

NEW BRIGHTON EXCHANGE 1ST ADDITION

KNOW ALL MEN BY THESE PRESENTS: That The City of New Brighton, a Minnesota municipal corporation, fee owner of the following described property situated in the City of New Brighton, County of Ramsey, State of Minnesota:

That part of the Southeast Quarter of Section 20, Township 30, Range 23; Ramsey County, Minnesota described as follows:

Commencing at the southeast corner of said Southeast Quarter of Section 20; thence on an assumed bearing of North 00 degrees 29 minutes 05 seconds West along the east line of said Southeast Quarter 1194.19 feet; thence North 83 degrees 46 minutes 33 seconds West along a line hereinafter referred to as "Line B", 720.14 feet to the point of beginning of the property to be described; thence North 06 degrees 13 minutes 27 seconds East 60.00 feet; thence North 83 degrees 46 minutes 33 seconds West 100.00 feet; thence North 06 degrees 13 minutes 27 seconds East 500.00 feet; thence North 16 degrees 13 minutes 27 seconds East 406.17 feet; thence North 83 degrees 46 minutes 33 seconds West, 484.43 feet to the centerline of Old Highway 8, formerly known as State Trunk Highway No. 8 as recorded in Document No. 1797275; thence southwesterly along said centerline 477.80 feet along a nontangential curve concave to the east having a radius of 1909.86 feet, a central angle of 14 degrees 20 minutes 03 seconds and a chord bearing of South 13 degrees 16 minutes 56 seconds West; thence South 06 degrees 06 minutes 54 seconds West 487.05 feet to the intersection with the westerly extension of said "Line B"; thence South 83 degrees 46 minutes 33 seconds East, along said westerly extension of said "Line B" 551.53 feet more or less to the point of beginning;

AND

All that part of the Southeast Quarter of Section 20, Township 30, Range 23 which lies northeasterly of REGISTERED LAND SURVEY NO. 485, and lies westerly, northerly and southerly of Northwest Parkway, and Lot 1, Block 1, TRANSOMA ADDITION, Ramsey County, Minnesota;

AND

That part of the Southeast Quarter of the Northeast Quarter of Section 20, Township 30 North, Range 23 West, Ramsey County, Minnesota, described as commencing at the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 57 minutes 27 seconds West along the South line of said Southeast Quarter of the Northeast Quarter a distance of 511.15 feet to the point of beginning of the land to be described and also the beginning of a 267.00 foot radius curve running in a westerly direction concave to the north and tangential to said South line of the Southeast Quarter of the Northeast Quarter; thence continuing South 89 degrees 57 minutes 27 seconds West along said South line of the Southeast Quarter of the Northeast Quarter a distance of 393.89 feet, more or less, to the centerline of Old State Trunk Highway No. 8-63; thence North 32 degrees 33 minutes 35 seconds East along said centerline a distance of 64.40 feet, more or less, to the southwesterly line of the 100 foot strip of land formerly known as the Minnesota Transfer Railway Company's Butcher's Spur right-of-way; thence North 44 degrees 15 minutes 33 seconds West along said southwesterly line a distance of 41.08 feet, more or less, to the Northwesterly right-of-way line of said Old State Trunk Highway No. 8-63; thence North 32 degrees 33 minutes 35 seconds East along said Northwesterly right-of-way line a distance of 102.71 feet to the northeasterly line of said 100 foot strip of land; thence South 44 degrees 15 minutes 33 seconds East along said northeasterly line a distance of 82.16 feet, more or less, to the Southeasterly right-of-way line of said Old State Trunk Highway No. 8-63; thence North 32 degrees 33 minutes 35 seconds East along said Southeasterly right-of-way line a distance of 220.00 feet to the point of beginning of "Line A"; thence South 57 degrees 26 minutes 25 seconds East, at right angles from said Southeasterly right-of-way line, a distance of 11.21 feet, more or less, to a line lying 51.21 feet southeasterly of, as measured at right angles to, and parallel with said centerline of Old State Trunk Highway No. 8-63, and "Line A" there terminating; thence North 32 degrees 33 minutes 35 seconds East along said parallel line a distance of 199.98 feet, more or less, to the intersection of a line bearing North 01 degree 58 minutes 35 seconds East from a point on said south line of the Southeast Quarter of the Northeast Quarter distant 566.81 feet westerly of the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence South 01 degree 58 minutes 35 seconds West towards said point on the South line of the Southeast Quarter of the Northeast Quarter distant 566.81 feet westerly of the Southeast corner of said Southeast Quarter of the Northeast Quarter, a distance of 232.29 feet, more or less, to the intersection of the southeasterly extension of said "Line A"; thence South 57 degrees 26 minutes 25 seconds East along said southeasterly extension of said "Line A" a distance of 55.60 feet, more or less, to a point distant 185.00 feet southeasterly of the point of beginning of said "Line A"; thence South 32 degrees 33 minutes 35 seconds West, at right angles from said southeasterly extension of said "Line A" a distance of 94.08 feet more or less, to said line bearing North 01 degree 58 minutes 35 seconds East from the point on said South line of the Southeast Quarter of the Northeast Quarter distant 566.81 feet westerly of the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence South 01 degree 58 minutes 35 seconds West, towards said point on the South line of the Southeast Quarter of the Northeast Quarter distant 566.81 feet westerly of the Southeast corner of said Southeast Quarter of the Northeast Quarter, a distance of 111.97 feet, more or less, to the intersection with said 267.00 foot radius curve that begins at the point on said South line of the Southeast Quarter of the Northeast Quarter distant 511.15 feet westerly of said Southeast corner of the Southeast Quarter of the Northeast Quarter and runs westerly, concave to the north and tangential to said South line of the Southeast Quarter of the Northeast Quarter; thence easterly 55.86 feet, more or less, along said 267.00 foot radius curve, concave to the north and tangential to said South line of the Southeast Quarter of the Northeast Quarter, to the beginning of said curve and the point of beginning;

AND

That part of the west 1 foot of Section 21, Township 30 North, Range 23 West, Ramsey County, Minnesota, which lies Southerly of the 50 foot strip of land formerly known as the Minnesota Transfer Railway Company's Butchers' Spur; and northerly of the Interstate Highways 35W and 694 right-of-way. And that part of the Northwest Quarter of the Southwest Quarter of Section 21, Township 30 North, Range 23 West, Ramsey County, Minnesota, described as follows: Beginning at the point of intersection of the West line of said Section 21, with the Southerly right-of-way line of the Minnesota Transfer Railway Company's Butchers' Spur; thence South on the West line of said Section 21 a distance of 200 feet; thence deflect to the left at an angle of 90 degrees for 200 feet; thence deflect to the left at an angle of 38 degrees 39 minutes 35 seconds for 256.12 feet; thence deflect to the left at an angle of 51 degrees 20 minutes 25 seconds for 52.44 feet to the intersection with the Southerly right-of-way line of the Minnesota Transfer Railway Company's Butchers' Spur; thence run Westerly on the Southerly right-of-way line of said Railway Company's Butchers' Spur to the point of beginning; excepting therefrom the Westerly 1 foot thereof;

AND

That part of the 50 foot strip of land formerly known as the Minnesota Transfer Railway Company's Butchers' Spur lying east of the west line of said Section 21, and lying westerly of the southerly extension of the east line of Lot 1, Block 1, TRANSOMA ADDITION, Ramsey County, Minnesota;

AND

That part of the Southeast Quarter of Section 20, Township 30, Range 23, described as commencing at the Southeast corner of said Southeast quarter; thence North along the East line of said Southeast quarter 1194.19 feet; thence Westerly, deflecting to the left 83 degrees 17 minutes 28 seconds, a distance of 554.14 feet to the actual point of beginning of the land herein described; thence continuing Westerly along said last described line 166 feet; thence Northerly, at right angles 60 feet; thence Westerly at right angles, 100 feet; thence Northerly, at right angles, 305 feet; thence Easterly, at right angles, 266.00 feet; thence Southerly to the actual point of beginning;

AND

That part of the Southeast Quarter of Section 20, Township 30, Range 23, described as commencing at the Southeast corner of said Southeast Quarter; thence North along the East line of said Southeast Quarter 1194.19 feet; thence North 83 degrees 17 minutes 28 seconds West (assuming said East line of Southeast Quarter as bearing North and South) a distance of 202.28 feet to the actual point of beginning of the land herein described; thence continuing North 83 degrees 17 minutes 28 seconds West 1027.70 feet; thence South 6 degrees 42 minutes 32 seconds West 148.53 feet; thence Southerly on a tangential curve concave to the East, having a radius of 2824.79 feet and a central angle of 1 degree 57 minutes 36 seconds, a distance of 96.63 feet; thence South 85 degrees 15 minutes 04 seconds East 10 feet; thence South 8 degrees 25 minutes 10 seconds East 111.81 feet; thence South 47 degrees 04 minutes 14 seconds East 88.80 feet; thence North 85 degrees 19 minutes 00 seconds East 442.64 feet; thence North 65 degrees 34 minutes 04 seconds East 469.99 feet; thence Northeasterly to the actual point of beginning. Subject to a limitation on the right of access to Interstate Highway 694 as set forth in the instruments recorded in Book 1343 of Deeds, page 395, Book 1750, page 247 and Book 2279, page 939 of Ramsey County Records;

AND

Tract A, REGISTERED LAND SURVEY NO. 485, Ramsey County, Minnesota;

AND

Tract B, REGISTERED LAND SURVEY NO. 485, Ramsey County, Minnesota;

AND

That part of the Southeast Quarter of Section 20, Township 30, Range 23, in Ramsey County, Minnesota, described as commencing at the Southeast corner of said Southeast Quarter; thence North along the east line of said Southeast Quarter 1194.19 feet; thence Westerly, deflecting to the left 83 degrees 17 minutes 28 seconds, a distance 201.93 feet; thence continuing Westerly along said last described line 518.21 feet; thence Northerly, at right angles, 60 feet; thence Westerly, at right angles, 100 feet; thence Northerly, at right angles, 500 feet; thence Northeasterly, deflecting to the right 10 degrees, a distance of 142.16 feet to the actual point of beginning of the land herein described; thence Easterly, deflecting to the right 80 degrees, a distance of 241.31 feet; thence Southerly at right angles a distance of 335 feet; thence Westerly at right angles a distance of 266 feet; thence Northerly at right angles a distance of 195 feet; thence Northeasterly deflecting to the right 10 degrees a distance of 142.16 feet to the actual point of beginning;

AND

That part of the following described property:

That part of the Southeast Quarter of the Northeast Quarter of Section 20, Township 30 North, Range 23 West, lying southeast of Old State Trunk Highway 8-63 and northeast of the Minnesota Transfer Railway Company's Butchers' Spur Right-of-Way, except the north 450 feet thereof and further excepting the following: Beginning at the point of intersection of the southeasterly line of Old State Trunk Highway 8-63 and the northeasterly line of said Butchers' Spur Right-of-Way; thence northeasterly along the southeasterly line of said Old State Trunk Highway 8-63 a distance of 220 feet; thence deflect 90 degrees to the right a distance of 185 feet; thence deflect 90 degrees to the right and thence southwesterly on said deflection to the north line of 14th Street North; thence west on said north line of 14th Street North to said northeasterly line of Butchers' Spur Right-of-Way; thence northwesterly on said northeasterly line of said Butchers' Spur Right-of-Way to place of beginning; subject to streets; which lies northwesterly of a line parallel with and distant 51.21 feet southeasterly from the centerline of said Old State Trunk Highway 8-63 as described in Ramsey County Document No. 1797275.

Has caused the same to be surveyed and platted as NEW BRIGHTON EXCHANGE 1ST ADDITION and does hereby dedicate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said The City of New Brighton, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 22 day of August, 2012.

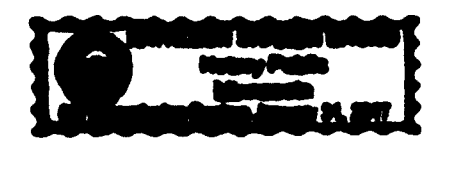
Signed: The City of New Brighton
David Jacobson Mayor Devin Lotter City Manager

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 22 day of August, 2012 by David Jacobson Mayor and by Devin Lotter City Manager of The City of New Brighton, a Minnesota municipal corporation, on behalf of the corporation.

Kathleen Sharon Bruno
KATHLEEN SHARON BRUNO

Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2017



I, Jason E. Rud, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 22nd day of August, 2012.

Jason E. Rud
Jason E. Rud, Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF Ramsey

The foregoing Surveyor's Certificate was acknowledged before me this 22nd day of August, 2012 by Jason E. Rud, a Licensed Land Surveyor.

Devin Lotter
Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2017

CITY OF NEW BRIGHTON

We do hereby certify that on the 24th day of April, 2012 the City Council of the City of New Brighton, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

David A. Haines
Mayor David A. Haines Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this _____ day of _____, 20____.

Director By _____, Deputy
Property Records and Revenue

County Surveyor
I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this 24th day of August, 2012.

Craig W. Hinzman
Craig W. Hinzman, L.S.
Ramsey County Surveyor

REGISTRAR OF TITLES,
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of NEW BRIGHTON EXCHANGE 1ST ADDITION was filed in the office of the Registrar of Titles for public record on this 24th day of August, 2012, at 2 o'clock P.M., and was duly filed in Book 48 of Plats, Pages 18, 19 and 20, as Document Number 2184678.

Deputy Registrar of Titles

COUNTY RECORDER,
COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of NEW BRIGHTON EXCHANGE 1ST ADDITION was filed in the office of the County Recorder for public record on this 24th day of August, 2012, at 2 o'clock P.M., and was duly filed in Book 128 of Plats, Pages 15, 16 and 17, as Document Number 4356192.

Deputy County Recorder

