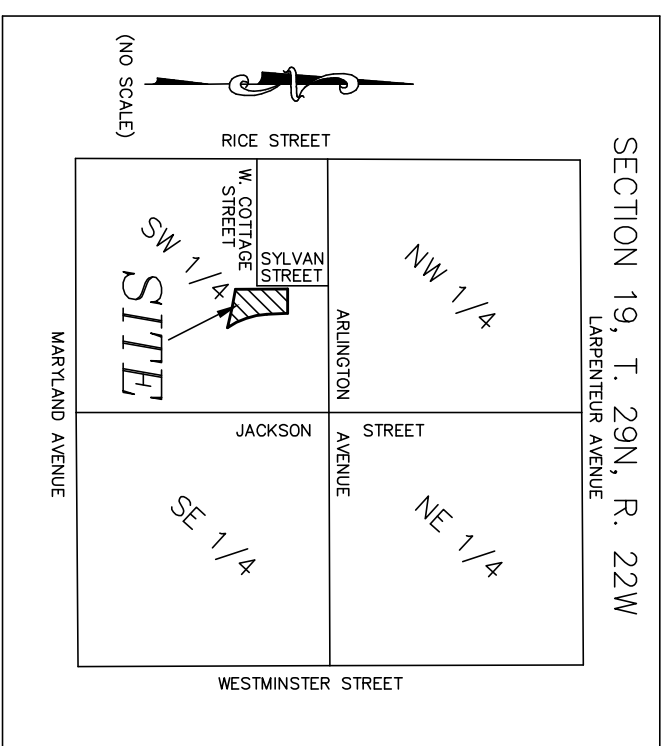
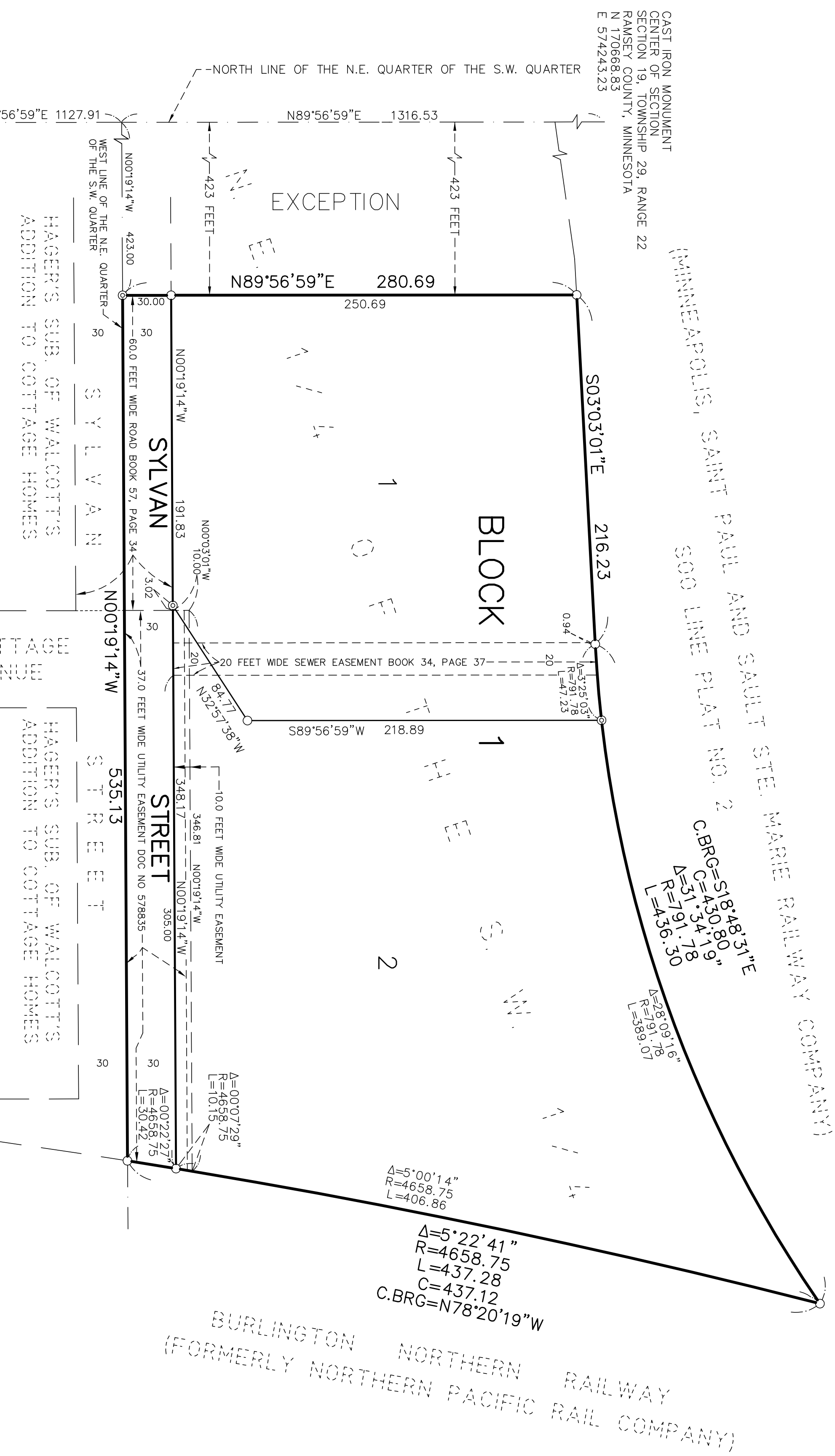


VICINITY MAP

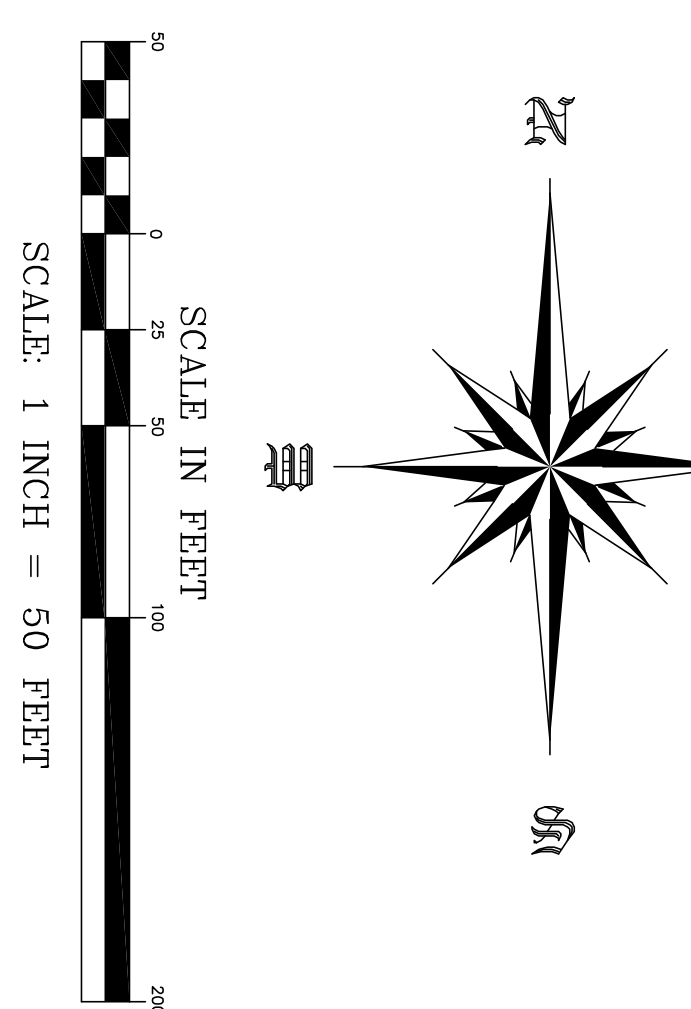


CAPPIE ADDITION



- Legend**
- Denotes 12 inch long Common Spike with washer stamped R.L.S. 16464 Monument set.
  - Denotes Iron found, size, type, and R.L.S. as noted.
  - ⊙ Denotes PK nail set with stainless steel marker stamped R.L.S. 16464.
  - ⚡ Denotes City of Saint Paul's Cast Iron Monument.

BASIS OF BEARINGS: RAMSEY COUNTY COORDINATE SYSTEM, NAD83, 1986 ADJUSTMENT.  
 COORDINATES SHOWN ARE RAMSEY COUNTY COORDINATES, NAD83, 1986 ADJUSTMENT.



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 \_\_\_ day of \_\_\_\_\_, 201\_\_.

Deputy Registrar of Titles

Registrar of Titles, County of Ramsey, State of Minnesota  
 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 \_\_\_ day of \_\_\_\_\_, 201\_\_.

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

**LAKE & LAND SURVEYING, INC.**  
 1200 CENTRE POINTE CURVE, STE. 275  
 MENDOTA HEIGHTS, MINNESOTA, 55120  
 PHONE: 651-776-6211

KNOW ALL MEN BY THESE PRESENTS, That Cappie's Trucking, Inc., a Minnesota corporation, owner, and Anchor Bank, N.A., a national banking corporation, mortgagee, of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part Westerly of Minneapolis, Saint Paul and Sault Ste. Marie Railway Company right-of-way and Northerly of the Northern Pacific Rail Company right-of-way, of the Northeast Quarter of the Southwest Quarter of Section 19, Township 29, Range 22, EXCEPT the North 423 feet thereof. Subject to an easement in favor of the City of Saint Paul, as set forth in the instrument recorded in Book 34 of Plans, page 37 of Ramsey County Records.

Have caused the same to be surveyed and plotted as CAPPIE ADDITION and do hereby dedicate or donate to the public for public use forever the public way and utility easement as shown on this plat.

In witness whereof said Cappie's Trucking, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this \_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: Cappie's Trucking, Inc.

Dale R. Copistrant, President  
 STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 201\_\_ by Dale Copistrant, President, of Cappie's Trucking, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, \_\_\_\_\_ County, Minnesota  
 My Commission Expires \_\_\_\_\_

In witness whereof said Anchor Bank, N.A., a national banking corporation, has caused these presents to be signed by its proper officer this \_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: Anchor Bank, N.A.  
 \_\_\_\_\_ its Business Banker

STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 201\_\_ by Brooke Dusk, Business Banker of Anchor Bank, N.A., a national banking corporation, on behalf of the national banking corporation.

Notary Public, \_\_\_\_\_ County, Minnesota  
 My Commission Expires \_\_\_\_\_

I, Jonathan L. Faraci, Professional 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 \_\_\_ day of \_\_\_\_\_, 201\_\_.

Jonathan L. Faraci, Professional Land Surveyor  
 Minnesota License No. 16464

COUNTY OF \_\_\_\_\_  
 STATE OF MINNESOTA

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 201\_\_ by Jonathan L. Faraci, a Licensed Land Surveyor.

Notary Public, \_\_\_\_\_ County, Minnesota  
 My Commission Expires \_\_\_\_\_

City of Saint Paul

We do hereby certify that on the \_\_\_ day of \_\_\_\_\_, 201\_\_, 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.

City Clerk

Department of Property Records and Revenue

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 201\_\_ 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 \_\_\_ day of \_\_\_\_\_, 201\_\_.

Department of Property Records and Revenue  
 Director  
 Deputy