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(Space Above for Recorder/Registrar Use)

**DEDICATION OF PERPETUAL EASEMENT  
FOR STREET AND UTILITY PURPOSES**

**The Port Authority of the City of Saint Paul**, as Grantor, is the owner of certain real property located at the Southport Terminal and Barge Channel Road.

Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the City of Saint Paul, and its successors, and assigns, as Grantee, a perpetual easement on, over, under and across the following tract of land being in the County of Ramsey, State of Minnesota, as shown on the Survey attached as Exhibit A and for the purposes described as follows:

- A. Street and Utility Easement for Barge Channel Road from SOUTHPORT ADDITION NO. 2, Southeasterly one-quarter mile to its Terminating Cul-de-Sac.

Legal Description

That part of the following described property:

Lot 1, Block 57; Lots 15 through 25 inclusive, Block 56; the vacated alley lying northeasterly of Lots 21 through 23, said Block 56; vacated Versailles Avenue; vacated Belvidere Avenue (formerly Belvidere Street); vacated Winona Street (formerly Lucy Street); Lots 2 through 11 inclusive, Block 51; Lots 19 through 24 inclusive, Block 51; the vacated alley lying southwesterly of Lot 9, said Block 51; the vacated east-west alley in said Block 51; Lots 16 through 19 inclusive, Block 52; vacated Argonne Street (formerly Woodford Avenue); and vacated Wyoming Street; all in The West St. Paul Real Estate and Improvement Syndicate Addition No. 4, Ramsey County, Minnesota,

C  
AND

Lots 6 through 14 inclusive, Block 48; Lots 21 through 25 inclusive, said Block 48; the vacated east-west alley in said Block 48; and vacated Wyoming Street; all in The West St. Paul Real Estate and Improvement Syndicate Addition No. 3,

Ramsey County, Minnesota,

that lies within an 80.00 foot wide strip of land, the southwesterly line of which is described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 16, T.28N., R.22W., Dakota County, Minnesota; thence North 00 degrees 50 minutes 30 seconds West (assuming the north line of said Northwest Quarter has a bearing of South 89 degrees 28 minutes 00 seconds West) a distance of 248.10 feet; thence North 60 degrees 11 minutes 00 seconds West, 396.32 feet to the point of beginning of said southwesterly line to be described; thence North 60 degrees 11 minutes 00 seconds West, 1370.33 feet to the southeasterly line of SOUTHPORT ADDITION NO. 2, Ramsey County, Minnesota and there terminating.

The northeasterly line of said 80.00 foot wide strip is to be shortened so as to terminate on said southeasterly line of SOUTHPORT ADDITION NO. 2.

together with that part which lies within the circumference of a 70.00 foot radius circle, the center of circle of which is described as follows:

Commencing at the aforescribed point of beginning; thence North 29 degrees 49 minutes 00 seconds East, a distance of 10.00 feet, to said center of circle and there terminating.

excepting from said 80.00 foot wide strip that part lying within the right-of-way of the Midwestern Railroad Property (formerly known as the Chicago, Rock Island and Pacific Railroad).

B. Drainage and Utility Easement for a Stormwater Pipe which runs from the Cul-de-Sac at the Southeasterly Terminus of Barge Channel Road, South to a point Near the South Border of the City of St. Paul (the South line of the St. Paul Port Authority property).

#### Legal Description

That part of the following described parcels:

Lots 22 and 23, Block 48; Lots 8, 9, 30 and 31, Block 45; the vacated east-west alley in said Block 45; vacated Greve Avenue; and vacated Annapolis Street; all in The West St. Paul Real Estate and Improvement Syndicate Addition No. 3, Ramsey County, Minnesota,

which lies within a 20.00 foot wide strip of land, the center line of which is described as follows:

Commencing at the Northeast corner of the Northwest Quarter of Section 16, T.28N., R.22W., Dakota County, Minnesota; thence South 89 degrees 28



minutes 00 seconds West, assumed bearing, along the north line of said Northwest Quarter a distance of 389.00 feet, to the point of beginning of the center line to be described; thence North 00 degrees 13 minutes 01 seconds East, 425.00 feet and there terminating,

the sidelines of said 20.00 foot wide strip are to be prolonged or shortened so as to begin on the north line of said Northwest Quarter.

C. Drainage and Utility Easement for a Stormwater Detention Pond lying Southwesterly of Barge Channel Road and Northeasterly of the Midwestern Railroad Property (formerly the Chicago, Rock Island & Pacific Railroad), Immediately Southeast of the Intersection of said Road and Railroad.

#### Legal Description

That part of the following described parcels:

Lots 10 through 13 inclusive, Block 51; the vacated alley lying northeasterly of Lots 10 and 11, said Block 51; vacated Versailles Avenue; Lots 21 through 23 inclusive, Block 56; and vacated Winona Street (formerly Lucy Street); all in The West St. Paul Real Estate and Improvement Syndicate Addition No. 4, Ramsey County, Minnesota,

which lies westerly of the following described line:

Commencing at the Northeast corner of the Northwest Quarter of Section 16, T.28N., R.22W., Dakota County, Minnesota; thence North 0 degrees 50 minutes 30 seconds West (assuming the north line of said Northwest Quarter bears South 89 degrees 28 minutes 00 seconds West) a distance of 248.10 feet; thence North 60 degrees 11 minutes 00 seconds West, a distance of 1252.76 feet to the point of beginning of the line to be described; thence North 60 degrees 11 minutes 00 seconds West a distance of 205.22 feet, more or less, to the northeast right-of-way line of the Midwestern Railroad Property (formerly the Chicago, Rock Island and Pacific Railroad); thence South 60 degrees 11 minutes 00 seconds East, 205.22 feet to the aforescribed point of beginning; thence South 29 degrees 49 minutes 00 seconds West a distance of 174.33 feet to said northeast right-of-way line of the Midwestern Railroad Property and said line there terminating,

and which lies northeasterly of said northeast right-of-way line of the Midwestern Railroad Property.

Drainage and Utility Easement for a Stormwater Detention Pond lying Southwesterly of Barge Channel Road and Northeasterly of the Union Pacific Railroad (formerly the Chicago Great Western Railroad), which lies Northwest of the Intersection of said Road with the former Chicago, Rock Island Railroad.

Legal Description

Lot 1, Block 2 SOUTHPORT ADDITION NO. 2, Ramsey County, Minnesota.

To have and to hold the same for as long as Grantee maintains and uses the Easement Area for the above-described utility purposes. 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.

This Easement, which is effective as of November 1, 2014, shall not be construed against the drafter and shall be construed to minimize its burden on and maximize its benefit to the fee title.

*{Remainder of Page Intentionally Left Blank}*

*{Signature Page Follows}*

IN TESTIMONY WHEREOF, Grantor, has caused this deed to be executed by its duly authorized officers, and attested to this 20<sup>th</sup> day of December, 2018, but is retroactive to take effect as of November 1, 2014.

PORT AUTHORITY OF THE CITY OF SAINT PAUL

By: [Signature]  
Its: Board Chair

By: [Signature]  
Its: Commissioner

STATE OF MINNESOTA )  
                                  ) ss.  
COUNTY OF RAMSEY )

Acknowledged and sworn to before me this 20<sup>th</sup> day of December, 2018, by John Bennett the Board Chair of the Port Authority of the City of Saint Paul, a body corporate and politic.



[Signature]  
Notary Public

STATE OF MINNESOTA )  
                                  ) ss.  
COUNTY OF RAMSEY )

Acknowledged and sworn to before me this 20<sup>th</sup> day of December, 2018, by Don Mullin the Board Commissioner of the Port Authority of the City of Saint Paul, a body corporate and politic.



[Signature]  
Notary Public

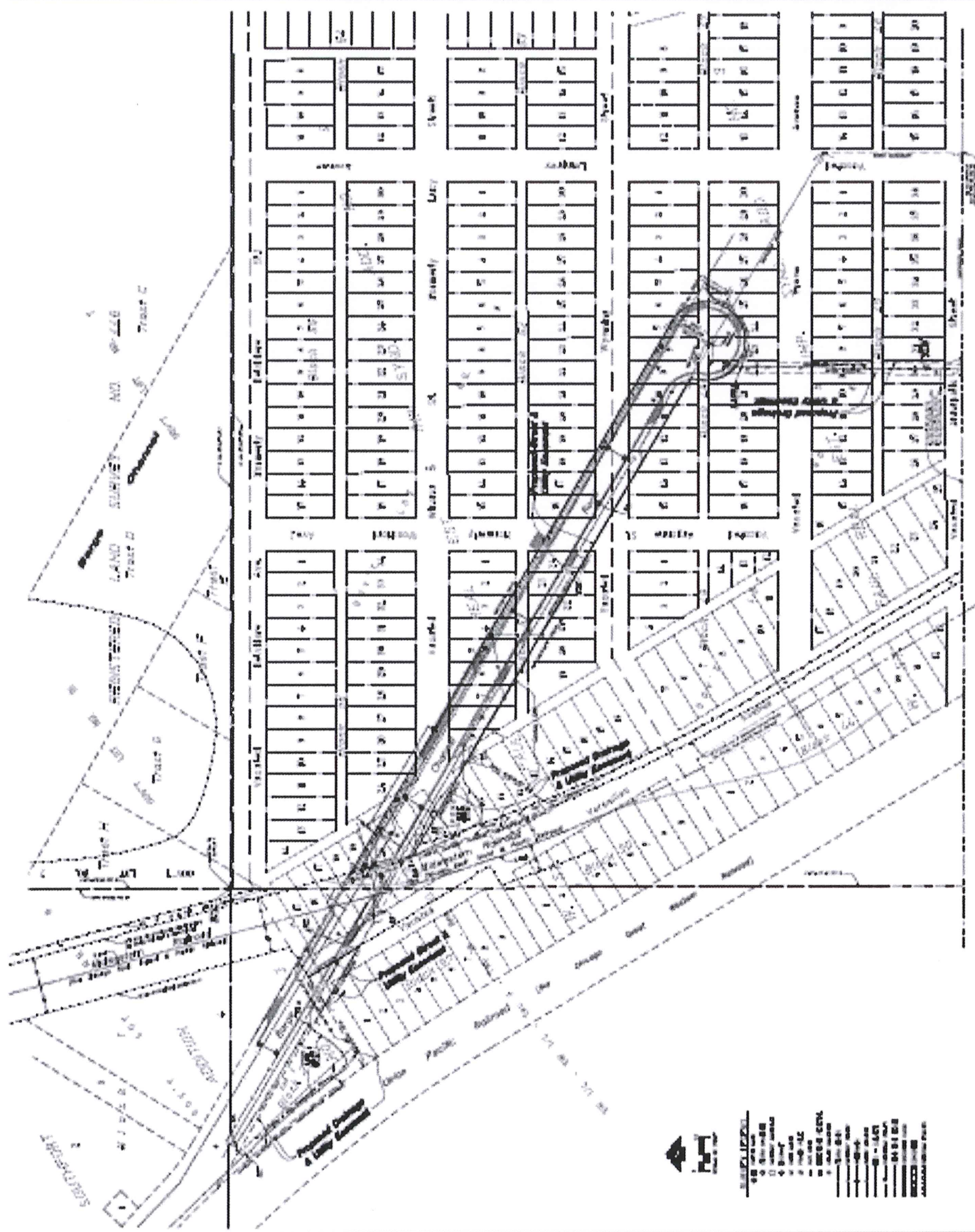
This Instrument was drafted by:  
Eric D. Larson, #022067X  
Port Authority of the City of Saint Paul  
850 Lawson Commons  
380 St. Peter Street  
St. Paul, MN 55102

EXHIBIT A

Survey of Premises

*{Attached}*





- LEGEND**
- 1. RESIDENTIAL
  - 2. COMMERCIAL
  - 3. INDUSTRIAL
  - 4. PUBLIC
  - 5. OPEN SPACE
  - 6. WATER
  - 7. UTILITIES
  - 8. TRANSPORTATION
  - 9. OTHER

Large Channel Road  
 Turnback To  
 City of St. Paul

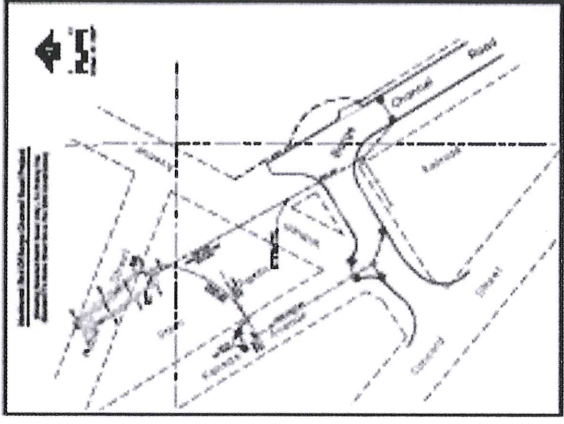
Large Channel Road

ST. PAUL CITY ENGINEER  
 CITY ENGINEER  
 ST. PAUL, MINN.



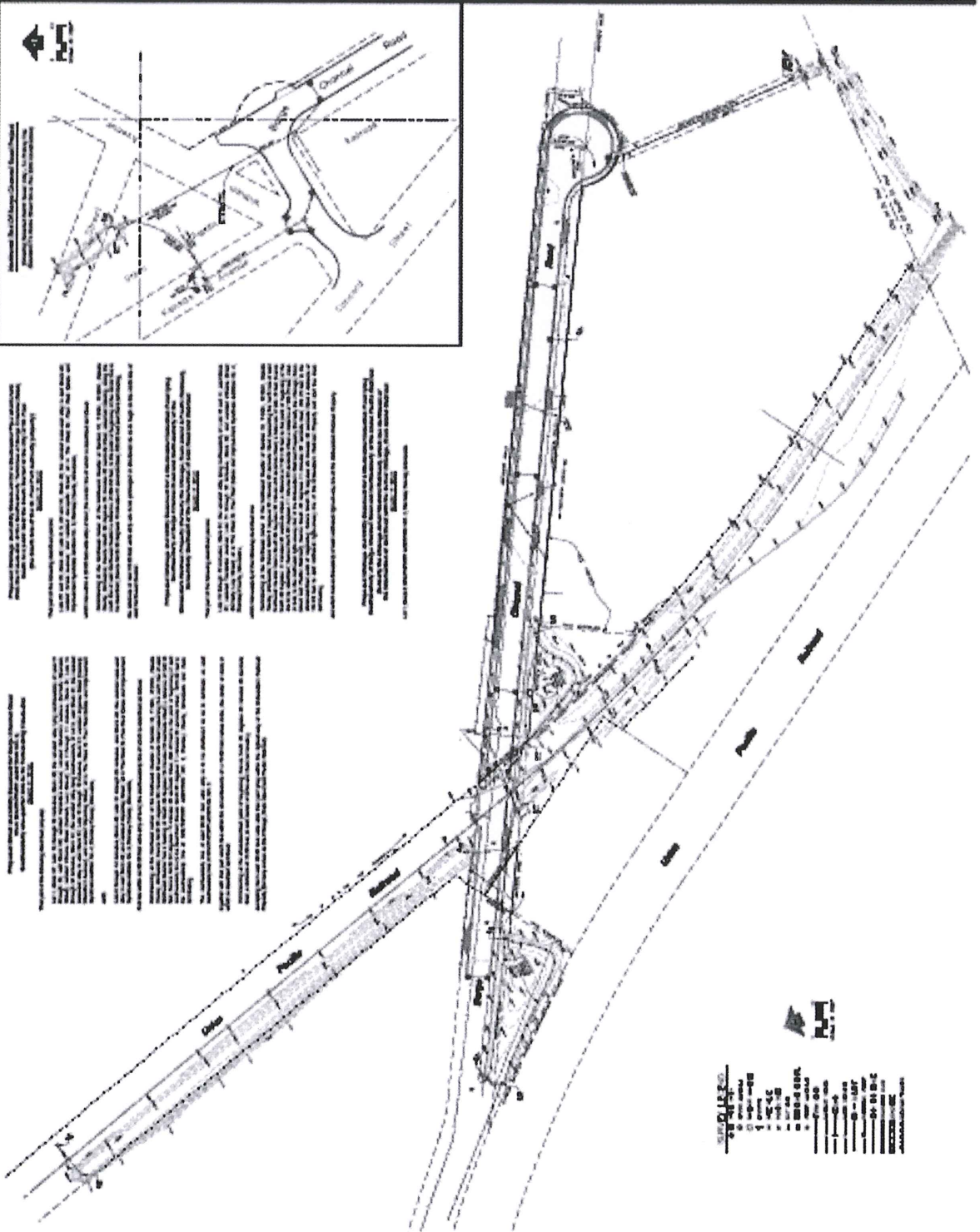
City of St. Paul  
 City Engineer  
 St. Paul, Minn.

Sheet 2 of 2



ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED.  
 ALL CURVES ARE TO BE RADIUS UNLESS OTHERWISE SPECIFIED.  
 ALL GRADES ARE TO BE PERCENT UNLESS OTHERWISE SPECIFIED.  
 ALL ELEVATIONS ARE TO BE FEET ABOVE MEAN SEA LEVEL UNLESS OTHERWISE SPECIFIED.  
 ALL STRUCTURES ARE TO BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.  
 ALL UTILITIES ARE TO BE DEEPENED TO A MINIMUM OF 4 FEET BELOW FINISHED GRADE UNLESS OTHERWISE SPECIFIED.  
 ALL UTILITIES ARE TO BE PROTECTED BY AN APPROPRIATE METHOD OF SHIELDING.  
 ALL UTILITIES ARE TO BE REPAIRED TO ORIGINAL CONDITION OR BETTER.  
 ALL UTILITIES ARE TO BE RELOCATED TO A MINIMUM OF 10 FEET FROM THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE SPECIFIED.  
 ALL UTILITIES ARE TO BE RELOCATED TO A MINIMUM OF 5 FEET FROM THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.  
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SYMBOL	DESCRIPTION
(Symbol)	Centerline
(Symbol)	Right-of-Way
(Symbol)	Property Line
(Symbol)	Structure
(Symbol)	Utility
(Symbol)	Proposed
(Symbol)	Existing
(Symbol)	As Shown
(Symbol)	Other