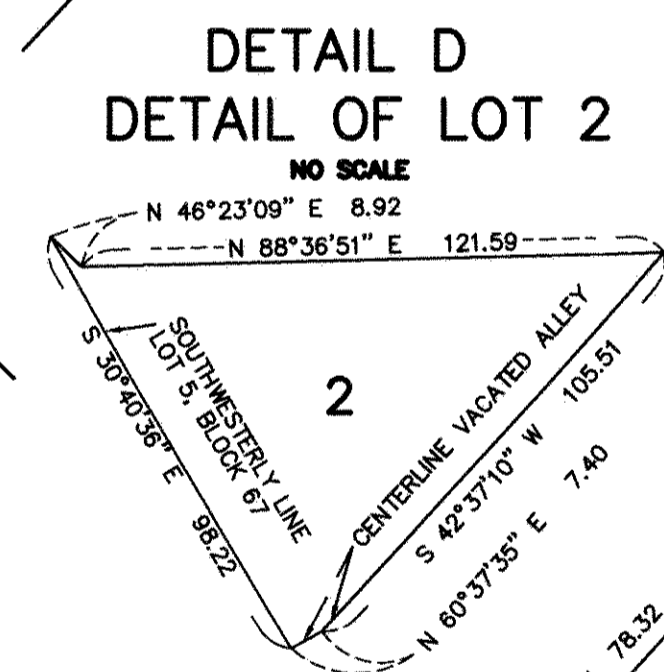
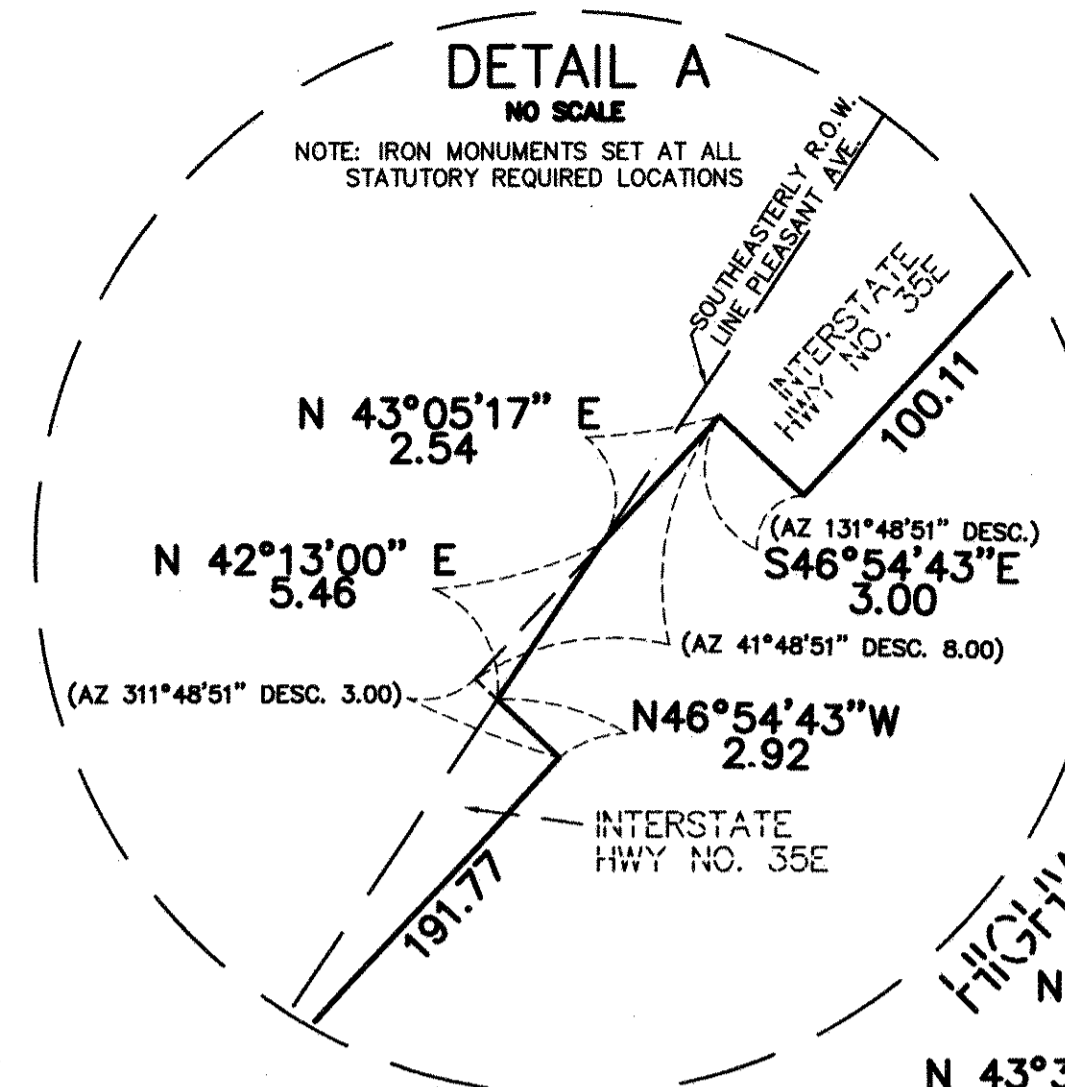
HEALTH ONE CHILDREN'S ADDITION



BEARING SYSTEM SHOWN IS BASED ON THE NORTHWESTERLY LINE OF BLOCK 66, DAYTON & IRVINE'S ADDITION TO SAINT PAUL HAVING AN ASSUMED BEARING OF N 42°13'00" E.

- DENOTES FOUND 1/2 INCH IRON PIPE UNLESS OTHERWISE SHOWN.
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET AND MARKED BY MINNESOTA LICENSE NO. 5065.

STATUTORY REQUIRED MONUMENTS NOT SHOWN AS SET FALL WITHIN A BUILDING.



RAMSEY COUNTY COORDINATES X=569186.41, Y=157523.55
CHISELED X ON MANHOLE COVER
NORTH 1/4 COR. SEC. 1, TWP. 28, RGE. 23

R.O.W. OF INTERSTATE HIGHWAY NO. 35E PER FINAL CERTIFICATE DOC. NO. 921748

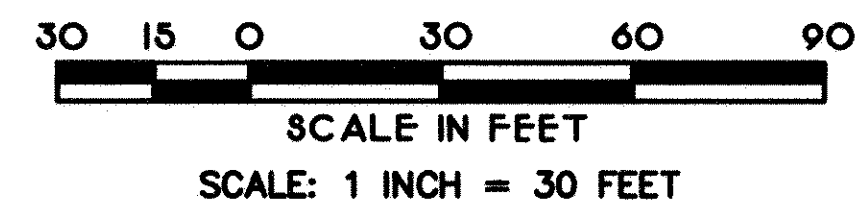
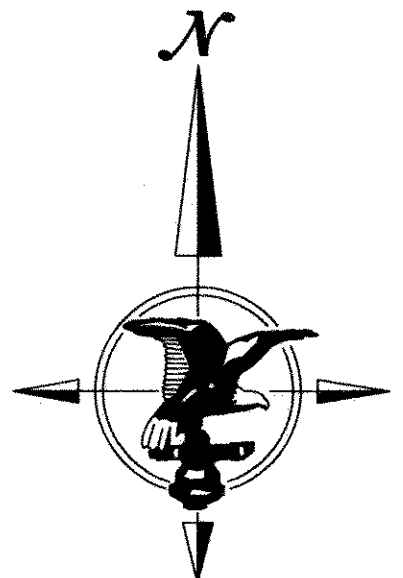
C. BRG. N27°48'06"E
C=21.36
R=40.50
Δ=30°34'22"
L=21.61

(RAMSEY COUNTY COORDINATES X=569214.67, Y=154896.06)
CITY OF SAINT PAUL CAST IRON MONUMENT
CENTER OF SEC. 1, TWP. 28, RGE. 23

MONUMENT NOT FOUND
EAST 1/4 COR. SEC. 1, TWP. 28, RGE. 23
(RAMSEY COUNTY COORDINATES X=571839.26, Y=154908.84)

HARRY S. JOHNSON
LAND SURVEYORS, INC.

HEALTH ONE CHILDREN'S ADDITION



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STATUTORY REQUIRED MONUMENTS NOT SHOWN AS SET FALL WITHIN A BUILDING.

DETAIL E

INTERSTATE HIGHWAY
PLEASANT AVENUE

MO. AVENUE 35E

SEE DETAIL

N 42°13'00" E 26.15

N 43°37'48" E 42.03

N 43°05'17" E 191.77

MOST WESTERLY COR. LOT 6, BLOCK 66

P.O.B. LINE 1

SOUTHEASTERLY R.O.W. LINE OF PLEASANT AVENUE

NWLY LINE PLEASANT AVENUE DOC. NO. S 2007378, 2007379

P.O.B. LINE 2

MOST NORTHERLY COR. LOT 1, BLOCK 67

SOUTHWESTERLY LINE BLOCK 66

NORTHEASTERLY LINE BLOCK 67

CENTERLINE VACATED SHERMAN STREET

SOUTHWESTERLY LINE BLOCK 65

NORTHEASTERLY LINE BLOCK 65

CENTERLINE VACATED SHERMAN STREET

SOUTHWESTERLY LINE BLOCK 64

NORTHEASTERLY LINE BLOCK 64

CENTERLINE VACATED SHERMAN STREET

SOUTHWESTERLY LINE BLOCK 63

NORTHEASTERLY LINE BLOCK 63

CENTERLINE VACATED SHERMAN STREET

SOUTHWESTERLY LINE BLOCK 62

NORTHEASTERLY LINE BLOCK 62

CENTERLINE VACATED SHERMAN STREET

SOUTHWESTERLY LINE BLOCK 61

NORTHEASTERLY LINE BLOCK 61

CENTERLINE VACATED SHERMAN STREET

SOUTHWESTERLY LINE BLOCK 60

NORTHEASTERLY LINE BLOCK 60

CENTERLINE VACATED SHERMAN STREET

SOUTHWESTERLY LINE BLOCK 59

NORTHEASTERLY LINE BLOCK 59

CENTERLINE VACATED SHERMAN STREET

SOUTHWESTERLY LINE BLOCK 58

NORTHEASTERLY LINE BLOCK 58

CENTERLINE VACATED SHERMAN STREET

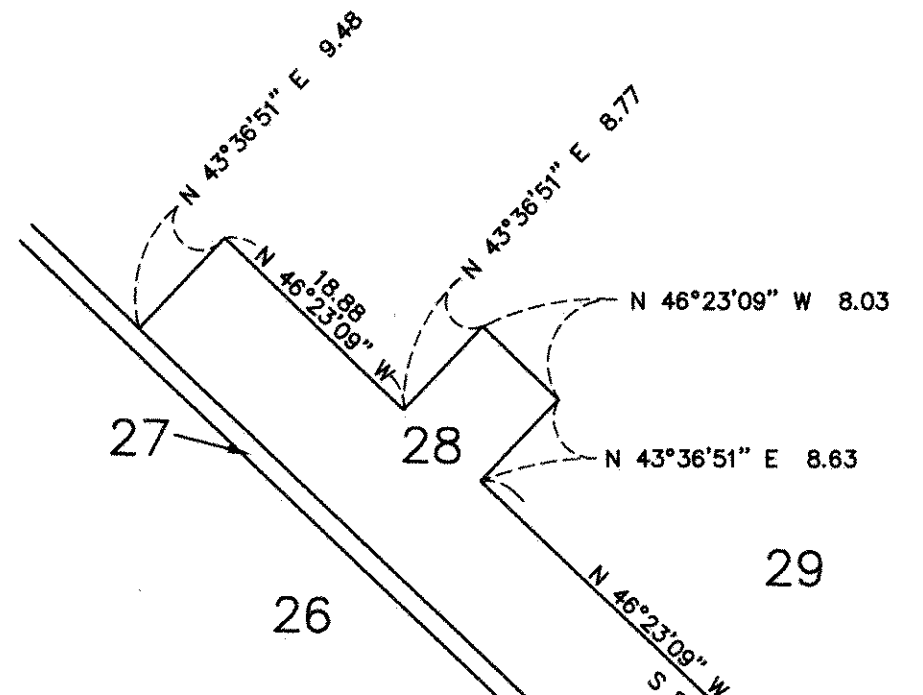
SOUTHWESTERLY LINE BLOCK 57

NORTHEASTERLY LINE BLOCK 57

CENTERLINE VACATED SHERMAN STREET

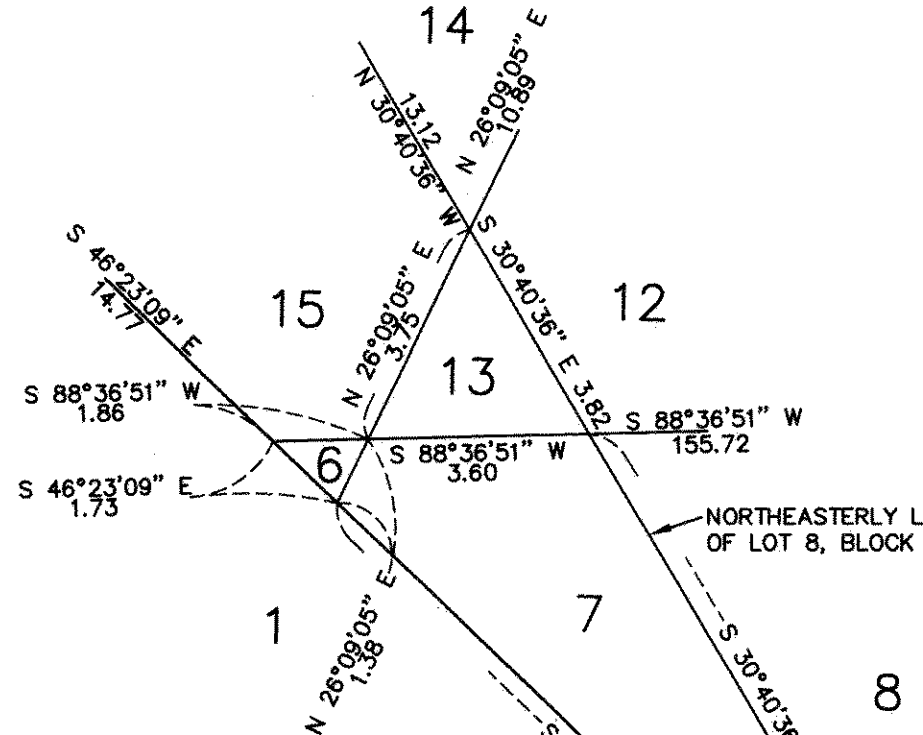
DETAIL F

NOT TO SCALE



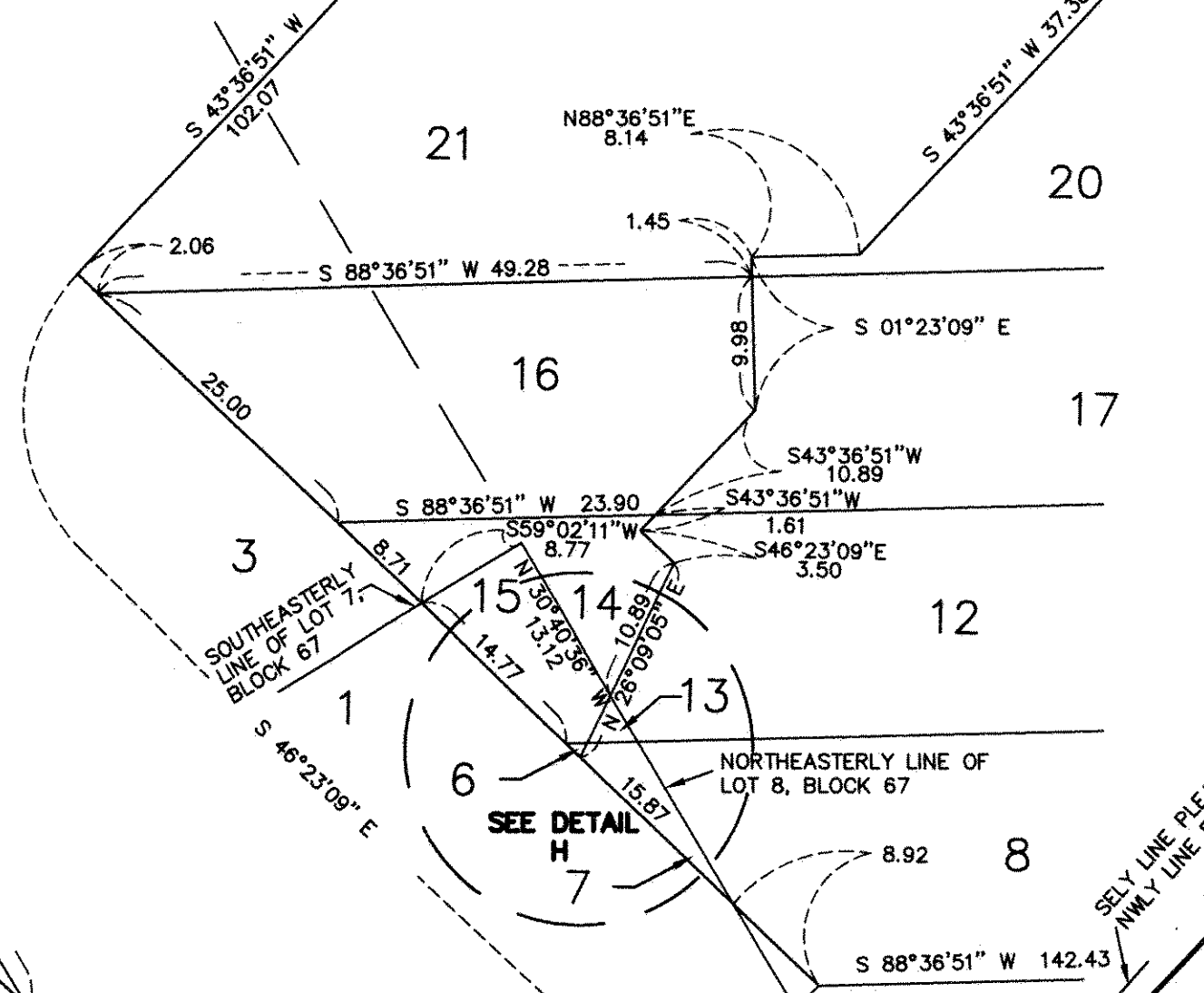
DETAIL H

NOT TO SCALE



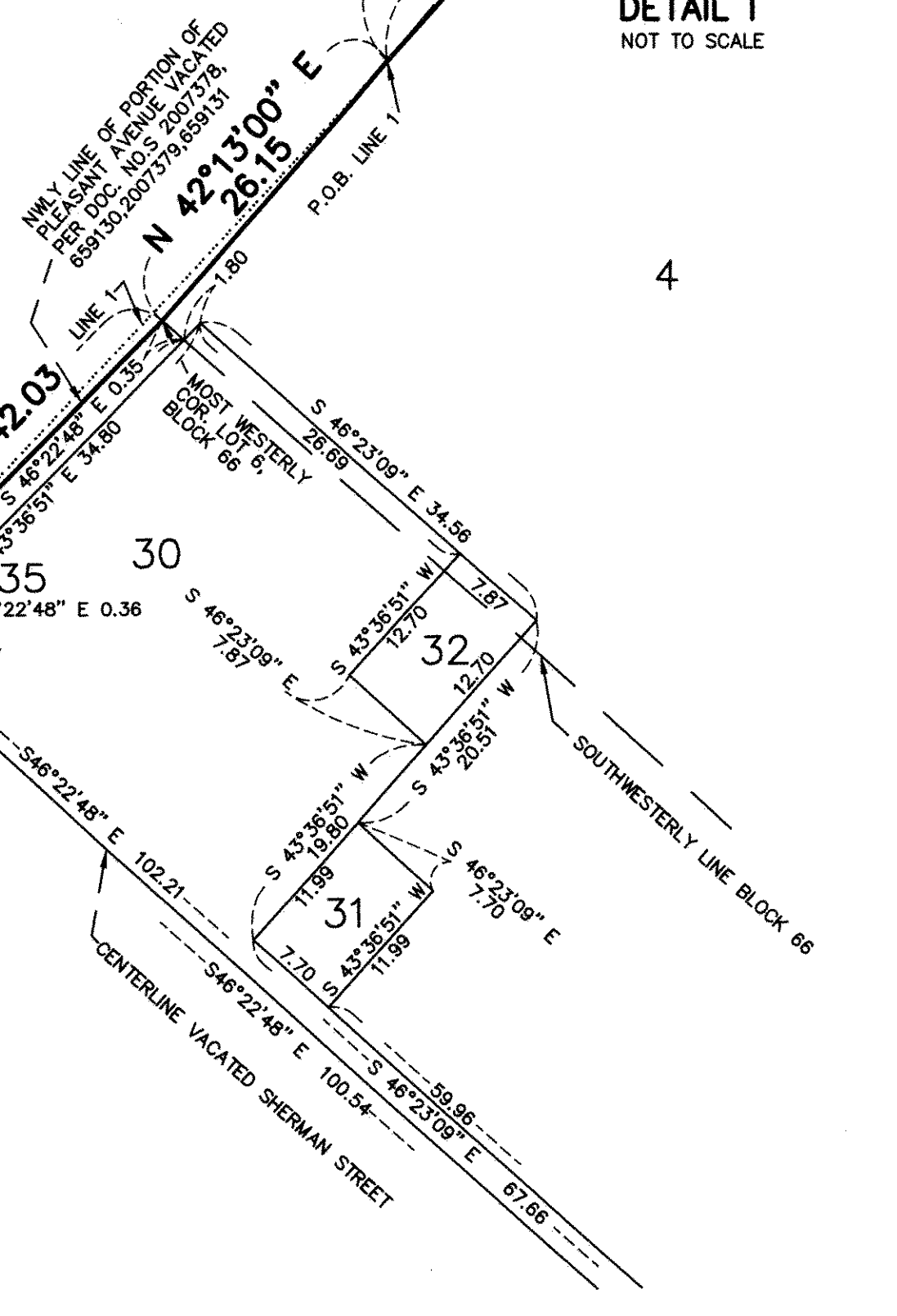
DETAIL G

NOT TO SCALE



DETAIL I

NOT TO SCALE



HARRY S. JOHNSON
LAND SURVEYORS, INC.