

Exhibit A

(Space Above for Recorder/Registrar Use)

DEDICATION OF EASEMENT FOR PUBLIC SEWER PURPOSES

Independent School District No. 625, an independent school district organized under the laws of the State of Minnesota, as Grantor, for good and valuable consideration, to them in hand paid and the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the **City of Saint Paul**, a municipal corporation under the laws of the State of Minnesota, its successors, and assigns, as Grantee, a permanent easement for public sewer purposes on, over, under and across the following tract of land being in the County of Ramsey, State of Minnesota, described as follows:

See Attached Exhibit A

To have and to hold the same forever. Except as set forth below, Grantor does covenant that it is well seized in fee of the land and premises aforesaid, and has good right to sell and convey the same free of all encumbrances. A portion of the easement described on Exhibit A crosses an un-vacated portion of Tell Street as dedicated in the Plat of Sigel's Addition to the City of St. Paul. Grantor has applied to the City of Saint Paul for the vacation of the portion of Tell Street included in the easement description, and upon the completion of the vacation, Grantor will commence and prosecute a title registration proceeding to register title to the vacated portion of Tell Street in Grantor. It is the intent of the Grantor and Grantee that this easement subject Grantor's after acquired title in the vacated portion of Tell Street to the easement granted herein and in furtherance of that intent, Grantor covenants with and warrants to Grantee that Grantor's title registration application will (i) disclose the existence of the easement granted herein, (ii) identify the easement granted herein as an encumbrance on Grantor's Title which Grantor does not seek to extinguish or otherwise affect in the registration proceeding, request that the Order registering title to the vacated portion of Tell Street expressly state that vacated Tell Street is subject to the easement granted herein and provide for the entry of a memorial of his instrument on the Certificate of Title to be issued upon the conclusion of the registration proceeding.

Grantor also covenants that, except as described above, the above granted easement is in

the quiet and peaceable possession of the Grantee, and Grantor will warrant and defend against all persons lawfully claiming the whole or any part thereof, subject to encumbrances, if any, hereinbefore mentioned. It is intended and agreed that this agreement shall be a covenant running with the land and shall be binding to the fullest extent of the law and equity for the benefit of the public. It is further intended and agreed that this agreement and covenant shall remain in effect without limitation as to time.

IN TESTIMONY WHEREOF, Grantor, Independent School District No. 625, an independent school district organized under the laws of Minnesota, has caused this deed to be executed and acknowledged in its corporate name by its duly authorized officers, this 21st day of July, 2020.

By *Jeanette Foster*
Its Vice Chair, Board of Education

By *Zuki Ellis*
Its Clerk, Board of Education

STATE OF MINNESOTA }
COUNTY OF RAMSEY } ss

The foregoing was acknowledged before me this 23rd day of July, 2020
by Jeanette Foster and Zuki Ellis
the Vice Chair and Clerk
of Saint Paul Public Schools Board of Education

Sarah K. Dahlke

This Instrument was drafted by:

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



Exhibit A
Legal Description and Depiction

*Easement Description Sketch For: ST. PAUL PUBLIC SCHOOLS
American Indian Magnet School*

EASEMENT A DESCRIPTION

A 14.00 foot wide easement over, under and across Block 1, RIFLE PARK ADDITION, vacated Fremont Avenue and Tell Street. The centerline of said easement is described as commencing at the southwest corner of Block 24, A. GOTZIAN'S RE-ARRANGEMENT OF SIGEL'S ADDITION; thence on an assumed bearing of North 89 degrees 31 minutes 30 seconds East, along the south line of said Block 24 and its easterly extension, a distance of 353.53 feet to the point of beginning of the centerline to be described; thence North 2 degrees 11 minutes 22 seconds East 17.37 feet; thence North 42 degrees 20 minutes 22 seconds East 27.34 feet; thence North 10 degrees 42 minutes 37 seconds West 79.01 feet; thence North 2 degrees 09 minutes 48 seconds East 195.51 feet to the point of termination of said centerline. The sidelines of said easement are to be prolonged or shortened to terminate at said south line of Block 24. All in Ramsey County, Minnesota.

EASEMENT B DESCRIPTION

A 30.00 foot wide easement over, under and across Block 1, RIFLE PARK ADDITION, vacated Fremont Avenue and Tell Street. The centerline of said easement is described as commencing at the southwest corner of said Block 1; thence on an assumed bearing of North 89 degrees 25 minutes 53 seconds East, along said south line of Block 1, a distance of 186.17 feet to the point of beginning of the centerline to be described; thence North 0 degrees 22 minutes 49 seconds West 105.95 feet; thence North 40 degrees 13 minutes 19 seconds West 267.60 feet to the point of termination of said centerline. The sidelines of said easement are to be prolonged or shortened to terminate on said south line of Block 1.

Together with a 32.00 foot wide easement over, under and across said Block 1, RIFLE PARK ADDITION, vacated Fremont Avenue and Tell Street, described as commencing at the point of termination of the above described 30.00 foot wide easement; thence North 89 degrees 31 minutes 30 seconds East 11.53 feet to the point of beginning of the centerline to be described; thence South 89 degrees 31 minutes 30 seconds West 157.55 feet to the southerly extension of the west line of Lot 16, Block 6, SKIDMORE AND CASSEY'S ADDITION and said centerline there terminating. The sidelines of said easement are to be prolonged or shortened to terminate at said southerly extension of the west line of Lot 16. All in Ramsey County, Minnesota.

I hereby certify that this sketch, 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.

Dated this 15th day of July, 2020

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

REVISED: July 15, 2020 (per comments)

SHEET 1 OF 2 SHEETS



9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
www.sunde.com

2003-083-A 678/23 1.29 R.22 S.33 SMT 2003083A002exam1R.dwg

