

UNITED VILLAGE DEVELOPMENT

KNOW ALL PERSONS BY THESE PRESENTS: That Snelling-Midway Redevelopment, LLC, a Minnesota limited liability company, and Midway Lot 5 LLC, a Delaware limited liability company, owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

The West 270 feet of the North 260 feet of the West one-half of the Southwest Quarter (W1/2 of SW 1/4) of Section 34, Township 29 North, Range 23 West of the Fourth Principal Meridian, according to the United States Government Survey thereof, Ramsey County, Minnesota;

AND

Lot 1, Block 1, Midway Shopping Center, except the easterly 16 feet of the northerly 22 feet of said Lot 1; Lot 2, Block 1, Midway Shopping Center; and Lot 3, Block 1, Midway Shopping Center, Ramsey County, Minnesota;

AND

Lot 1, Block 4, MLS Soccer Redevelopment, Ramsey County, Minnesota;

AND

Lot 3, Block 2, MLS Soccer Redevelopment, Ramsey County, Minnesota;

AND

Lot 2, Block 2, MLS Soccer Redevelopment, Ramsey County, Minnesota;

AND

Lot 1, Block 2, MLS Soccer Redevelopment, Ramsey County, Minnesota.

Have caused the same to be surveyed and platted as UNITED VILLAGE DEVELOPMENT, and do hereby dedicate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat. The drainage and utility easements as shown on this plat convey rights on, over, under and across the property on which they are dedicated.

In witness whereof said Snelling-Midway Redevelopment, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 21st day of JUNE, 2024.

SIGNED: SNELLING-MIDWAY REDEVELOPMENT, LLC

William W. McGuire
William W. McGuire, Managing Member

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 21st day of JUNE, 2024, by William W. McGuire, as Managing Member of Snelling-Midway Redevelopment, LLC, a Minnesota limited liability company, on behalf of the company.

Sally J. Swanson SALLY J. SWANSON
Signature Printed Name, Notary
Notary Public, MINNEAPOLIS County, MINNESOTA
My Commission Expires 1/31/2025

In witness whereof said Midway Lot 5 LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 13 day of JUNE, 2024.

Signed: MIDWAY LOT 5 LLC
By: REIN Midway Limited Partnership, its manager
By: Rein Properties of Minnesota, Inc., its managing general partner

Richard Birdoff
Richard Birdoff, President

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this 13 day of JUNE, 2024 by Richard Birdoff, President of Rein Properties of Minnesota, Inc., a Minnesota corporation, managing general partner of REIN Midway Limited Partnership, a limited partnership under the laws of Connecticut, manager of Midway Lot 5 LLC, a Delaware limited liability company, on behalf of the company.

Maria Padron Maria Padron
Signature Printed Name, Notary
Notary Public, New York County, New York
My Commission Expires JUNE 21, 2028

SURVEYORS CERTIFICATION

I Max L. Stanislawski 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 MAY, 2024.

Max L. Stanislawski
Max L. Stanislawski, Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 22nd day of MAY, 2024, by Max L. Stanislawski, a Licensed Land Surveyor.

Sharon F. Maden SHARON F. MADEN
Signature Printed Name, Notary
Notary Public, HENNEPIN County, Minnesota
My Commission Expires January 31, 2025

CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the 24 day of April, 2024, the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

By: Shari Moran, Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 17th day of July, 2024.

Tracy West, Ramsey County Auditor/Treasurer

By: Jim J, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes Section 383A.42, this plat has been approved this 25th day of June, 2024.

Daniel D. Baar
Daniel D. Baar, LS
Ramsey County Surveyor

REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

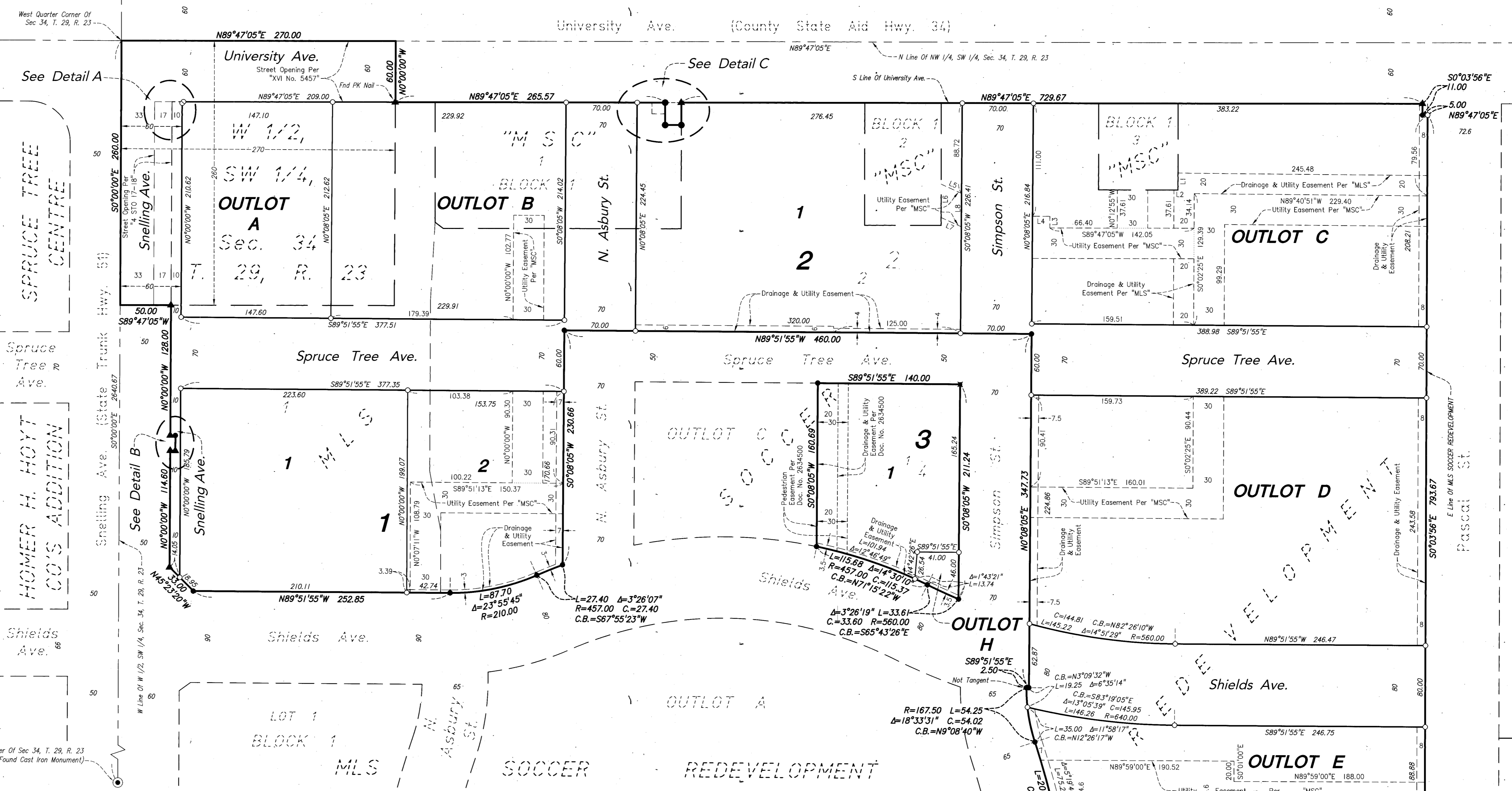
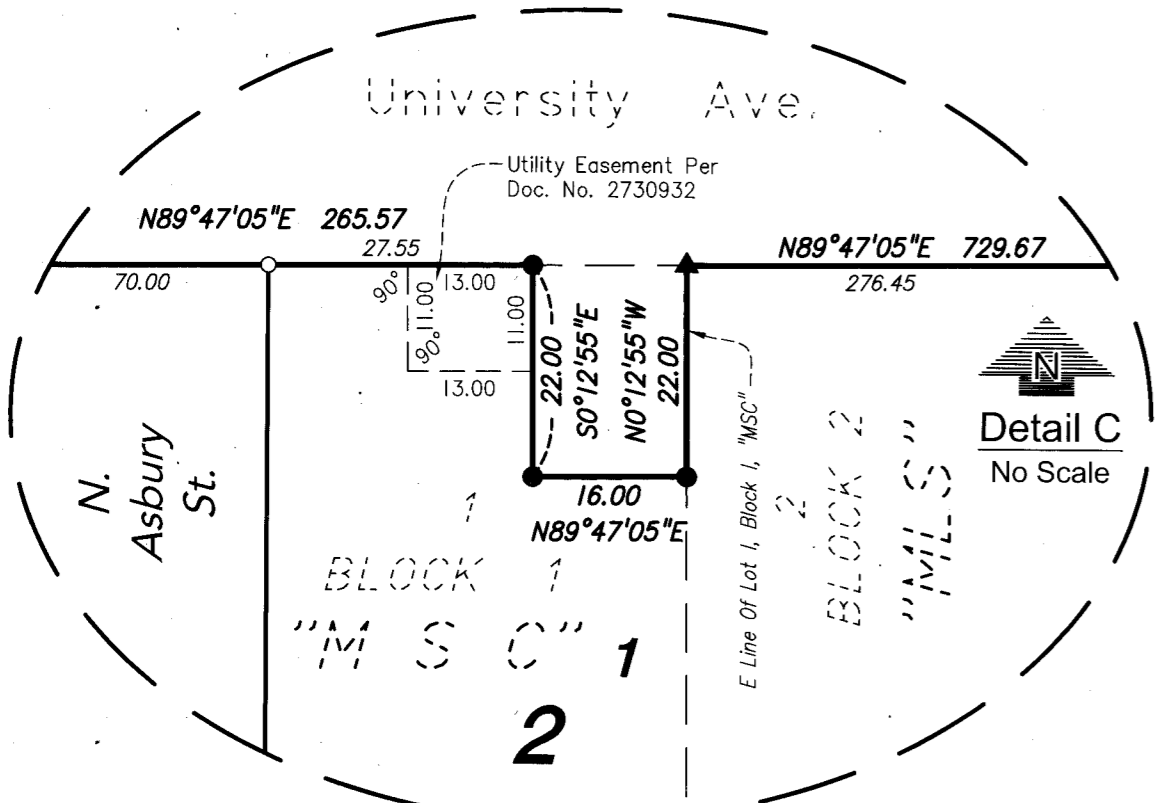
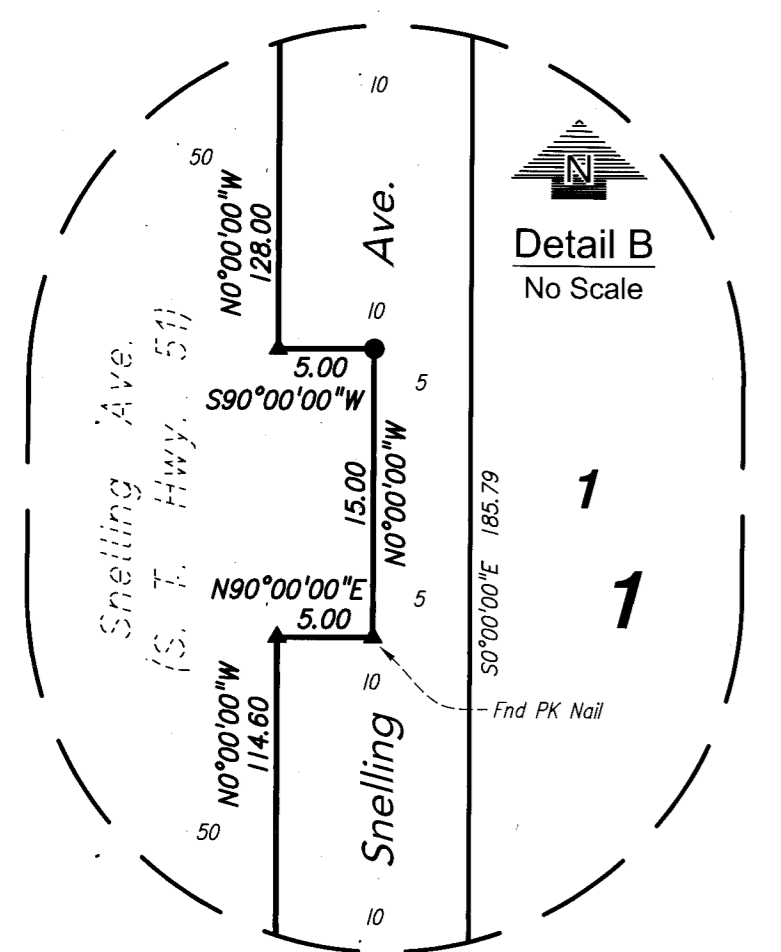
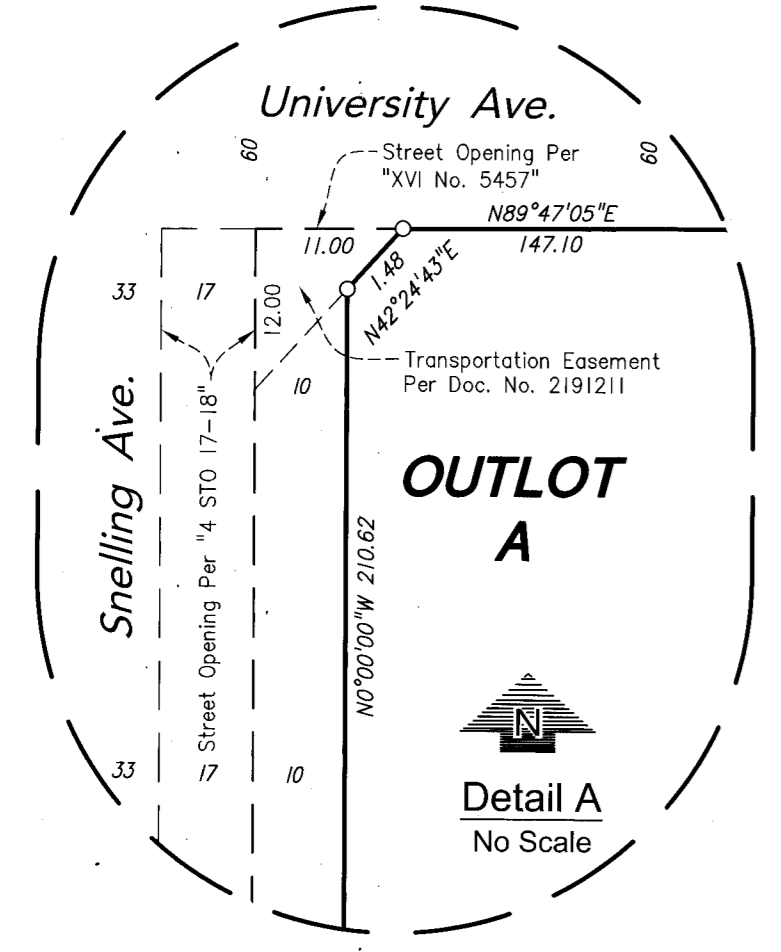
I hereby certify that this plat of UNITED VILLAGE DEVELOPMENT was recorded in the office of the Registrar of Titles for public record on this 9 day of August, 2024, at 10:13 o'clock A.M. and was duly filed in Book 54 of Plats, Pages 21 and 22, as Document Number: 2779093.

Emily Dennis
Deputy Registrar of Titles

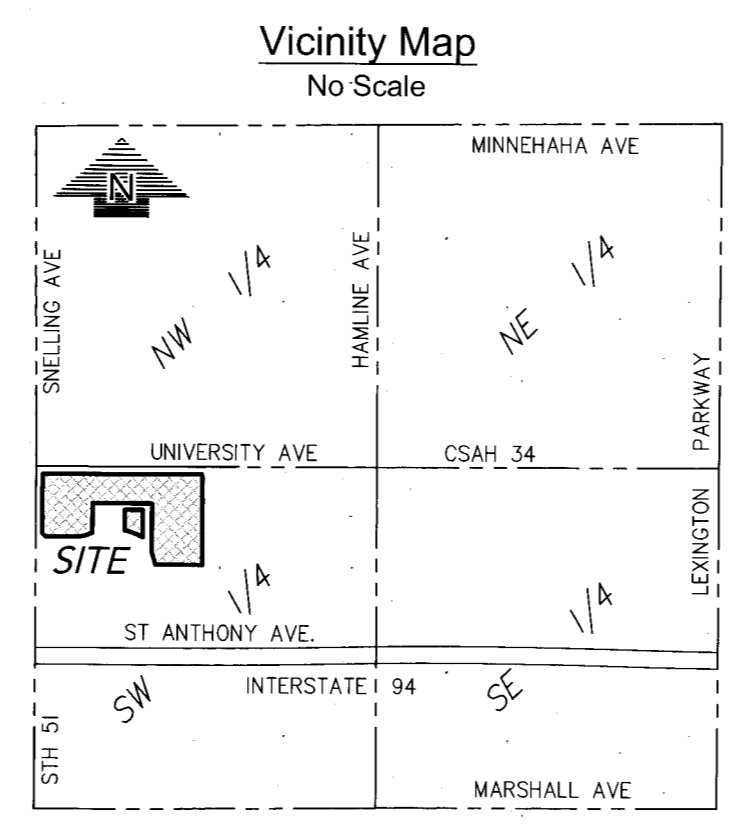
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UNITED VILLAGE DEVELOPMENT

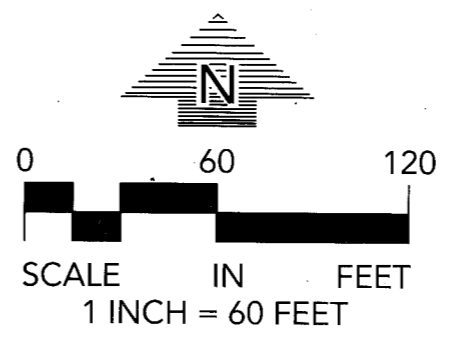
LYMAN D. BAIRD'S ADDITION



- FOR THE PURPOSES OF THE PLAT, THE EAST LINE OF MLS SOCCER REDEVELOPMENT IS ASSUMED TO BEAR SOUTH 0°03'56" EAST
- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET, MARKED "LS 48988"
 - DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT, CAPPED "LS 16099"
 - ▲ DENOTES FOUND "PK NAIL" STAMPED "LS 16099", UNLESS OTHERWISE INDICATED
 - ✱ DENOTES FOUND DRILLHOLE
 - "MSC" DENOTES PLAT OF MIDWAY SHOPPING CENTER PER DOC. NO. 1508012
 - "MLS" DENOTES PLAT OF MLS SOCCER REDEVELOPMENT PER DOC. NO. 2605572
 - "4 STO 17-18" DENOTES SUBJECT TO THE RIGHTS OF THE PUBLIC IN UNIVERSITY AVENUE AS SHOWN IN BOOK OF PLATS 4, PAGE 17 & 18.
 - "XVI NO. 5457" DENOTES SUBJECT TO THE RIGHTS OF THE PUBLIC IN UNIVERSITY AVENUE AS SHOWN IN THE ORIGINAL OPENING RECORDED NOVEMBER 18, 1891 IN XVI NO. 5457.



Line #	Length	Direction
L1	16.68	S00°12'55"E
L2	3.97	S89°47'05"W
L3	11.56	S00°12'55"E
L4	17.11	S89°47'05"W
L5	22.07	S65°59'19"E
L6	32.90	S00°12'55"E
L7	21.85	S65°59'19"E
L8	32.81	S00°08'05"W



SECTION 34, TOWNSHIP 29, RANGE 23, RAMSEY COUNTY, MINNESOTA

KITTSONDALE, BEING AUDITOR'S SUBDIVISION NO. 27, ST. PAUL, MINN.

J. F. EISENMENGER'S 2ND ADD.

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