

PROPOSED EASEMENT DESCRIPTION

A permanent easement for utility purposes over, under and across those parts of Lots 7, 8, 9 & 10, Block 22, St. Paul Proper, Ramsey County, Minnesota, lying northerly of the northerly right-of-way line of West Kellogg Boulevard and southerly of a line described as follows:

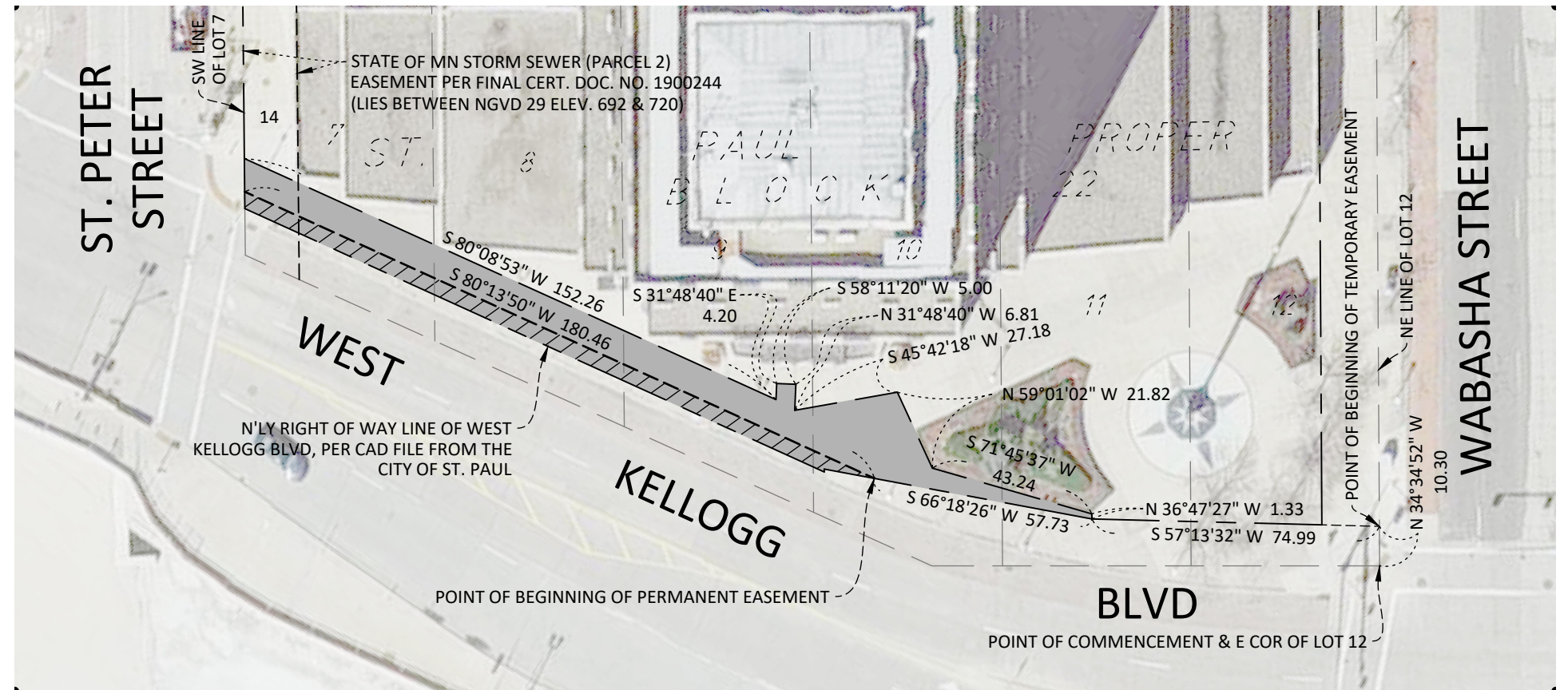
Commencing at the east corner of Lot 12, said Block 22; thence northwesterly on an assumed bearing of North 34 degrees 34 minutes 52 seconds West along the northeast line of said Lot 12, a distance of 10.30 feet; thence South 57 degrees 13 minutes 32 seconds West, a distance of 74.99; thence South 66 degrees 18 minutes 26 seconds, a distance of 57.73 feet to the point of beginning; thence South 80 degrees 13 minutes 50 West seconds, a distance of 180.46 feet to the southwest line of said Lot 7, Block 22, and said line there terminating.

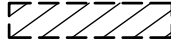

AND

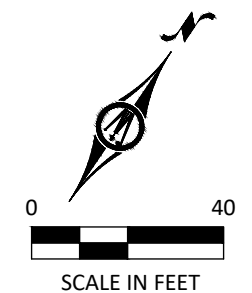
A temporary easement for construction purposes over, under and across those parts of Lots 7, 8, 9, 10, 11 & 12, Block 22, St. Paul Proper, Ramsey County, Minnesota, lying northerly of the northerly right-of-way line of West Kellogg Boulevard and southerly of a line described as follows:

Commencing at the east corner of said Lot 12, Block 22; thence northwesterly on an assumed bearing of North 34 degrees 34 minutes 52 seconds West along the northeast line of said Lot 12, a distance of 10.30 feet to the point of beginning; thence South 57 degrees 13 minutes 32 seconds West, a distance of 74.99 feet to the point of beginning; thence North 36 degrees 47 minutes 27 seconds West, a distance of 1.33 feet; thence South 71 degrees 45 minutes 37 seconds West, a distance of 43.24 feet; thence North 59 degrees 01 minute, 02 seconds West, a distance of 21.82 feet; thence South 45 degrees 42 minutes 18 seconds West, a distance of 27.18 feet; thence North 31 degrees 48 minutes 40 seconds West, a distance of 6.81 feet; thence South 58 degrees 11 minutes 20 seconds West, a distance of 5.00 feet; thence South 31 degrees 48 minutes 40 seconds East, a distance of 4.20 feet; thence South 80 degrees 08 minutes 53 seconds West, a distance of 152.26 feet to the southwest line of said Lot 7, Block 22, and said line there terminating.

Said temporary construction easement is set to expire _____.



-  PROPOSED PERMANENT UTILITY EASEMENT (676 SQ. FT.)
-  PROPOSED TEMPORARY CONSTRUCTION EASEMENT (2,678 SQ. FT.)



EASEMENT EXHIBIT RAMSEY COUNTY PARCEL ID # 062822130220		PART OF: LOTS 7-12, BLOCK 22, ST. PAUL PROPER RAMSEY COUNTY OWNER: RAMSEY COUNTY FOR: CITY OF ST. PAUL
 12224 NICOLLET AVENUE BURNSVILLE, MINNESOTA 55337 (952) 890-0509		

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WABASHA STREET

CEDAR STREET

REGISTERED LAND SURVEY NO. 573

PROPERTY SUBJECT TO SKYWAY AGREEMENT PER DOC. NO. 836537
(NOTE: THE EASEMENT(S) CONTAINED IN SAID AGREEMENT ARE NOT SHOWN.)

MOST S'LY OF THE SW'LY LINES OF TRACT A

MOST E'LY OF THE NE'LY LINES OF TRACT A

TRACT A

N 56°20'08" E 325.60

POINT OF BEGINNING
N 34°34'52" W
0.23

S COR OF TRACT A
POINT OF COMMENCEMENT

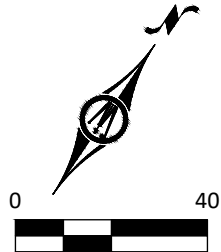
EAST KELLOGG BLVD

NW'LY RIGHT-OF-WAY LINE OF WEST KELLOGG BLVD, PER CAD FILE FROM THE CITY OF ST. PAUL

TRACTS
H & G



PROPOSED TEMPORARY CONSTRUCTION EASEMENT (115 SQ. FT.)



SCALE IN FEET

PROPOSED EASEMENT DESCRIPTION

A temporary easement for construction purposes over, under and across that part of Tract A, Registered Land Survey No. 573, Ramsey County, Minnesota, lying northerly of the northwesterly right-of-way line of East Kellogg Boulevard and southeasterly of a line described as follows:

Commencing at the south corner of said Tract A, Registered Land Survey No. 573; thence on an assumed bearing of North 34 degrees 34 minutes 52 seconds West along the most southerly of the southwesterly lines of said Tract A, a distance of 0.23 feet to the point of beginning; thence North 56 degrees 20 minutes 08 seconds East, a distance of 325.60 to the most easterly of the northeasterly lines of said Tract A, and said line there terminating.

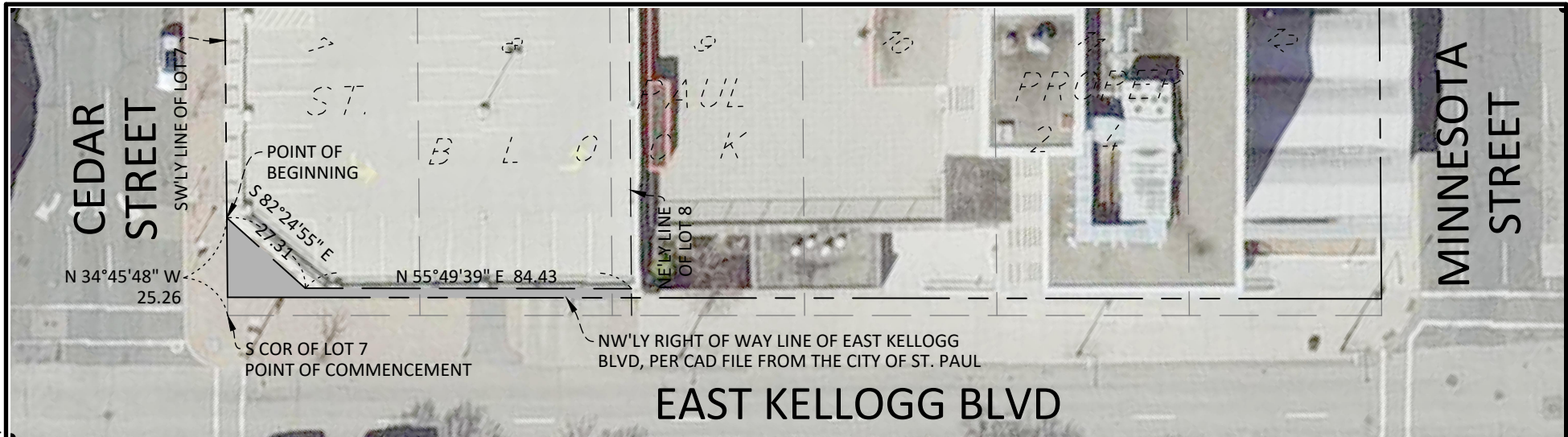
Said temporary construction easement is set to expire _____.

EASEMENT EXHIBIT	
RAMSEY COUNTY PARCEL ID # 062822130224	
	12224 NICOLLET AVENUE BURNSVILLE, MINNESOTA 55337 (952) 890-0509


PART OF:
TRACT A, REGISTERED LAND SURVEY NO. 573
RAMSEY COUNTY
OWNER: 11 EAST KELLOGG BOULEVARD LLC

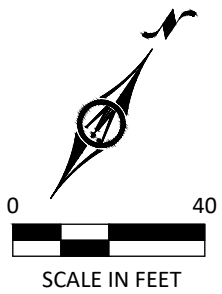
FOR: CITY OF ST. PAUL

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 PROPOSED TEMPORARY CONSTRUCTION EASEMENT (431 SQ. FT.)



PROPOSED EASEMENT DESCRIPTION

A temporary easement for construction purposes over, under and across those parts of Lots 7, 8 & 9, Block 24, St. Paul Proper, Ramsey County, Minnesota, lying northerly of the northwesterly right-of-way line of East Kellogg Boulevard and southeasterly of a line described as follows:

Commencing at the south corner of said Lot 7, Block 24; thence on an assumed bearing of North 34 degrees 45 minutes 38 seconds West along the southwesterly line of said Lot 7, a distance of 25.26 feet to the point of beginning; thence South 82 degrees 24 minutes 55 seconds East, a distance of 27.31 feet; thence North 55 degrees 49 minutes 39 seconds East, a distance of 84.43 feet to the northeasterly line of said Lot 8, Block 24, and said line there terminating.

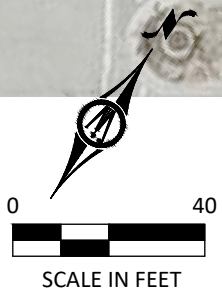
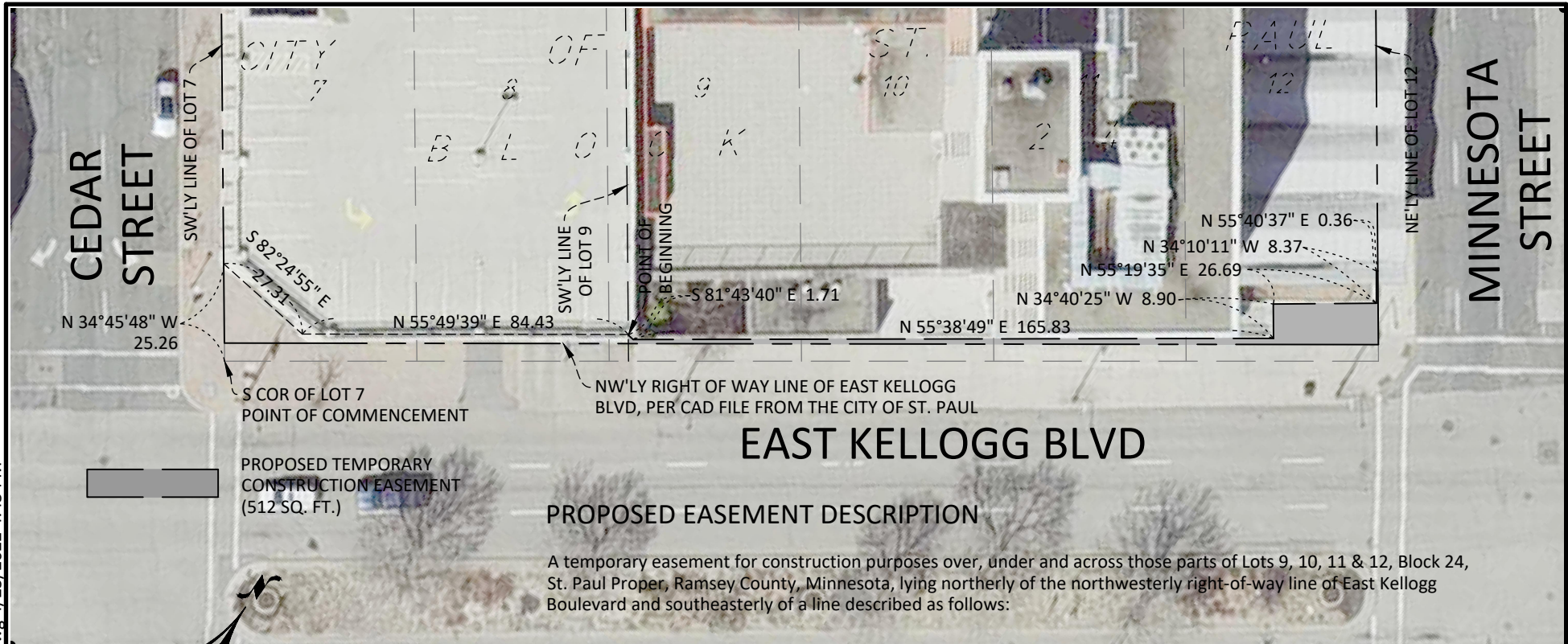
Said temporary construction easement is set to expire _____.

EASEMENT EXHIBIT RAMSEY COUNTY PARCEL ID # 062822120133		PART OF: LOTS 7-9, BLOCK 24, ST. PAUL PROPER RAMSEY COUNTY OWNER: PORT AUTHORITY OF ST PAUL
 BOLTON & MENK	12224 NICOLLET AVENUE BURNSVILLE, MINNESOTA 55337 (952) 890-0509	FOR: CITY OF ST. PAUL

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EAST KELLOGG BLVD

PROPOSED EASEMENT DESCRIPTION

A temporary easement for construction purposes over, under and across those parts of Lots 9, 10, 11 & 12, Block 24, St. Paul Proper, Ramsey County, Minnesota, lying northerly of the northwesterly right-of-way line of East Kellogg Boulevard and southeasterly of a line described as follows:

Commencing at the south corner of said Lot 7, Block 24; thence on an assumed bearing of North 34 degrees 45 minutes 38 seconds West along the southwesterly line of said Lot 7, a distance of 25.26 feet; thence South 82 degrees 24 minutes 55 seconds East, a distance of 27.31 feet; thence North 55 degrees 49 minutes 39 seconds East, a distance of 84.43 feet to the southwesterly line of said Lot 9, Block 24 and the point of beginning; thence South 81 degrees 43 minutes 40 seconds East, a distance of 1.71 feet; thence North 55 degrees 38 minutes 49 seconds East, a distance of 165.83 feet; thence North 34 degrees 40 minutes 25 seconds West, a distance of 8.90 feet; thence North 55 degrees 19 minutes 35 seconds East, a distance of 26.69 feet; thence North 34 degrees 10 minutes 11 seconds West, a distance of 8.37 feet; thence North 55 degrees 40 minutes 37 seconds East, a distance of 0.36 feet to the northeasterly line of said Lot 12, Block 24, and said line there terminating.

Said temporary construction easement is set to expire _____.

EASEMENT EXHIBIT		PART OF: LOTS 9-12, BLOCK 24, CITY OF ST. PAUL RAMSEY COUNTY OWNER: INDEPENDENT SCHOOL DIST 625 FOR: CITY OF ST. PAUL
RAMSEY COUNTY PARCEL ID # 062822110024		
 BOLTON & MENK	12224 NICOLLET AVENUE BURNSVILLE, MINNESOTA 55337 (952) 890-0509	

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MINNESOTA

STREET

4 FT. RESERVED FOR FUTURE WIDENING OF FOURTH STREET PER PROPERTY DESCRIPTION

SW'LY LINE OF LOT 11

CITY OF ST. PAUL (ST. PAUL PROPER)

B L O C K 25

13 FT. RESERVED FOR FUTURE WIDENING OF FOURTH STREET PER PROPERTY DESCRIPTION

SW'LY RIGHT-OF-WAY LINE OF ROBERT ST

ROBERT STREET

POINT OF BEGINNING
N 34°40'14" W
16.92

POINT OF COMMENCEMENT & S COR OF LOT 11



SCALE IN FEET

N 55°19'46" E 4.00
N 55°38'15" E 3.56
S 34°27'51" E 7.90

N 55°21'22" E 142.36

N 34°30'51" W 7.34

N 55°40'58" E 77.75

S 34°45'01" E 4.52

N 55°36'14" E 67.31

CITY OF ST. PAUL PUBLIC STREET EASEMENT PER CERT. OF TITLE NO. 595420 RECITAL

4.26 FT. CITY OF ST. PAUL PUBLIC STREET EASEMENT PER DOC. NO. 395185

NW'LY RIGHT-OF-WAY LINE OF EAST KELLOGG BLVD, PER CAD FILE FROM THE CITY OF ST. PAUL

EAST KELLOGG BLVD

PROPOSED EASEMENT DESCRIPTION

A temporary easement for construction purposes over, under and across those parts of Lots 11, 12, 13, 14, 15 & 16, Block 25, City of St. Paul (St. Paul Proper), Ramsey County, Minnesota, lying northwesterly of the northwesterly right-of-way line of East Kellogg Boulevard and southeasterly of a line described as follows:

Commencing at the south corner of said Lot 11, Block 25; thence on an assumed bearing of North 34 degrees 40 minutes 14 seconds West along the southwesterly line of said Lot 11, a distance of 16.92 feet; thence North 55 degrees 19 minutes 46 seconds East, a distance of 4.00 feet to the point of beginning; thence North 55 degrees 38 minutes 15 seconds East, a distance of 3.56 feet; thence South 34 degrees 27 minutes 51 seconds East, a distance of 7.90 feet; thence North 55 degrees 21 minutes 22 seconds East, a distance of 142.36 feet; thence North 34 degrees 30 minutes 51 seconds West, a distance of 7.34 feet; thence North 55 degrees 40 minutes 58 seconds East, a distance of 77.75 feet; thence South 34 degrees 45 minutes 01 second East, a distance of 4.52 feet; thence North 55 degrees 36 minutes 14 seconds East, a distance of 67.31 feet to the southwesterly right-of-way line of Robert Street, and said line there terminating.

Said temporary construction easement is set to expire _____.

SURVEYOR'S 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 laws of the State of Minnesota.

Russell O. Halverson
License Number 41813

04/25/2022
Date

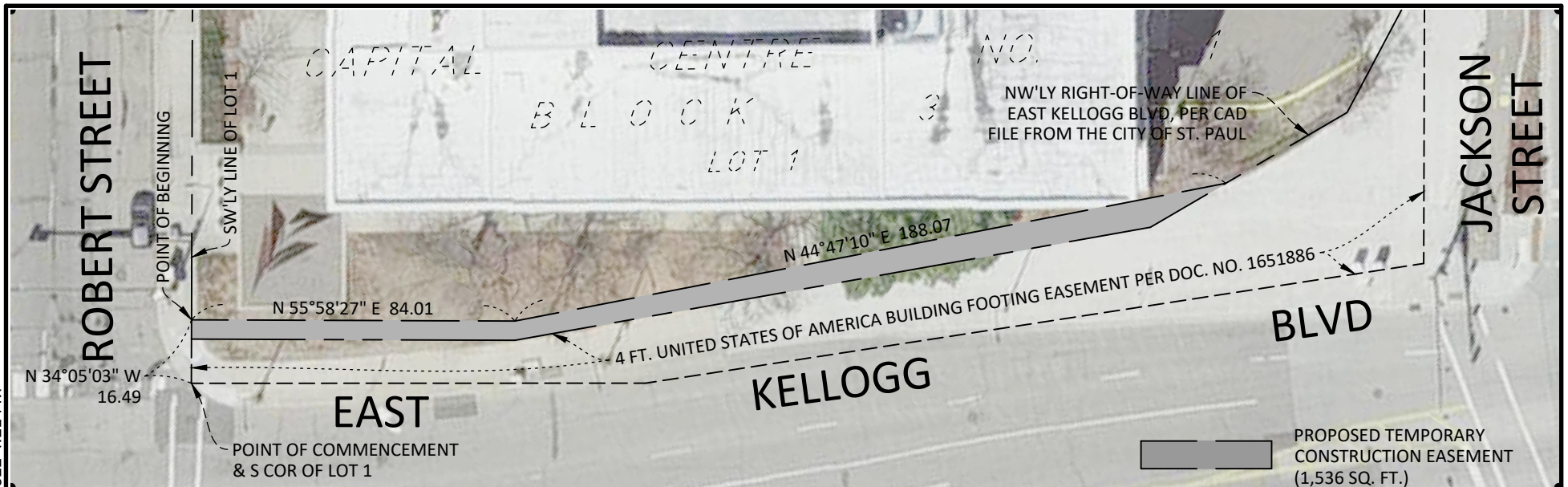
REVISION: CORRECTED TEMPORARY EASEMENT BOUNDARY & SQUARE FOOTAGE 05/26/2022

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EASEMENT EXHIBIT		PART OF: LOTS 11-16, BLOCK 25 CITY OF ST. PAUL (ST. PAUL PROPER), RAMSEY CO. OWNER: BIGOS-KELLOGG LLC
RAMSEY COUNTY PARCEL ID # 062822110022		
	BOLTON & MENK	FOR: CITY OF ST. PAUL
	12224 NICOLLET AVENUE BURNSVILLE, MINNESOTA 55337 (952) 890-0509	

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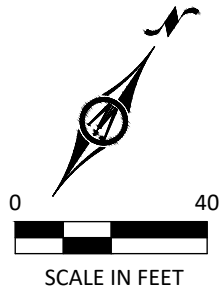


PROPOSED EASEMENT DESCRIPTION

A temporary easement for construction purposes over, under and across that part of Lot 1, Block 3, Capital Centre No. 1, Ramsey County, Minnesota, lying northwesterly of the northwesterly right-of-way line of East Kellogg Boulevard and southerly of a line described as follows:

Commencing at the south corner of said Lot 1, Block 3; thence on an assumed bearing of North 34 degrees 05 minutes 03 seconds West along the southwesterly line of said Lot 1, a distance of 16.49 feet to the point of beginning; thence North 55 degrees 58 minutes 27 seconds East, a distance of 84.01 feet; thence North 44 degrees 47 minutes 10 seconds East, a distance of 188.07 feet to said northwesterly right-of-way line of East Kellogg Boulevard, and said line there terminating.

Said temporary construction easement is set to expire _____.



EASEMENT EXHIBIT		PART OF: LOT 1, BLOCK 3, CAPITAL CENTRE NO. 1 RAMSEY COUNTY OWNER: UNITED STATES OF AMERICA
RAMSEY COUNTY PARCEL ID # 062822110021		
 BOLTON & MENK	12224 NICOLLET AVENUE BURNSVILLE, MINNESOTA 55337 (952) 890-0509	FOR: CITY OF ST. PAUL
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