

## SUBDIVISION STAFF REPORT

1. **FILE NAME:** 2408-2448 Territorial Road Combined Plat **FILE #** 21-278-088
  2. **TYPE OF APPLICATION:** Preliminary and Final Plat **HEARING DATE:** September 15, 2021
  3. **LOCATION:** 2408-2448 Territorial Road, between Raymond & Cromwell
  4. **PINS AND LEGAL DESCRIPTION:** 29.29.23.34.0010 & 29.29.23.34.0086; See subdivision documents for existing and proposed legal descriptions.
  5. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** T3
  6. **ZONING CODE REFERENCE:** § 69.301; § 69.406; § 69.511
  7. **STAFF REPORT DATE:** September 1, 2021 **BY:** Anton Jerve
  8. **DATE RECEIVED:** August 16, 2021, application for final plat approval
  9. **DEADLINE FOR ACTION:** October 15, 2021
- 

- A. **PURPOSE:** Combined Plat for Exeter Territorial Addition to adjust the common boundary between two existing parcels.
- B. **PARCEL SIZE:** 104,369 sf
- C. **EXISTING LAND USE:** Office/Commercial
- D. **SURROUNDING LAND USE:**
  - North: Residential (RM2) / Mixed-Use (T3)
  - East: Mixed-Use (T3)
  - South: Mixed-Use (T3)
  - West: Commercial (T3)
- E. **ZONING CODE CITATION:** § 69.301 states that platting is required when a subdivision (1) creates five or more lots or parcels each of which is 2½ acres or less in size, or (2) requires paved streets, alleys and other public improvements, or (3) is previously unplatted land. § 69.406 provides criteria for review of subdivision applications. The plat was initiated by the property owners to clean up the property lines and allow redevelopment of the property.
- F. **HISTORY/DISCUSSION:** The area to be platted has two parcels. The easternmost parcel, 2408 Territorial Road, is currently a two-story commercial building. The westernmost parcel, 2448 Territorial Road, was formerly the site of an office building and has an approved site plan for Territorial Apartments, a five-story 203-unit multifamily development. The address of Territorial Apartments will be 2424 Territorial Road. The Ramsey County Registrar of Titles requires a plat for this common boundary adjustment to simplify the legal descriptions and incorporate Abstract and Torrens property into a parcel.
- I. **REQUIRED FINDINGS:** § 69.406 of the Zoning Code requires that all of the following findings shall be made prior to approval of a subdivision:
  1. *All the applicable provisions of the Legislative Code are complied with.* City staff have reviewed the proposed plat and have determined that all applicable provisions of city codes are met.
  2. *The proposed subdivision will not be detrimental to the present and potential surrounding land uses.* The proposed plat is consistent with the surrounding land uses and will not be detrimental to present and future use of surrounding land.
  3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.* The area surrounding the proposed plat is already developed and compatible with the proposed plat.

4. *The subdivision is in conformance with the comprehensive plan.* The subdivision is in conformance with the Land Use Chapter of the 2040 Comprehensive Plan, which calls for a mix of uses and higher density in the immediate area. It is also in conformance with other plans for the area, including Raymond Station Area and D12 Community Plan.
  5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The site is in a fully-developed part of St. Paul with no remaining natural features.
  6. *All land intended for building sites can be used safely without endangering residents by peril from floods, erosion, continuously high water table, severe soil conditions or other menace.* Building sites can be fully developed with no flooding or erosion as long as rate and erosion control measures are followed. There are no known high water table or soil condition problems.
  7. *The subdivision can be economically served with public facilities and services.* The subdivision can be economically served with public facilities and services from surrounding streets.
- J. **PARKLAND DEDICATION:** Zoning Code § 69.511 allows for the City to require the dedication of parkland as part of the platting. Parks staff has reviewed this plat and did not recommend requiring parkland. Parkland dedication fees, if required, are paid at the time a building permit is issued in accordance with § 63.700.
- K. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the proposed plat, EXETER TERRITORIAL ADDITION, subject to the following condition:
1. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.

Attachments:

1. Application
  - a. Preliminary Plat
  - b. Site Location Maps
2. Preliminary Plat Approval Letter
3. Final Plat

**Subject: Zoning File No. #21-278-088**

Attached is information pertaining to an application by Exeter Territorial LLC for city review of a Combined Plat for Exeter Territorial Addition to create 2 T3 parcels

Please find attached your copy of the application and supporting documentation to determine whether your department or organization has any objections or any conditions be placed on approval.

Let me know if you have any questions or concerns. Feel free to contact me by phone or email.

Thank you.

**Paul Dubruiel**  
Planning Tech  
Pronouns: He/Him  
Planning & Economic Development  
25 W 4<sup>th</sup> Street, Suite 1400  
Saint Paul, MN 55102  
P: 651 266-6583  
[paul.dubruiel@ci.stpaul.mn.us](mailto:paul.dubruiel@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)



**SAINT PAUL**  
MINNESOTA

**INFORMATION COVER SHEET**

ZONING FILE #21-278-088

APPLICATION TYPE: Combined Plat

FOLDER NAME: Exeter Territorial LLC

OWNER NAME AND ADDRESS:

Exeter Territorial LLC  
2303 Wycliff Street Ste. W200  
Saint Paul, Minnesota 55114

OWNER:

Lutter LLC  
143 Lexington Pkwy. N.  
Saint Paul, Minnesota 55104

APPLICANT ADDRESS

Exeter Territorial LLC  
2303 Wycliff Street Ste. W200  
Saint Paul, Minnesota 55114

APPLICANT TELEPHONE NUMBER#

651 294-2444

REPRESENTATIVE NAME AND ADDRESS:

Eric Roeser  
Egan, Field, & Nowak Inc.  
1229 Tyler Street NE, Suite 100  
Minneapolis, Minnesota 55413

REPRESENTATIVE TELEPHONE NUMBER #:

612 466-3379

OTHER INTERESTED PARTY NAME AND ADDRESS: OTHER INTERESTED PARTY

ADDRESS OF PROPERTY AND PROPERTY LOCATION:

2408- 2448 Territorial Road  
Between Raymond Ave. and Hunt Place

LEGAL DESCRIPTION: see file

PIN: 29-29-23-34-0086 (2448 Territorial Rd.)  
29-29-23-34-0010 (2408 Territorial Rd.)

PURPOSE:

Combined Plat for Exeter Territorial Addition to create 2 T3 parcels

CODE CITATION: §69.307

DATE RECEIVED: 6-24-21 accepted

DEADLINE FOR ACTION DATE: 8-7-21

EARLY NOTIFICATION SEND DATE: 6-24-21

HEARING DATE: To Be Scheduled

ZONING MAP: 1B

PRESENT ZONING: T3

LOT AREA TOTAL:104,369 sq. ft.

PLANNING DISTRICT: 12

WARD: 4

PLANNER: Anton Jerve

PLANNERS TEL: 651 266-6567

NOTES:

HISTORY: ZF #20-091-283 lot split

RECEIVED  
JUN 23 2021



**SUBDIVISION REVIEW APPLICATION**

Department of Planning and Economic Development  
Zoning Section  
1400 City Hall Annex, 25 West Fourth Street  
Saint Paul, MN 55102-1634  
(651) 266-6583

Zoning Office Use Only  
File # \_\_\_\_\_  
Fee Paid \$ \_\_\_\_\_  
Received By / Date \_\_\_\_\_

**APPLICANT**

Property Owner(s) Exeter Territorial LLC  
Address 2303 Wycliff St. Ste. W200 City Saint Paul State MN Zip 55114  
Email HTousley@ExeterMN.com Phone 651-294-2444  
Contact Person (if different) Eric Roeser, Land Surveyor, Egan, Field & Nowak, Inc.  
Address 1229 Tyler Street NE, Suite 100 City Minneapolis State MN Zip 55413  
Email eroeser@efnsurvey.com Phone 612-466-3379

**PROPERTY INFO**

Address / Location 2448 and 2408 Territorial Road, Saint Paul, MN 55114.  
PIN(s) & Legal Description 29.29.23.34.0086 (Exeter Property); 29.29.23.34.0010 (Lutter Property)  
*(Attach additional sheet if necessary.)*  
See attached Exhibit A.  
Lot Area 1.84/0.56 acres Current Zoning T3

**TYPE OF SUBDIVISION:** Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- Adjustment of Common Boundary
- Registered Land Survey
- Combined Plat
- Lot Split
- Preliminary Plat
- Final Plat

**SUPPORTING INFORMATION:** State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

Exeter Territorial LLC and Lutter, LLC seek City approval of the attached Preliminary Plat and Final Plat for Exeter Territorial Addition, which would adjust the common boundary between the "Exeter Property" located at 2448 Territorial Road (PIN 29.29.23.34.0086) and the "Lutter Property" located at 2408 Territorial Road (PIN 29.29.23.34.0010). The City Planning Department and the Ramsey County Registrar of Titles Office require a plat for the proposed adjustment of common boundary to simplify the legal descriptions for the properties and to incorporate both the Abstract and Torrens lots into the Exeter Property.

The Exeter Property is currently being redeveloped into a multi-family apartment building with approximately 203 units. The building shown on the Exeter Property (Lot 1 of the Plat) has been demolished pursuant to the attached Demolition Permit No. 20-21-237020. The Site Plan for the new development has been approved by the City. Exeter Territorial is working with the City to ensure compliance with zoning and building code requirements. Attached is an Easement Location Exhibit showing a No Build Area that complies with building setback requirements and an Ingress and Egress Easement area that allows a 4-foot ingress/egress path around the stairs exiting the building on the Lutter property. The building on the Lutter Property (Lot 2 of the Plat) is 2 stories, is 10,844 square feet and is used and will continue to be used as a commercial tenant space for commercial, office, and studio uses.

- For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
- For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.
- If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature  Date May 28, 2021

# PRELIMINARY PLAT OF: EXETER TERRITORIAL ADDITION

## EXISTING LEGAL DESCRIPTION:

Lutter Property  
That portion of Lots 10 and 11, Auditor's Subdivision No. 4, included within the following boundaries, to-wit: Commencing at a point on the Southwesterly line of said Lot 10, 121.57 feet from the Southeastery corner thereof and thence running Northwesterly along the Southwesterly line of Lots 10 and 11 a distance of 50 feet and running thence Northwesterly to a point on the Southerly line of the Territorial Road, so-called, distant from the Westerly line of Raymond Avenue 159.13 feet Westwesterly along the said Southerly line of said Territorial Road running thence Southeastwesterly along said Southerly line of said Territorial Road 50 feet and running thence Southwesterly to the place of beginning, except the Southwesterly 25 feet as measured at right angles to the Southwesterly line of said Lots 10 and 11.

AND  
That part of Lot 11, Auditor's Subdivision No. 4, included within the following boundaries, to-wit: Commencing at a point on the Southwesterly line of said Lot 11; 171.57 feet from the Southeastery corner of Lot 10 in said Auditor's Subdivision No. 4; thence running Northwesterly along the Southerly line of Lot 11 to the Westerly line thereof; thence running Northwesterly along said line to the intersection of the Westerly line of said lot with the Southerly line of the Territorial Road so called; thence Southeastwesterly along the Southerly line of said Territorial Road to a point on the Southerly line of said Territorial Road, distant from the Westerly line of Raymond Avenue 159.13 feet Westwesterly along said Southerly line of said Territorial Road, running thence Southwesterly to the place of beginning, except the Southwesterly 25 feet as measured at right angles to the Southwesterly line of said Lots 10 and 11.

AND  
The Easterly 41.90 feet Lot 12, Auditor's Subdivision No. 4, except the Southwesterly 25 feet as measured at right angles to the Southwesterly line of said Lot 12.

Exeter Property  
The Westerly 58.10 feet of Lot 12, Auditor's Subdivision No. 4.

AND  
Lot 13, Auditor's Subdivision No. 4.

AND  
Lots 14, 15 and 16, Auditor's Subdivision No. 4.

AND  
Lots 17 and 18, Auditor's Subdivision No. 4.

## GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-2011 Adj.).
- The property described hereon lies within Flood Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27123C 0080 G, dated June 04, 2010.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot. Note: ZERO CITY DATUM = 694.26 Feet (NAVD88)

**BENCHMARK:** Top of Minnesota Department of Transportation Geodetic Monument 62B2AA  
GSD# 100533  
Elevation = 374.97 feet. (NAVD88)  
City Datum = 180.71 Feet (City of St. Paul Datum)

**SITE BENCHMARK:** Top nut of hydrant located on northeast corner of Territorial Drive & Hunt Place.  
Elevation = 898.69 feet. (NAVD88)  
City Datum = 204.43 feet (City of St. Paul Datum)

Exeter Territorial LLC and Lutter, LLC seek City approval of the attached Preliminary Plat and Final Plat for Exeter Territorial Addition, which would adjust the common boundary between the "Exeter Property" located at 2448 Territorial Road (PIN 29.29.23.34.0086) and the "Lutter Property" located at 2408 Territorial Road (PIN 29.29.23.34.0010). The City Planning Department and the Ramsey County Registrar of Titles Office require a plat for the proposed adjustment of common boundary to simplify the legal descriptions for the properties and to incorporate both the Abstract and Torrens lots into the Exeter Property.

The Exeter Property is currently being redeveloped into a multi-family apartment building with approximately 203 units. The building shown on the Exeter Property (Lot 1 of the Plat) has been demolished pursuant to the attached Demolition Permit No. 20-21-237020. The Site Plan for the new development has been approved by the City. Exeter Territorial is working with the City to ensure compliance with zoning and building code requirements. Attached is an Easement Location Exhibit showing a No Build Area that complies with building setback requirements and an Ingress and Egress Easement area that allows a 4-foot ingress/egress path around the stairs exiting the building on the Lutter property. The building on the Lutter Property (Lot 2 of the Plat) is 2 stories, is 10,844 square feet and is used and will continue to be used as a commercial tenant space for commercial, office, and studio uses.

The property is currently under construction as of the date of the plat application (May 28, 2021).

## ZONING INFORMATION:

Per a letter provided by the City of Saint Paul Department of Safety and Inspections dated September 26, 2019:

Re: 2448 Territorial Road (PIN: 29.29.23.34.0005); 2444 Territorial Road (PIN: 29.29.23.34.0006); 2424 Territorial Road (PIN: 29.29.23.34.0007); 2418 Territorial Road (PIN: 29.29.23.34.0008); 2412 Territorial Road (PIN: 29.29.23.34.0009)

The above referenced properties are located in a T3, traditional neighborhood district. The T3 traditional neighborhood district provides for higher-density pedestrian and transit-oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support: (a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another; (b) A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes; (c) A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets; (d) A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood. The T3 district is also intended for smaller sites in an existing mixed-use neighborhood center where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential "urban village" site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance.

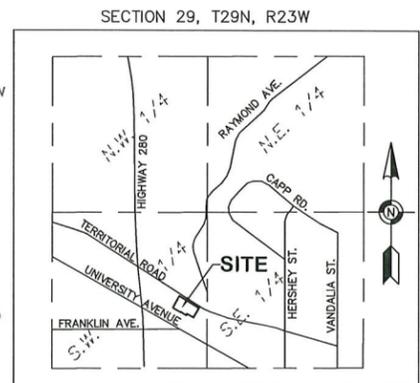
The current use of the property as an office with a parking lot is a permitted use in this zoning district. There is a certificate of occupancy on file from the Fire Safety Inspections division indicating all codes are in compliance.

The proposed use of these properties as a multi-family dwelling is permitted in this zone. As a condition to the issuance of certificates of occupancy in St. Paul, a construction project must comply with all applicable codes and ordinances including, but not limited to applicable zoning and use laws, landscaping, setback and parking requirements, building and occupancy, any sign regulations, fire department codes and regulations, obtaining curb cut permits, and provisions for applicable sanitary sewer, water, and storm drainage. When construction has been completed, a certificate of occupancy will be issued by the building official of St. Paul.

These properties were not granted any variances, special or conditional use permits.

There are no zoning code violations on these properties to my knowledge.

For flooding information, please visit [www.fema.gov](http://www.fema.gov).



## VICINITY MAP

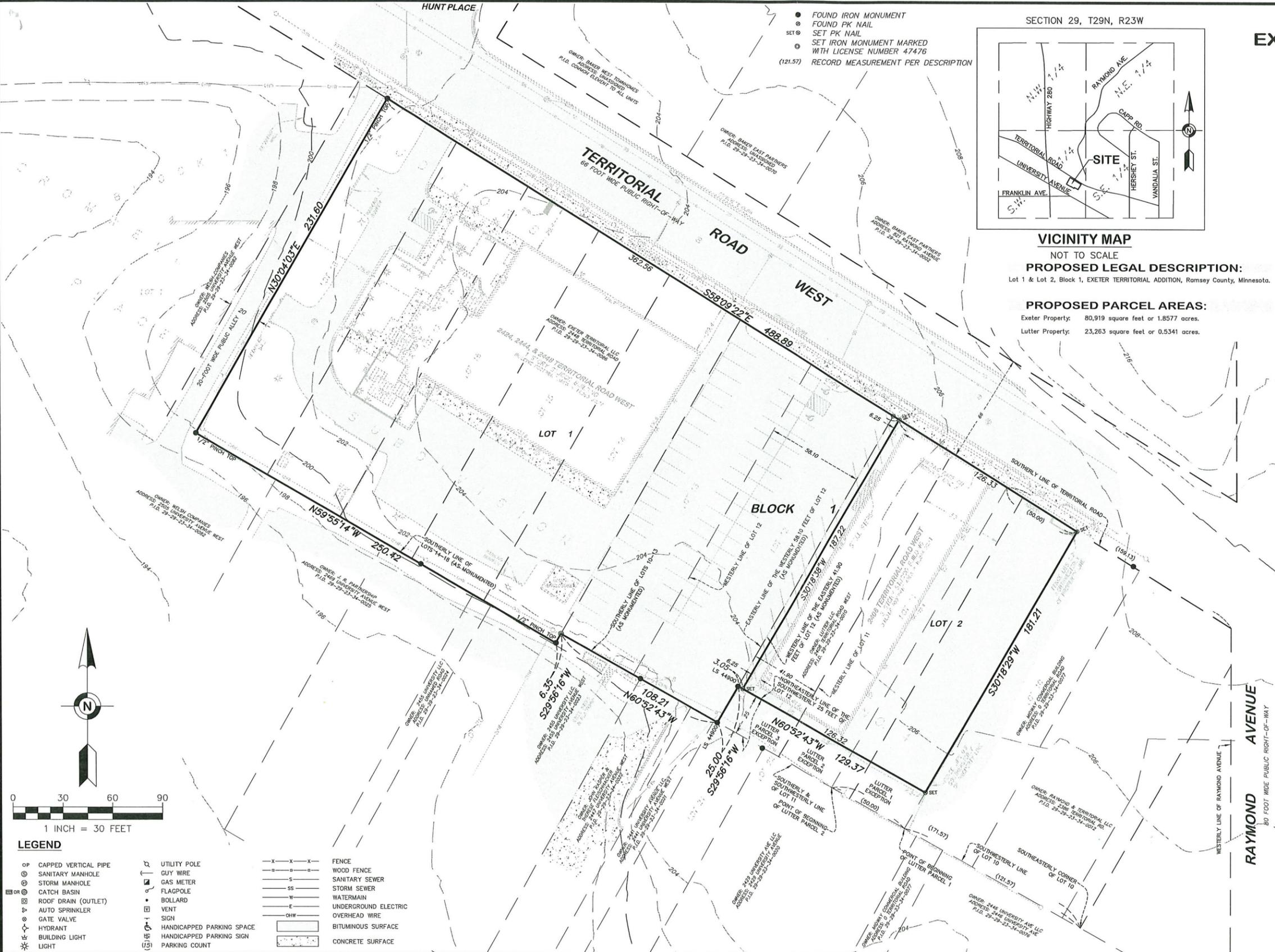
NOT TO SCALE

## PROPOSED LEGAL DESCRIPTION:

Lot 1 & Lot 2, Block 1, EXETER TERRITORIAL ADDITION, Ramsey County, Minnesota.

## PROPOSED PARCEL AREAS:

Exeter Property: 80,919 square feet or 1.8577 acres.  
Lutter Property: 23,263 square feet or 0.5341 acres.



- FOUND IRON MONUMENT
- FOUND PK NAIL
- ⊙ SET PK NAIL
- ⊙ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- (121.57) RECORD MEASUREMENT PER DESCRIPTION

| LEGEND    |                           |
|-----------|---------------------------|
| OP        | CAPPED VERTICAL PIPE      |
| ⊙         | SANITARY MANHOLE          |
| ⊙         | STORM MANHOLE             |
| ⊙         | CATCH BASIN               |
| ⊙         | ROOF DRAIN (OUTLET)       |
| ⊙         | AUTO SPRINKLER            |
| ⊙         | GATE VALVE                |
| ⊙         | HYDRANT                   |
| ⊙         | BUILDING LIGHT            |
| ⊙         | LIGHT                     |
| ⊙         | UTILITY POLE              |
| ⊙         | GUY WIRE                  |
| ⊙         | GAS METER                 |
| ⊙         | FLAGPOLE                  |
| ⊙         | BOLLARD                   |
| ⊙         | VENT                      |
| ⊙         | SIGN                      |
| ⊙         | HANDICAPPED PARKING SPACE |
| ⊙         | HANDICAPPED PARKING SIGN  |
| ⊙         | PARKING COUNT             |
| - - - - - | FENCE                     |
| - - - - - | WOOD FENCE                |
| - - - - - | SANITARY SEWER            |
| - - - - - | STORM SEWER               |
| - - - - - | WATERMAIN                 |
| - - - - - | UNDERGROUND ELECTRIC      |
| - - - - - | OVERHEAD WIRE             |
| - - - - - | BITUMINOUS SURFACE        |
| - - - - - | CONCRETE SURFACE          |

| FIELD BOOK                       | PAGE | FIELDWORK CHIEF: |
|----------------------------------|------|------------------|
| 2757                             | 55   | CT               |
| DRAWING NAME:                    |      | LS               |
| 38581-Plat Prelim 2021-05-14.dwg |      |                  |
| JOB NO. 38581                    |      | CHECKED BY:      |
| FILE NO. 2023                    |      | ER               |

| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
|           |      |             |
|           |      |             |
|           |      |             |

**PRELIMINARY PLAT**  
**EXETER TERRITORIAL ADDITION**

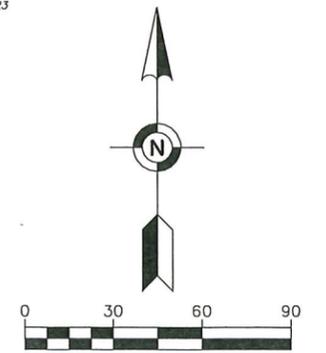
**SURVEY FOR:**  
**Exeter Territorial LLC**

**PROPERTY ADDRESS:**  
**2408 & 2448 Territorial Road**  
**St. Paul, Minnesota 55114**

**Egan, Field & Nowak, Inc.**  
land surveyors since 1872

1229 Tyler Street NE, Suite 100  
Minneapolis, Minnesota 55413  
PHONE: (612) 466-3300  
FAX: (612) 466-3383  
WWW.EFNSURVEY.COM  
COPYRIGHT © 2019 BY EGAN, FIELD & NOWAK, INC.

# EXETER TERRITORIAL ADDITION

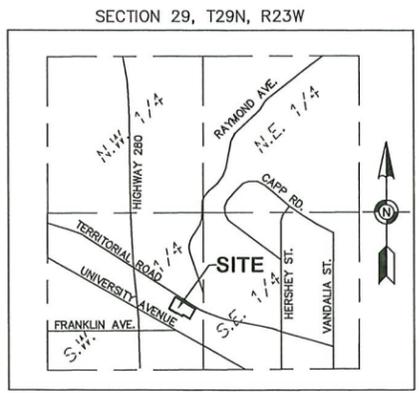


SCALE IN FEET  
1 INCH = 30 FEET

The orientation of this bearing system is based on the southerly line of Territorial Road, which is assumed to bear South 58 degrees 09 minutes 22 seconds East

- FOUND CAST IRON MONUMENT
- FOUND STONE
- FOUND 1/2-INCH IRON PIPE WITH CAP MARKED "L.S. 44900", UNLESS OTHERWISE NOTED
- ⊙ SET 5/8-INCH X 14-INCH REBAR WITH CAP MARKED "L.S. 47476"

(PLAT XXX.XX) RECORD PLAT DISTANCE PER PLAT OF AUDITOR'S SUBDIVISION NO. 4



VICINITY MAP  
NOT TO SCALE

SOUTHWEST CORNER OF SEC. 29  
FOUND CAST IRON MONUMENT

SOUTH LINE OF THE S.W. QUARTER OF SEC. 29

SOUTH QUARTER CORNER OF SEC. 29  
MONUMENT LOCATION FALLS ON MANHOLE



# EXETER TERRITORIAL ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Exeter Territorial LLC, a Delaware limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

The Westerly 58.10 feet of Lot 12, Auditor's Subdivision No. 4.

AND

Lot 13, Auditor's Subdivision No. 4.

AND

Lots 14, 15 and 16, Auditor's Subdivision No. 4.

AND

Lots 17 and 18, Auditor's Subdivision No. 4.

Has caused the same to be surveyed and platted as EXETER TERRITORIAL ADDITION.

In witness whereof said Exeter Territorial LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: Exeter Territorial LLC, a Delaware Limited Liability Company

\_\_\_\_\_

Name: \_\_\_\_\_

Title : \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ its \_\_\_\_\_ of Exeter Territorial LLC, a Delaware limited liability company.

\_\_\_\_\_

Notary Public, Minnesota  
My commission expires \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS: That Lutter, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That portion of Lots 10 and 11, Auditor's Subdivision No. 4, included within the following boundaries, to-wit: Commencing at a point on the Southwesterly line of said Lot 10, 121.57 feet from the Southeastery corner thereof and thence running Northwesterly along the Southwesterly line of Lots 10 and 11 a distance of 50 feet and running thence Northeasterly to a point on the Southerly line of the Territorial Road, so-called, distant from the Westerly line of Raymond Avenue 159.13 feet Westerly along the said Southerly line of said Territorial Road running thence Southeastery along said Southerly line of said Territorial Road 50 feet and running thence Southwesterly to the place of beginning, except the Southwesterly 25 feet as measured at right angles to the Southwesterly line of said Lots 10 and 11.

AND

That part of Lot 11, Auditor's Subdivision No. 4, included within the following boundaries, to-wit: Commencing at a point on the Southwesterly line of said Lot 11; 171.57 feet from the Southeastery corner of Lot 10 in said Auditor's Subdivision No. 4; thence running Northwesterly along the Southerly line of Lot 11 to the Westerly line thereof; thence running Northeasterly along said line to the intersection of the Westerly line of said Lot with the Southerly line of the Territorial Road so called; thence Southeastery along the Southerly line of said Territorial Road to a point on the Southerly line of said Territorial Road, distant from the Westerly line of Raymond Avenue 159.13 feet Westerly along said Southerly line of said Territorial Road, running thence Southwesterly to the place of beginning, except the Southwesterly 25 feet as measured at right angles to the Southwesterly line of said Lots 10 and 11.

AND

The Easterly 41.90 feet Lot 12, Auditor's Subdivision No. 4, except the Southwesterly 25 feet as measured at right angles to the Southwesterly line of said Lot 12.

Has caused the same to be surveyed and platted as EXETER TERRITORIAL ADDITION.

In witness whereof said Lutter, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: Lutter, LLC, a Minnesota limited liability company

\_\_\_\_\_

Name: \_\_\_\_\_

Title : \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ its \_\_\_\_\_ of Lutter, LLC, a Minnesota limited liability company.

\_\_\_\_\_

Notary Public, Minnesota  
My commission expires \_\_\_\_\_

I, Eric A. Roeser, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Eric A. Roeser, Licensed Land Surveyor  
Minnesota License No. 47476

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Eric A. Roeser, a Licensed Land Surveyor.

\_\_\_\_\_

Notary Public, Minnesota  
My commission expires \_\_\_\_\_

City of Saint Paul

I do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the City Council of the City of Saint Paul, Minnesota, approved this plat.

\_\_\_\_\_ Clerk

Property Tax, Records and Election Services Department

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year \_\_\_\_\_ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Heather L. Bestler, Ramsey County Auditor/Treasurer

By \_\_\_\_\_ Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_ Daniel D. Baar, L.S.  
Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of EXETER TERRITORIAL ADDITION was filed in the office of the Registrar of Titles for public record on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_M. and was duly filed in Book \_\_\_\_\_ of Plats, Pages \_\_\_\_ and \_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_ Deputy Registrar of Titles

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of EXETER TERRITORIAL ADDITION was filed in the office of the County Recorder for public record on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_M. and was duly filed in Book \_\_\_\_\_ of Plats, Pages \_\_\_\_ and \_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_ Deputy County Recorder



Egan, Field & Nowak, Inc.  
land surveyors since 1872



**EXHIBIT A**

**LEGAL DESCRIPTIONS**

**Lutter Property (PIN 29.29.23.34.0010)**

That portion of Lots 10 and 11, Auditor's Subdivision No. 4, included within the following boundaries, to-wit: Commencing at a point on the Southwesterly line of said Lot 10, 121.57 feet from the Southeasterly corner thereof and thence running Northwesterly along the Southwesterly line of Lots 10 and 11 a distance of 50 feet and running thence Northeasterly to a point on the Southerly line of the Territorial Road, so-called, distant from the Westerly line of Raymond Avenue 159.13 feet Westerly along the said Southerly line of said Territorial Road running thence Southeasterly along said Southerly line of said Territorial Road 50 feet and running thence Southwesterly to the place of beginning, except the Southwesterly 25 feet as measured at right angles to the Southwesterly line of said Lots 10 and 11.

AND

That part of Lot 11, Auditor's Subdivision No. 4, included within the following boundaries, viz: Commencing at a point on the Southwesterly line of said Lot 11; 171.57 feet from the Southeasterly corner of Lot 10 in said Auditor's Subdivision No. 4; thence running Northwesterly along the Southerly line of Lot 11 to the Westerly line thereof; thence running Northeasterly along said line to the intersection of the Westerly line of said lot with the Southerly line of the Territorial Road so called; thence Southeasterly along the Southerly line of said Territorial Road to a point on the Southerly line of said Territorial Road, distant from the Westerly line of Raymond Avenue 159.13 feet Westerly along said Southerly line of said Territorial Road, running thence Southwesterly to the place of beginning, except the Southwesterly 25 feet as measured at right angles to the Southwesterly line of said Lots 10 and 11.

AND

The Easterly 41.90 feet Lot 12, Auditor's Subdivision No. 4, except the Southwesterly 25 feet as measured at right angles to the Southwesterly line of said Lot 12.

Ramsey County, Minnesota  
Torrens Property  
Certificate of Title 617438

**Exeter Property (PIN 29.29.23.34.0086)**

The Westerly 58.10 feet of Lot 12, and Lots 13 through 18, inclusive, all in Auditor's Subdivision No. 4, according to the recorded plat thereof, Ramsey County, Minnesota.

Abstract (Lots 17-18) and Torrens (Lots 12-16) Property

Certificate of Title No. 637588



**DEMOLITION PERMIT**

PERMIT#: 20 21 237020  
Issued Date: February 17, 2021

**CITY OF SAINT PAUL**  
Department of Safety & Inspections  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
www.stpaul.gov/dsi  
Phone: 651-266-8989  
Fax: 651-266-9124

|  |   |
|--|---|
| <b>CONTRACTOR:</b>   | <b>OWNER:</b>   |
| VEIT & COMPANY INC<br>14000 VEIT PLACE<br>ROGERS MN 55374                | EXETER TERRITORIAL LLC<br>2303 WYCLIFF ST STE W200<br>ST PAUL MN 55114-1217                               |
| <b>PERMIT ADDRESS:</b><br>2448 TERRITORIAL ROAD<br>ST PAUL MN 55101-1501 | <b>Inspector: John C.</b><br>Phone: 651-266-9027<br>Schedule Inspection:<br>7:30- 9:00 AM Monday - Friday |
| SUB TYPE: Demolition   | WORK TYPE: Commercial Demo  |

DEMO OFFICE BLDG

|                                      |              |                           |                                 |
|--------------------------------------|--------------|---------------------------|---------------------------------|
| Erosion Control Inspection Required? | Yes          | Curb Cut Letter?          | No                              |
| Zoning Fee Required?                 | No           | Elevating Device?         | No                              |
| Application Method                   | Email        | Date Received             | Feb 11, 2021                    |
| Estimated Value of Work              | \$105,000.00 | Existing Primary Use      | C- Mixed Commercial/Residential |
| Estimated Start Date                 | Feb 08, 2021 | Estimated Completion Date | Feb 26, 2021                    |
| Cubic Feet                           | 243200       | Contract Standard         | Total Removal                   |
| PIN                                  | 292923340086 | Building Length (ft)      | 128                             |
| Building Width (ft)                  | 100          | Building Height (ft)      | 19                              |
| Basement?                            | No Basement  |                           |                                 |

|                   |                   |
|-------------------|-------------------|
| <b>FEEES</b>      |                   |
| Permit Fee        | 1,220.00          |
| Zoning Review Fee | 90.00             |
| <b>TOTAL</b>      | <b>\$1,310.00</b> |

NC  
by  
ap  
Rig  
EROSION & SEDIMENT CONTROL INSPECTION REQUIRED ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PER APPROVED SITE PLAN AND SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO BEGINNING EXCAVATION. CONTROL DEVICES SHALL BE MAINTAINED UNTIL FINAL APPROVAL OF THE PROJECT.

cl  
NOTE: Call Public Works Inspectors at 651- 485- 0414, 24 hours in advance of work. All voids or damage in the City Right-of-Way must be filled and sealed. Call 651- 266- 6120 for details.

NC  
It shall be the duty of the person performing the work authorized by this permit to notify the Building Inspector that such work is ready for inspection (MN 1300.0210) Before final approval, excavations, holes and depressions shall be filled with compacted clean fill and leveled to provide a final grade which will effect good drainage, and such lots shall be planted in an appropriate ground cover or perennial vegetation so as to prevent erosion or flow of sediment onto the streets and sidewalks.

NOTE: This structure shall be removed per the Contract Standard listed above and, where applicable, basement slabs must be broken and penetrated for adequate drainage. A parking lot for more than 3 vehicles cannot be established without site plan approval. NOTE: Call Public Works Inspectors at 651- 485- 0414, 24 hours in advance of work. All voids or damage in the City Right-of- Way must be filled and sealed. Call 651- 266- 6120 for details.

It shall be the duty of the person performing the work authorized by this permit to notify the Building Inspector that such work is ready for inspection (MN 1300.0210) Before final approval, excavations, holes and depressions shall be filled with compacted clean fill and leveled to provide a final grade which will effect good drainage, and such lots shall be planted in an appropriate ground cover or perennial vegetation so as to prevent erosion or flow of sediment onto the streets and sidewalks.

NOTE: This structure shall be removed per the Contract Standar



# BUILDING PERMIT

**PERMIT #: 20 21 237020**  
**ISSUED DATE: 02/17/2021**

### JOB SITE ADDRESS:

2448 TERRITORIAL ROAD

### CONTRACTOR:

VEIT & COMPANY INC  
PHONE: 161- 249- 0722 e0

### TYPE OF WORK:

Demolition - Commercial Demo

**BUILDING INSPECTOR: John C.**  
**PHONE: 651- 266- 9027**

Call between 7:30- 9:00 AM Monday - Friday for inspection.

#### MINIMUM INSPECTIONS REQUIRED

1. Erosion control, soil, footings, foundation, and reinforcement as specified.
2. Rough-in for all trades prior to framing inspection.
3. Framing - prior to covering structural members.
4. Insulation and vapor retarder prior to covering.
5. Sheetrock that is part of a fire-resistive or shear assembly.
6. Final prior to occupancy.

THE CITY OF SAINT PAUL REQUIRES THIS CARD TO BE POSTED

## INSPECTION APPROVALS

Post this inspection record at the job site until final approval.  
Approved plans must be retained on the job site.

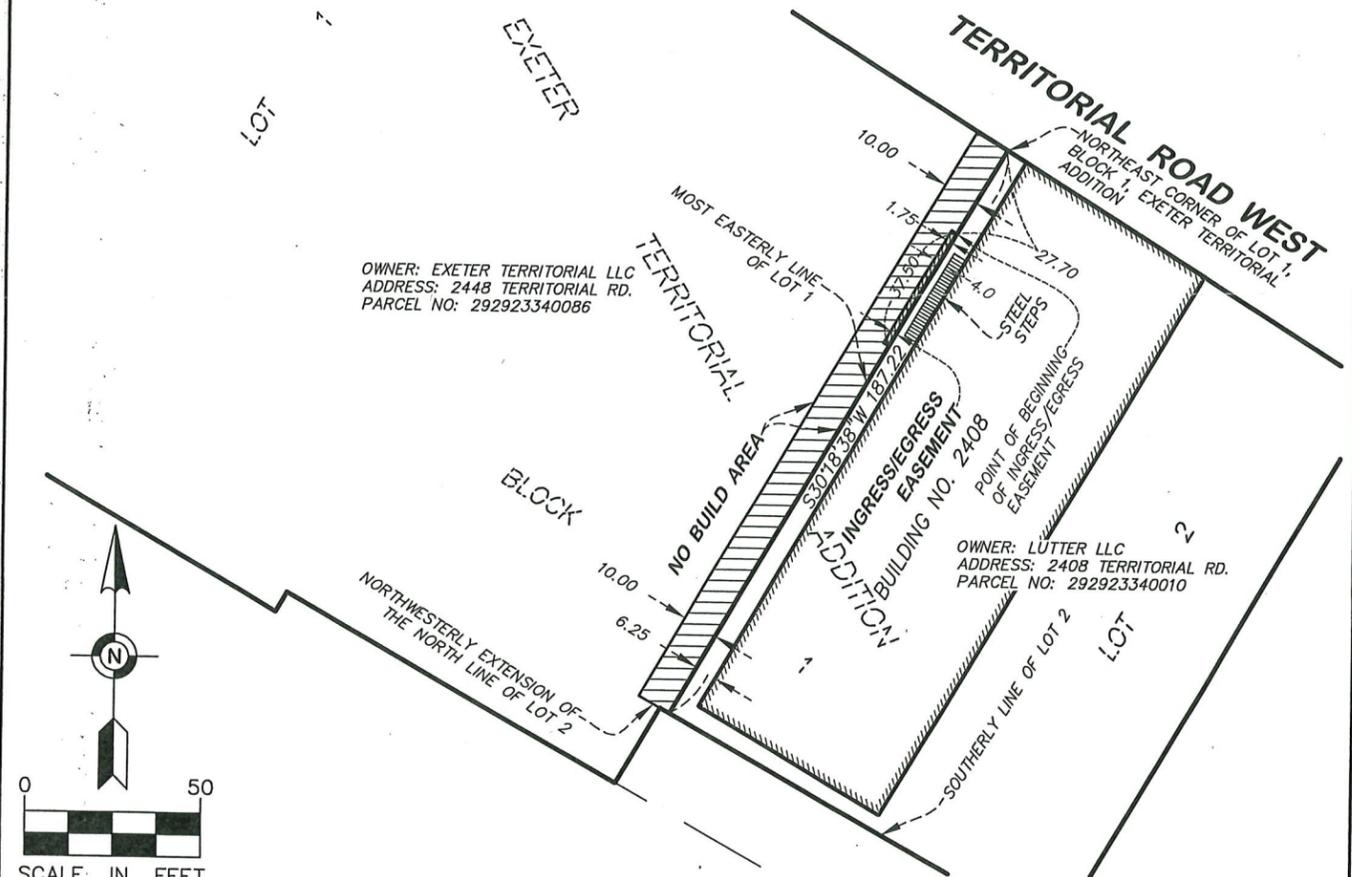
SEPARATE PERMIT REQUIRED FOR WORK OF EACH TRADE.

**Building Inspection: 651- 266- 9002**

An erosion control inspection is required for land disturbances greater than 50 cu. yds.  
Controls must be installed, inspected and approved prior to beginning excavation.

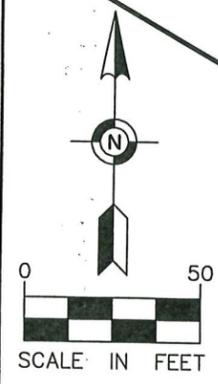
|  |             |
|--|-------------|
| Soil Erosion Control:                                  | Insulation: |
| Footings:  | Sheetrock:  |
| Framing:   | Final:      |
| <b>Electrical Inspection: 651- 266- 9003</b>           |             |
| Rough-in:  | Final:      |
| <b>Mechanical Inspection: 651- 266- 9004</b>           |             |
| Rough-in:  | Final:      |
| <b>Plumbing Inspection: 651- 266- 9005</b>             |             |
| Rough-in:  | Final:      |
| <b>Warm Air/Ventilation Inspection: 651- 266- 9006</b> |             |
| Rough-in:  | Final:      |
| <b>Elevator Inspection: 651- 266- 9010</b>             |             |
| Rough-in:  | Final:      |
| <b>Fire Inspection: 651- 266- 8989</b>                 |             |
| Rough-in:  | Final:      |

EASEMENT LOCATION EXHIBIT FOR:  
**EXETER MANAGEMENT, LLC**



OWNER: EXETER TERRITORIAL LLC  
 ADDRESS: 2448 TERRITORIAL RD.  
 PARCEL NO: 292923340086

OWNER: LUTTER LLC  
 ADDRESS: 2408 TERRITORIAL RD.  
 PARCEL NO: 292923340010



**SEE SHEET 2 OF 2 FOR DESCRIPTIONS**

**CERTIFICATION:**

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 law of the State of Minnesota.  
 Date of signature: June 11, 2021

*Eric A. Roeser*  
 Eric A. Roeser  
 Minnesota License No. 47476

EASEMENT LOCATION EXHIBIT FOR:  
**EXETER  
 TERRITORIAL, LLC**



1229 Tyler Street NE, Suite 100  
 Minneapolis, Minnesota 55413  
 PHONE: (612) 466-3300  
 FAX: (612) 466-3383  
 WWW.EFNSURVEY.COM  
 COPYRIGHT © 2020 By EGAN, FIELD & NOWAK, INC.

EFN PROJECT NO. 38581

EASEMENT LOCATION DESCRIPTIONS FOR:  
EXETER TERRITORIAL, LLC

**NO BUILD AREA DESCRIPTION:**

An area for No Build purposes over, under and across the most easterly 10.00 feet of Lot 1, Block 1, EXETER TERRITORIAL ADDITION, lying northeasterly of the northwesterly extension of the southerly of Lot 2, Block 1, EXETER TERRITORIAL ADDITION.

**INGRESS & EGRESS EASEMENT DESCRIPTION:**

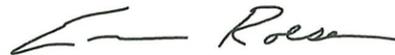
An easement for ingress and egress purposes, over, under and across the following described property:  
Lot 1, Block 1, EXETER TERRITORIAL ADDITION

Said easement lies 1.75 feet northwesterly of and adjoining the following described line:

Commencing at the northeast corner of said Lot 1; thence South 30 degrees 18 minutes 38 seconds West, assumed bearing along the most easterly line of said Lot 1, a distance of 27.70 feet to the point of beginning of said line to be described; thence continuing South 30 degrees 18 minutes 38 seconds West along said most easterly line, a distance of 37.50 feet and said line there terminating.

**CERTIFICATION:**

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 law of the State of Minnesota.  
Date of signature: June 11, 2021



Eric A. Roeser  
Minnesota License No. 47476

EASEMENT LOCATION EXHIBIT FOR:  
**EXETER  
TERRITORIAL, LLC**



1229 Tyler Street NE, Suite 100  
Minneapolis, Minnesota 55413  
PHONE: (612) 466-3300  
FAX: (612) 466-3383  
WWW.EFNSURVEY.COM  
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EFN PROJECT NO. 38581

# Certificate of Title

Certificate Number: **637588**

Created by Document Number: **2687626**

Transfer From Certificate Number: **630850**  
**630851**

Originally registered December 1, 1910. Book 25, Page 238, District Court No: 1049  
 Also originally registered December 1, 1910. Book 25, Page 238, District Court No: 1085  
 Also originally registered March 29, 1912. Book 32, Page 357, District Court No: 1049  
 Also originally registered March 29, 1912. Book 32, Page 357, District Court No: 1085  
 Also originally registered March 20, 1926. Book 134, Page 196, District Court No: 3331  
 Also originally registered December 16, 1942. Book 235, Page 40, District Court No: 4545

State of Minnesota }  
 County of Ramsey } S.S. REGISTRATION

This is to certify that

Exeter Territorial, LLC, a Delaware limited liability company, whose address is 2303 Wycliff Street, Suite W200, Saint Paul, Minnesota, 55114, is now the owner of an estate in fee simple

In the following described land situated in the County of Ramsey and State of Minnesota,

The Westerly 58.10 feet of Lot 12, Auditor's Subdivision No. 4;  
 Lot 13, Auditor's Subdivision No. 4  
 Lots 14, 15 and 16, Auditor's Subdivision No. 4.

Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes chapter 508, namely:

1. Liens, claims, or rights arising under the laws of the Constitution of the United States, which the statutes of this state cannot require to appear of record;
2. Any real property tax or special assessment;
3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
4. All rights in public highways upon the land;
5. The right of appeal, or right to appear and contest the application, petition, or other proceeding affecting the title, as is allowed by this chapter;
6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

### Memorials

| Document Number | Document Type | Date Received<br>Month Day, Year Time | Amount (\$)     | Running in Favor Of   |
|-----------------|---------------|---------------------------------------|-----------------|---|
| 860105          | Warranty Deed | Jan 22, 1988 8:00 AM                  |                 | Subject to and together with easements for ingress and egress.  |
| 860106          | Warranty Deed | Jan 22, 1988 8:00 AM                  |                 | Subject to and together with easements for ingress and egress.  |
| 860107          | Warranty Deed | Jan 22, 1988 8:00 AM                  |                 | Subject to and together with easements for ingress and egress.  |
| 860108          | Warranty Deed | Jan 22, 1988 8:00 AM                  |                 | Subject to and together with easements for ingress and egress.  |
| 860109          | Warranty Deed | Jan 22, 1988 8:00 AM                  |                 | Subject to and together with easements for ingress and egress.  |
| 860110          | Warranty Deed | Jan 22, 1988 8:00 AM                  |                 | Together with an easement for purposes of ingress and egress over the Easterly 20 feet of the Westerly 58.10 feet of Lot 12, Auditor's Subdivision No. 4. |
| 860111          | Warranty Deed | Jan 22, 1988 8:00 AM                  |                 | Subject to and together with easements for ingress and egress.  |
| 2650127         | Mortgage      | Oct 14, 2019 11:49 AM                 | \$1,800,000.00  | MidWestOne Bank, 2700 Frontage Road West, Stillwater, Minnesota, 55082<br>Also covers unregistered land. Covers Lots 14, 15 and 16.                       |
| 2691892         | Satisfaction  | Mar 2, 2021 8:10 AM                   |                 | Satisfies document no. 2650127.   |
| 2691893         | Mortgage      | Mar 2, 2021 8:10 AM                   | \$30,000,000.00 | MidWestOne Bank   |

| Memorials       |                                    |                                       |             |   |
|-----------------|------------------------------------|---------------------------------------|-------------|---|
| Document Number | Document Type                      | Date Received<br>Month Day, Year Time | Amount (\$) | Running in Favor Of   |
| 2691894         | Easement                           | Mar 2, 2021 8:10 AM                   |             | Subject to and together with an easement for ingress and egress purposes over part of above property. See document. Also covers other property. Also covers unregistered land   |
| 2691895         | Easement                           | Mar 2, 2021 8:10 AM                   |             | Subject to and together with an easement for ingress and egress purposes over part of above property. Also covers other property. Also covers unregistered land. See document   |
| 2691896         | Easement                           | Mar 2, 2021 8:10 AM                   |             | Subject to an easement for utility purposes over the Southerly 10 feet of above property. Also covers other property. Also covers unregistered land. See document   |
| 2691897         | Easement                           | Mar 2, 2021 8:10 AM                   |             | Subject to an easement for utility purposes over the Southerly 10 feet of above property. Also covers other property and also covers unregistered land. See document<br>Memorial entered as of March 19, 2021.  |
| 2694657         | Declaration                        | Mar 26, 2021 8:59 AM                  |             | Creates covenants, conditions and restrictions. See document.   |
| 2694895         | Examiner's Directive / Certificate | Mar 30, 2021 8:43 AM                  |             | TO: Registrar of Titles<br>RE: Certificate of Title No. 516827, 620140, 637588<br>Doc. No. 860105, 860106, 860107, 860108, 860109, 860110, and 860111<br>Pursuant to Minn. Stat. §508.71, subd 3, you are directed to show by memorial that the easements reserved in Warranty Deeds 860105, 860106, 860107, 860108, 860109, 860110 and 860111 were released by Doc. No. 2691894 which created replacement easements. The memorials of Doc. Nos. 860105 through and including 860111 should be omitted from future certificates of title. The memorial of Doc. No. 2691894 should be carried forward. |
| 2696921         | Easement                           | Apr 20, 2021 8:20 AM                  |             | Subject to an electrical easement over part of above property.  |

Indexes Verified through 5/27/2021



IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of my office this 22nd day of January, 2021.

**Todd J. Uecker**  
Registrar of Titles,

In and for the County of Ramsey and State of Minnesota.

# Certificate of Title

Certificate Number: **617438**

Created by Document Number: **2586606**

Transfer From Certificate Number: **509862**

Originally registered March 29, 1912. Book 32, Page 357, District Court No: 1049

State of Minnesota }  
 County of Ramsey } S.S. REGISTRATION

This is to certify that

Lutter, LLC, a Minnesota limited liability company, whose address is 143 Lexington Parkway North, Saint Paul, Minnesota, 55104;

is now the owner of an estate in fee simple

In the following described land situated in the County of Ramsey and State of Minnesota,

Parcel 1. That portion of Lots 10 and 11, Auditor's Subdivision No. 4, included within the following boundaries, to-wit: Commencing at a point on the Southwesterly line of said Lot 10, 121.57 feet from the Southeasterly corner thereof and thence running Northwesterly along the Southwesterly line of Lots 10 and 11 a distance of 50 feet and running thence Northeasterly to a point on the Southerly line of the Territorial Road, so-called, distant from the Westerly line of Raymond Avenue 159.13 feet Westerly along the said Southerly line of said Territorial Road running thence Southeasterly along said Southerly line of said Territorial Road 50 feet and running thence Southwesterly to the place of beginning, except the Southwesterly 25 feet as measured at right angles to the Southwesterly line of said Lots 10 and 11.

Parcel 2. That part of Lot 11, Auditor's Subdivision No. 4, included within the following boundaries, viz: Commencing at a point on the Southwesterly line of said Lot 11; 171.57 feet from the Southeasterly corner of Lot 10 in said Auditor's Subdivision No. 4; thence running Northwesterly along the Southerly line of Lot 11 to the Westerly line thereof; thence running Northeasterly along said line to the intersection of the Westerly line of said lot with the Southerly line of the Territorial Road so called; thence Southeasterly along the Southerly line of said Territorial Road to a point on the Southerly line of said Territorial Road, distant from the Westerly line of Raymond Avenue 159.13 feet Westerly along said Southerly line of said Territorial Road, running thence Southwesterly to the place of beginning, except the Southwesterly 25 feet as measured at right angles to the Southwesterly line of said Lots 10 and 11.

Parcel 3. The Easterly 41.90 feet Lot 12, Auditor's Subdivision No. 4, except the Southwesterly 25 feet as measured at right angles to the Southwesterly line of said Lot 12

Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes chapter 508, namely:

1. Liens, claims, or rights arising under the laws of the Constitution of the United States, which the statutes of this state cannot require to appear of record;
2. Any real property tax or special assessment;
3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
4. All rights in public highways upon the land;
5. Such right of appeal or right to appear and contest the application as is allowed by law;
6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

### Memorials

| Document Number | Document Type                     | Date Received<br>Month Day, Year Time | Amount (\$)  | Running in Favor Of   |
|-----------------|-----------------------------------|---------------------------------------|--------------|---|
| 1588980         | Lease                             | Jan 18, 2000 10:00 AM                 |              | J. Ring Glass Studio, Inc., a Minnesota corporation for a term                |
| 1739066         | Financing Statement               | Mar 13, 2003 10:00 AM                 |              | Western Bank, a Minnesota corporation   |
| 1749251         | Mortgage                          | May 6, 2003 10:00 AM                  | \$468,000.00 | Western Bank, 3033 University Ave SE, City of Minneapolis, State of Minnesota |
| 1749252         | Assignment of Leases and/or Rents | May 6, 2003 10:00 AM                  |              | Western Bank - Assigns Rents.   |
| 2020367         | Financing Statement               | Oct 11, 2007 4:00 PM                  |              | Extends time of document no. 1739066.   |

| Memorials       |                                   |                                       |              |   |
|-----------------|-----------------------------------|---------------------------------------|--------------|---|
| Document Number | Document Type                     | Date Received<br>Month Day, Year Time | Amount (\$)  | Running in Favor Of   |
| 2043780         | Appointment of Agent              | Jun 25, 2008 3:00 PM                  |              | Stewart Title Guaranty Company appoints Land Title, Inc. as agent. Memorial entered as of November 13, 2017                               |
| 2190076         | Financing Statement               | Oct 31, 2012 8:00 AM                  |              | Continues UCC document no. 1739066.   |
| 2586607         | Mortgage                          | May 5, 2017 8:52 AM                   | \$603,500.00 | Farmers & Merchants Savings Bank, 7641 Lake Drive, Lino Lake, Minnesota, 55014  |
| 2586608         | Assignment of Leases and/or Rents | May 5, 2017 8:52 AM                   |              | Farmers & Merchants Savings Bank<br>Assigns leases and rents.   |
| 2586609         | Mortgage                          | May 5, 2017 8:52 AM                   | \$482,800.00 | Farmers & Merchants Savings Bank, 7641 Lake Drive, Lino Lake, Minnesota, 55014  |
| 2586610         | Assignment of Leases and/or Rents | May 5, 2017 8:52 AM                   |              | Farmers & Merchants Savings Bank<br>Assigns leases and rents.   |
| 2586611         | Termination                       | May 5, 2017 8:52 AM                   |              | Terminates document no. 1588980.  |
| 2589889         | Satisfaction                      | Jun 20, 2017 2:34 PM                  |              | Satisfies document no. 1749251 and 1749252.   |
| 2596210         | Mortgage                          | Sep 7, 2017 2:20 PM                   | \$496,000.00 | Twin Cities-Metro Certified Development Company, 3495 Vadnais Center Drive, Vadnais Heights, Minnesota, 55110                             |
| 2596211         | Request for Notice                | Sep 7, 2017 2:20 PM                   |              | Twin Cities-Metro Certified Development Company - Request for Notice of Mortgage Foreclosure  |
| 2596212         | Assignment of Mortgage            | Sep 7, 2017 2:20 PM                   |              | U.S. Small Business Administration, 330 Second Avenue South #430, Minneapolis, Minnesota, 55401<br>Assigns document no. 2596210           |
| 2596213         | Lease                             | Sep 7, 2017 2:20 PM                   |              | Lutter, LLC, lessor to Podiumwear Custom Sports Apparel Company, lessee.  |
| 2596214         | Collateral Assignment             | Sep 7, 2017 2:20 PM                   |              | United States Small Business Administration<br>Assigns security interest in document no. 2596213  |
| 2596215         | Agreement                         | Sep 7, 2017 2:20 PM                   |              | Agreement between Farmers and Merchants Savings Bank and Twin Cities-Metro Certified Development Company.                                 |
| 2596216         | Assignment                        | Sep 7, 2017 2:20 PM                   |              | United States Small Business Administration, 330 Second Avenue South #430, Minneapolis, Minnesota, 55401<br>Assigns document no. 2596215. |
| 2601485         | Release                           | Nov 13, 2017 11:59 AM                 |              | Releases document no. 1749251.  |
| 2602949         | Satisfaction                      | Dec 4, 2017 9:22 AM                   |              | Satisfies document no. 2586609.   |

Indexes Verified through 5/27/2021



IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of my office this 5th day of May, 2017.

**Susan R Roth**

**Registrar of Titles,**

**In and for the County of Ramsey and State of Minnesota.**



**FILE #21-278-088 Existing Land Use Map**  
**Application of Exeter Territorial LLC**

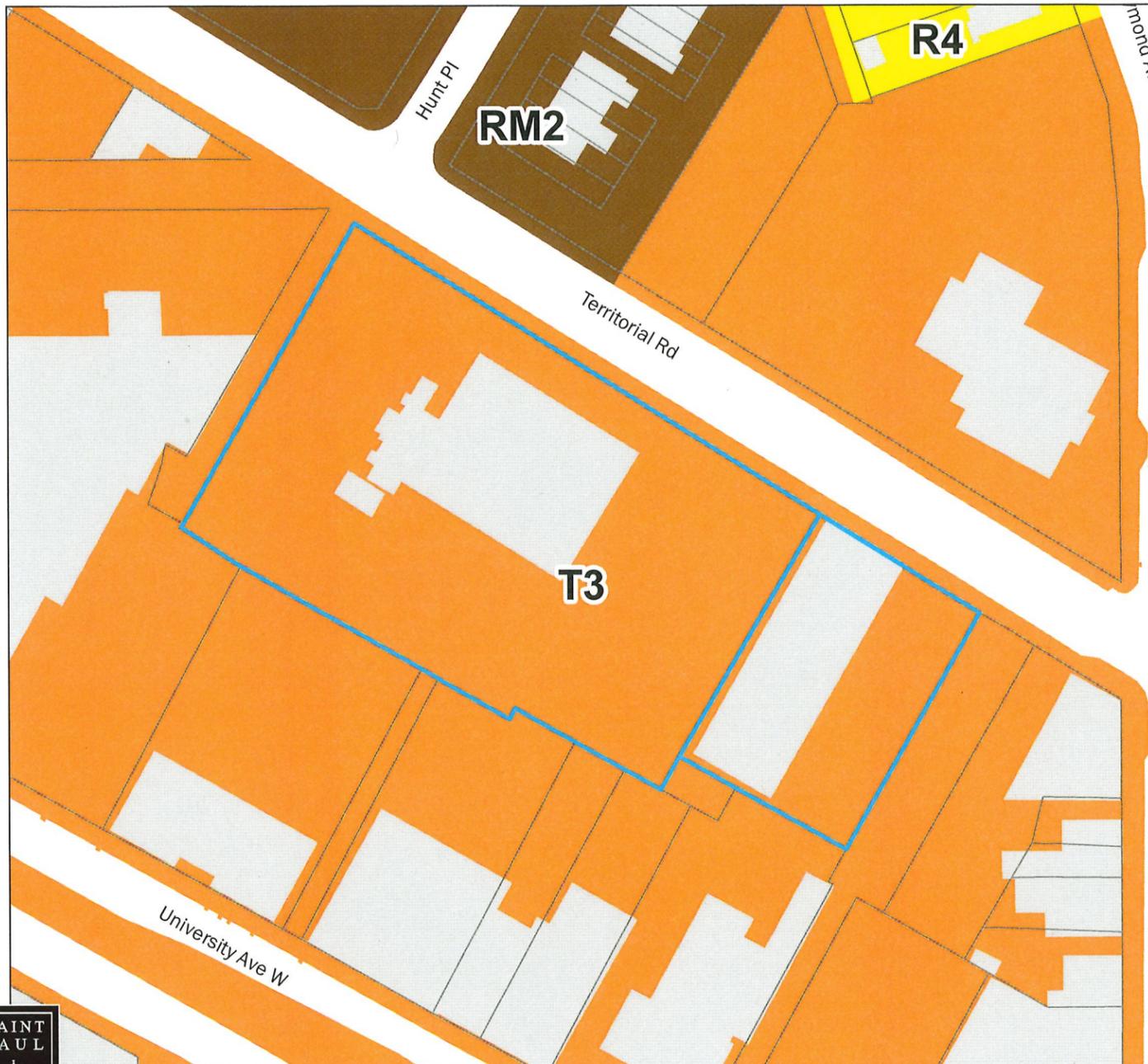
Application Type: Combined Plat  
 Application Date: June 23, 2021  
 Planning District: 12



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

**Subject Parcel(s) Outlined in Blue**

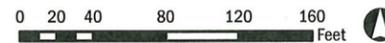
- |                           |                                |                                |              |
|---------------------------|--------------------------------|--------------------------------|--------------|
| Parcel Boundary           | Multifamily                    | Industrial and Utility         | Railway      |
| Farmstead                 | Office                         | Extractive                     | Airport      |
| Seasonal/Vacation         | Retail and Other Commercial    | Institutional                  | Agricultural |
| Single Family Detached    | Mixed Use Residential          | Park, Recreational or Preserve | Undeveloped  |
| Manufactured Housing Park | Mixed Use Industrial           | Golf Course                    | Water        |
| Single Family Attached    | Mixed Use Commercial and Other | Major Highway                  |              |



**FILE #21-278-088 Zoning Map**

**Application of Exeter Territorial LLC**

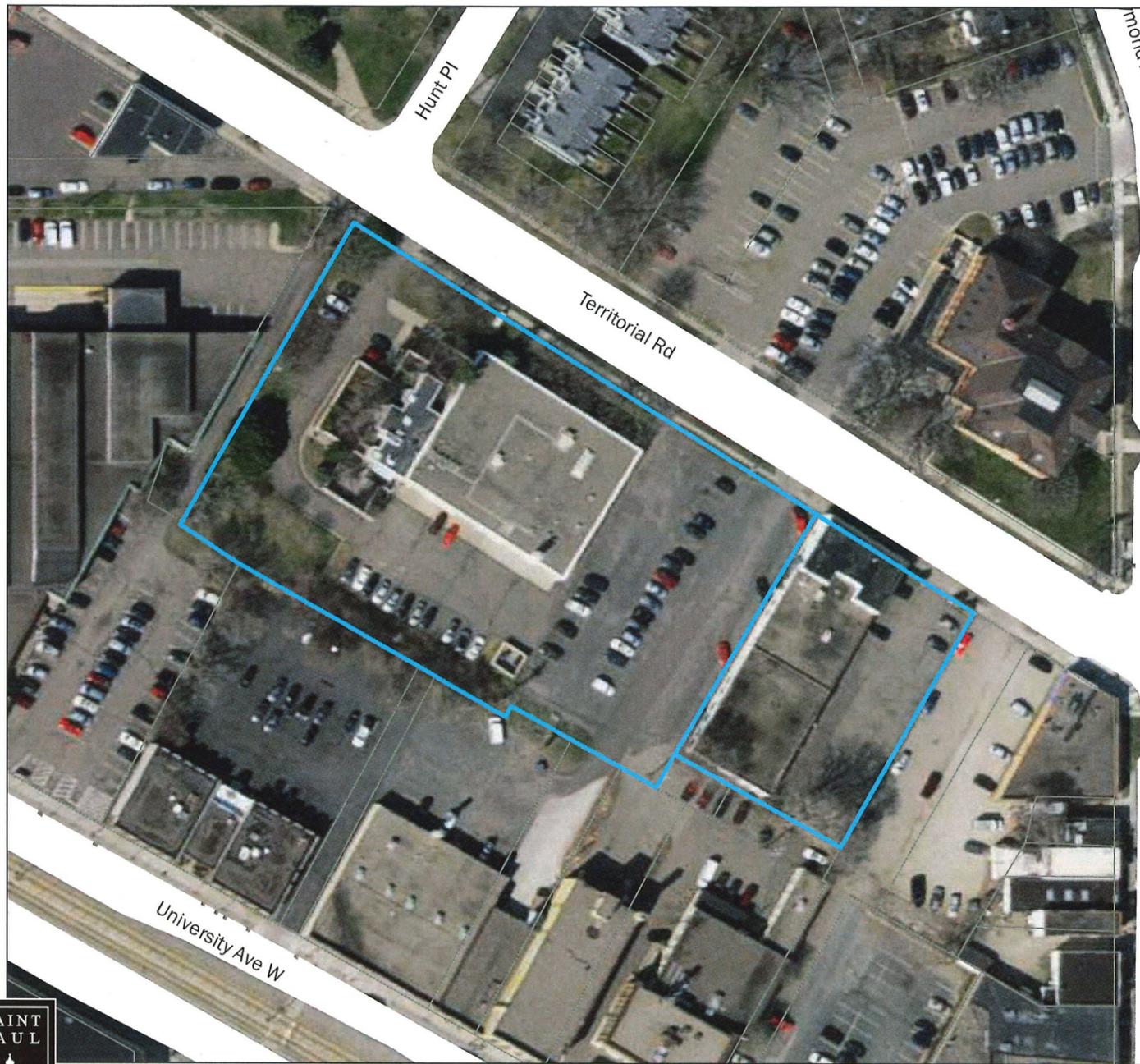
Application Type: Combined Plat  
 Application Date: June 23, 2021  
 Planning District: 12



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

**Subject Parcel(s) Outlined in Blue**

|                         |                                   |                             |                              |
|-------------------------|-----------------------------------|-----------------------------|------------------------------|
| Parcel Boundary         | RM3 Multiple-Family               | B2 Community Business       | F2 Residential Low           |
| RL One-Family Large Lot | T1 Traditional Neighborhood       | B3 General Business         | F3 Residential Mid           |
| R1 One-Family           | T2 Traditional Neighborhood       | B4 Central Business         | F4 Residential High          |
| R2 One-Family           | T3 Traditional Neighborhood       | B5 Central Business Service | F5 Business                  |
| R3 One-Family           | T3M T3 with Master Plan           | IT Transitional Industrial  | F6 Gateway                   |
| R4 One-Family           | T4 Traditional Neighborhood       | ITM IT with Master Plan     | VP Vehicular Parking         |
| RT1 Two-Family          | T4M T4 with Master Plan           | I1 Light Industrial         | PD Planned Development       |
| RT2 Townhouse           | OS Office-Service                 | I2 General Industrial       | CA Capitol Area Jurisdiction |
| RM1 Multiple-Family     | B1 Local Business                 | I3 Restricted Industrial    |                              |
| RM2 Multiple-Family     | BC Community Business (converted) | F1 River Residential        |                              |



FILE #21-278-088 Aerial Map  
**Application of Exeter Territorial LLC**

Application Type: Combined Plat  
Application Date: June 23, 2021  
Planning District: 12

**Subject Parcel(s) Outlined in Blue**

 Parcel Boundary



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.



August 9, 2021

Eric Roesner  
Field & Nowak, Inc  
1229 Tyner Street, Suite 100  
Minneapolis, MN 55413

RE: Zoning File # 21-278-088, Preliminary Plat Approval Letter for 2408 – 2448 Territorial Road

Dear Eric Roesner:

The proposed Exeter Territorial Addition Preliminary Plat at 2408 Territorial Road (PIN 29-29-23-34-0010) – 2448 Territorial Road (PIN 29-29-23-34-0086) has been reviewed by affected city departments per Zoning Code § 69.405 (2) and is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

Note there are no conditions and modifications required for the preliminary plat, however there are two comments from city departments that are noted below. When submitting the Final Plat, please note how you will you address the comments below:

- From Kevin Kaley, City Surveyor: The plat needs revisions per comments from Ramsey County, attached.
- From Anca Sima, Sewer Utility, Public Works: The plat needs to show sewer improvements as approved with the Territorial Apartments development at 2424 Territorial Road (SPR20-049748). If you have questions, please follow up by emailing [anca.sima@ci.stpaul.mn.us](mailto:anca.sima@ci.stpaul.mn.us)

The proposed preliminary plat is subject to review and approval by the Ramsey County Surveyor's office. Their review is independent of the review by the City and requires a separate submittal to that office.

Once you address the comments referenced above, you may submit the revised preliminary plat, final plat and easement documents for final plat approval. We will then forward your application to the City Council for a public hearing with a recommendation for approval.

This approval by the Planning Administrator will expire two years from the date of this letter if you have not yet submitted the final plat for final plat approval, unless the Planning

Administrator (at your request) has granted an extension not to exceed one year as provided in 61.105 of the Legislative Code. Please let me know if you have any questions.

Best regards,

A handwritten signature in black ink, appearing to read 'Anton Jerve', is centered on a light gray rectangular background.

Anton Jerve, on behalf of the Planning Administrator  
Principal Planner

cc: Zoning File # 21-278-088 Exeter Territorial LLC  
Herb Tousley, Exeter  
Diane Galatowitsch, Attorney  
District 12, St. Anthony Park Community Council  
Luis Pereira, Planning Administrator  
Kevin Kaley, City Surveyor  
Ann Blaser, DSI Fire Protection  
James Williamette, DSI  
Colleen Paavola, Public Works  
Anca Sima, Public Works, Sewer Utility  
Paul Sawyer, Parks and Recreation Department  
Zach Jorgenson, Parks and Recreation Department  
Amanda Lier, Saint Paul Regional Water Services  
Mike Winfield, County Surveyor  
Councilmember Mitra Jalali

# EXETER TERRITORIAL ADDITION

mortgagee consent, if any

KNOW ALL PERSONS BY THESE PRESENTS: That Exeter Territorial LLC, a Delaware limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

The Westerly 58.10 feet of Lot 12, Auditor's Subdivision No. 4;  
AND  
Lot 13, Auditor's Subdivision No. 4;  
AND  
Lots 14, 15 and 16, Auditor's Subdivision No. 4;  
AND  
Lots 17 and 18, Auditor's Subdivision No. 4.

Have Has caused the same to be surveyed and platted as EXETER TERRITORIAL ADDITION.

In witness whereof said Exeter Territorial LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: Exeter Territorial LLC, a Delaware Limited Liability Company

Name: \_\_\_\_\_

Title : \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, its \_\_\_\_\_ of Exeter Territorial LLC, a Delaware limited liability company., on behalf of the company.  
the

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(printed name)

Notary Public, Minnesota  
My commission expires \_\_\_\_\_

mortgagee consent, if any

~~KNOW ALL PERSONS BY THESE PRESENTS~~ And That Lutter, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That portion of Lots 10 and 11, Auditor's Subdivision No. 4, included within the following boundaries, to-wit: Commencing at a point on the Southwesterly line of said Lot 10, 121.57 feet from the Southeastery corner thereof and thence running Northwesterly along the Southwesterly line of Lots 10 and 11 a distance of 50 feet and running thence Northeastly to a point on the Southerly line of the Territorial Road, so-called, distant from the Westerly line of Raymond Avenue 159.13 feet Westerly along the said Southerly line of said Territorial Road running thence Southeastly along said Southerly line of said Territorial Road 50 feet and running thence Southwesterly to the place of beginning, except the Southwesterly 25 feet as measured at right angles to the Southwesterly line of said Lots 10 and 11;

AND

VIZ:?  
That part of Lot 11, Auditor's Subdivision No. 4, included within the following boundaries, to-wit: Commencing at a point on the Southwesterly line of said Lot 11; 171.57 feet from the Southeastery corner of Lot 10 in said Auditor's Subdivision No. 4; thence running Northwesterly along the Southerly line of Lot 11 to the Westerly line thereof; thence running Northeastly along said line to the intersection of the Westerly line of said lot with the Southerly line of the Territorial Road so called; thence Southeastly along the Southerly line of said Territorial Road to a point on the Southerly line of said Territorial Road, distant from the Westerly line of Raymond Avenue 159.13 feet Westerly along said Southerly line of said Territorial Road, running thence Southwesterly to the place of beginning, except the Southwesterly 25 feet as measured at right angles to the Southwesterly line of said Lots 10 and 11;

AND

The Easterly 41.90 feet Lot 12, Auditor's Subdivision No. 4, except the Southwesterly 25 feet as measured at right angles to the Southwesterly line of said Lot 12.

~~Has caused the same to be surveyed and platted as EXETER TERRITORIAL ADDITION.~~

In witness whereof said Lutter, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: Lutter, LLC, a Minnesota limited liability company

Name: \_\_\_\_\_

Title : \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, its \_\_\_\_\_ of Lutter, LLC, a Minnesota limited liability company., on behalf of the company.  
the

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(printed name)

Notary Public, Minnesota  
My commission expires \_\_\_\_\_

I, Eric A. Roeser, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Eric A. Roeser, Licensed Land Surveyor  
Minnesota License No. 47476

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Eric A. Roeser, a Licensed Land Surveyor.

\_\_\_\_\_  
Notary Public, Minnesota  
My commission expires \_\_\_\_\_

City of Saint Paul

I do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the City Council of the City of Saint Paul, Minnesota, approved this plat.

\_\_\_\_\_  
Clerk

Property Tax, Records and Election Services Department

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year \_\_\_\_\_ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Heather L. Bestler, Ramsey County Auditor/Treasurer

By \_\_\_\_\_, Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Daniel D. Baar, L.S.  
Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of EXETER TERRITORIAL ADDITION was filed in the office of the Registrar of Titles for public record on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_ at \_\_\_\_ o'clock \_\_\_\_M. and was duly filed in Book \_\_\_\_\_ of Plats, Pages \_\_\_\_ and \_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Deputy Registrar of Titles

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of EXETER TERRITORIAL ADDITION was filed in the office of the County Recorder for public record on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_ at \_\_\_\_ o'clock \_\_\_\_M. and was duly filed in Book \_\_\_\_\_ of Plats, Pages \_\_\_\_ and \_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Deputy County Recorder



Egan, Field & Nowak, Inc.  
land surveyors since 1872



# EXETER TERRITORIAL ADDITION

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Signed: Exeter Territorial LLC, a Delaware Limited Liability Company

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Title : \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of Exeter Territorial LLC, a Delaware limited liability company, on behalf of the company.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Notary Public, Minnesota  
My commission expires \_\_\_\_\_

In witness whereof said Lutter, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: Lutter, LLC, a Minnesota limited liability company

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Title : \_\_\_\_\_

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COUNTY OF \_\_\_\_\_

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\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

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Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Eric A. Roeser, Licensed Land Surveyor  
Minnesota License No. 47476

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Eric A. Roeser, a Licensed Land Surveyor.

\_\_\_\_\_  
Notary Public, Minnesota  
My commission expires \_\_\_\_\_

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Heather L. Bestler, Ramsey County Auditor/Treasurer

By \_\_\_\_\_, Deputy

County Surveyor

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\_\_\_\_\_  
Daniel D. Baar, L.S.  
Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota

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\_\_\_\_\_  
Deputy Registrar of Titles

County Recorder, County of Ramsey, State of Minnesota

I hereby certify that this plat of EXETER TERRITORIAL ADDITION was filed in the office of the County Recorder for public record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_M. and was duly filed in Book \_\_\_\_\_ of Plats, Pages \_\_\_\_ and \_\_\_\_\_, as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Deputy County Recorder

# EXETER TERRITORIAL ADDITION



CENTER OF SECTION 29, T29, R23  
FOUND GRANITE MONUMENT

SCALE IN FEET  
1 INCH = 30 FEET

The orientation of this bearing system is based on the southerly line of Territorial Road, which is assumed to bear South 58 degrees 09 minutes 22 seconds East

- FOUND CAST IRON MONUMENT
- ◻ FOUND STONE
- FOUND 1/2-INCH IRON PIPE WITH CAP MARKED "L.S. 44900", UNLESS OTHERWISE NOTED
- ⊙ SET 5/8-INCH X 14-INCH REBAR WITH CAP MARKED "L.S. 47476"

(PLAT XXX.XX) RECORD PLAT DISTANCE PER PLAT OF AUDITOR'S SUBDIVISION NO. 4

