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(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT  
FOR SIDEWALK PURPOSES**

**Ramsey County**, a political subdivision of the State of Minnesota, as 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, as 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, per Exhibit A – Easement Plan and described as follows:

An easement over and across that part of McCloud's Subdivision of Block No. 2 of Vandenburg's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota, described as commencing at the East Quarter corner of Section 31, Township 29, Range 22, Ramsey County, Minnesota; thence on an assumed bearing of North 89 degrees 57 minutes 42 seconds West, along the east and west quarter line, 1712.29 feet to the point of beginning of easement to be described; thence northeasterly 42.73 feet along a non-tangential curve, concave to the northwest, having a radius of 1874.86 feet, a central angle of 1 degree 18 minutes 21 seconds and a chord bearing of North 23 degrees 20 minutes 47 seconds East; thence North 67 degrees 18 minutes 19 seconds West 6.56 feet; thence South 22 degrees 41 minutes 41 seconds West 45.27 feet to said east and west quarter line; thence South 89 degrees 57 minutes 42 seconds East, along said east and west quarter line, 6.59 feet to the point of beginning.

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 free of all encumbrances.

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(s), \_\_\_\_\_,  
a \_\_\_\_\_ under the laws of \_\_\_\_\_, has(ve)  
caused this deed to be executed in its corporate name by its duly authorized officers, and attested  
to this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**Ramsey County  
Grantor**

By \_\_\_\_\_

Its \_\_\_\_\_

STATE OF MINNESOTA }  
COUNTY OF RAMSEY } ss

The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019

by \_\_\_\_\_

the \_\_\_\_\_

of \_\_\_\_\_

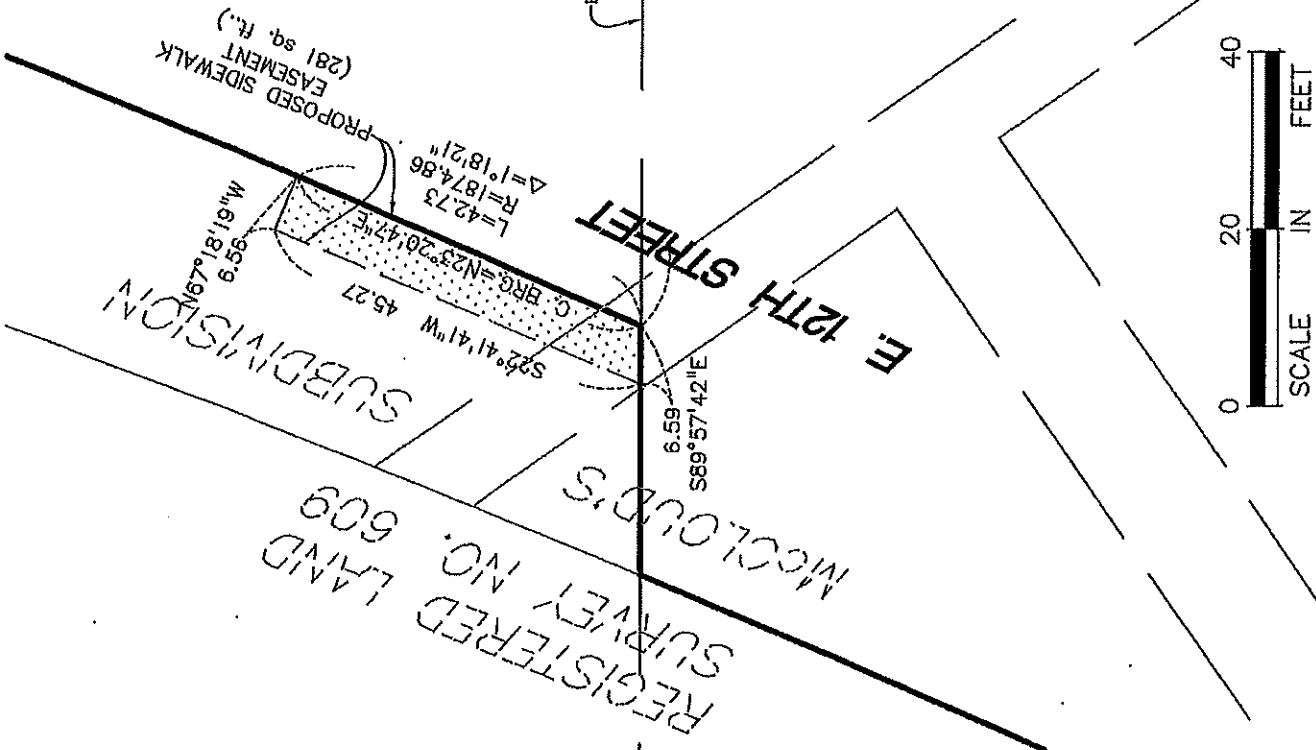
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This Instrument was drafted by:

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

PROPOSED SIDEWALK EASEMENT DESCRIPTION

An easement over and across that part of McCloud's Subdivision of Block No. 2 of Vandenburg's Addition to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota, described as commencing at the East Quarter corner of Section 31, Township 29, Range 22, Ramsey County, Minnesota; thence on an assumed bearing of North 89 degrees 57 minutes 42 seconds West, along the east and west quarter line, 1712.29 feet to the point of beginning of easement to be described; thence northeasterly 42.73 feet along a non-tangential curve, concave to the northwest, having a radius of 1874.86 feet, a central angle of 1 degree 18 minutes 21 seconds and a chord bearing of North 23 degrees 20 minutes 47 seconds East; thence North 67 degrees 18 minutes 19 seconds West 6.56 feet; thence South 22 degrees 41 minutes 41 seconds West 45.27 feet; thence South 89 degrees 57 minutes 42 seconds East, along said east and west quarter line, 6.59 feet to the point of beginning.



*Easement Sketch For:*  
**REGIONS HOSPITAL**

I hereby certify that this sketch, 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 26th day of September, 2018

SUNDE/LAND SURVEYING, LLC.

By: *Leonard F. Carlson*  
 Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



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