

## Utility Easement Release

The Board of Water Commissioners of the City of Saint Paul, a municipal corporation under the laws of the State of Minnesota (the "Board"), successor to The St. Paul Water Co. (also known as the St. Paul Water Company and the St. Paul Water Co.), hereby releases all of its rights, title and interest in and to the property legally described on Exhibit A hereto, arising under and/or referenced in Plat Number 7 of the recorded Maps of Register of Deeds of Ramsey County, Minnesota.

IN WITNESS WHEREOF, the Board of Water Commissioners of the City of Saint Paul has caused this instrument to be executed this 8th day of September, 2020, by its duly authorized officials.

Approved:

BOARD OF WATER COMMISSIONERS  
OF THE CITY OF SAINT PAUL

\_\_\_\_\_  
Stephen P. Schneider, General Manager  
Saint Paul Regional Water Services

By \_\_\_\_\_  
Mara Humphrey, President

Approved as to Form:

By \_\_\_\_\_  
Mollie Gagnelius, Secretary

\_\_\_\_\_  
Lisa Veith, Assistant City Attorney

By \_\_\_\_\_  
John McCarthy, Director OFS

STATE OF MINNESOTA        )  
  ) ss.  
COUNTY OF RAMSEY        )

On this \_\_\_\_ day of \_\_\_\_\_, before me personally appeared **Mara Humphrey**, personally known to me (or proven on the basis of satisfactory evidence) to be the person who executed this instrument as the President of the Board of Water Commissioners of the City of Saint Paul, on behalf of such Board.

Given under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

STATE OF MINNESOTA        )  
  ) ss.  
COUNTY OF RAMSEY        )

On this \_\_\_\_ day of \_\_\_\_\_, before me personally appeared **Mollie Gagnelius**, personally known to me (or proven on the basis of satisfactory evidence) to be the person who executed this instrument as the Secretary of the Board of Water Commissioners of the City of Saint Paul, on behalf of such Board.

Given under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

STATE OF MINNESOTA        )  
  ) ss.  
COUNTY OF RAMSEY        )

On this \_\_\_\_ day of \_\_\_\_\_, before me personally appeared **John McCarthy**, personally known to me (or proven on the basis of satisfactory evidence) to be the person who executed this instrument as the Director of the Office of Financial Services of the City of Saint Paul, on behalf of such city.

Given under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

**Prepared By:**

Anderson Engineering  
13605 1<sup>st</sup> Ave N  
#100  
Plymouth, MN 55441  
Ph: 763-412-4000

**After Recording Return to:**

Saint Paul Regional Water Services  
1900 Rice Street  
Saint Paul, MN 55113  
Attention: Brent Marsolek, Engineering Supervisor

## EXHIBIT A

All those parts of recorded and unrecorded McCarrons Boulevard lying northerly and southerly of an 80-foot wide strip of land over, under and across the following described lands:

### PARCEL A

That part of the East Half of the Southeast Quarter of the Southeast Quarter of Section 13, Township 29, Range 23, County of Ramsey, Minnesota, lying southwesterly of the center of McCarrons Boulevard South, as now located, and northeasterly of the centerline of a lane running North 79 degrees 48 minutes 56 seconds West from a point on the east line of said Section 13, (said east line assumes a bearing of North 0 degrees 13 minutes 56 seconds West) a distance of 575.6 feet north of the southeast corner thereof, lying northwesterly of a line, to hereinafter to be described as Line "A", said line running northeasterly from said centerline of lane, at right angles thereto and from a point distant 657.74 feet northwesterly from its point of beginning on said east line of Section 13, Ramsey County, Minnesota.

And

### PARCEL B

The North Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 13,

The centerline of said 80-foot wide strip being described as follows:

Commencing at the northwest corner of said North Half; thence North 89 degrees 18 minutes 14 seconds East, along the north line of said North Half, a distance of 173.70 feet to the point of beginning of the centerline to be described; thence South 71 degrees 19 minutes 28 seconds East a distance of 111.76 feet; thence southeasterly along a tangential curve, concave to the northeast, having a radius of 830.00 feet and a central angle of 5 degrees 40 minutes 6 seconds, a distance of 82.11 feet; thence South 76 degrees 59 minutes 34 seconds East a distance of 29.29 feet; thence southeasterly along a tangential curve, concave to the southwest, having a radius of 860.00 feet and a central angle of 5 degrees 11 minutes 9 seconds, a distance of 77.84 feet; thence South 71 degrees 48 minutes 24 seconds East a distance of 65.79 feet; thence southeasterly along a tangential curve, concave to the southwest, having a radius of 350.00 feet and a central angle of 24 degrees 20 minutes 14 seconds, a distance of 148.67 feet; thence South 47 degrees 28 minutes 10 seconds East a distance of 102.21 feet; thence southeasterly along a tangential curve, concave to the northeast, having a radius of 540.00 feet and a central angle of 0 degrees 9 minutes 23 seconds, a distance of 1.40 feet to the intersection with said Line "A", said centerline there terminating.

The side lines of said strip are prolonged or shortened to terminate at the north line of said North Half and at said Line "A".

Excepting that portion of the St. Paul Waterworks conduit line of the Board of Water Commissioners of the City of St. Paul, as shown in Plat No. 7 of the record maps in Office of Register of Deeds of Ramsey County, lying northerly of a line offset 30 feet northerly of the centerline of the previously described 80-foot wide strip and within the easterly 91.00 feet of said North Half.

# SURVEY EXHIBIT McCARRONS BOULEVARD EASEMENT RELEASE

SURVEY FOR: **AIRBORNE McCARRONS, LLC**

PROPERTY ADDRESS:

210 and 196 South McCarrons Boulevard, Roseville, Minnesota.

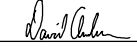
CERTIFICATION:

I hereby certify that this survey 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: August 5, 2020

Anderson Engineering of Minnesota, LLC

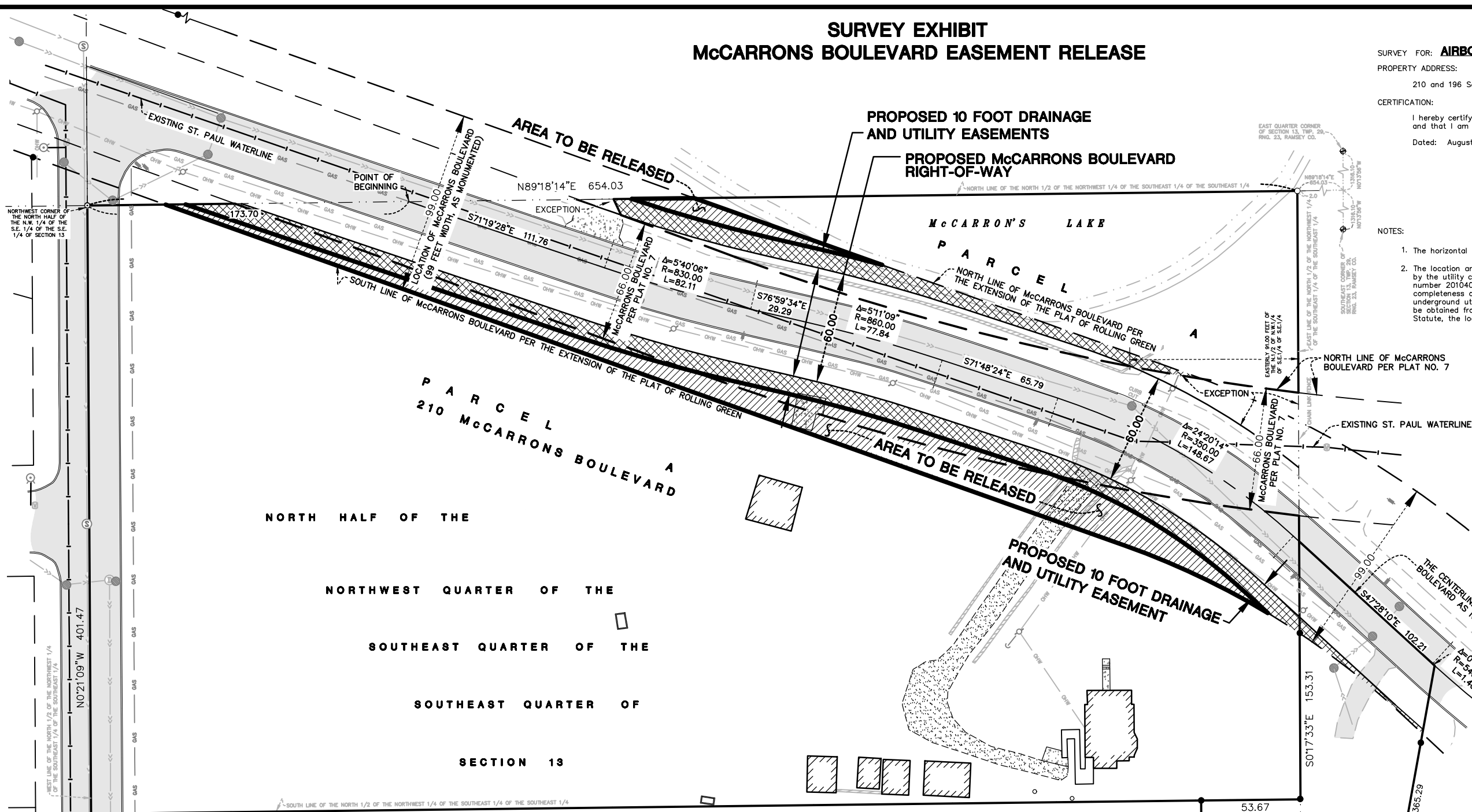
by:



David Anderson  
Minnesota License No. 43501

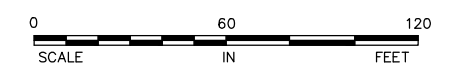
NOTES:

- The horizontal datum and bearings are based on the Ramsey County Coordinate System NAD83 (2011).
- The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, above ground evidence and Gopher State One Call markings per ticket number 201040835. Exclusive of excavation, there is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of oil utilities should be obtained from the utility owners prior to any planning or design. In accordance with State Statute, the location of utilities shall be confirmed prior to any demolition or construction.



### LEGEND

	CATCH BASIN		SET IRON PIPE
	COMM. JUNCTION BOX		SET IRON PIPE WITH P.L.S. NO. 43501
	HYDRANT		FENCE
	POWER POLE		OVERHEAD WIRES
	POWER POLE ANCHOR		SANITARY SEWER
	SANITARY MANHOLE		STORM SEWER
	SIGN		WATER MAIN
	STORM MANHOLE		BITUMINOUS SURFACE
	WATER VALVE		CONCRETE SURFACE
	FOUND IRON MONUMENT		GRAVEL SURFACE
			PROPOSED 10 FOOT EASEMENTS



### PROPOSED DESCRIPTION - AREAS TO BE RELEASED FROM EASEMENT

All those parts of recorded and unrecorded McCarrons Boulevard lying northerly and southerly of a 80 foot wide strip of land over, under and across lands to be described;

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And

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The centerline of said 80 foot strip being described as follows:

Commencing at the northwest corner of said North Half; thence North 89 degrees 18 minutes 14 seconds East, along the north line of said North Half, a distance of 173.70 feet to the point of beginning of the centerline to be described; thence South 71 degrees 19 minutes 28 seconds East a distance of 111.76 feet; thence southeasterly along a tangential curve, concave to the northeast, having a radius of 830.00 feet and a central angle of 5 degrees 40 minutes 6 seconds, a distance of 82.11 feet; thence South 76 degrees 59 minutes 34 seconds East a distance of 29.29 feet; thence southeasterly along a tangential curve, concave to the southwest, having a radius of 860.00 feet and a central angle of 5 degrees 11 minutes 9 seconds, a distance of 77.84 feet; thence South 71 degrees 48 minutes 24 seconds East a distance of 65.79 feet; thence southeasterly along a tangential curve, concave to the southwest, having a radius of 350.00 feet and a central angle of 24 degrees 20 minutes 14 seconds, a distance of 148.67 feet; thence South 47 degrees 28 minutes 10 seconds East a distance of 102.21 feet; thence southeasterly along a tangential curve, concave to the northeast, having a radius of 540.00 feet and a central angle of 0 degrees 9 minutes 23 seconds, a distance of 1.40 feet to the intersection with said Line "A", said centerline there terminating.

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### PROPOSED AREAS OF RELEASE

- The area of the lands to be released northerly of the proposed 80 foot strip is 754 square feet or 0.0173 acres.
- The area of the lands to be released southerly of the proposed 80 foot strip is 8,054 square feet or 0.1849 acres.

