

**DEDICATION OF EASEMENT  
FOR PUBLIC SIDEWALK PURPOSES**

This Public Sidewalk Easement ("Easement") is made as of the 26 day of June, 2024, by **Saint Paul Academy and Summit School**, a Minnesota nonprofit corporation ("Grantor") in favor of the **City of Saint Paul, Minnesota**, a Minnesota municipal corporation (the "City").

**RECITALS**

WHEREAS, Grantor is the fee owner of the real property described in Exhibit A, attached hereto (the "Property").

WHEREAS, Grantor desires to grant to the City an easement over a portion of the Property as described in Exhibit B and depicted in Exhibit C, each attached hereto (the "Easement Area"), on the terms and conditions contained herein.

**TERMS OF EASEMENT**

1. Grant of Easement. For good and valuable consideration, the receipt of which is acknowledged by Grantor, Grantor grants and conveys to the City a perpetual, non-exclusive easement over the Easement Area for public sidewalk purposes, subject to the terms and conditions hereof (the "Easement").

2. Scope of Easement. The Easement gives the City, its contractors, agents, and employees the right to access, locate, construct, operate, maintain, alter and repair public sidewalk facilities within the Easement Area. The Easement also includes the City's right to cut, trim, or remove from the Easement Area any trees, shrubs, or other vegetation as in the City's judgment unreasonably interfere with the public's use of the Easement Area for public sidewalk purposes.

3. Covenants of Grantor. Grantor covenants that it is well seized in fee of the Property and has good right to sell and convey the same, free of all encumbrances but subject to matters of record. Grantor covenants that the above-granted Easement Area is in the quiet and peaceable possession of the City, subject to matters of record. Grantor will warrant and forever defend against all persons lawfully claiming the whole or any part thereof, subject to matters of record.

4. Grantor's Use. Grantor reserves the right to use the Easement Area in a manner consistent with the rights herein granted, provided that such use shall not interfere with or disturb the public's use of the Easement Area for sidewalk purposes or the City's rights outlined in Section 2.

5. Binding Effect. The terms and conditions of this instrument shall run with the land and be binding on Grantor, its successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this Easement effective as of the date and year first above written.

**Saint Paul Academy and Summit School,**  
a Minnesota nonprofit corporation

By: Christie Jansen

Name (printed): Christie Jansen

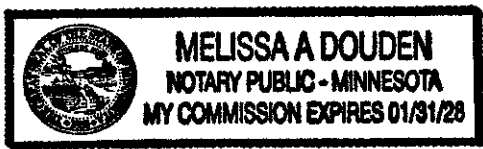
Its: Director of Finance

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF RAMSEY    )

The forgoing instrument was acknowledged before me on this 24 day of June, 2024, by Melissa Douden, the Accounting Assistant of Saint Paul Academy and Summit School, a Minnesota nonprofit corporation, on behalf of the corporation.

Melissa A. Douden  
Notary Public

My Commission Expires: 1/31/2028



PREPARED BY AND UPON  
RECORDING RETURN TO:

City of Saint Paul  
Office of Financial Services – Real Estate Section  
25 W. 4<sup>th</sup> St., Rm. 1000  
St. Paul, MN 55102  
651-266-8850

SIGNATURE PAGE TO PUBLIC SIDEWALK EASEMENT

## EXHIBIT A

### Legal Description of the Property

#### **Tract A:**

All that tract or parcel of land, comprising part of Block 1, St. Clair St. and Short Line Addition to the City of St. Paul Plat 1, (hereinafter referred to as Block 1, Plat 1), part of Block 1 St. Clair St. and Short Line Addition to the City of St. Paul Plat 2 (hereinafter referred to as Block 1, Plat 2), part of the alleys in said blocks, and that part of Dunlap Street between said Blocks, included within the following boundaries, to-wit:

Commencing at the southwest corner of lot 16, Block 1, Plat 2, thence northerly along the westerly line of said lot a distance of 150 feet more or less to the northwesterly corner thereof; thence northeasterly in a straight line to a point in the southerly line of lot 4, Block 1, Plat 2, situated 3 feet easterly from the southwesterly corner of said lot 4; thence northeasterly in a straight line 85 feet to a point 6 feet easterly from a point in the westerly line of said lot 4 (which point is last mentioned is 65 feet southerly from the northwesterly corner of thereof); thence northeasterly on a curve to the right having a radius of 225.19 feet to a point in the northerly line of lot 4, Block 1, Plat 2, which point is located 18 feet easterly from the northwesterly corner of said lot 4; thence easterly along the southerly line of Goodrich Avenue to the northeasterly corner of lot 27, block 1, Plat 1; thence at right angles southerly along the easterly line of said lot 27 and said easterly line of lot 27 extended a distance of 160 feet; thence easterly and at right angles a distance of 40 feet to the point of intersection with the easterly line of Lot 11, Block 1, Plat 1 extended northerly; thence southerly at right angles along the easterly line of lot 11 extended and the easterly line of said lot 11 a distance of 160 feet, more or less, to the northerly line of Fairmount Avenue; thence westerly along the northerly line of Fairmount Avenue, a distance of 584 feet, more or less, to the place of beginning.

Excepting therefrom all of the property described in a certain deed from Gregory Bolt, widower, to City of St. Paul, a municipal corporation dated October 26, 1923, and filed in the office of the Register of Deeds of Ramsey County on October 29, 1923 and duly recorded in Book 523 of Deeds, Page 522;

ALSO EXCEPTING THEREFROM Lot 18, Block 1, St. Clair Street and Short line Addition to the City of St. Paul, Plat 2.

ALSO EXCEPTING THEREFROM, Lots 21 and 22, Block 1, St. Clair Street and Short Line Addition to the City of St. Paul, Plat 1, together with all that part of the alley adjoining said property, which by operation of law accrued to all or any part of said property by reason of the vacation of said Dunlap Street and alley by resolution of the Common Council of the City of St. Paul, recorded in Book 96 of Miscellaneous, Page 390.

Torrens – Certificate of Title No. 47558

**Tract B:**

Lot 18, Block 1, St. Clair St. & Short Line Addition to the City of St. Paul Plat 2

Lots 21 and 22, Block 1, St. Clair St. and Short Line Addition to the City of St. Paul Plat 1, together with all that part of the alley adjoining said property, which by operation of law accrued to all or any part of said property by reason of the vacation of said Dunlap Street and ally by resolution of the common council of the City of Saint Paul, recorded in Book 96 of Miscellaneous, Page 390 of Ramsey County Records.

Torrens – Certificate of Title No. 43709

**Tract C:**

Lots 9, 10, 28, 29 and 30, Block 1, St. Clair St. and Short Line Addition to the City of St. Paul Plat 1, Ramsey County, Minnesota, together with that portion of vacated alley accruing to Lot 28 by resolution of the common council of the City of Saint Paul, recorded in Book 96 of Miscellaneous, Page 390, as Document No. 646424 of Ramsey County Records.

Abstract

# SIDEWALK EASEMENT

## PROPOSED SIDEWALK EASEMENT DESCRIPTION

A 7.00 feet wide easement over and across the following described property:

That part of Lot 20, Block 1, St. Clair St. & Short Line Addition to the City of St. Paul, Plat 1, according to the recorded plat thereof, Ramsey County, Minnesota, together with vacated Dunlap Street accrued thereto by reason of the vacation thereof.

AND

That part of Lots 1, 2 and 3, Block 1, St. Clair St. & Short Line Addition to the City of St. Paul, Plat 2, according to the recorded plat thereof, Ramsey County, Minnesota, lying easterly of parcel deeded to the City per Document No. 646448, together with vacated Dunlap Street that accrued thereto by reason of the vacation thereof.

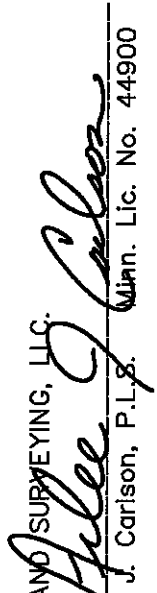
The center line of said easement is described as commencing at the northeast corner of Lot 30, Block 1, said St. Clair St. & Short Line Addition to the City of St. Paul, Plat 1; thence North 89 degrees 52 minutes 00 seconds West, assumed bearing, along the north line of said Block 1, St. Clair St. & Short Line Addition to the City of St. Paul, Plat 1, a distance of 411.78 feet to the point of beginning of the center line to be described; thence South 48 degrees 27 minutes 48 seconds West 6.09 feet; thence southwest and west a distance of 18.55 feet along a tangential curve concave to the northwest, having a radius of 25.50 feet and a central of 41 degrees 40 minutes 12 seconds; thence North 89 degrees 52 minutes 00 seconds West, tangent to said curve, 132.84 feet; thence west and northwest a distance of 19.64 feet along a tangential curve, concave to the northeast, having a radius of 25.50 feet and a central angle of 44 degrees 07 minutes 36 seconds; thence North 45 degrees 44 minutes 24 seconds West, tangent to said curve, 4.75 feet to the north line of said Block 1, St. Clair St. & Short Line Addition to the City of St. Paul, Plat 2 and said center line there terminating.

The side lines of said easement are to be prolonged or shortened to terminate on said north lines of Block 1, St. Clair St. & Short Line Addition to the City of St. Paul, Plat 1 and Block 1, St. Clair St. & Short Line Addition to the City of St. Paul, Plat 2.

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 June, 2024

SUNDE LAND SURVEYING, LLC.

By:   
Arlee J. Carlson, P.L.S. (Lic. No. 44900)

SHEET 1 OF 2 SHEETS



9001 East Bloomington Freeway (35W) • Suite 118  
Bloomington, Minnesota 55420-3435  
952-881-2455 (Fax: 952-888-9526)  
www.sunde.com

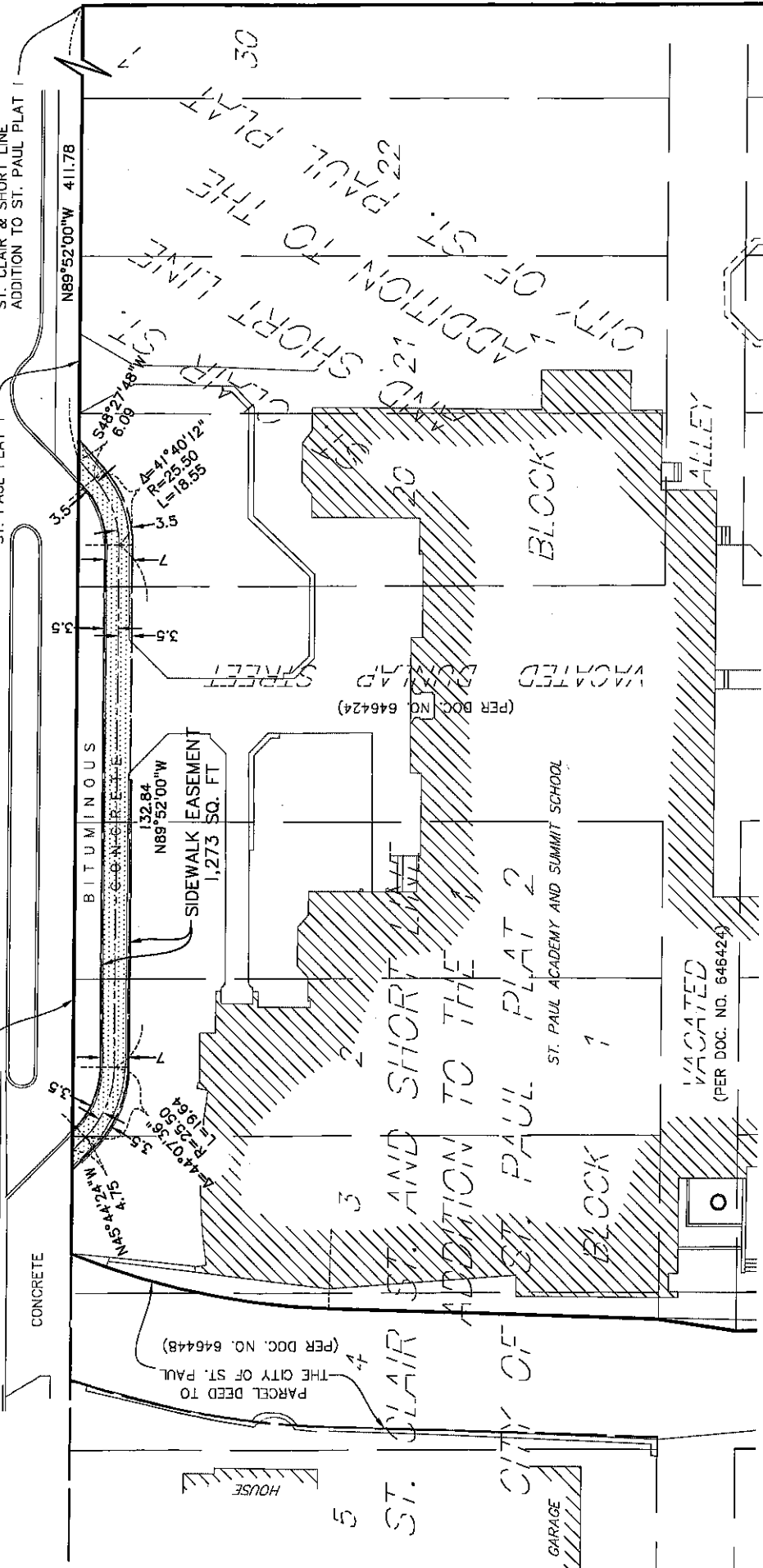
# SIDEWALK EASEMENT

## GOODRICH AVENUE

NORTH LINE OF BLOCK 1, ST. CLAIR & SHORT LINE ADDITION TO ST. PAUL PLAT 2

NORTH LINE OF BLOCK 1, ST. CLAIR & SHORT LINE ADDITION TO ST. PAUL PLAT 1

NE CORNER OF LOT 30, BLOCK 1, ST. CLAIR & SHORT LINE ADDITION TO ST. PAUL PLAT 1



SCALE: 1 Inch = 40 Feet

SHEET 2 OF 2 SHEETS



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The center line of said easement is described as commencing at the northeast corner of Lot 30, Block 1, said St. Clair St. & Short Line Addition to the City of St. Paul, Plat 1; thence North 89 degrees 52 minutes 00 seconds West, assumed bearing, along the north line of said Block 1, St. Clair St. & Short Line Addition to the City of St. Paul, Plat 1, a distance of 411.78 feet to the point of beginning of the center line to be described; thence South 48 degrees 27 minutes 48 seconds West 6.09 feet; thence southwest and west a distance of 18.55 feet along a tangential curve concave to the northwest, having a radius of 25.50 feet and a central of 41 degrees 40 minutes 12 seconds; thence North 89 degrees 52 minutes 00 seconds West, tangent to said curve, 132.84 feet; thence west and northwest a distance of 19.64 feet along a tangential curve, concave to the northeast, having a radius of 25.50 feet and a central angle of 44 degrees 07 minutes 36 seconds; thence North 45 degrees 44 minutes 24 seconds West, tangent to said curve, 4.75 feet to the north line of said Block 1, St. Clair St. & Short Line Addition to the City of St. Paul, Plat 2 and said center line there terminating.

The side lines of said easement are to be prolonged or shortened to terminate on said north lines of Block 1, St. Clair St. & Short Line Addition to the City of St. Paul, Plat 1 and Block 1, St. Clair St. & Short Line Addition to the City of St. Paul, Plat 2.