

**HARRY S. JOHNSON**  
**LAND SURVEYORS**

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Easement Vacation Survey

for

*Winthrop & Weinstine, P.A.*

Easement Vacation over, under and across the following described properties:

That part of the North half of the Northwest Quarter of Section 27, Township 29 North, Range 23 West in St. Paul, Ramsey County, Minnesota described as follows:

Beginning at a point in the South line of Wynne Avenue as said Avenue is platted and in use over and across said North half of said quarter section; said point being 1515.57 feet West of the East line of said quarter section; thence West along the South line of Wynne Avenue a distance of 635 feet; thence South at right angles to said Wynne Avenue a distance of 175.18 feet more or less to the North line of Brewster Street as opened and traveled; thence Easterly along the North line of Brewster Street to the intersection with a line measured at a right angle to the South line of Wynne Avenue from the point of beginning; thence North along said line 205 feet, more or less, to the point of beginning, according to the United States Government Survey thereof and situated in Ramsey County, Minnesota.

AND

All that part of the South half of the North half of the Northwest Quarter of Section 27, Township 29, Range 23, Ramsey County, Minnesota, lying South of Wynne Avenue, North of the original South line of Brewster Street previous to vacation of Southerly 7.6 feet thereof by Resolution adopted April 4, 1974, filed October 9, 1974, as Document No. 1893871, and East of the East right of way line of Snelling Avenue subject to rights of the public and the City of Saint Paul in Brewster Street as opened and traveled lying Westerly of the following described line:

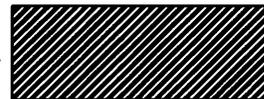
Beginning at a point on the South line of Wynne Avenue, as said Avenue is platted and used, distant 2150.57 feet West of the East line of said Northwest Quarter; thence South at right angles to Wynne Avenue a distance of 235.18 feet, more or less, to the original South line of Brewster Street previous to vacation of Southerly 7.6 feet thereof and there terminating.

Said Easement Vacation described as follows:

The southerly 37.6 feet of the northerly 894 feet of the Northwest Quarter of Section 27, Township 29 North, Range 23 West, lying northerly of Brewster Street as opened and traveled, extending 306 feet easterly from the easterly right-of-way line of the East Snelling Avenue Frontage Road (T.H. No. 51);

Also, a triangular strip of land encompassed by the following described line:

Beginning at a point on the northerly right-of-way line of Brewster Street as opened and traveled, distant 306 feet easterly from the easterly right-of-way line of the East Snelling Avenue Frontage Road (T.H. No. 51), thence northerly at a right angle to said northerly line a distance of 7.6 feet, thence southeasterly to a point on said northerly line distant 406 feet easterly from the easterly line of the East Snelling Avenue Frontage Road (T.H. No. 51), thence westerly along said northerly line a distance of 100 feet, more or less, to the point of beginning and there terminating.



EASEMENT VACATION  
SEE PAGE 2 OF 2

General Notes:

- 1. Bearings system is assumed.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Date: February 3, 2017

Thomas E. Hodorff, L.S. MN Reg. No. 23677



SCALE: 1" = 100'  
PAGE 1 OF 2

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POINT ON SOUTH LINE OF WYNNE AVENUE  
 2150.57 FEET WEST OF EAST LINE OF  
 NW 1/4 OF SEC. 27, T. 29, R. 23

SOUTH LINE OF WYNNE AVENUE

BEGINNING POINT OF

60 WYNNE AVENUE

WEST 635.00

EAST 323.75

60

1515.57 OF

$\Delta = 14^{\circ}41'34''$   
 $L = 177.25$   
 $R = 691.19$

PART OF N1/2 OF NW 1/4 AND  
 PART OF S1/2 OF NW 1/4

$\Delta = 16^{\circ}00'28''$   
 $L = 148.00$   
 $R = 530.00$

NORTH LINE OF  
 BREWSTER STREET

SOUTH  
 175.18

195.33 (205 +/-) NORTH

EAST LINE OF THE NW 1/4 OF  
 SEC. 27, TWP. 29, RGE. 23

306.00  
 306.00 S 89°57'51" W 834.52 100.00 +/-

60 BREWSTER STREET

N 89°57'51" E 834.39

ORIGINAL SOUTH LINE  
 OF BREWSTER STREET

S'LY LINE OF N'LY 894 FEET  
 OF NW 1/4, SEC. 27, T. 29, R. 23

EAST LINE OF  
 SNELLING AVENUE

$\Delta = 16^{\circ}00'00''$   
 $R = 470.00$   
 $L = 131.25$

POINT 406 FEET EASTERLY OF  
 THE EASTERLY ROW LINE OF  
 SNELLING AVENUE

S 74°02'09" E  
 137.48  
 $\Delta = 9^{\circ}21'09''$   
 $R = 530.00$   
 $L = 86.51$

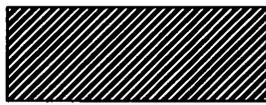
WEST LINE OF  
 PASCAL AVENUE  
 320.85  
 S 0°48'27" W  
 60 PASCAL AVENUE

OF SEC. 27, T. 29, R. 23

N 89°54'32" W 1161.83

BURLINGTON NORTHERN SANTA FE RAILWAY

S. LINE OF S1/2 OF N1/2 OF NW1/4  
 OF SECTION 27, T. 29, R. 23



EASEMENT VACATION

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