
(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT
FOR PUBLIC SEWER PURPOSES**

Lakewood Group Three, LLC, 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 easement for public sewer purposes on, over, under and across the following tract of land being in the County of Ramsey, State of Minnesota, described and depicted as follows:

SEE ATTACHED EXHIBT A

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), Lakewood Group Three, an LLC under the laws of Minnesota, has caused this deed to be executed in its corporate name by its duly authorized officers, and attested to this 31st day of January, 2022.

Lakewood Group Three, LLC

Grantor

By

Its

Managing Member

STATE OF MINNESOTA

COUNTY OF RAMSEY

} ss

The foregoing was acknowledged before me this 31st day of January, 2022
by JON A. RAMMANT the Managing Member, on behalf
of Lakewood Group Three, LLC.



Lan Sarkis
Notary Signature

This Instrument was drafted by:

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

EXHIBIT A

Description of Permanent Sewer Easement

A permanent easement for sewer purposes over, under, and across the following described an parcel:

The Westerly 817.9 feet of the Easterly 1217.9 feet of that part of the North Half of the Northwest Quarter of Section 27, Township 29 North, Range 23 West, City of Saint Paul, Ramsey County, Minnesota, lying West of Hamline Avenue and South of Wynne Avenue, except that part of the Westerly 68 feet of the Easterly 1217.9 feet thereof lying Northerly of permanent sanitary sewer and also except that part thereof taken for West Jessamine Avenue.

The Easterly 2.0 feet of the Westerly 68.0 feet of the Westerly 817.9 feet of the Easterly 1217.9 feet of that part of the North half of the Northwest Quarter of Section 27, Township 29 North, Range 23 West, City of St. Paul, Ramsey County, Minnesota lying West of Hamline Avenue, South of Wynne Avenue and North of permanent sanitary sewer.

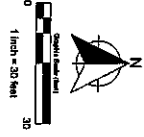
Said permanent easement described as follows:

Commencing at the southeast corner of the above described parcel; thence North 00 degrees 03 minutes 52 seconds West, assumed bearing along the east line thereof, a distance of 265.00 feet to the point of beginning of the easement to be described; thence South 89 degrees 06 minutes 15 seconds West, a distance of 59.23 feet; thence North 29 degrees 24 minutes 39 seconds East, a distance of 17.37 feet; thence North 89 degrees 06 minutes 15 seconds East, a distance of 40.76 feet, thence North 00 degrees 13 minutes 45 seconds West, a distance of 29.58 feet, thence North 90 degrees 00 minutes 00 seconds East, a distance of 10.01 feet to said east line; thence South 00 degrees 03 minutes 52 seconds East, along said east line, a distance of 44.42 to the point of beginning.

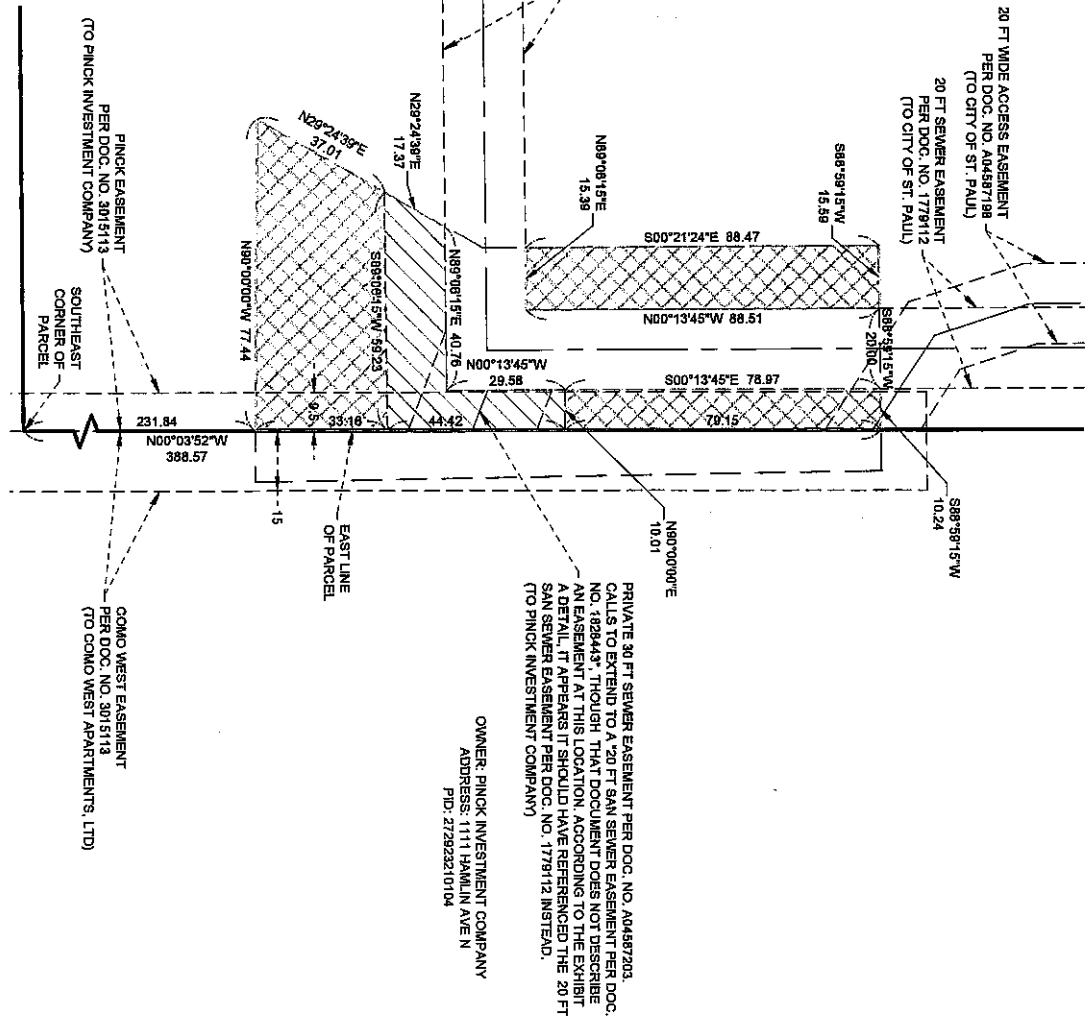
EXHIBIT A

wsb

Prepared by:



- 272923210105 - TEMPORARY CONSTRUCTION EASEMENT
AREA = 4,401 SQ. FT.
- PERMANENT SEWER EASEMENT AREA = 1,118 SQ. FT.
- EXISTING EASEMENT
- CONSTRUCTION LIMITS
- PARCEL BOUNDARY



OWNER: LAKEWOOD GROUP THREE LLC
ADDRESS: 1395 JESSAMINE AVE W
PID: 272923210105

Brewster Lift Station
Proposed Easement Exhibit
City of St. Paul, Minnesota
City Project No. 22-S-2067
1395 Jessamine Ave W

SAINT PAUL
MINNESOTA

WSB Project No. 017232-000 Date: 12/17/21