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(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT  
FOR SIDEWALK PURPOSES**

**CRP/ODC West 7<sup>th</sup> Venture, L.L.C.**, a Delaware limited liability company, 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, described as follows:

**See attached Exhibit 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.

RETURN TO:  
First American Title Insurance Co.  
801 Nicollet Mall, Suite 1900  
Minneapolis, MN 55402  
NGS 144220 MPLS (DH)



WEST 7TH STREET

Point of Beginning

Northwesterly line of Lot 11

Northwesterly line of Block 26, Rice & Irvine's Addition to Saint Paul

Point of Commencement, Northwesterly corner of Rice & Irvine's Addition to Saint Paul

11

20.00

10

20.00

9

20.00

8

20.00

7

13.00

3.00

Proposed Sidewalk Easement

Northwesterly line of Lot 6

548°05'49" 256.00

Southwesterly line of Lot 7

20.00

5

20.00

4

20.00

3

20.00

2

20.00

1

20.00

Point of termination

Southwesterly line of Lot 4

Southwesterly line of Lot 3

Southwesterly line of Lot 4

Southwesterly line of Lot 7

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Southwesterly line of Lot 7

### Sidewalk Easement Description

A sidewalk easement lying over, under and across the northwesterly 3.00 feet of the northwesterly 13.00 feet of the following described property:

Lot 6, Block 26, RICE & IRVINE'S ADDITION TO SAINT PAUL, according to the recorded plat thereof, Ramsey County, Minnesota except the northwesterly 20 feet of said Lot 6 together with that part of Lot 7, said Block 26, which lies the northwesterly 20 feet of said Lot 7, and that part which lies southwesterly of the following described line:

Commencing at the northwesterly corner of said Block 26, RICE & IRVINE'S ADDITION TO SAINT PAUL; thence North 41 degrees 54 minutes 11 seconds East assumed bearing along the northwesterly line of said Block 26, a distance of 241.92 feet to the described actual point of beginning of the line to be described; thence South 88 degrees 05 minutes 49 seconds East a distance of 256.00 feet to the southeast line of said Lot 4 and said line there terminating.

Sidewalk Easement Area = 38.00 sq. ft.



Date 05/14/15 Sheet 1 OF 1  
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## Seven Corners

Sidewalk Easement Sketch

St Paul, Minnesota

Prepared for: Opus Design Build LLC

10350 Breen Road West  
Minnetonka, Minnesota, 55343

Design:	AMS
Checked:	AMS
Drawn:	BTW
Revised Drawing by/date:	

Westwood Professional Services, Inc.  
7689 Anagram Drive  
Eden Prairie, MN 55344  
PHONE 952-937-5160  
FAX 952-937-5822  
TOLL FREE 1-888-937-5150  
www.westwoodps.com



STREET

CHESTNUT

TO ST PAUL

IRVINE'S ADDITION

RICE &

ST

TO

ST

PAUL

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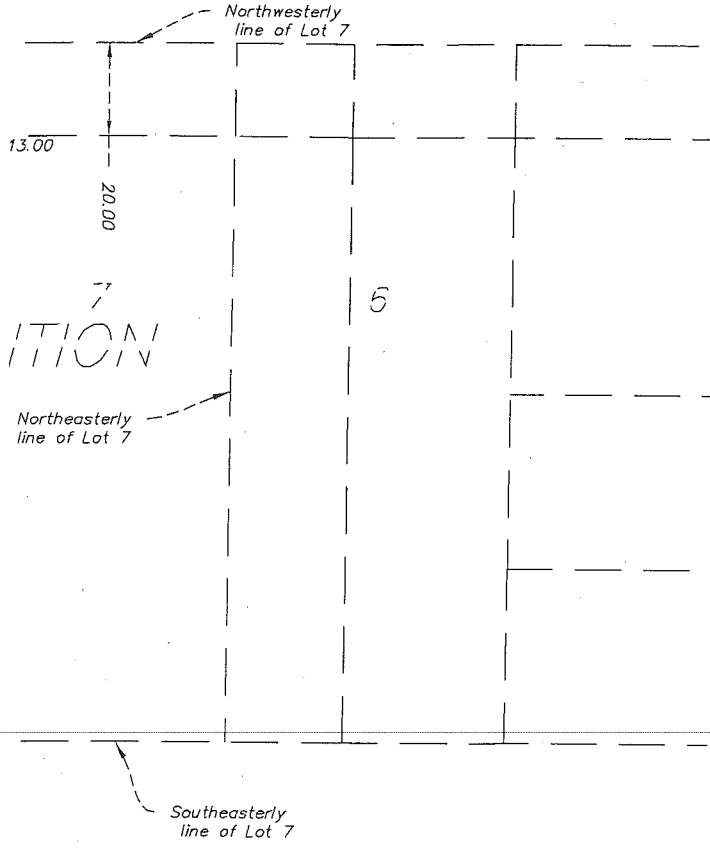
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# WEST 7TH STREET



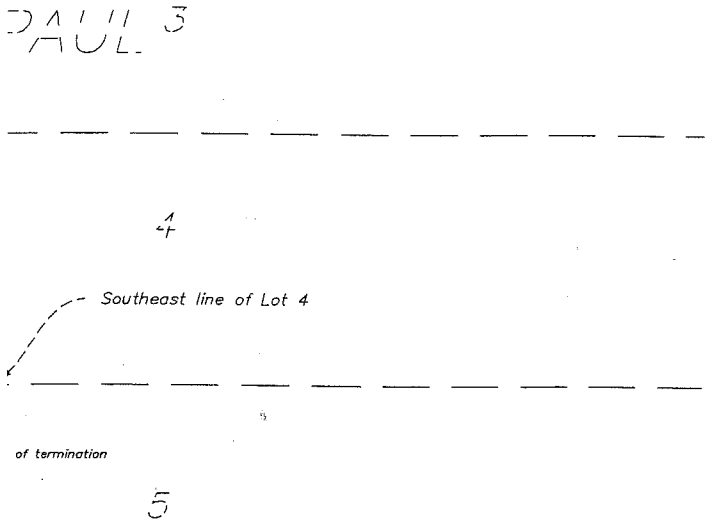
## Sidewalk Easement Description

A sidewalk easement lying over, under and across the northwesterly 3.00 feet of the northeasterly 13.00 feet of the following described property:

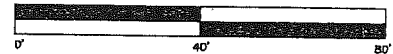
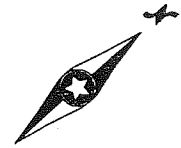
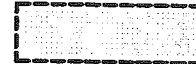
Lot 8, Block 26, RICE & IRVINE'S ADDITION TO SAINT PAUL, according to the recorded plat thereof, Ramsey County, Minnesota except the northwesterly 20 feet of said Lot 8 together with that part of Lot 7, said Block 26, except the northwesterly 20 feet of said Lot 7 and which lies southwesterly of the following described line:

Commencing at the northwesterly corner of said Block 26, RICE & IRVINE'S ADDITION TO SAINT PAUL; thence North 41 degrees 54 minutes 11 seconds East assumed bearing along the northwesterly line of said Block 26, a distance of 241.92 feet to the actual point of beginning of the line to be described; thence South 48 degrees 05 minutes 49 seconds East, a distance of 258.00 feet to the southeast line of said Lot 4 and said line there terminating.

Sidewalk Easement Area = 39.00 sq. ft.



Denotes Sidewalk Easement Area



Date: 05/14/15 Sheet: 1 OF 1

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n Build LLC  
1 Road West  
Minnesota, 55343

# Seven Corners

St Paul, Minnesota

## Sidewalk Easement Sketch

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