

KNOW ALL MEN BY THESE PRESENTS: That the State of Minnesota, by and through its Board of Trustees of the Minnesota State Colleges and Universities, a sovereign body, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

TRACT 1:

Parcel 1:

All that part of Blocks 83 and 84, Dayton & Irvine's Addition to Saint Paul, the 3 foot strip reserved along the South line of Nininger's Addition to St. Paul, Virginia Street vacated, Marshall Place vacated, and Farrington Street vacated, contained within the following described lines:

Beginning on the North line of Marshall Avenue and the center line of Virginia Street (F.K.A. Nelson Street), as dedicated in the plat of Dayton & Irvine's Addition to Saint Paul (now vacated); thence North along said center line of Virginia Street as vacated 102.10 feet to the South line of Section 36, Township 29, Range 23; thence East along the South line of said Section 36 to the West line of Nininger's Addition to St. Paul, as established in said plat; thence North along said Westerly line of Nininger's Addition to St. Paul, to the North line of Marshall Street as dedicated in the plat of Nininger's Addition to St. Paul (now vacated); thence East along said North line of Marshall Place as vacated to the East line of Lot 28, Block 83, Dayton & Irvine's Addition to Saint Paul, extended North; thence South along the East line of said Lot 28 and said East line extended, to the North line of Marshall Avenue; thence West along the North line of Marshall Avenue to the East line of the West 10 feet of Lot 28, Block 83, Dayton & Irvine's Addition to Saint Paul; thence North along the East line of the West 10 feet of said Lot 28 and said East line extended North to the center line of Marshall Place as vacated; thence West along the center line of Marshall Place as vacated to the center line of Farrington Street as dedicated in the plat of Dayton & Irvine's Addition to Saint Paul (now vacated), extended North; thence South along said last described line to the North line of Marshall Avenue; thence West along the North line of Marshall Avenue to the point of beginning.

Except:

That part of the North one-half (N. 1/2) of adjoining Marshall Place, vacated, lying between the extensions across it of the West line of Lot thirteen (13) and a line drawn South, at right angles to the North line of Lot fourteen (14), from a point on said North line, distant one hundred nine and six tenths (109.6) feet West from the Northeast corner of Lot sixteen (16), Block four (4), of A Nininger's Addition to Saint Paul and situated in the County of Ramsey in the State of Minnesota.

ALSO except:

That part of the North one-half (N. 1/2) of adjoining Marshall Place, vacated, lying between the extensions across it of the East line of Lot sixteen (16) and a line drawn South, at right angles to the North line of Lot fourteen (14), from a point on said North line distant one hundred nine and six tenths (109.6) feet West from the Northeast corner of said Lot sixteen (16), Block four (4), of Nininger's Addition to Saint Paul and situated in the County of Ramsey in the State of Minnesota.

Parcel 2:

Lot 29 and the West 10 feet of Lot 28, Block 83, Dayton & Irvine's Addition to Saint Paul and all that part of the East Half of the Southwest Quarter of the Southeast Quarter of Section 36, Township 29, Range 23, as lies between Lot 29 and the West 10 feet of Lot 28, Block 83, Dayton & Irvine's Addition to Saint Paul, and Marshall Street as laid down in the plat of Nininger's Addition to St. Paul, said tract being a strip of land 3 feet wide North of and adjoining said Lot 29 and the West 10 feet of Lot 28; together with those parts of vacated Farrington Street and vacated Marshall Place accruing thereto.

Abstract Property

TRACT 5:

That part of the North 1/2 of adjoining Marshall Place, vacated, lying between the extensions across it of the West line of Lot 13 and a line drawn South, at right angles to the North line of Lot 14, from a point on said North line, distant 109.6 feet West from the Northeast corner of Lot 16, Block 4, Nininger's Addition.

That part of the North 1/2 of adjoining Marshall Place vacated, lying between the extensions across it of the East line of Lot 16 and a line drawn South, at right angles to the North line of Lot 14, from a point on said North line distant 109.6 feet West from the Northeast corner of said Lot 16, Block 4, Nininger's Addition, Block 4, Nininger's Addition

Torrens Property—Certificate of Title No. 380520

TRACT 6:

Parcel 1:

All that part of Lot 9, Block 83, Dayton & Irvine's Addition, lying West of the East line of Cathedral Place, except that part of said Lot 9 taken for street purposes.

Lot 10, Block 83, Dayton & Irvine's Addition,

Lot 16, Block 83, Dayton & Irvine's Addition, except the Easterly 6.33 feet of said Lot conveyed to the City of St. Paul, and except that portion thereof lying Westerly of a line drawn from a point on the Southerly line of said Lot, .535 of one foot East of the Southwest corner thereof to a point on the Northerly line of said Lot, .865 of 1 foot East of the Northwest corner thereof.

Lots 17 and 18, Block 83, Dayton & Irvine's Addition, and the South 3 feet of Bailey's Addition to Saint Paul (also known as Baileys Addition to Rondo's Addition to Saint Paul) North of and adjoining said Lots 17 and 18.

Lot 27, Block 83, Dayton & Irvine's Addition.

Parcel 2:

Lot 25, Block 83, Dayton & Irvine's Addition to Saint Paul.

That part of the East 1/2 of Southwest quarter of the Southeast quarter of Section 36 in Township 29, Range 23, which lies between Lot 25, Block 83, Dayton & Irvine's Addition to Saint Paul and Marshall Place (formerly Marshall Avenue) as Laid down in Niningers Addition to St. Paul

Parcel 3:

All that part of Lot 8, Block 2, Bailey's Addition to Rondo's Addition, which lies Southwesterly of a line run parallel with and distant 40 feet Southerly of the following described line: Beginning at a point on the center line of Western Avenue, distant 106.11 feet North of its intersection with the center line of Carroll Avenue as it now exists Westerly of Western Avenue; thence run Southeasterly at an angle of 84 degrees 19 minutes 55 seconds with the centerline of said Western Avenue for 456.12 feet; thence deflect to the right on a 3 degrees 00 minutes curve (Delta angle 4 degrees 09 minutes 40 seconds) for 138.7 feet; thence on a tangent to said curve for 326.37 feet; thence deflect to the left on a 4°00' curve (delta angle 10 degrees 13 minutes 49 seconds) for 255.76 feet, thence on tangent to said curve for 215.03 feet; thence deflect to the right on a curve having a radius of 1134.92 feet (delta angle 11 degrees 29 minutes 41 seconds) for 227.69 feet and terminating

Lot 10, Block 2, Bailey's Addition

Parcel 4:

The South 60 feet of Lot 1, Block 3, Nininger's Addition

That part of Lot 9, Block 3, Nininger's Addition, except the Northerly 43 feet thereof, lying Easterly of the Easterly line of the following described property: Beginning at the center line of Iglehart Avenue as vacated and the East line of Western Avenue as now laid out and established at North 0 degrees 5 minutes 20 seconds East extended North; thence North along said East line of Western Avenue extended North to the North line of Iglehart Avenue as vacated; thence Northeasterly to a point on the South line of Carroll Avenue as dedicated in the Plat of Grace's Addition to St. Paul, 7 feet East of the East line of Western Avenue; thence North and parallel with said center line of Western Avenue to a point in a line which lies Southwesterly of a line run parallel with and distant 30 feet Southwesterly of the following described line: From a point on the intersection of the center line of Arundel Street with the center line of Carroll Avenue as dedicated in the Plat of Mackubin and Marshall's Addition to Saint Paul, run Easterly along the center line of Carroll Avenue 658.28 feet; thence deflect to the left at an angle of 89 degrees 37 minutes for 106.11 feet; thence deflect to the right at an angle of 101 degrees 53 minutes 21 seconds 250 feet to the point of beginning of the line to be described; thence run Northwesterly along the last described course 1000 feet and there terminating. Thence to the right on the above described line Southeasterly 338.39 feet, more or less, to the South line of Carroll Avenue as dedicated in the Plat of Grace's Addition to the City of St. Paul (now vacated); thence East along the South line of said Carroll Avenue extended to the East line of Virginia Street as widened (now vacated); thence South along the East line of Virginia Street as widened (now vacated), to the North line of Marshall Place as vacated; thence West along the North line of Marshall Place as vacated to the Westerly line of Niningers Addition to St. Paul, as established in said Plat; thence Northerly along said Westerly line of Niningers Addition to St. Paul, to the center line of Iglehart Avenue as vacated and extended Easterly; thence West along said center line of Iglehart Avenue to the point of beginning.

Lot 10, Block 3, Nininger's Addition, except the Northerly 43 feet thereof and except the Easterly 30 feet thereof.

The South 1/2 of Lots 13, 14, 15 and 16, Block 4, Nininger's Addition, except the North 1/2 of adjoining Marshall Place, vacated.

Lots 4, 5, 6 and 30, Block 5, Nininger's Addition

Lot 16, Block 6, Nininger's Addition, except the South 50 feet thereof which lies Southerly of a line run parallel with and distant 40 feet Southerly of the following described line: Beginning at a point of the center line of Western Avenue, distant 106.11 feet North of its intersection with the center line of Carroll Avenue as it now exists Westerly of Western Avenue; thence run Southeasterly at an angle of 84 degrees 19 minutes 55 seconds with the center line of said Western Avenue for 456.12 feet; thence deflect to the right on a 3 degrees 00 minutes curve (delta angle of 4 degrees 09 minutes 40 seconds) for 138.7 feet; thence on tangent to said curve for 326.37 feet and there terminating.

Lot 22, Block 6, Nininger's Addition

Parcel 5:

Lot 1, Block 11, Rondo's Addition to the City of St. Paul, except that part of said lot included in Chamber's Rearrangement of said Block.

Lot 1 except the North 10 feet and the West 15 feet of the South 10 feet in Chamber's Rearrangement of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 11, Rondo's Addition to the City of St. Paul, Minnesota

All according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

Torrens Property—Certificate of Title No. 377735

Above property together with vacated streets which accrued by Council resolutions vacating streets filed October 24, 1966 as Document No.'s. 1687160(A) and 1687161(A); as affected by Council resolution recorded January 5, 1968 as Document No. 1716851(A), and also together with vacated streets which accrued by Council resolutions vacating streets filed May 7, 2018 as Document No. 4708737(A) and filed in the office of the Registrar of Titles on April 16, 2018 as Document No.'s 2612192(T) & filed May 7, 2018 as Document No. 4708736(A) and filed in the office of the Registrar of Titles on April 16, 2018, 2612193(T).

And that Independent School District #625 of Minnesota, an independent school district organized under the laws of the State of Minnesota, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

TRACT 2:

All of Lots 1, 10, 11 and 12, and the Westerly 50 feet of Lot 2, Block 8, Rondo's Addition, according to the recorded plat thereof, and situate in Ramsey County, Minnesota;

All of Lots 3 through 13, and the West 135 feet of Lot 14, Chamber's Rearrangement of Block 11, Rondo's Addition, according to the recorded plat thereof, and situate in Ramsey County, Minnesota;

All of Lots 13 through 16, Block 2, Bailey's Addition, according to the recorded plat thereof, and situated in Ramsey County, Minnesota;

All of Lot 1, the Northerly 9 feet of Lot 2, all of Lots 3 and 4, and all of Lots 13 through 16, Block 3, Bailey's Addition, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

Abstract property

TRACT 3:

Lot 2 and the North 10 feet of Lot 1, Chamber's Rearrangement of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 11, Rondo's Addition to the City of St. Paul, Minn., according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

AND

Lot 2, Block 3, Bailey's Addition to Saint Paul, except the Northerly 9 feet thereof, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

Abstract property

TRACT 4:

All of Lots 10 through 13 and 17 through 27 and all that part of Lot 9 lying West of the East line of Cathedral Place, except that part of said Lot 9 taken for street purposes and Lot 14 subject to Louis Street and Lot 16, except that part of said Lot 16 taken for street purposes, all in Block 83, Dayton and Irvine's Addition to Saint Paul, together with a strip of land, about 3 feet wide, being the South 3 feet of Bailey's Addition to Saint Paul and Nininger's Addition to Saint Paul, that lies between the North line of said Lots 16 through 27 and the South line of vacated Marshall Place;

SAINT PAUL COLLEGE

All of Lots 9 through 12, Block 2, Bailey's Addition to Saint Paul; All of Lots 5 through 12, Block 3, Bailey's Addition to Saint Paul;

All of Lots 1 through 32, except those parts of vacated Marshall Place from the Easterly property line of Lot 28, Block 83, Dayton and Irvine's Addition to Saint Paul, extended Northerly to the North right-of-way line of (Vacated) Marshall Place, Block 5, Nininger's Addition to Saint Paul;

All of Lots 17 through 32, Block 6, Nininger's Addition to Saint Paul;

All of Lots 1 through 16, except those parts of vacated Marshall Place and Virginia Street as widened which accrued thereto, all in Block 4, Nininger's Addition to Saint Paul;

All of Lots 1 through 16, except those parts of vacated Virginia Street as widened which accrued thereto, all in Block 3, Nininger's Addition to Saint Paul;

That part of Lots 1 through 16, Block 6, Nininger's Addition to Saint Paul and that part of the Northerly one-half of Block 2, Bailey's Addition to Saint Paul, lying Southerly of a line run parallel with and distant 40 feet Southerly of the following described line:

Beginning at a point on the center line of Western Avenue distant 106.11 feet North of its intersection with the center line of Carroll Avenue as it now exists Westerly of Western Avenue; thence run Southeasterly at an angle of 84°19'55" with the center line of said Western Avenue for 456.12 feet; thence deflect to the right on a 3°00' curve (Delta = 4°09'40") for 138.7 feet; thence on a tangent to said curve for 326.37 feet; thence deflect to the left on a 4°00' curve (Delta = 10°13'49") for 255.76 feet; thence on a tangent to said curve for 215.03 feet; thence deflected to the right on a curve having a radius of 1134.92 feet (Delta = 11°29'41") for 227.69 feet and there terminating.

That part of Lots 2 except the Westerly 50 feet thereof, 3 and 9, Block 8, Rondo's Addition to the City of Saint Paul, lying Southerly of a line run parallel with and distant 60 feet Southwesterly of the following described line;

From a point on the center line of Western Avenue distant 106.11 feet North of its intersection with the Center line of Carroll Avenue as it now exists Westerly of Western Avenue run Southeasterly at an angle of 84°19'55" with the center line of said Western Avenue for 456.12 feet; thence deflect to the right on a 3°00' curve (Delta = 4°09'40") for 138.7 feet; thence on a tangent to said curve for 326.37 feet; thence deflect to the left on a 4°00' curve (Delta = 10°13'49") for 255.76 feet; thence on a tangent to said curve for 329.26 feet; thence deflect to the right at an angle of 11°29'41" for 114.23 feet; thence deflect to the left at an angle of 101°09'43" for 11.21 feet; thence deflect to the left at an angle of 78°56'46.7" for 100 feet to the point of beginning of the line to be described; thence run Southeasterly along the last described curve for 100 feet; thence deflect to the right on a 5°00' curve (Delta = 5°10'20") for 103.44 feet; thence on a tangent to said curve for 113.49 feet; thence deflect to the right on a 11°00' curve (Delta = 25°30'04") for 231.83 feet and there terminating.

The West fifteen (15) feet of the South ten (10) feet of Lot One (1), and the East fifteen (15) feet of the South ten (10) feet of Lot Fourteen (14), Chamber's Rearrangement of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 11, Rondo's Addition to the City of Saint Paul, Minn.

All according to the plats thereof on file and of record in the office of the Register of Deeds, Ramsey County, Minnesota.

Abstract property

Has caused the same to be surveyed and platted as SAINT PAUL COLLEGE.

In witness whereof said State of Minnesota, by and through its Board of Trustees of the Minnesota State Colleges and Universities, a sovereign body, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

STATE OF MINNESOTA, BY AND THROUGH ITS BOARD OF TRUSTEES OF THE MINNESOTA STATE COLLEGES AND UNIVERSITIES

SIGNED: By _____ its _____

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, the _____ and by _____, the _____, of State of Minnesota, by and through its Board of Trustees of the Minnesota State Colleges and Universities, a sovereign body, on behalf of said body.

Notary Public, _____ County, _____
My Commission Expires _____

I, Mark S. Hanson, 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____.

Mark S. Hanson, Licensed Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA

COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me on this ____ day of _____, 20____, by Mark S. Hanson, a Professional Land Surveyor.

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the ____ day of _____, 20____, the City Council 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 _____, Deputy
Department of Property Records and Revenue

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this ____ day of _____, 20____.

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

REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of SAINT PAUL COLLEGE 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 Plots, Pages _____, and _____, as Document Number _____.

Deputy Registrar of Titles

**PRELIMINARY
SUBJECT TO REVISION**

