

**DEDICATION OF PERPETUAL EASEMENT
FOR
PUBLIC RIGHT-OF-WAY, SIDEWALK, DRAINAGE AND UTILITY PURPOSES**

This Dedication of Easement (the “Easement”) is made as of the _____ day of _____, 2025, by **Ramsey County, Minnesota**, a political subdivision of the State of Minnesota (“Grantor”) in favor of the **City of Saint Paul, Minnesota**, a Minnesota municipal corporation (“Grantee”).

RECITALS

WHEREAS, Grantor is the fee owner of the real property described in Exhibit A, attached hereto (the “Property”).

WHEREAS, Grantor desires to convey to Grantee a public right-of-way easement (the “Public Right-of-Way Easement”) over a portion of the Property, as described and depicted in Exhibit B, attached hereto (the “ROW Easement Area”), on the terms and conditions contained herein.

WHEREAS, Grantor desires to convey to Grantee a sidewalk, drainage and utility easement (the “Public Sidewalk, Drainage, and Utility Easement”) over a portion of the Property, as described and depicted in Exhibit C, attached hereto (the “SDU Easement Area”), on the terms and conditions contained herein.

TERMS OF EASEMENT

NOW, THEREFORE, for good and valuable consideration, the sufficiency and receipt of which is acknowledged by Grantor, Grantor hereby agrees as follows:

1. Grant of Public Right-of-Way Easement. Grantor grants and conveys to Grantee a perpetual, non-exclusive easement over the ROW Easement Area for public right-of-way purposes, subject to the terms and conditions hereof.
2. Grant of Public Sidewalk, Drainage, and Utility Easement. Grantor grants and conveys to Grantee a perpetual, non-exclusive easement over the SDU Easement Area for public sidewalk, drainage and utility purposes, subject to the terms and conditions hereof.
3. Scope of Easements. The Public Right-of-Way Easement and the Public Sidewalk, Drainage, and Utility Easement (collectively, the “Easements”) give Grantee, its contractors, agents, and employees the right to access, locate, construct, operate, maintain, alter, repair and remove public facilities within the ROW Easement Area and SDU Easement Area (collectively, the “Easement Areas”). This Easement also includes Grantee’s right to cut, trim, or remove from the Easement Areas any shrubs, or other vegetation as in Grantee’s judgment unreasonably interfere with the use of the Easement Areas. Removal of any trees must be pursuant to written approval by the Grantor prior to said removal.

4. Covenants of Grantor. Grantor covenants that it is well seized in fee of the Property, and has good right to sell and convey the same, free of all encumbrances but subject to matters of record. Grantor covenants that the above-granted Easements are in the quiet and peaceable possession of Grantee, subject to matters of record. Grantor will warrant and forever defend against all persons lawfully claiming the whole or any part thereof, subject to matters of record.

5. Grantor's Use. Grantor reserves the right to use the Easement Areas in a manner consistent with the rights herein granted, provided that such use shall not interfere with or disturb Grantee's or the public's use of the Easement Areas for purposes outlined in Section 3.

6. Binding Effect. The terms and conditions of this Easement shall run with the land and be binding to the fullest extent of the law and equity on Grantor, its successors and assigns for the benefit of the public. The Easements shall remain in effect without limitation as to time.

[Signature Page Follows. Remainder of Page Left Intentionally Blank.]

IN WITNESS WHEREOF, Grantor has executed this Easement effective as of the date and year first above written.

RAMSEY COUNTY, a political subdivision of
the State of Minnesota
Grantor

Approved as to form:

Assistant County Attorney

By: _____

Its: Chair, Ramsey County Board of
Commissioners

STATE OF MINNESOTA)
) SS.
COUNTY OF RAMSEY)

The forgoing instrument was acknowledged before me on this ____ day of _____, 2025, by _____, the Chair of the Ramsey County Board of Commissioners of Ramsey County, Minnesota, a Minnesota political subdivision, corporate and politic, on behalf of the county corporation.

Notary Public

My Commission Expires: _____

By: _____

Its: Chief Clerk, Ramsey County Board of
Commissioners

STATE OF MINNESOTA)
) SS.
COUNTY OF RAMSEY)

The forgoing instrument was acknowledged before me on this ____ day of _____, 2025, by _____, the Chief Clerk of the Ramsey County Board of Commissioners of Ramsey County, Minnesota, a Minnesota political subdivision, corporate and politic, on behalf of the county corporation.

Notary Public

My Commission Expires: _____

PREPARED BY AND UPON
RECORDING RETURN TO:

City of Saint Paul
Office of Financial Services – Real Estate Section
25 W. 4th St., Rm. 1000
St. Paul, MN 55102
651-266-8850

EXHIBIT A

Legal Description of the Property

Parcel 1 (Abstract):

Easterly One Hundred Fifty (150) feet of the Westerly One Hundred Eighty (180) feet of Lot Two (2), Bass' Addition of Out Lots to the Town of St. Paul, according to the plat thereof on file and record in the office of the Register of Deeds within and for Ramsey County.

Parcel 2 (Abstract):

Lot Six (6), Jarvis' Subdivision of Lot No. 3, of Bass' Addition of Out Lots to St. Paul, except the West thirty (W. 30) feet thereof and except the Northerly Twenty-three and Seven Tenths (Northerly 23.7) feet thereof conveyed to the City of St. Paul for streets and together with that part of vacated Waverly Place which accrued thereto, according to the plat thereof on file and of record in the Office of the Register of Deeds within and for Ramsey County.

Parcel 3 (Torrens):

Lot Seven (7), except the North 23.70 feet thereof, Jarvis' Subdivision of Lot No. 3 of Bass' Addition to Out Lots to St. Paul, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Ramsey County. And that part of the North half of adjoining Waverly Place, vacated, lying between extensions across it of the East and West lines of said Lot 7.

Parcel 4 (Abstract):

Lot Eight (8), Jarvis Subdivision of Lot No. 3, of Bass' Addition of Out Lots to St. Paul, except the North Twentythree and Seven Tenths (N. 23.7) feet thereof, together with that part of vacated Waverly Place, which accrued thereto upon the vacation thereof, according to the plat thereof on file and of record in the Office of the Register of Deeds within and for Ramsey County, except that part described as follows:

Beginning at the intersection of the West line of Lot 9 of said Jarvis' Subdivision with the South line of University Avenue as said South line was established by Quit Claim Deed dated July 9, 1969 from Tri-State Land Company which is recorded in the office of the County Recorder for Ramsey County as Document No. 1753955; thence West and parallel with the North line of said Lot 8, a distance of 24 feet; thence Southeasterly in a straight line to the intersection of the Southerly extension of the East line of said Lot with the center line of vacated Waverly Place; thence North along said Southerly extension of the East line of said Lot, and along the East line of said Lot to the point of beginning.

Parcel 5 (Abstract):

West Fourteen (W. 14) feet of Lot Thirteen (13), Jarvis' Subdivision of Lot No. 3, of Bass' Addition of Out Lots to St. Paul together with that part of vacated Waverly Place which accrued

thereto upon the vacation thereof, according to the plat thereof on file and of record in the office of the Register of Deeds within and for Ramsey County.

Parcel 6 (Abstract):

Lot Fourteen (14), Jarvis' Subdivision of Lot No. 3, of Bass' Addition of Out Lots to St. Paul, together with all that part of vacated Waverly Place which accrued thereto upon vacation thereof, according to the plat thereof on file and of record in the Office of the Register of Deeds within and for Ramsey County.

Parcel 7 (Abstract):

Lot Fifteen (15) Jarvis' Subdivision of Lot No. 3 of Bass' Addition of Out Lots to St. Paul, together with that part of vacated Waverly Place which accrued thereto upon the vacation thereof, according to the plat thereof on file and of record in the office of the Register of Deeds within and for Ramsey County.

Parcel 8 (Abstract):

Lot Sixteen (16), Jarvis' Subdivision of Lot 3, of Bass' Addition of Out Lots to St. Paul, except the West thirty (W. 30) feet thereof, together with that part of vacated Waverly Place which accrued thereto upon the vacation thereof, according to the plat thereof on file and of record in the Office of the Register of Deeds within and for Ramsey County.

Parcel 9 (Abstract/Torrens):

Lot Four (4), Five (5), Six (6), Seven (7), Sixteen (16), Seventeen (17), Eighteen (18) and the West one-half (W. ½) of Lot Eight (8), all in Block 1, and Lot Nine (9), and the East One-half (E. ½) of Lot (8), Block 1, all in Schurmeier's Subdivision of Lot One (1) Bass's Addition of Out Lots to St. Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for said County. Together with all of vacated Woodward Street which lies South of Lots 16, 17 and 18, and that part of vacated John Street which accrued thereto. Part of the above being registered land.

Lot 9 and East ½ Lot 8, Schurmeier's Subdivision of Lot One (1) Bass' Addition to Out Lots to St. Paul.

Parcel 10 (Abstract):

The South Nine (9) feet of Lot One (1) and the north One-half (N. ½) of Lot Six (6), Block One (1), Patersons Addition to the Town of St. Paul, together with all that part of vacated Fourteenth Street (formerly known as Nash Alley) adjoining said Lots One (1) and Six (6), according to the plat thereof on file and of record in the Office of the Register of Deeds within and for Ramsey County.

Parcel 11 (Abstract):

The East 55 feet of Lot 6 in Block 4, Patersons Addition to the Town of St. Paul, together with that part of vacated John Street which accrued thereto upon the vacation thereof, together with easement as contained in Document No. 3109928.

Parcel 12 (Abstract):

That part of the West $\frac{1}{2}$ of vacated John Street adjoining Block 4, Paterson's Addition to the Town of St. Paul, lying between the Easterly extensions across it of the North line of Lot 1 in said Block 4, and the center line of the alley adjoining Lots 1 and 6 in said Block 4, which accrued thereto upon the vacation thereof.

Parcel 13 (Torrens):

The South $\frac{1}{2}$ of the East $\frac{1}{2}$ of the South $\frac{1}{2}$ of the West $\frac{1}{2}$ of Lot 6, Block 1, Patersons Addition to the Town of St. Paul.

Parcel 14 (Abstract):

That part of the East 4 feet of the West 184 feet of Lot 2, Bass' Addition of Out Lots to St. Paul which lies North of the South 40 feet of said Lot 2; and that part of Lot 13 in Jarvis' Subdivision of Lot 3 of Bass' Addition of Out Lots to St. Paul described as follows: Beginning at a point on the South line of said Lot 13 distant 34 feet East of the Southwest corner of said Lot; thence North and parallel to the West line of said Lot a distance of 20 feet; thence Northwesterly in a straight line to a point on a line run 14 feet Easterly of and parallel to the West line of said Lot, which point is 62 feet North from the South line of said Lot, as measured along said parallel line; thence South along said parallel line to the South line of said Lot; thence East along said South line to point of beginning.

Parcel 15 (Abstract):

That part of the East Half of vacated John Street adjoining Lot 2, Bass' Addition of Out Lots to the Town of St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota, lying between the Westerly extension across it of the South line of said Lot 2 and the Easterly extension across it of the north line of Lot 1, Block 4, Paterson's Addition to the Town of St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

Parcel 16 (Abstract):

That part of the West half of vacated John Street, lying between the Easterly extensions across it of the center line of the alley adjoining Lots 1 and 6, Block 4, Paterson's Addition to the Town of St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota, and the North line of said Lot 6.

Parcel 17: (Abstract)

The Southerly 9 feet of Lots 2 and 3, Block 1, Paterson's Addition to the City of St. Paul, according to the recorded plat thereof. Also, all of Lots 4 and 5 of said Block 1. Also, all that

portion of that certain 20 foot wide alley, vacated on November 3, 1919, running East-West in said Block 1, bounded on the East by the Northerly extension of the East line of Lot 5 and bounded on the West by the West line of the Northerly extension of the West line of said Lot 4, All according to the recorded plat thereof, and situated in Ramsey County, Minnesota.

Parcel B (Torrens)

Lots 1,2,3,10,11 and 12, Schurmeier's Subdivision of Lot No. 1, of Bass Addition of Outlots, except the East 14 feet of Lots 1 and 12, and except that part of Woodward Avenue lying South of the center line thereof abutting on Lots 1,2 and 3

All that part of the Southerly 40 feet of Lot 2, Bass Addition of Outlots, which lies Easterly of the Westerly 180 feet thereof and which lies Westerly of a line from the Northeast corner of Lot 11, Jarvis Subdivision of lot No 3 of Bass Addition of Outlots to St. Paul, to the point of intersection of the South line of Lot two, Bass Addition of Outlots to the Town of St. Paul with the said present West line of Lafayette Road:

Lot 15, Schurmeier's Subdivision of Lot No. 1, of Bass Addition of Outlots

All those parts of Lot 13, Schurmeier's Subdivision of Lot No. 1, of Bass Addition of Outlots which lie Westerly of the Easterly 14 feet thereof including the entire 48 feet width of vacated Woodward Avenue adjoining said lot 15 and said part of Lot 14.

All those parts of Lot 14, Schurmeier's Subdivision of Lot No. 1, of Bass Addition of Outlots which lie Westerly of the Easterly 14 feet thereof including the entire 48 feet width of vacated Woodward Avenue adjoining said lot 15 and said part of Lot 14., Ramsey County, Minnesota.

Abstract/Torrens Property

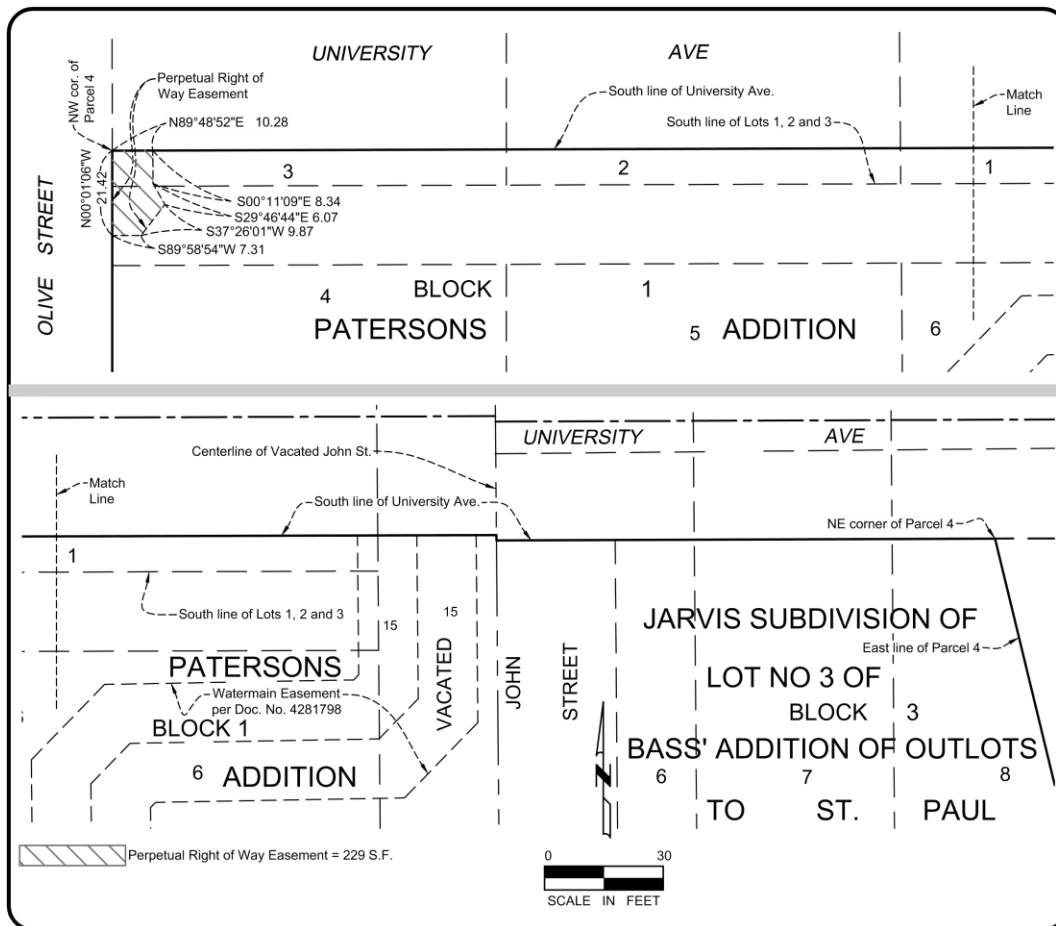
EXHIBIT B

Description and Depiction of the ROW Easement Area

Description:

A perpetual right-of-way easement beginning at the northwest corner of said property: thence North 89 degrees 48 minutes 52 seconds East along the north line of said property 10.28 feet; thence South 00 degrees 11 minutes 09 seconds East 8.34 feet; thence South 29 degrees 46 minutes 44 seconds East 6.07 feet; thence South 37 degrees 26 minutes 01 seconds West 9.87 feet; thence South 89 degrees 58 minutes 54 seconds West 7.31 feet to the west line of said property; thence North 00 degrees 01 minutes 06 seconds West, along said west line, 21.42 feet to the point of beginning.

Depiction:



PROJ. NO. 24-1064.00	SHEET 1 of 3	BOOK/PAGE 321/023
Date: 07/22/2025	University Avenue - Perpetual Right-of-Way Easement Acquisition	
Parcel 4 PID - 322922230081		
Kaskasia Engineering Group L.L.C. 2950 University Avenue West Suite 1415 St. Paul, Minnesota 55116 Phone: 612.335.5522 www.kaskasiaeng.com		

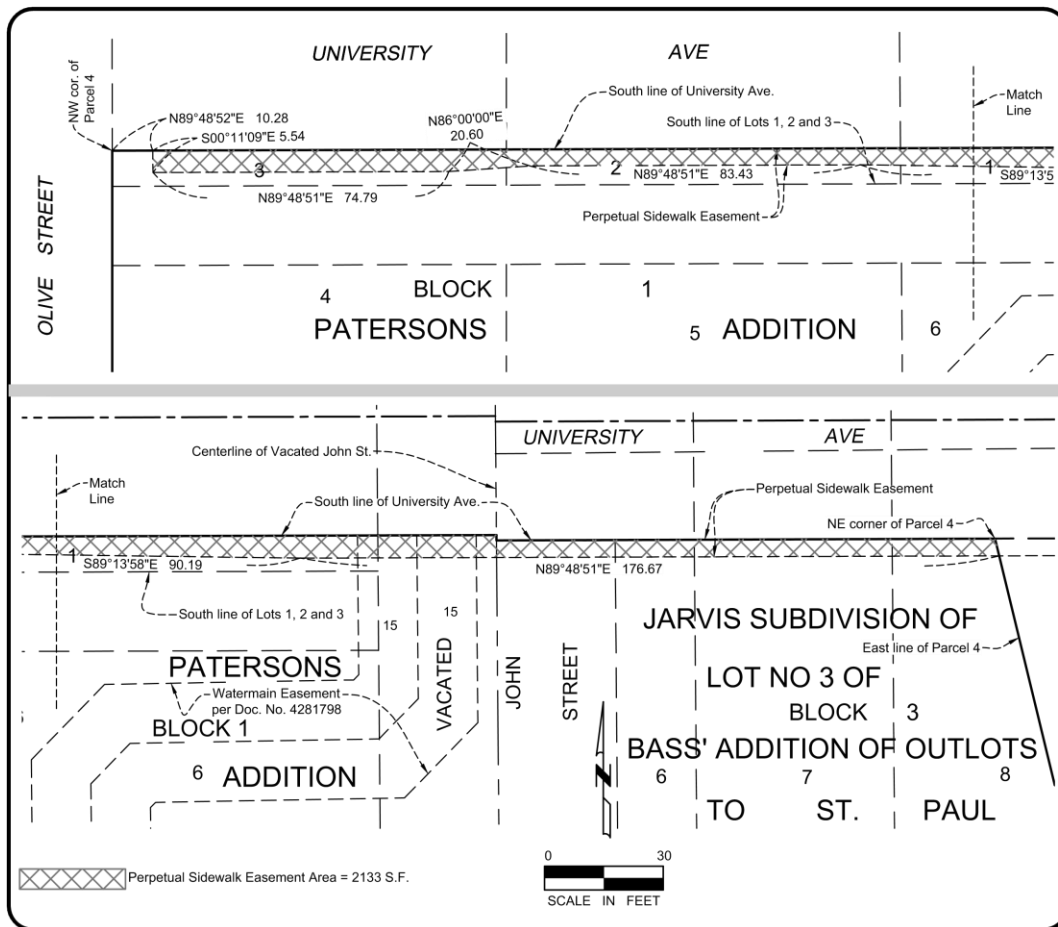
EXHIBIT C

Description and Depiction of the SDU Easement Area

Description:

A perpetual sidewalk, drainage and utility easement being that part of said property lying easterly and northerly of the following described line: Commencing at the northwest corner of said property: thence North 89 degrees 48 minutes 52 seconds East along the north line of said property 10.28 feet to the Point of Beginning; thence South 00 degrees 11 minutes 09 seconds East 5.54 feet; thence North 89 degrees 48 minutes 51 seconds East 74.79 feet; thence North 86 degrees 00 minutes 00 seconds East 20.60 feet; thence North 89 degrees 48 minutes 51 seconds East 83.43 feet; thence South 89 degrees 13 minutes 58 seconds East 90.19 feet; thence North 89 degrees 48 minutes 51 seconds East 176.67 feet to the east line of said property and there terminating.

Depiction:



 Kaskaskia Engineering Group L.L.C. 2552 University Avenue West Suite 1615 St. Paul, Minnesota 55114 Office (612) 337-3652 www.kaskaskiaeng.com		Parcel 4 PID - 32292230081		Date: 07/22/2025	PROJ. NO. 24-1064.00
University Avenue - Perpetual Sidewalk Easement Acquisition					SHEET 2 of 3
					BOOK/PAGE 321/023