

RIVOLI BLUFF

KNOW ALL PERSONS BY THESE PRESENTS: That Housing and Redevelopment Authority of the City of Saint Paul, a body corporate and politic, 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:

That part of Lots 2, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21, Block 7, and Lots 5, 6, 7 ,8, 9, 30, 31 and 32, Block 9, all in Warren and Winslows Addition, together with those parts of the vacated Streets, accruing thereto described as follows:

Commencing at the intersection of the west right of way line of Otsego Street and the northwesterly right of way line of Lafayette Road (Herkimier Avenue) as originally platted in said Warren and Winslows Addition to St. Paul; thence on an assumed bearing of North 00 degrees 02 minutes 04 seconds East, along said west right of way line, a distance of 99.84 feet to the point of beginning of the land to be described; thence North 89 degrees 57 minutes 56 seconds West, a distance of 400.00 feet thence South 52 degrees 02 minutes 04 seconds West, a distance of 59.51 feet; thence South 37 degrees 30 minutes 23 seconds East a distance of 203.13 feet; thence South 24 degrees 43 minutes 46 seconds West a distance of 4.44 feet; thence South 65 degrees 16 minutes 14 seconds East a distance of 8.44 feet; thence South 37 degrees 30 minutes 23 seconds East a distance of 97.68 feet to the northwesterly right of way line of Lafayette Road as now opened; thence southwesterly a distance of 62.03 feet along said northwesterly right of way line also being a curve, not tangent to the last described line, concave to the southeast, having a radius of 1237.00 feet, a central angle of 02 degrees 52 minutes 24 seconds and a chord which bears South 46 degrees 53 minutes 04 seconds West to the intersection of the easterly right of way line of Arkwright Street and said northwesterly right of way line of Lafayette Road (Herkimier Avenue); thence North 35 degrees 39 minutes 34 seconds West, along said easterly right of way, a distance of 51.27 feet; thence North 25 degrees 42 minutes 36 seconds West, along said easterly right of way line, a distance of 389.72 feet; thence North 00 degrees 30 minutes 17 seconds West, along said easterly right of way line, a distance of 209.03 feet to the northwest corner of said Lot 21; thence North 88 degrees 05 minutes 34 seconds East, along the north line of said Lot 21, distance of 198.27 feet to the northeast corner of said Lot 21; thence North 88 degrees 42 minutes 46 seconds East, a distance of 25.00 feet; thence South 01 degrees 17 minutes 14 seconds East, a distance of 10.36 feet; thence North 88 degrees 42 minutes 46 seconds East, a distance of 25.00 feet to the west line of said Block 9; thence South 01 degrees 17 minutes 14 seconds East, along said west line, a distance of 151.91 feet to the northwest corner of said Lot 30; thence North 88 degrees 37 minutes 52 seconds East, along the north line of said Lot 30, a distance of 128.37 feet to the northeast corner of said Lot 30 also being the southwest corner of said Lot 8; thence North 00 degrees 02 minutes 04 seconds East, along the west line of said Lots 8 and 9, a distance of 100.93 feet to the northwest corner of said Lot 9; thence North 89 degrees 02 minutes 10 seconds East, along the north line of said Lot 9, a distance of 123.95 feet to the northeast corner of said Lot 9 also being said west right of way line of Otsego Street; thence South 00 degrees 01 minutes 08 seconds West, along said west right of way line, a distance of 228.43 feet to the point of beginning.
EXCEPT: The East Half of vacated Rivoli Street lying between the extensions across it of the north line and the south line of Lot 27, Block 9, Warren and Winslows Addition;

AND

Lots 10 and 11, Block 9, Warren and Winslows Addition to St. Paul;

AND

Lots 26, 27, 28 and 29, Block 9, Warren and Winslows Addition to St. Paul;

AND

The East Half of vacated Rivoli Street lying between the extensions across it of the north line and the south line of Lot 27, Block 9, Warren and Winslows Addition.

Has caused the same to be surveyed and platted as RIVOLI BLUFF and does hereby dedicate to the public for public use forever, the public way as shown on this plat and the drainage and utility easements as shown on this plat.

In witness whereof said Housing and Redevelopment Authority of the City of Saint Paul, a body corporate and politic, under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 20 ____.

Housing and Redevelopment Authority of the City of Saint Paul, Minnesota

By: _____ its _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20 _____, by _____, the _____, of Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, on behalf of the body.

County, _____ Printed Name
My commission expires _____

I Marcus F. Hampton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; 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, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20 _____

Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20 _____, by Marcus F. Hampton.

County, _____ Printed Name
My commission expires January 31, _____

CITY COUNCIL, CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the _____ day of _____, 20 _____, the City Council of the City of Saint Paul, Minnesota, approved this plat.

Clerk

RAMSEY COUNTY DEPARTMENT OF PROPERTY TAXATION AND RECORDS

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: _____ Director
Department Of Property Taxation and Records

By: _____ Deputy

RAMSEY 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 _____.

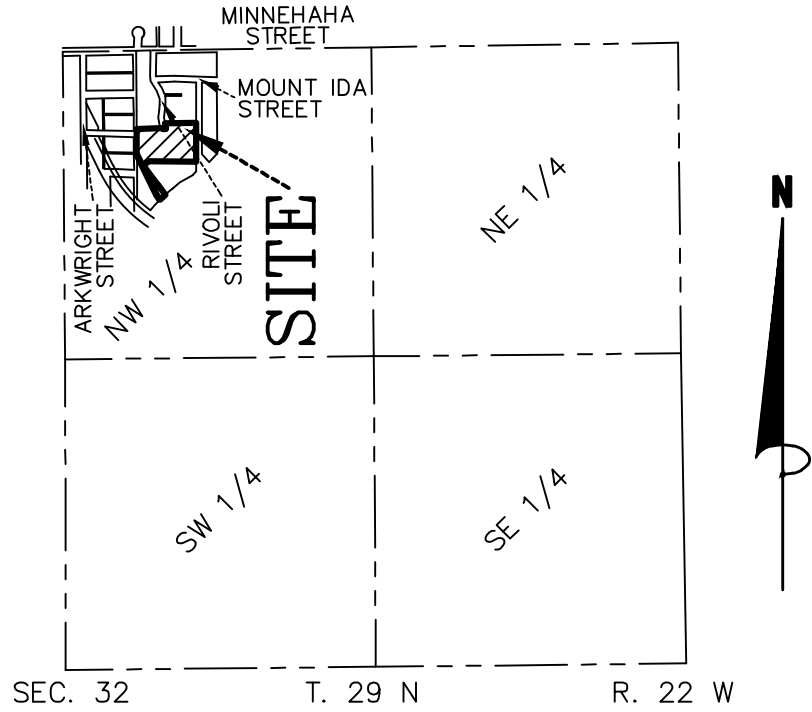
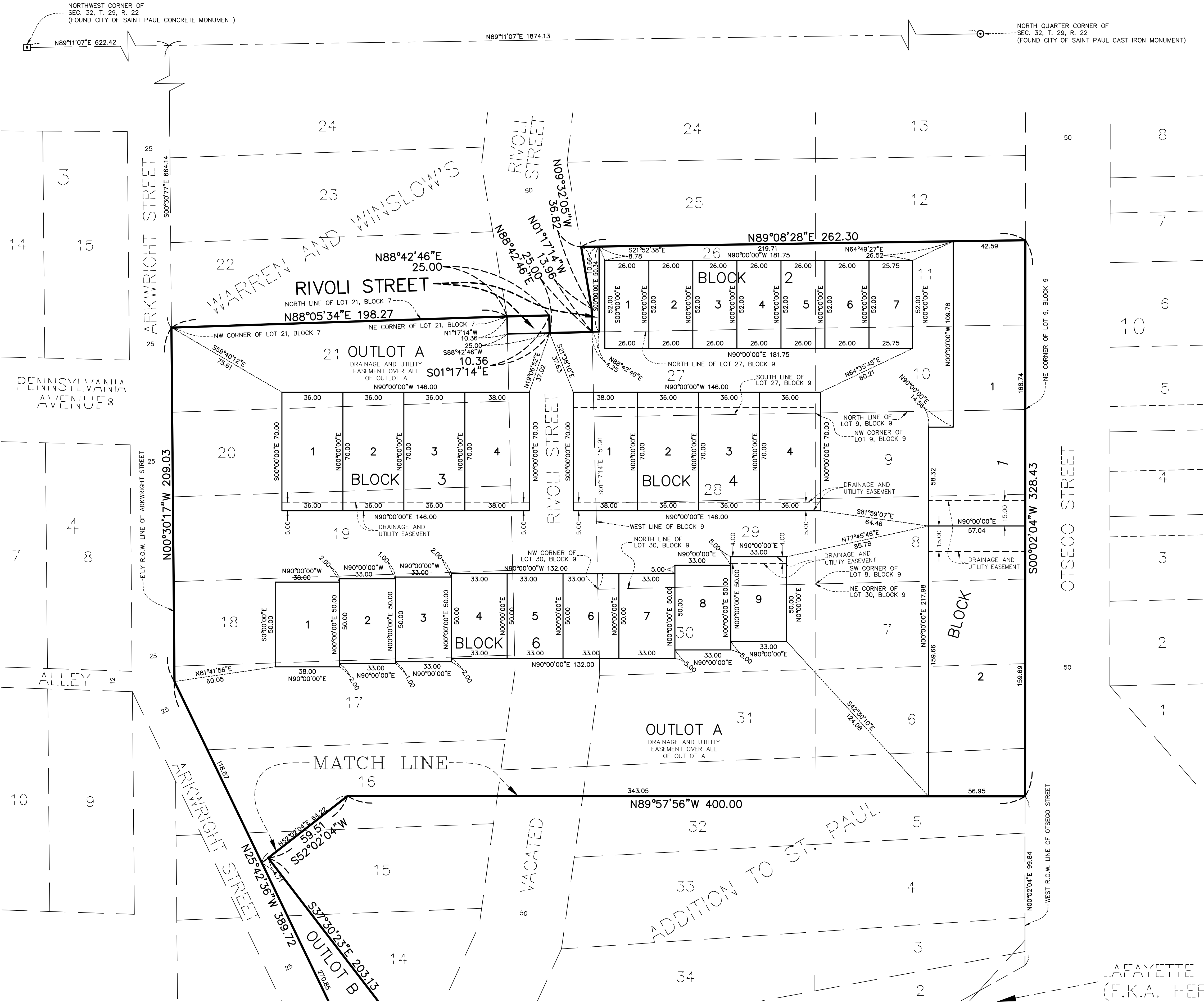
By: _____
Ramsey County Surveyor

REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of RIVOLI BLUFF 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

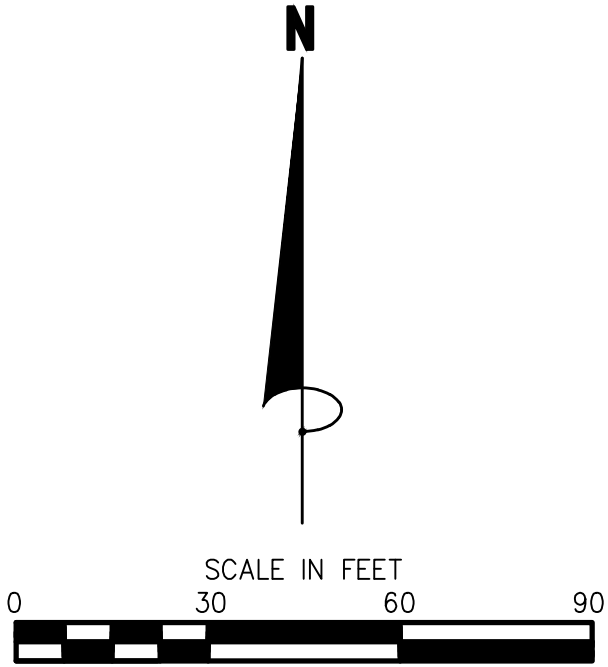
RIVOLI BLUFF



VICINITY MAP
NOT TO SCALE

BEARINGS ARE BASED ON THE WEST RIGHT OF WAY
LINE OF OTSEGO STREET WHICH IS ASSUMED TO HAVE
A BEARING OF N 00°02'04" E

- DENOTES FOUND 1/2 INCH IRON MONUMENT
- DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT
WITH CAP MARKED R.L.S. NO. 47481
- ▲ FOUND MAGNETIC NAIL



LAFAYETTE ROAD
(F.K.A. HERKIMER AVENUE)

MINNEHAHA STREET

ARKWRIGHT STREET

MOUNT IDA STREET

RIVOLI STREET

NW 1/4

NE 1/4

SE 1/4

SW 1/4

SITE

SEC. 32 T. 29 N R. 22 W

VICINITY MAP

NOT TO SCALE

BEARINGS ARE BASED ON THE WEST RIGHT OF WAY
LINE OF OTSEGO STREET WHICH IS ASSUMED TO HAVE
A BEARING OF N 00°02'04" E

-
- A north arrow pointing upwards with the letter 'N' at the tip. Below the arrow is a scale bar labeled 'SCALE IN FEET' with markings at 0, 30, 60, and 90. The scale bar is divided into four equal segments, each representing 30 feet.