

UNIVERSITY DALE DEVELOPMENT

KNOW ALL MEN BY THESE PRESENTS: That The Housing and Redevelopment Authority in and for the City of Saint Paul, a public body corporate and politic, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 1, 2, 3, 4, 23, 24, 25, 26, 27, 28, 29, and 30, CHUTE BROTHER'S DIVISION NO. 1 ADDITION TO THE CITY OF ST. PAUL, MINN., according to the recorded plat thereof;

And

The public alley as dedicated in the CHUTE BROTHER'S DIVISION NO. 1 ADDITION TO THE CITY OF ST. PAUL, MINN., according to the recorded plat thereof, Ramsey County, Minnesota, vacated, which lies east of the northerly extension of a line 3.00 feet east of and parallel with the west line of Lot 24, said CHUTE BROTHER'S DIVISION NO. 1 ADDITION TO THE CITY OF SAINT PAUL, MINN., and which lies west of a line drawn from the southeast corner of Lot 1 to the northeast corner of Lot 30, all in said CHUTE BROTHER'S DIVISION NO. 1.

Has caused the same to be surveyed and platted as UNIVERSITY DALE DEVELOPMENT and does hereby dedicate to the public, for public use forever, the thoroughfare as shown on this plat.

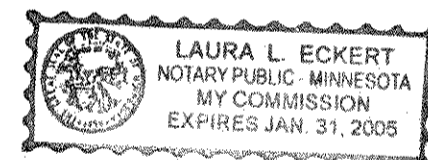
In witness whereof said The Housing and Redevelopment Authority in and for the City of Saint Paul, a public body corporate and politic, has caused these presents to be signed by its proper officer this 9 day of Dec, 2004.

Signed: The Housing and Redevelopment Authority in and for the City of Saint Paul

Edward M. Miller its Executive Director

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 9 day of Dec, 2004, by Susan Kimberly Executive Director of The Housing and Redevelopment Authority in and for the City of Saint Paul, a public body corporate and politic, on behalf of the public body.



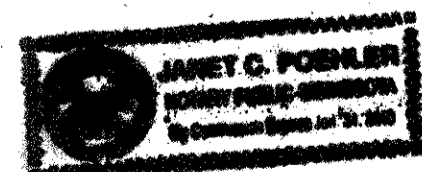
Laura L. Eckert
Notary Public, Minnesota
My Commission Expires Jan. 31, 2005

I hereby certify that I have surveyed and platted the property described on this plat as UNIVERSITY DALE DEVELOPMENT; 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.

John K. Barnes
John K. Barnes, Land Surveyor
Minnesota License No. 16456

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 3rd day of December, 2004 by John K. Barnes, a Licensed Land Surveyor.



Janet C. Pochler
Notary Public, Minnesota
My Commission Expires January 31, 2010

City of Saint Paul, Minnesota

I do hereby certify that on the 24 day of November, 2004, 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, Subdivision 1.

Donald J. [Signature]
Clerk

Taxes payable in the year 2005 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 16 day of March, 2005.

Anthony Melby Director
Department of Property Taxation

By [Signature] Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 10th day of March, 2005, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

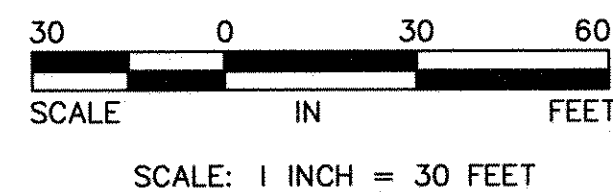
David D. Claypool
David D. Claypool, L.S., Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of UNIVERSITY DALE DEVELOPMENT was filed in the office of the County Recorder for public record on this 10th day of March, 2005, at 3 o'clock P.M., and was duly filed in Book 121 of Plats, Pages 13 and 14, as Document Number 3642904.

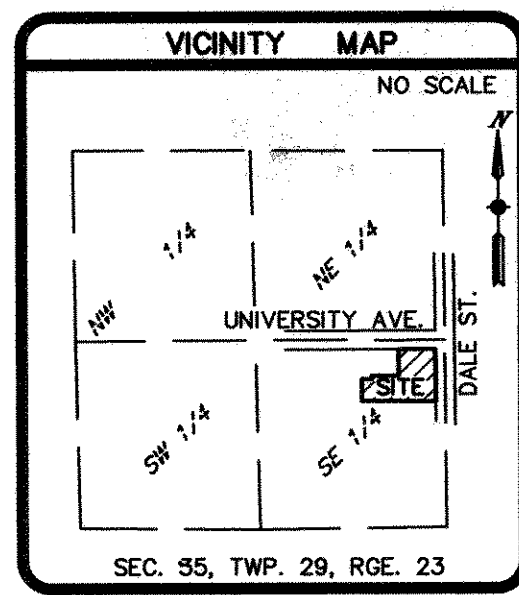
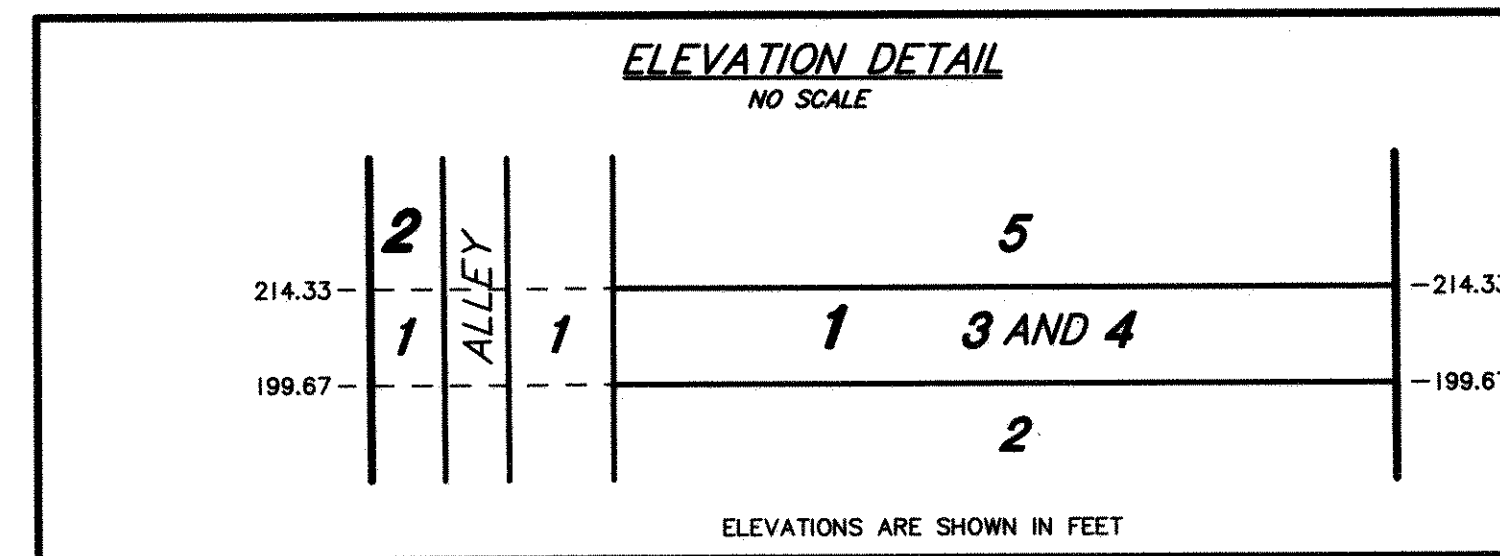
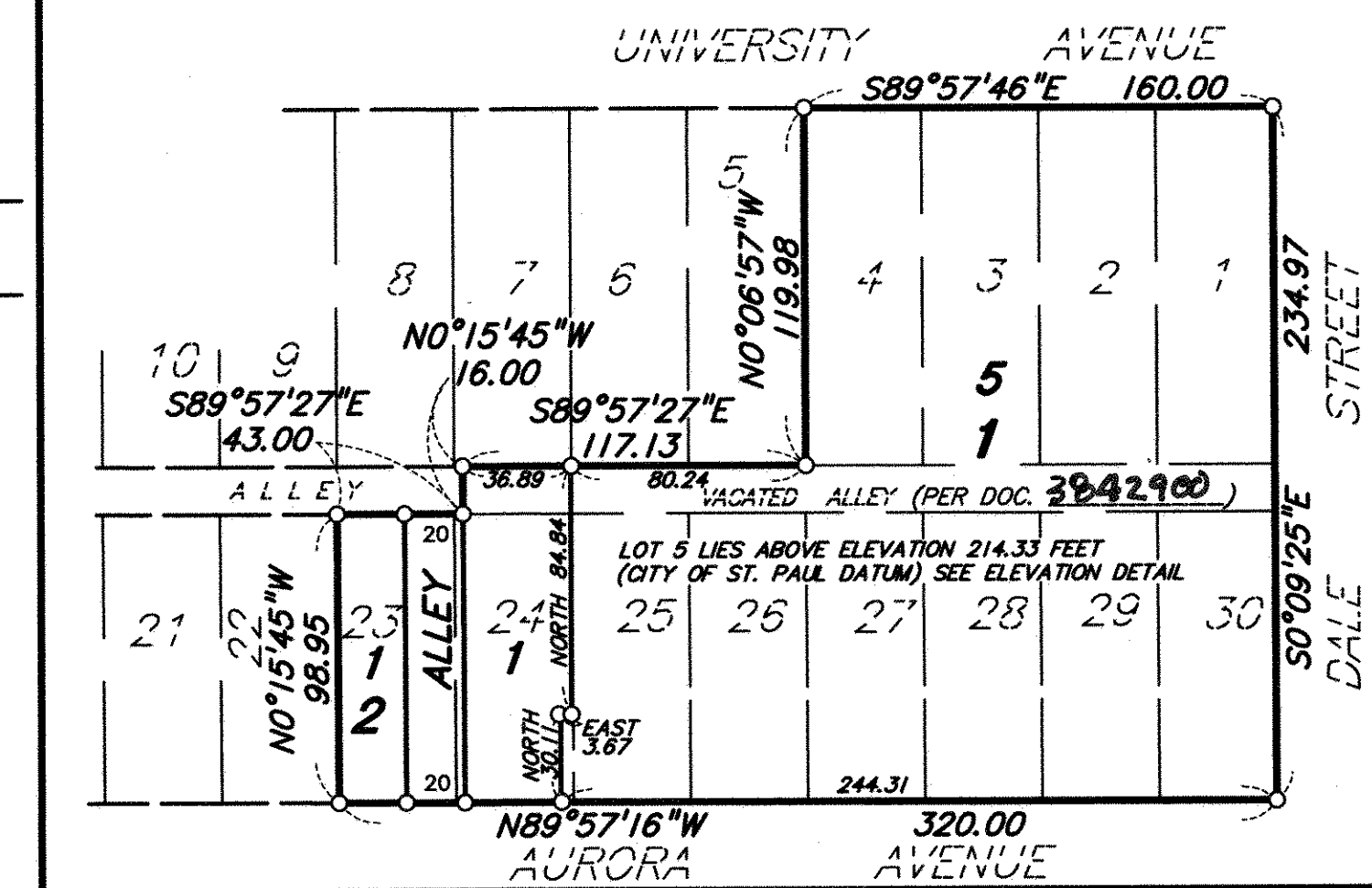
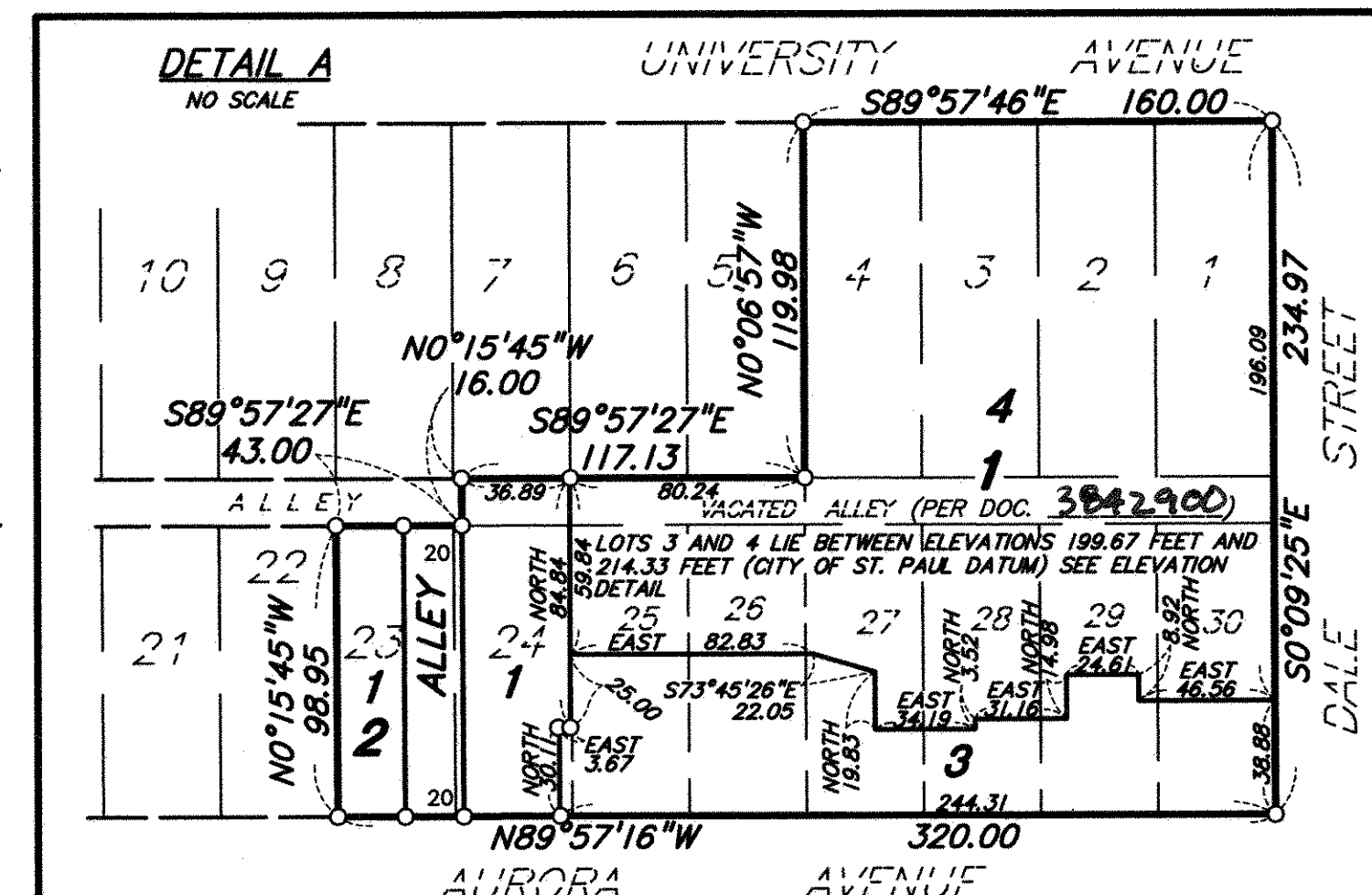
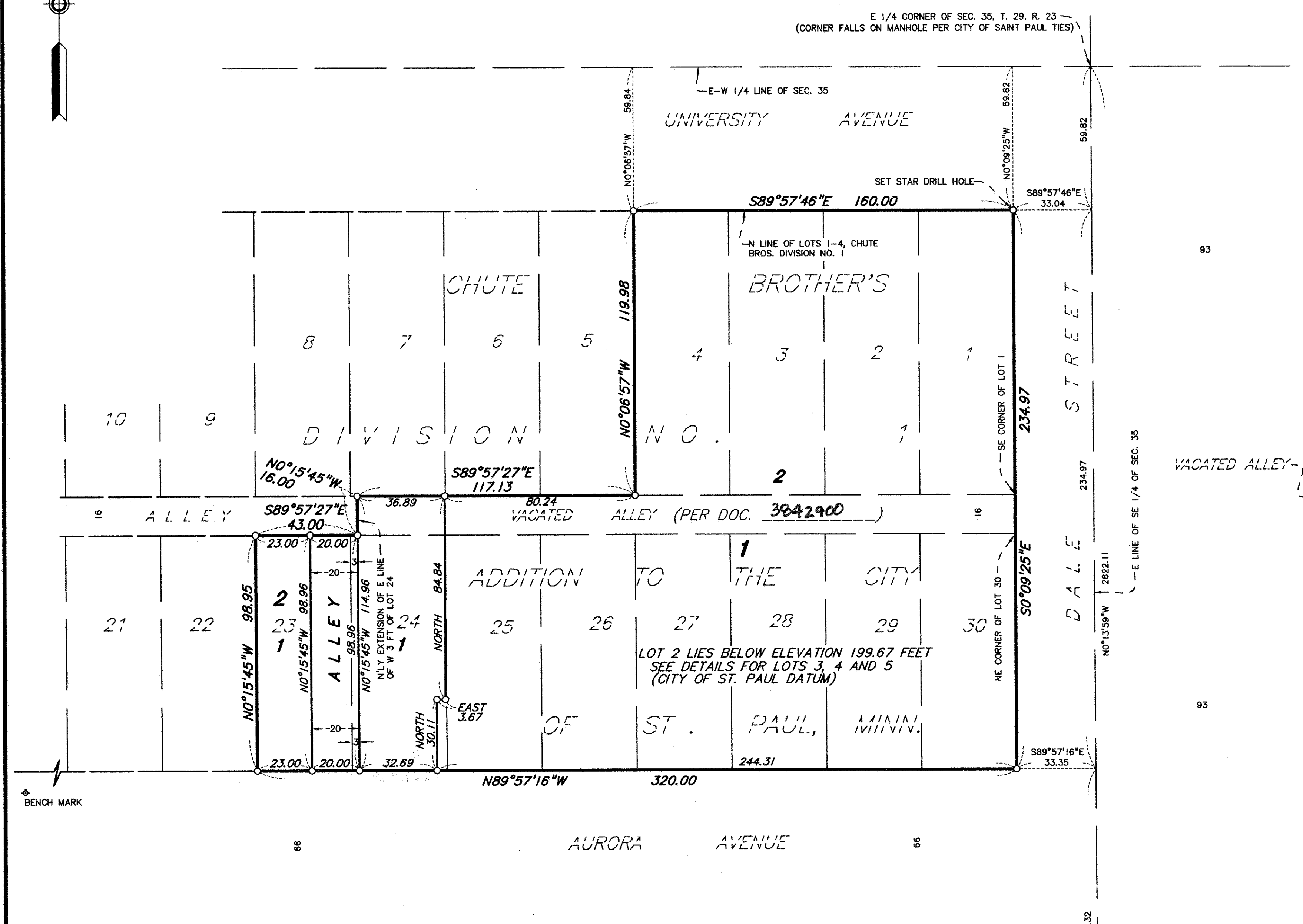
Deputy County Recorder

UNIVERSITY DALE DEVELOPMENT



SYNDICATE ADDITION NO. 1

E 1/4 CORNER OF SEC. 35, T. 29, R. 23
(CORNER FALLS ON MANHOLE PER CITY OF SAINT PAUL TIES)



○ Denotes 1/2 inch by 16 inch iron pipe set and marked with R.L.S. No. 16456, unless otherwise shown.
For the purposes of this plat, the north line of Lots 1-4, CHUTE BROTHER'S DIVISION NO. 1 is assumed to have a bearing of S89°57'46"E.

BENCH MARK
(City of St. Paul Datum)
Top of top nut of fire hydrant located at the northwest corner of the intersection of University Avenue and St. Albans Street North.
Elevation = 193.44 feet
NOTE: Elevations shown are based on City of St. Paul Datum. Add 694.10 feet to convert to National Geodetic Vertical Datum of 1929 (NGVD 1929).

Sunde Land Surveying, LLC.