

# WATER WORKS SECOND ADDITION

KNOW ALL MEN BY THESE PRESENTS: That the Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, owner of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

Those parts of Block 7 and Block 10, and those parts of vacated Fifth Street, vacated Fourth Street, vacated Third Street, vacated Middle Street, and vacated alleys accrued thereto, all in Rice Street Motor Line Addition, Ramsey County, Minnesota, lying east of the following described line:

Commencing at the intersection of the center line of said vacated Fifth Street and the west line of the Southwest Quarter of Section 31, Township 30, Range 22, Ramsey County, Minnesota; thence on an assumed bearing of North 89 degrees 40 minutes 12 seconds East, along said center line, 280.30 feet, to the point of beginning of the line to be described; thence South 3 degrees 00 minutes 55 seconds West 21.86 feet; thence South 36 degrees 16 minutes 31 seconds West 37.82 feet; thence South 4 degrees 28 minutes 30 seconds West 25.96 feet; thence South 41 degrees 37 minutes 10 seconds West 28.78 feet; thence South 1 degree 16 minutes 22 seconds West 52.22 feet; thence South 5 degrees 27 minutes 48 seconds East 34.71 feet; thence South 18 degrees 30 minutes 36 seconds East 21.34 feet; thence South 43 degrees 57 minutes 50 seconds East 99.32 feet; thence South 15 degrees 26 minutes 58 seconds West 24.78 feet; thence South 22 degrees 29 minutes 03 seconds East 32.23 feet; thence South 23 degrees 38 minutes 01 second West 83.41 feet; thence South 16 degrees 58 minutes 07 seconds West 96.76 feet; thence South 6 degrees 30 minutes 24 seconds West 38.74 feet; thence South 22 degrees 59 minutes 12 seconds West 54.05 feet, to Point B 14, Minnesota Department Of Transportation Right Of Way Plat No. 62-15, Ramsey County, Minnesota; thence South 47 degrees 04 minutes 24 seconds West, along a line drawn from said Point B 14 to Point B 13, of said Minnesota Department Of Transportation Right Of Way Plat No. 62-15, a distance of 22.94 feet, to the west line of Lot 19, Block 10, of said Rice Street Motor Line Addition; thence South 0 degrees 35 minutes 36 seconds East, along said west line of Lot 19 and its southerly extension, 32.14 feet, to the center line of said vacated Third Street, and there terminating, except the 2 following described parcels:

Parcel 1. Parcel 84, Minnesota Department Of Transportation Right Of Way Plat No. 62-15, Ramsey County, Minnesota.

Parcel 2. That part of said vacated Third Street accruing to Parcel 84, Minnesota Department Of Transportation Right Of Way Plat No. 62-15, Ramsey County, Minnesota.

And

Blocks 8, 9 and 12, and those parts of vacated Fifth Street, vacated Fourth Street, vacated Third Street, vacated Second Street, vacated Middle Street and vacated alleys accrued thereto, all in Rice Street Motor Line Addition, Ramsey County, Minnesota;

And

Those parts of Block 13 and Block 14 and those parts of vacated Second Street, vacated Middle Street, and vacated alleys accrued thereto, all in Rice Street Motor Line Addition, Ramsey County, Minnesota, described as follows:

Commencing at a point on the west line of the Southwest Quarter of Section 31, Township 30, Range 22, Ramsey County, Minnesota, 400.00 feet north from the southwest corner of said Southwest Quarter of Section 31; thence on an assumed bearing of North 89 degrees 40 minutes 12 seconds East, parallel with the south line of said Southwest Quarter of Section 31, a distance of 1103.36 feet, to the west line of the Saint Paul Water Works right of way; thence North 6 degrees 43 minutes 16 seconds East, along said west line of Saint Paul Water Works right of way, 320.66 feet, to its intersection with the center line of said vacated Second Street; thence South 89 degrees 40 minutes 12 seconds West, along said center line of vacated Second Street, 121.95 feet, to the point of beginning of the land to be described; thence South 27 degrees 25 minutes 06 seconds West 49.36 feet; thence South 32 degrees 16 minutes 04 seconds West 78.89 feet; thence South 45 degrees 17 minutes 08 seconds West 42.57 feet; thence South 63 degrees 13 minutes 04 seconds West 53.06 feet; thence South 81 degrees 37 minutes 58 seconds West 117.51 feet; thence South 87 degrees 22 minutes 50 seconds West 131.50 feet; thence North 84 degrees 18 minutes 24 seconds West 39.62 feet; thence South 87 degrees 51 minutes 35 seconds West 79.53 feet; thence North 78 degrees 12 minutes 55 seconds West 45.68 feet; thence North 83 degrees 46 minutes 01 second West 76.26 feet; thence North 73 degrees 18 minutes 08 seconds West 40.48 feet; thence North 60 degrees 04 minutes 35 seconds West 15.12 feet; thence North 41 degrees 29 minutes 11 seconds West 16.15 feet; thence North 49 degrees 27 minutes 08 seconds East 67.22 feet; thence North 56 degrees 58 minutes 38 seconds East 46.20 feet; thence North 33 degrees 23 minutes 43 seconds East 36.10 feet; thence North 1 degree 36 minutes 53 seconds West 35.29 feet, to said center line of vacated Second Street; thence North 89 degrees 40 minutes 12 seconds East, along said center line of vacated Second Street, 583.39 feet, to the point of beginning.

And that DaVern, Inc., a Minnesota corporation, owner of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

Those parts of Block 7 and Block 10, and those parts of vacated Fifth Street, vacated Fourth Street, vacated Third Street, and vacated alleys accrued thereto, all in Rice Street Motor Line Addition, Ramsey County, Minnesota, lying west of the following described line:

Commencing at the intersection of the center line of said vacated Fifth Street and the west line of the Southwest Quarter of Section 31, Township 30, Range 22, Ramsey County, Minnesota; thence on an assumed bearing of North 89 degrees 40 minutes 12 seconds East, along said center line, 280.30 feet, to the point of beginning of the line to be described; thence South 3 degrees 00 minutes 55 seconds West 21.86 feet; thence South 36 degrees 16 minutes 31 seconds West 37.82 feet; thence South 4 degrees 28 minutes 30 seconds West 25.96 feet; thence South 41 degrees 37 minutes 10 seconds West 28.78 feet; thence South 1 degree 16 minutes 22 seconds West 52.22 feet; thence South 5 degrees 27 minutes 48 seconds East 34.71 feet; thence South 18 degrees 30 minutes 36 seconds East 21.34 feet; thence South 43 degrees 57 minutes 50 seconds East 99.32 feet; thence South 15 degrees 26 minutes 58 seconds West 24.78 feet; thence South 22 degrees 29 minutes 03 seconds East 32.23 feet; thence South 23 degrees 38 minutes 01 second West 83.41 feet; thence South 16 degrees 58 minutes 07 seconds West 96.76 feet; thence South 6 degrees 30 minutes 24 seconds West 38.74 feet; thence South 22 degrees 59 minutes 12 seconds West 54.05 feet, to Point B 14, Minnesota Department Of Transportation Right Of Way Plat No. 62-15, Ramsey County, Minnesota; thence South 47 degrees 04 minutes 24 seconds West, along a line drawn from said Point B 14 to Point B 13, of said Minnesota Department Of Transportation Right Of Way Plat No. 62-15, a distance of 22.94 feet, to the west line of Lot 19, Block 10, of said Rice Street Motor Line Addition; thence South 0 degrees 35 minutes 36 seconds East, along said west line of Lot 19 and its southerly extension, 32.14 feet, to the center line of said vacated Third Street, and there terminating, except the 3 following described parcels:

Parcel 1. Parcel 84, Minnesota Department Of Transportation Right Of Way Plat No. 62-15, Ramsey County, Minnesota.

Parcel 2. Those portions of said vacated streets accruing to Parcel 84, Minnesota Department Of Transportation Right Of Way Plat No. 62-15, Ramsey County, Minnesota.

Parcel 3. That part of the north half of vacated Third Street, Rice Street Motor Line Addition, Ramsey County, Minnesota, lying west of a line drawn from Point B7 to Point B13, Minnesota Department Of Transportation Right Of Way Plat No. 62-15, Ramsey County, Minnesota, and lying south of a line drawn from said Point B7 to Point B6, of said Minnesota Department Of Transportation Right Of Way Plat No. 62-15.

And that Fratt's Land Company, a partnership under the laws of the State of Minnesota, owner of the following described property situated in the City of Little Canada, County of Ramsey, State of Minnesota:

That part of the south 400.00 feet of the Southwest Quarter of Section 31, Township 30, Range 22, Ramsey County, Minnesota, lying west of the Saint Paul Water Works right of way, lying north of the 100.00 foot wide Burlington Northern Railroad Company right of way, and lying east of Parcel 84, Minnesota Department Of Transportation Right Of Way Plats No. 62-14 and No. 62-15, Ramsey County, Minnesota;

And

Those parts of Block 13 and Block 14 and those parts of vacated First Street, vacated Second Street, vacated Middle Street, and vacated alleys accrued thereto, all in Rice Street Motor Line Addition, Ramsey County, Minnesota, described as follows:

Commencing at a point on the west line of the Southwest Quarter of Section 31, Township 30, Range 22, Ramsey County, Minnesota, 400.00 feet north from the southwest corner of said Southwest Quarter of Section 31; thence on an assumed bearing of North 89 degrees 40 minutes 12 seconds East, parallel with the south line of said Southwest Quarter of Section 31, a distance of 192.30 feet, to the most easterly lines of Parcel 84, Minnesota Department Of Transportation Right Of Way Plats No. 62-14 and No. 62-15, Ramsey County, Minnesota, being the point of beginning of the land to be described; thence continuing North 89 degrees 40 minutes 12 seconds East 911.06 feet, to the west line of the Saint Paul Water Works right of way; thence North 6 degrees 43 minutes 16 seconds East, along said west line of the Saint Paul Water Works right of way, 320.66 feet, to its intersection with the center line of said vacated Second Street; thence South 89 degrees 40 minutes 12 seconds West, along said center line of vacated Second Street, 121.95 feet; thence South 27 degrees 25 minutes 06 seconds West 49.36 feet; thence South 32 degrees 16 minutes 04 seconds West 78.89 feet; thence South 45 degrees 17 minutes 08 seconds West 42.57 feet; thence South 63 degrees 13 minutes 04 seconds West 53.06 feet; thence South 81 degrees 37 minutes 58 seconds West 117.51 feet; thence South 87 degrees 22 minutes 50 seconds West 131.50 feet; thence North 84 degrees 18 minutes 24 seconds West 39.62 feet; thence South 87 degrees 51 minutes 35 seconds West 79.53 feet; thence North 78 degrees 12 minutes 55 seconds West 45.68 feet; thence North 83 degrees 46 minutes 01 second West 76.26 feet; thence North 73 degrees 18 minutes 08 seconds West 40.48 feet; thence North 60 degrees 04 minutes 35 seconds West 15.12 feet; thence North 41 degrees 29 minutes 11 seconds West 16.15 feet; thence North 49 degrees 27 minutes 08 seconds East 67.22 feet; thence North 56 degrees 58 minutes 38 seconds East 46.20 feet; thence North 33 degrees 23 minutes 43 seconds East 36.10 feet; thence North 1 degree 36 minutes 53 seconds West 35.29 feet, to said center line of vacated Second Street; thence South 89 degrees 40 minutes 12 seconds West, along said center line of vacated Second Street, 337.86 feet, to its intersection with a line drawn from Point B10 to Point B11, of said Minnesota Department Of Transportation Right Of Way Plat No. 62-15; thence South 16 degrees 37 minutes 38 seconds East, along said line, 271.51 feet; thence southerly along said most easterly lines of Parcel 84, along an arc drawn from Point B11 to Point B424, of said Minnesota Department Of Transportation Right Of Way Plat No. 62-15, concave to the west, having a central angle of 0 degrees 53 minutes 13 seconds, a radius of 3869.83 feet and an arc distance of 59.91 feet, to the point of beginning.

Have caused the same to be surveyed and platted as WATER WORKS SECOND ADDITION.

In witness whereof said Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 13<sup>th</sup> day of October, 1999.

Signed: Board of Water Commissioners of the City of Saint Paul.  
Michael J. Harris, its President  
Janet Lindgren, its Secretary  
Joseph M. Reid, its Financial Director

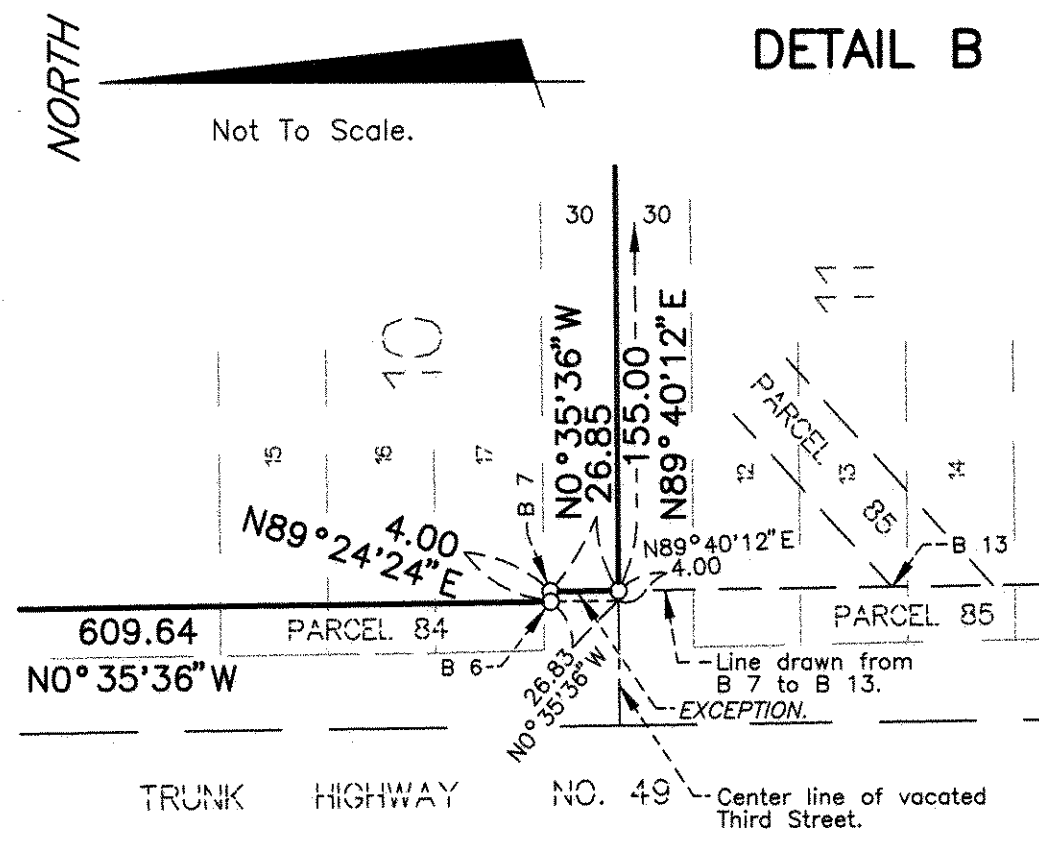
In witness whereof said DaVern, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this 12<sup>th</sup> day of October, 1999.

Signed: DaVern, Inc.  
David E. Pickett, its Pres  
Ladonna J. Pickett, its Sec/Treas

In witness whereof said Fratt's Land Company, a Minnesota partnership, has caused these presents to be signed by its partners this 15<sup>th</sup> day of October, 1999.

Signed: Fratt's Land Company  
Frank M. Jantalone, its Partner  
Ray L. Jantalone, its Partner

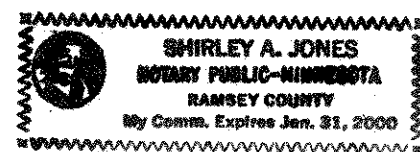
# WATER WORKS SECOND ADDITION



STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of October, 1999,  
by Michael J. Harris, President and by Joseph M. Reid,  
Director, Office of Financial Services of the Board of Water Commissioners of the City of Saint Paul, a Minnesota  
municipal corporation, on behalf of said corporation.

Shirley A. Jones  
Notary Public, Ramsey County, Minnesota.  
My Commission Expires January 31, 2000

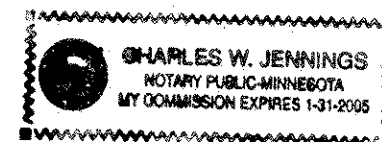


I hereby certify that I have surveyed and platted the property described on this plat as WATER WORKS SECOND ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed 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.

Woodrow A. Brown  
Woodrow A. Brown, Land Surveyor  
Minnesota License No. 15230

STATE OF MINNESOTA  
COUNTY OF Hennepin

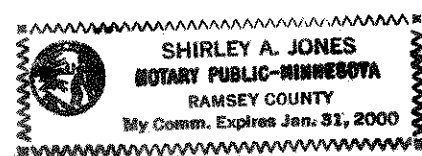
The foregoing Surveyor's Certificate was acknowledged before me this 23<sup>rd</sup> day of September, 1999  
by Woodrow A. Brown, a Licensed Land Surveyor.



Charles W. Jennings  
Notary Public, Hennepin County, Minnesota.  
My Commission Expires January 31, 2005

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of October, 1999,  
by David E. Fisek, President and by LeVerna J. Fisek,  
Sec./Treas. of DaVern, Inc., a Minnesota corporation, on behalf of said corporation.

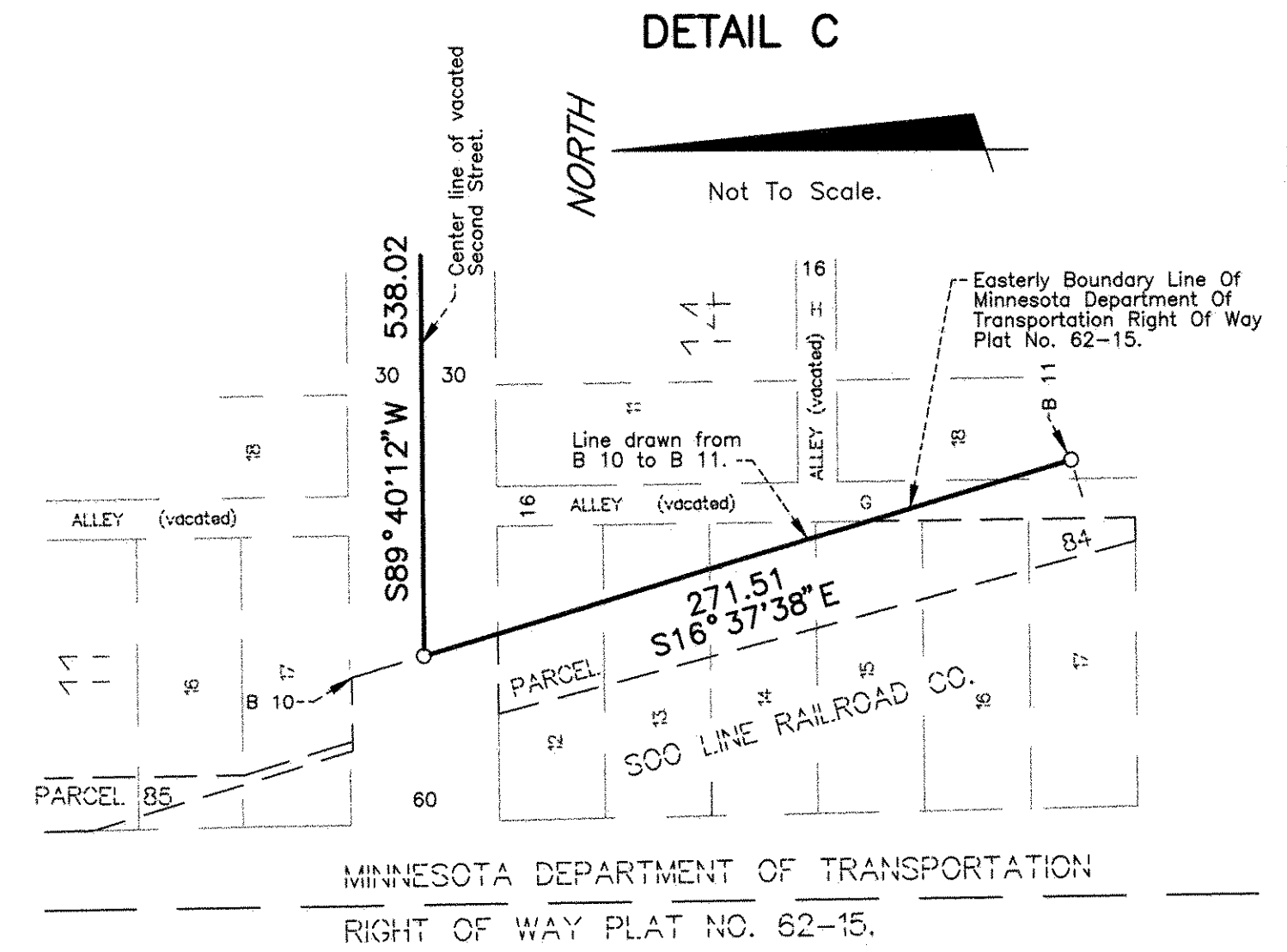


Shirley A. Jones  
Notary Public, Ramsey County, Minnesota.  
My Commission Expires January 31, 2000

City of Little Canada

We do hereby certify that on the 22<sup>nd</sup> day of November, 1997, the City Council of the City of Little Canada, 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.

Michael D. Fahy  
Mayor  
Paul R. Han  
Clerk



Taxes payable in the year 1999 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 21<sup>st</sup> day of October, 1999.

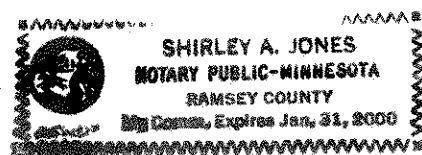
Dorothy McClung, Director  
Department of Property Taxation  
By James R. Genger, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 28<sup>th</sup> day of OCTOBER, 1999, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool  
David D. Claypool, L.S.  
Ramsey County Surveyor

STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of October, 1999,  
by Frank M. Frattolone, Partner and by Tony F. Frattolone,  
Partner of Fratt's Land Company, a Minnesota partnership, on behalf of said partnership.

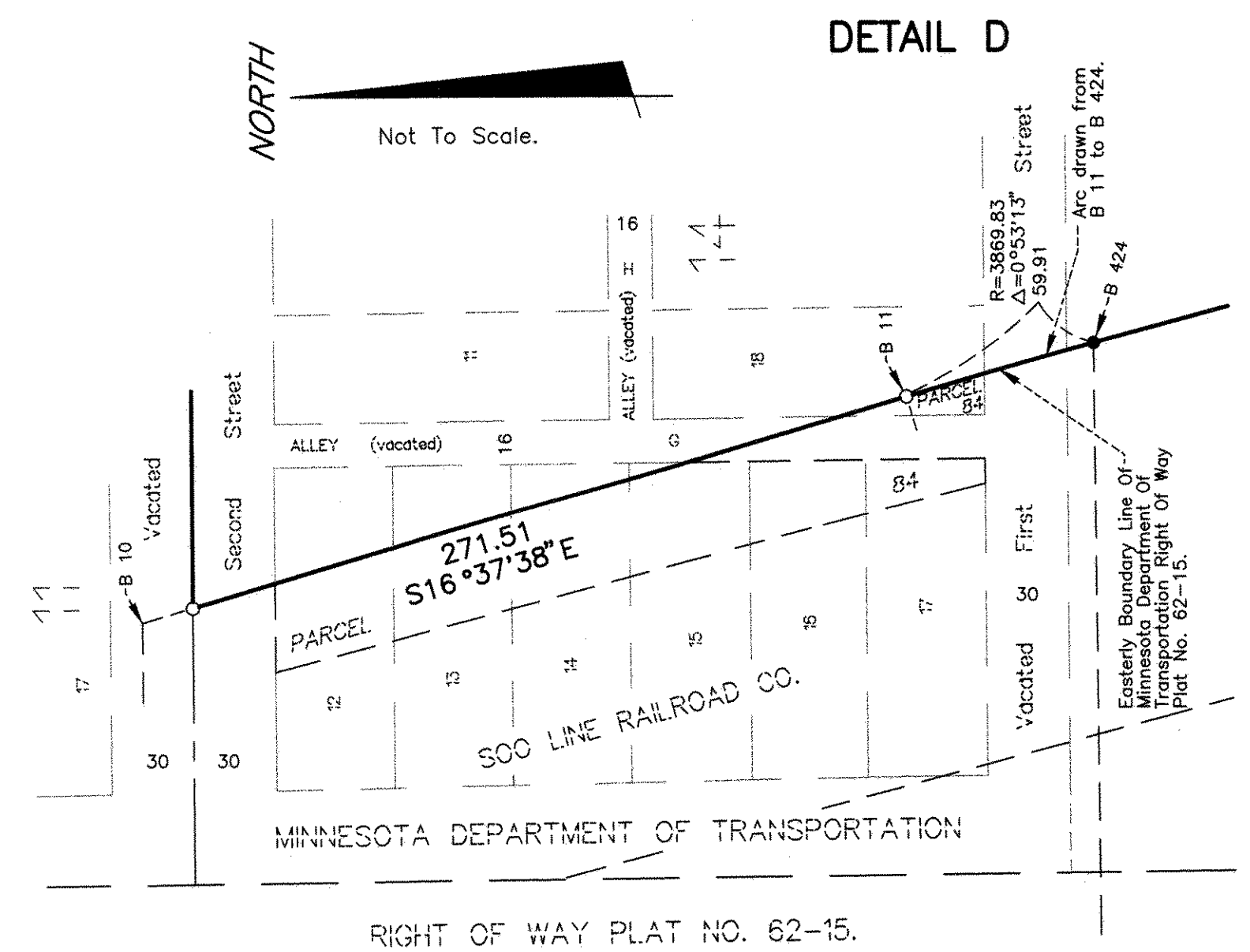


Shirley A. Jones  
Notary Public, Ramsey County, Minnesota.  
My Commission Expires January 31, 2000

County Recorder  
County of Ramsey, State of Minnesota

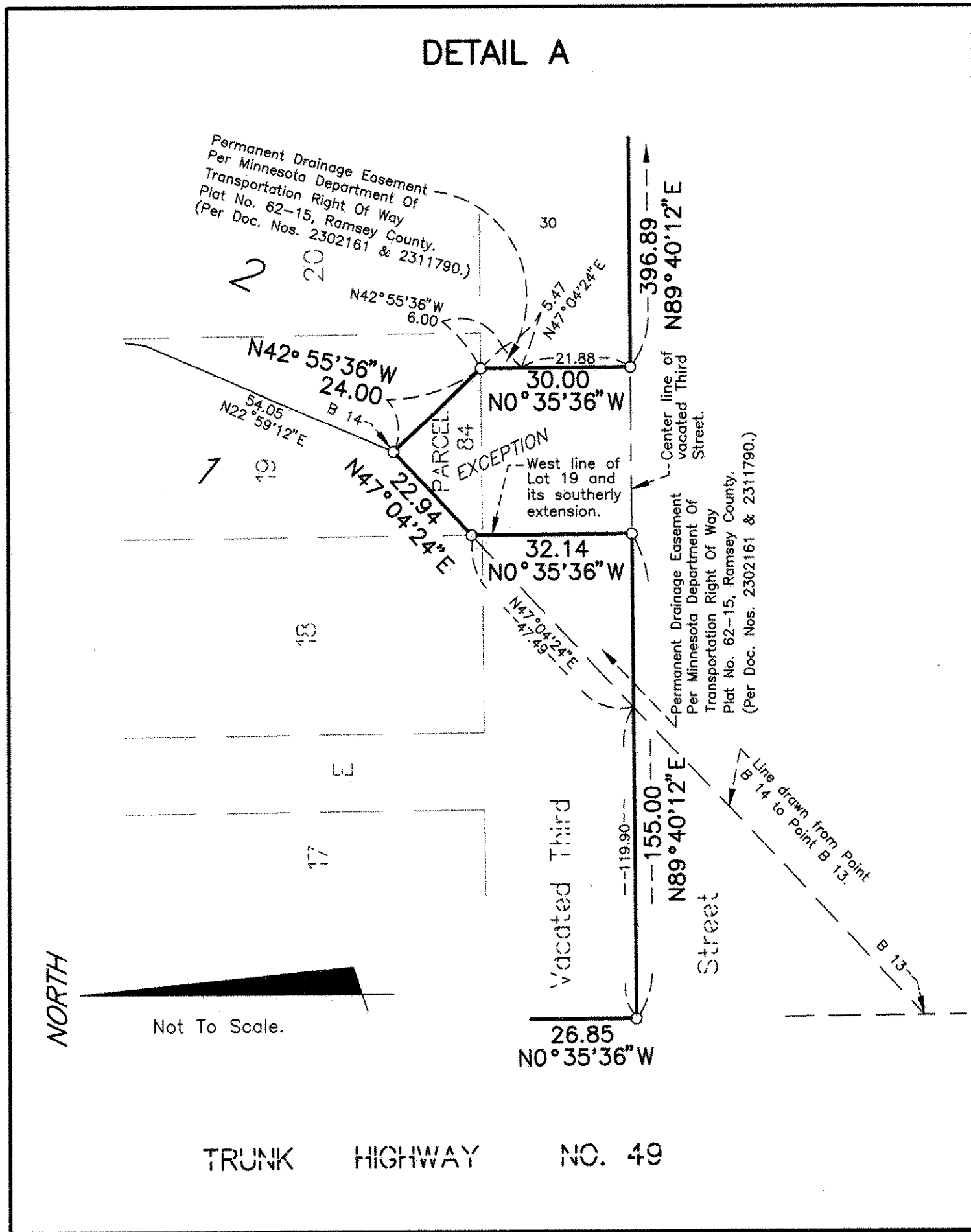
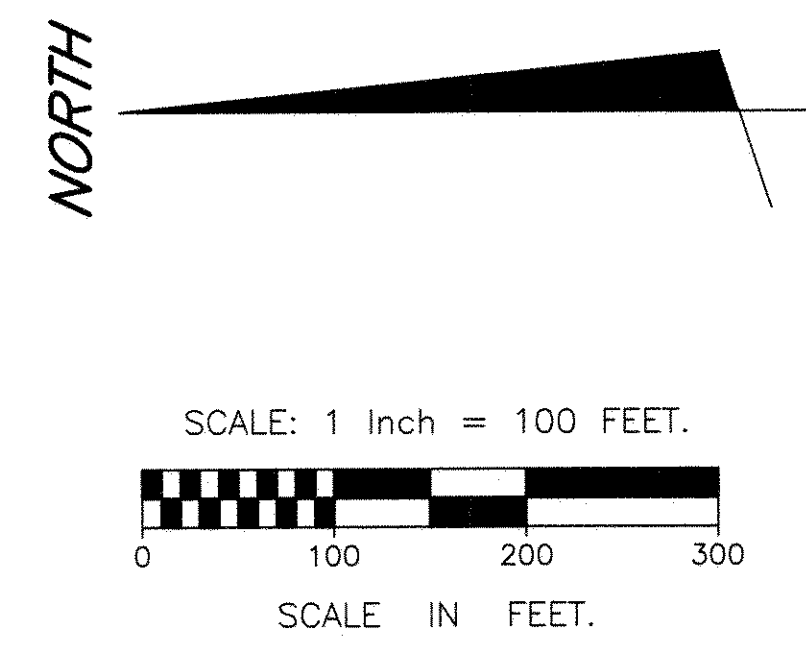
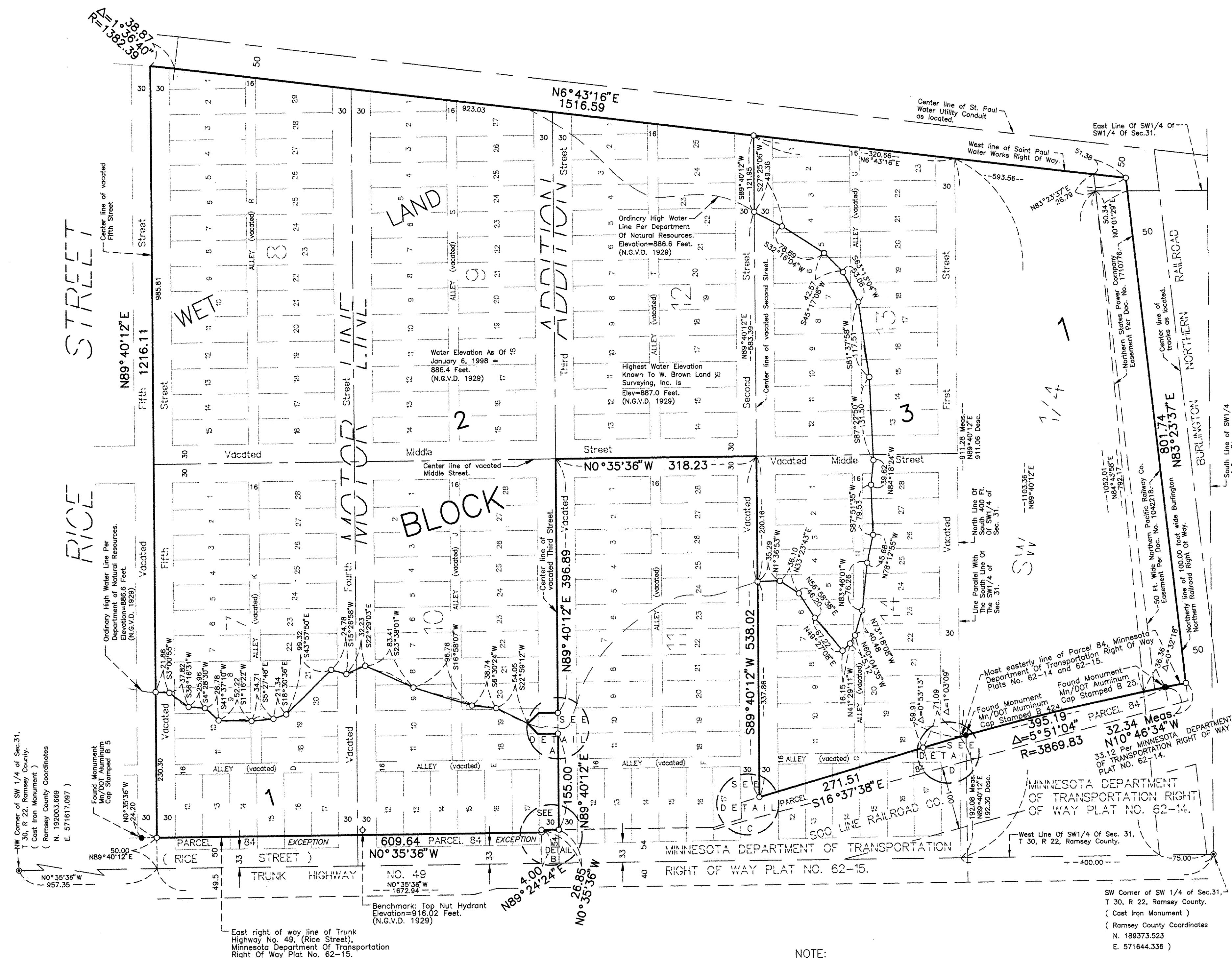
I hereby certify that this plat of WATER WORKS SECOND ADDITION was filed in the office of the County Recorder for public record on this 8<sup>th</sup> day of NOVEMBER, 1999, at 11:00 o'clock A.M., and was duly filed in Book 115 of Plats, Pages 39, 40 and 41, as Document Number 3284436.

Deputy County Recorder





# WATER WORKS SECOND ADDITION



The orientation of this bearing system is based upon the West line of the SW1/4 of Section 31, Township 30, Range 22, which is assumed to bear  $N0^{\circ}35'36''W$ .

NOTE:  
Street and alley vacations per document number 2990208.

- Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License Number 15230.
- Denotes found Mn/DOT aluminum monument cap stamped as noted.