

CERTIFICATE OF SURVEY

DESCRIPTION OF PROPERTY SURVEYED

(Per Limited Warranty Deed Doc. No. A04588296)

Lots 3, 4, 5, 6, 7, 8, 9 and 10, Block 6, Midway Industrial Division, except the East 20.00 feet of said Lots 3 and 10, according to the plat thereof on file and of record in the office of the County Recorder, Ramsey County, Minnesota; together with that part of the vacated Donohue Avenue that accrued thereto by reason of vacation thereof, except the North 105.00 feet of the East 20.00 feet of said Lot 3, and except that part of the South Half of vacated Bohn Street (now known as Donohue Avenue) lying Easterly of the Northerly extension of the West line of the East 20.00 feet of said Lot 3.

AND

(Per Limited Warranty Deed Doc. No. A04594704)

Those parts of Lots 4, 5 and 6, Block 2, and vacated Foster Street all in MIDWAY INDUSTRIAL DIVISION, according to the recorded plat thereof, Ramsey County, Minnesota, described as commencing at the southwest corner of said Block 2; thence North 00 degrees 10 minutes 21 seconds West, assumed bearing, along the west line of said Block 2 a distance of 200.00 feet to the north line of the south 200.00 feet of said Block 2 being the point of beginning of the parcel to be described; thence North 89 degrees 40 minutes 01 second East, along said north line of the south 200.00 feet of Block 2, a distance of 264.00 feet; thence North 00 degrees 10 minutes 21 seconds West, parallel with said west line of Block 2, a distance of 145.85 feet to the centerline of said vacated Foster Street; thence South 89 degrees 38 minutes 59 second West 264.00 feet along said centerline of vacated Foster Street to the northerly extension of said west line of Block 2; thence South 00 degrees 10 minutes 21 seconds East 145.77 feet along said west line of Block 2 and its northerly extension to the point of beginning.

AND

(Per Limited Warranty Deed Doc. No. 4579426)

That part of the south 200 feet of Block 2, MIDWAY INDUSTRIAL DIVISION and that part of the northerly 1/2 of vacated Donohue Avenue adjoining, which lie westerly of a line drawn from a point on the north line of the south 200 feet of said Block 2, distant 339.30 feet, as measured along said north line, westerly of the east line of said Block 2, to a point on the south line of the north 1/2 of vacated Donohue Avenue distant 336.84 feet, as measured along said south line, westerly of the southerly extension of the easterly line of said Block 2.

PROPOSED PARCEL "A" DESCRIPTION

Those parts of Lots 4, 5 and 6, Block 2, and vacated Foster Street all in MIDWAY INDUSTRIAL DIVISION, according to the recorded plat thereof, Ramsey County, Minnesota, described as commencing at the southwest corner of said Block 2; thence North 00 degrees 10 minutes 21 seconds West, assumed bearing, along the west line of said Block 2 a distance of 200.00 feet to the north line of the south 200.00 feet of said Block 2 being the point of beginning of the parcel to be described; thence North 89 degrees 40 minutes 01 second East, along said north line of the south 200.00 feet of Block 2, a distance of 264.00 feet; thence North 00 degrees 10 minutes 21 seconds West, parallel with said west line of Block 2, a distance of 145.85 feet to the centerline of said vacated Foster Street; thence South 89 degrees 38 minutes 59 second West 264.00 feet along said centerline of vacated Foster Street to the northerly extension of said west line of Block 2; thence South 00 degrees 10 minutes 21 seconds East 145.77 feet along said west line of Block 2 and its northerly extension to the point of beginning.

AND

That part of the south 200 feet of Block 2, MIDWAY INDUSTRIAL DIVISION and that part of the northerly 1/2 of vacated Donohue Avenue adjoining, which lie westerly of a line drawn from a point on the north line of the south 200 feet of said Block 2, distant 339.30 feet, as measured along said north line, westerly of the east line of said Block 2, to a point on the south line of the north 1/2 of vacated Donohue Avenue distant 336.84 feet, as measured along said south line, westerly of the southerly extension of the easterly line of said Block 2.

AND

That part of Lots 4, 5, 6, 7, Block 6, together with vacated Donohue Avenue that accrued thereto by reason of the vacation thereof, all in MIDWAY INDUSTRIAL DIVISION, according to the recorded plat thereof, Ramsey County, Minnesota, described as commencing at the southwest corner of the east 20.00 feet of Lot 10, said Block 6; thence on an assumed bearing of South 89 degrees 40 minutes 03 seconds West along the south line of said Block 6 a distance of 306.60 feet to the point of beginning; thence North 00 degrees 12 minutes 14 seconds West 235.46 feet; thence North 89 degrees 47 minutes 46 seconds East 13.57 feet; thence northeasterly 15.71 feet along a tangential curve concave to the northwest having a radius of 10.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence North 00 degrees 12 minutes 14 seconds West, tangent to said curve, 15.14 feet; thence North 89 degrees 47 minutes 46 seconds East 153.43 feet; thence North 00 degrees 12 minutes 14 seconds West 88.00 feet; thence North 89 degrees 47 minutes 46 seconds East 13.74 feet; thence North 00 degrees 43 minutes 39 seconds West 15.08 feet to a point on the south line of the north half of said vacated Donohue Avenue distant 336.84 feet, as measured along said south line, westerly of the southerly extension of the east line of Block 2, said MIDWAY INDUSTRIAL DIVISION; thence North 89 degrees 40 minutes 01 second East along said south line of the north half of vacated Donohue Avenue 116.84 feet to the northerly extension of the west line of the east 20.00 feet of said Lot 3; thence South 00 degrees 04 minutes 13 seconds East 363.25 feet along said northerly extension, said west line of the east 20.00 feet of Lot 3 and the west line of the east 20.00 feet of said Lot 10 to the point of beginning.

PROPOSED PARCEL "B" DESCRIPTION

That part of Lots 3, 4, 5, 6, 7, 8, 9, 10, Block 6, together with vacated Donohue Avenue that accrued thereto by reason of the vacation thereof, all in MIDWAY INDUSTRIAL DIVISION, according to the recorded plat thereof, Ramsey County, Minnesota, described as beginning at the southwest corner of the east 20.00 feet of said Lot 10; thence on an assumed bearing of South 89 degrees 40 minutes 03 seconds West along the south line of said Block 6 a distance of 306.60 feet; thence North 00 degrees 12 minutes 14 seconds West 235.46 feet; thence North 89 degrees 47 minutes 46 seconds East 13.57 feet; thence northeasterly 15.71 feet along a tangential curve concave to the northwest having a radius of 10.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence North 00 degrees 12 minutes 14 seconds West, tangent to said curve, 15.14 feet; thence North 89 degrees 47 minutes 46 seconds East 153.43 feet; thence North 00 degrees 12 minutes 14 seconds West 88.00 feet; thence North 89 degrees 47 minutes 46 seconds East 13.74 feet; thence North 00 degrees 43 minutes 39 seconds West 15.08 feet to a point on the south line of the north half of said vacated Donohue Avenue distant 336.84 feet, as measured along said south line, westerly of the southerly extension of the east line of Block 2, said MIDWAY INDUSTRIAL DIVISION; thence North 89 degrees 40 minutes 01 second East along said south line of the north half of vacated Donohue Avenue 116.84 feet to the northerly extension of the west line of the east 20.00 feet of said Lot 3; thence South 00 degrees 04 minutes 13 seconds East 363.25 feet along said northerly extension, said west line of the east 20.00 feet of Lot 3 and the west line of the east 20.00 feet of said Lot 10 to the point of beginning.

GENERAL NOTE

Physical features are per a site plan provided to the surveyor by the City of Saint Paul Parks and Recreation Department on January 31, 2022

I hereby certify that this survey, 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 8th day of February, 2022

SUNDE LAND SURVEYING, LLC

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

Revised per City Surveyor comments	NDN	03/08/22
Revised per City Surveyor comments	NDN	03/07/22
Revision	By	Date
	NDN	

Drawing Title:
LOT SUBDIVISION SKETCH FOR:
The City of Saint Paul
Parks and Recreation
Midway Peace Park

SUNDE LAND SURVEYING
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Project: 2018-041-A	Bk/Pg: 820/54	Date:
Township: 029	Range: 23	Section: 34
File: 2018041A001-R1.dwg		Sheet: 1 of 1

AREAS

Gross = 232,090 square feet or 5.328 acres

Proposed Parcel A = 139,548 square feet or 3.204 acres

Proposed Parcel B = 92,542 square feet or 2.124 acres

LEGEND

- Denotes 1/2 inch by 14 inch iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument
- ⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44890 set

Bearing orientation:

The south line of Block 6, MIDWAY INDUSTRIAL DIVISION is assumed to bear South 89 degrees 40 minutes 03 seconds West

Survey bearing basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)

