

# Exhibit A to Resolution

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(Space Above for Recorder/Registrar Use)

## DEDICATION OF EASEMENT FOR PUBLIC SIDEWALK PURPOSES

**150 Farwell Yards, LLC**, a Delaware limited liability company (“Grantor”), for good and valuable consideration, to them in hand paid and the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the **City of Saint Paul**, a municipal corporation of the State of Minnesota, its successors, and assigns (“Grantee”), a permanent access, construction and maintenance easement for sidewalk purposes on, over, under and across the following tract of land being in the County of Ramsey, State of Minnesota, as legally described on the attached Exhibit A, and as depicted on the attached Exhibit B.

To have and to hold the same forever. Grantor does covenant that it is well seized in fee of the land and premises aforesaid, and has good right to sell and convey the same.

Grantor also covenants that the above granted easement is in the quiet and peaceable possession of the Grantee. Grantor will warrant and defend against all persons lawfully claiming the whole or any part thereof, subject to encumbrances, if any, hereinbefore mentioned. It is intended and agreed that this agreement shall be a covenant running with the land and shall be binding to the fullest extent of the law and equity for the benefit of the public. It is further intended and agreed that this agreement and covenant shall remain in effect without limitation as to time.

**IN TESTIMONY WHEREOF**, Grantor, **150 Farwell Yards, LLC**, a Delaware limited liability company, has caused this deed to be executed in its corporate name by its duly authorized officers, and attested to this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**150 FARWELL YARDS, LLC**

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_ the \_\_\_\_\_ of 150 Farwell Yards, LLC, a Delaware limited liability company, on behalf of such company.

\_\_\_\_\_  
Notary Public

This Instrument was drafted by:

City of Saint Paul  
Office of Financial Services – Real Estate Section  
25 W. 4<sup>th</sup> St., Rm. 1000  
St. Paul, MN 55102

**EXHIBIT A**  
Legal Description of the Easement Area

**Water Street- Sidewalk Easement Exhibit**  
**Irvine's Addition and Robertson's Addition**  
**City of St. Paul, Ramsey County, Minnesota**

**SIDEWALK EASEMENT DESCRIPTION**

An easement for public sidewalk purposes over and across all that part of the following described property:

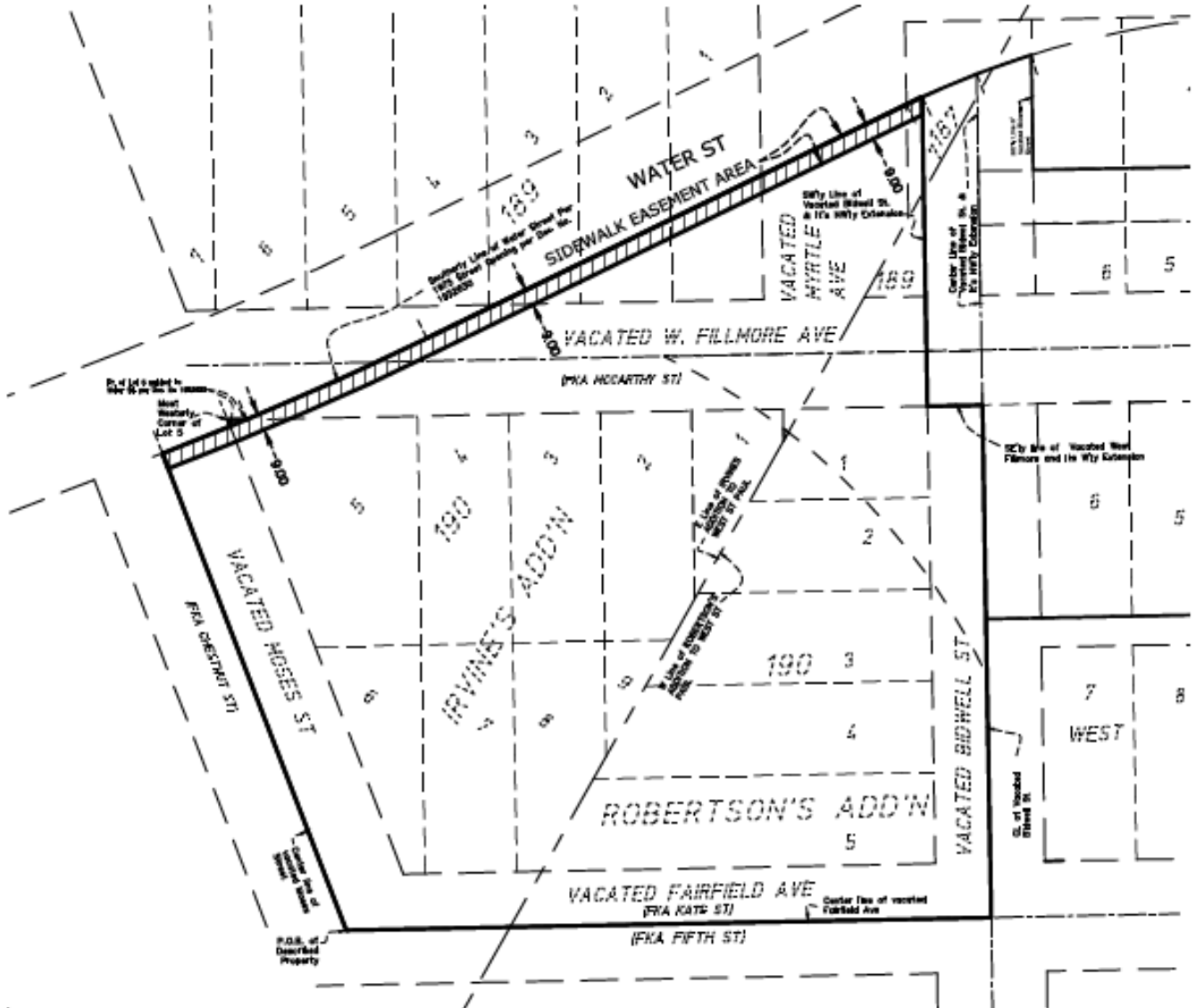
That part of Irvine's Addition to West St. Paul, according to the recorded plat thereof and Robertson's Addition to West St. Paul, according to the recorded plat thereof, all in Ramsey County, Minnesota, described as follows: Beginning at the intersection of centerline of vacated Fairfield Ave (originally dedicated as Fifth Street in said Robertson's Addition to West St. Paul and originally dedicated as an unnamed street that lies between Blocks 189 and 190 said Irvine's Addition to West St. Paul) and the centerline of vacated Moses Street (originally dedicated as Chestnut Street in said Irvine's Addition to West St. Paul); thence northwesterly along said centerline of vacated Moses Street to the southerly line of Water Street as described in Document No. 1932630; thence northeasterly along said southerly line of Water Street to the southwesterly line of Lot 5, Block 190, said Irvine's Addition to West St. Paul; thence northwesterly along said southwesterly line of Lot 5 to the most westerly corner of said Lot 5; thence northeasterly along the northwesterly line of said Lot 5 to its intersection with said southerly line of Water Street; thence northeasterly along said southerly line of Water Street to the northwesterly extension of the southwesterly line of vacated Bidwell Street (originally dedicated as Myrtle Avenue in said Robertson's Addition to West St. Paul); thence southeasterly along said southwesterly line of vacated Bidwell Street to the southeasterly line of vacated Fillmore Ave (originally dedicated as Fourth Street in said Robertson's Addition to West St. Paul); thence northeasterly along said southeasterly line of vacated Fillmore Ave to the centerline of said vacated Bidwell Street; thence southeasterly along the westerly extension of said centerline of vacated Bidwell Street to the centerline of said vacated Fairfield Ave; thence southwesterly to the point of beginning and there terminating.

Which lies northwesterly of the following described line and its northeasterly extension:

Beginning at a point on the westerly line of the above described property distant 9.00 feet southerly from the northwest corner thereof, as measured along the westerly line of said property; thence northeasterly, along a line drawn parallel and concentric with said southerly line, for 53.21 feet; thence easterly for 10.20 feet to a line drawn parallel and concentric with and distant 11.00 feet southeasterly from said southerly line, as measured normal to said southerly line; thence northeasterly along said parallel and concentric line for 80.91 feet; thence northeasterly for 14.53 feet to a line drawn parallel with and distant 9.00 feet southeasterly from said southerly line, as measured at right angles to said southerly line; thence northeasterly along said parallel line for 297.18 feet, more or less, to the southwesterly line of said vacated Bidwell Street, and said described line there terminating.

**EXHIBIT B**  
Depiction of the Easement Area

**Water Street- Sidewalk Easement Exhibit**  
**Irvine's Addition and Robertson's Addition**  
**City of St. Paul, Ramsey County, Minnesota**



**MINNESOTA CERTIFICATION**

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 24th day of October, 2023

Rory L. Synstelen

Minnesota License No. 44565



SCALE IN FEET

**CivilSite**  
**GROUP**

5000 GLENWOOD AVENUE  
 GOLDEN VALLEY, MN 55422  
 CivilSiteGroup.com

Drawn By: TH

Project No. 18275.03 SHEET 1 OF 1