TWIN CITIES ACADEMY ADDITION

KNOW ALL MEN BY THESE PRESENTS: That TCAABC, a Minnesota non-profit corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 73, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, Block 1, BOCK'S DIVISION

Lots 1, 2, 3, 4, ,6, 8, 9 and 10, Block 2, BOCK'S DIVISION

And

Lots 1, 2, 3, 4, 5 and 6, Block 1, BROUGHER'S SUBDIVISION "A".

And

The East 10.5 feet of Lot 7, Block 1, BROUGHER'S SUBDIVISION "A".

And

Lot 13, Block 1, BROUGHER'S SUBDIVISION "A", except the West 19.5 feet thereof.

And

Lots 14, 15, 16, 17, 18, 19 and 20, Block 1, BROUGHER'S SUBDIVISION "A".

And

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 2, BROUGHER'S SUBDIVISION "A".

And

The alley dedicated in Block 1, BOCK'S DIVISION, vacated and easements released as shown in Doc. No. T02536314.

And

That part of the North half of the alley dedicated in Block 1, BROUGHER'S SUBDIVISION "A," vacated and easements released as shown in Doc. No. T02536314, lying East of the Southerly extension across said alley of a line lying 10.50 feet West of the East line of Lot 7, Block 1, BROUGHER'S SUBDIVISION "A".

And

That part of the South half of the alley dedicated in Block 1, BROUGHER'S SUBDIVISION "A," vacated and easements released as shown in Doc. No. T02536314, lying East of the Northerly extension across said alley of a line lying 19.50 feet East of the West line of Lot 13, Block 1, BROUGHER'S SUBDIVISION "A".

And

That part of the North half of Beech Street dedicated in the plats of BOCK'S DIVISION and BROUGHER'S SUBDIVISION "A," vacated and easements released as shown in Doc. No. T02536314, lying between the West line of Hazelwood Street, platted as Bock Street in the plat of BOCK'S DIVISION and the Southerly extension across said Beech Street of a line lying 19.50 feet East of the West line of Lot 13, Block 1, BROUGHER'S SUBDIVION "A".

And

That part of the South half of Beech Street dedicated in the plat of BOCK'S DIVISION, vacated and easements released as shown in Doc. No. T02536314, lying between the west line of Hazelwood Street, platted as Bock Street in the plat of BOCK'S DIVISION, and the northerly extension across said Beech Street of the West line of Lot 6, Block 2, BOCK'S DIVISION.

And

That part of the South half of Beech Street dedicated in the plat of BOCK'S DIVISION, vacated and easements released as shown in Doc. No. T02536314, lying between the northerly extensions across said street of the East line of Lot 8, Block 2, BOCK'S DIVISION and the West line of Lot 10, Block 2, BOCK'S DIVISION.

And

That part of the South half of Beech Street dedicated in the plat of BROUGHER'S SUBDIVISION "A", vacated and easements released as shown in Doc. No. T02536314, lying between the east line of Birmingham Street, and the east line of said BROUGHER'S SUBDIVISION "A".

And

That part of Barclay Street dedicated in the plat of BROUGHER'S SUBDIVISION "A", vacated and easements released as shown in Doc. No. T02536314, lying between the south line of Minnehaha Avenue and a line run across said Barclay Street from the southeast corner of Lot 1, Block 2, BROUGHER'S SUBDIVISION "A", to the southwest corner of Lot 12, Block 2, BOCK'S DIVISION.

And

That part of Barclay Street dedicated as Moore Street in the plat of BOCK'S DIVISION, vacated and easements released as shown in Doc. No. T02536314, lying between the south line of Minnehaha Avenue and the westerly extension across said Barclay Street of the centerline of Beech Street in said BOCK'S DIVISION.

And

Lot 7, Block 2, BOCK'S DIVISION. And Lots 11 and 12, Block 2, BOCK'S DIVISION, Ramsey County, Minnesota.

And

That part of the South half of Beech Street dedicated in the plat of BOCK'S DIVISION, vacated and easements released as shown in Doc. No. A04577157, lying between the northerly extensions across said street of the West line of Lot 6, Block 2, BOCK'S DIVISION and the East line of Lot 8, Block 2, BOCK'S DIVISION.

And

That part of the South half of Beech Street dedicated in the plat of BOCK'S DIVISION, vacated and easements released as shown in Doc. No. A04577157, lying between the west line of said BOCK'S DIVISION, and the northerly extension across said Beech Street of the West line of Lot 10, Block 2, BOCK'S DIVISION.

And

That part of Barclay Street dedicated as Moore Street in the plat of BOCK'S DIVISION, vacated and easements released as shown in Doc. No. A04577157, lying between the westerly extension across said Barclay Street of the centerline of Beech Street in said BOCK'S DIVISION and a line run across said Barclay Street from the southeast corner of Lot 1, Block 2, BROUGHER'S SUBDIVISION "A", to the southwest corner of Lot 12, Block 2, BOCK'S DIVISION.

Has caused the same to be surveyed and platted as TWIN CITIES ACADEMY ADDITION and does hereby dedicate or donate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said TCAABC, a Minnesota non-profit corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

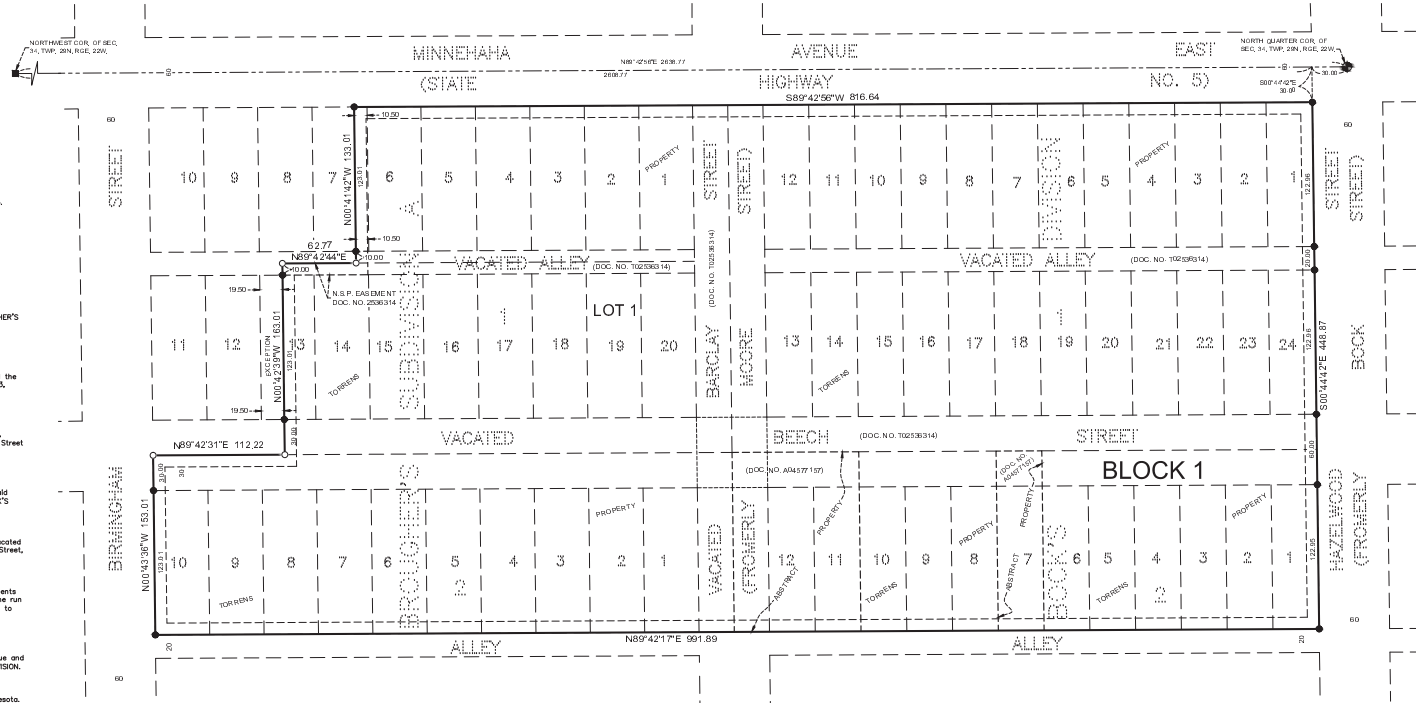
Signed: TCAABC

_____, Its _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ _____ of TCAABC, a Minnesota non-profit corporation, on behalf of the corporation.

_____
_____
Notary Public, Minnesota
My Commission expires _____



I, Mitchell A. Scofield, Professional 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_____

_____
Mitchell A. Scofield, Professional Land Surveyor
Minnesota License No. 48634

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by Mitchell A. Scofield, a Professional Land Surveyor.

_____
_____
Notary Public, Minnesota
My Commission expires _____

CITY OF SAINT PAUL

I hereby certify that on the _____ day of _____, 20_____, the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

_____, Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ 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 _____, 20_____.

_____ By: _____
Department of Property Records and Revenue Deputy

COUNTY SURVEYOR
I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this _____ day of _____, 20_____.

_____
Craig W. Hinzman, L.S.
Ramsey County Surveyor

COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plat of TWIN CITIES ACADEMY 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, page _____, as Document Number _____.

_____
Deputy County Recorder

REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

I hereby certify that this plat of TWIN CITIES ACADEMY ADDITION was filed in the office of the Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock ___, M., and was duly filed in Book _____ of Plats, page _____, as Document Number _____.

_____
Deputy Registrar of Titles

NORTH

SCALE: 1 INCH = 50 FEET
0 50 100 150
SCALE IN FEET

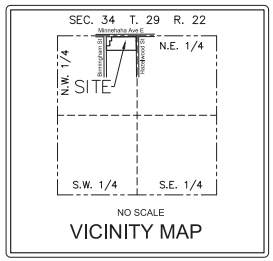
○ DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 48634.

● DENOTES FOUND 1/2" IRON MONUMENT (LICENSE NO. 44566).

DENOTES FOUND COUNTY MONUMENT (CIM).

■ DENOTES FOUND COUNTY MONUMENT (STONE).

THE BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMPTION THAT THE NORTHERLY LINE OF BLOCK 1, BOCK'S DIVISION, HAS A BEARING OF S89°42'56"W.



CITY OF SAINT PAUL, RAMSEY COUNTY, MINNESOTA
SECTION 34, TOWNSHIP 29, RANGE 22

DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:

Being 10 feet in width and adjoining all plat boundaries.

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
1112 HIGHWAY 55, SUITE 201, HASTINGS, MN 55033
(651)438-0000