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(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT  
FOR PUBLIC SIDEWALK PURPOSES**

**UniRay, LLC**, a limited liability company under the laws of the State of Minnesota (“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 (“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**

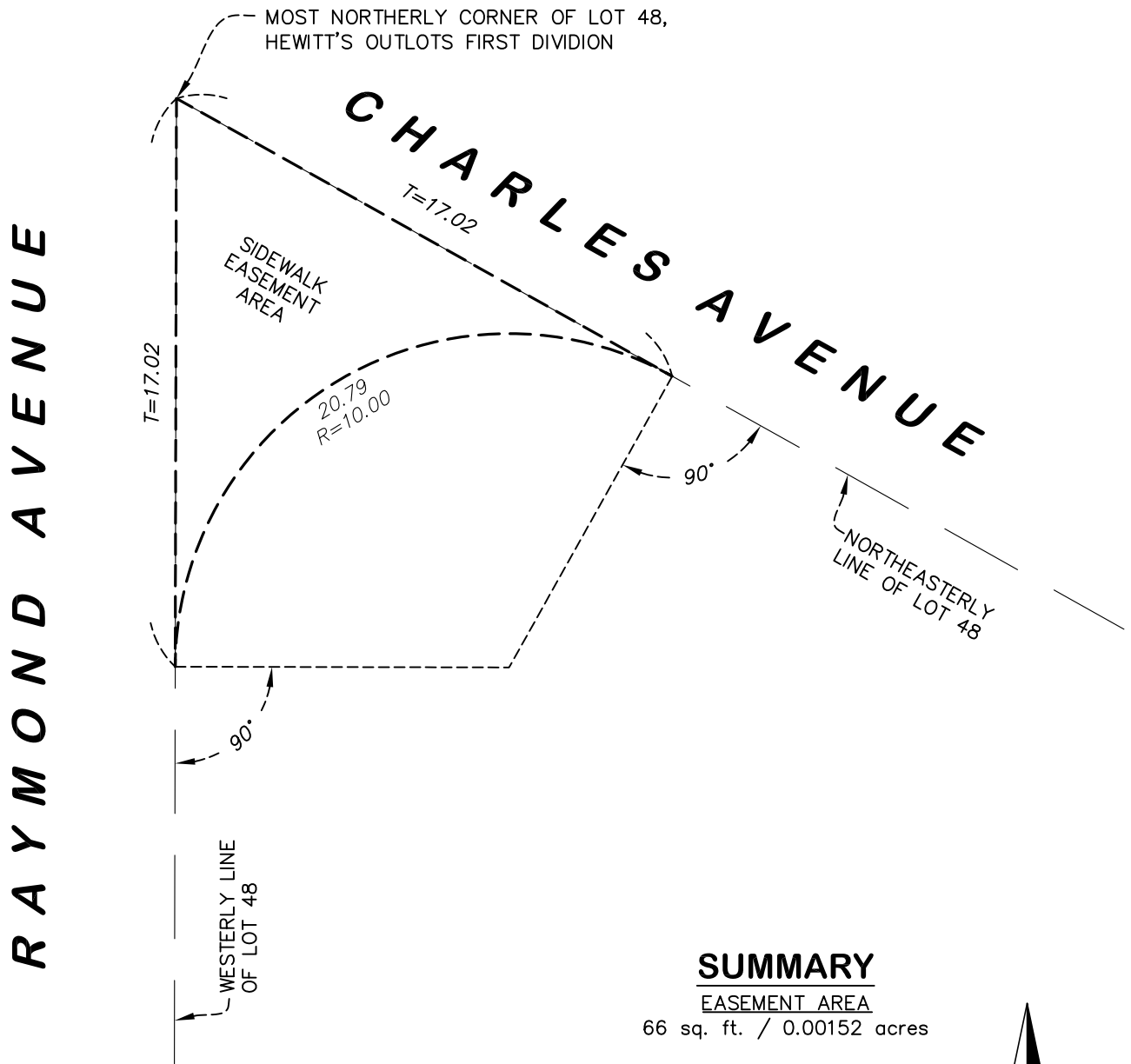
To have and to hold the same forever. Grantor does covenant that it is well seized in fee of the land and premises aforesaid and has good right to sell and convey the same free of all encumbrances.

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.



## **EXHIBIT A**

# EASEMENT EXHIBIT

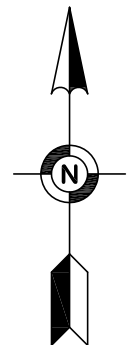


## SUMMARY

### EASEMENT AREA

66 sq. ft. / 0.00152 acres

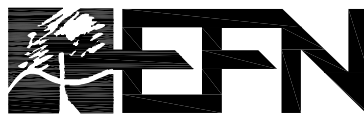
An easement for sidewalk purposes over, under and across that part of Lot 48, Hewitt's Outlots First Division, Ramsey County, Minnesota, lying northerly and northwesterly of a curve concave to the southeast. Said curve is tangential with the westerly and northeasterly lines of said lot, and has tangent lengths of 17.02 feet. Said tangents are measured from the most northerly corner of said Lot 48 along the westerly and northeasterly lines thereof.



EASEMENT EXHIBIT FOR:

**Kimley-Horn & Associates Inc.**

SITE LOCATION: 2383 University Avenue  
St. Paul, Minnesota, 55114



**Egan, Field & Nowak, Inc.**

land surveyors since 1872

1229 Tyler Street NE, Suite 100  
Minneapolis, Minnesota 55413

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