

PUBLIC RIGHT-OF-WAY EASEMENT

This Public Right-of-Way Easement ("Easement") is made as of the 17 day of April, 2025, by **Shiloh Missionary Baptist Church**, a Minnesota nonprofit corporation ("Shiloh Church") in favor of the **City of Saint Paul, Minnesota**, a Minnesota municipal corporation (the "City").

RECITALS

WHEREAS, Shiloh Church is the fee owner of the real property described in Exhibit A, attached hereto (the "Property").

WHEREAS, Shiloh Church desires to grant to the City an easement over portions of the Property as depicted and described in Exhibit B – Kent Street Easement and Exhibit C – Mackubin Street Easement, attached hereto (the "Easement Areas"), in accordance with the terms and conditions contained herein.

TERMS OF EASEMENT

1. Grant of Easement. For forty-two thousand and 00/100 dollars (\$42,000.00) and other good and valuable consideration, the receipt of which is acknowledged by Shiloh Church, Shiloh Church grants and conveys to the City a perpetual non-exclusive easement over the Easement Areas for public right-of-way purposes, subject to the terms and conditions hereof.

2. Scope of Easement. The Easement gives the City, its contractors, agents, and employees the right to access, locate, construct, operate, maintain, alter and repair public improvements within the Easement Areas. The Easement also includes the City's right to cut, trim, or remove from the Easement Areas any trees, shrubs, or other vegetation as in the City's judgment unreasonably interfere with the Easement or improvements of the City. The City will replace public trees in the right-of-way as necessary, consistent with the City's general practices for replacing right-of-way trees, and will not impact any private trees on Shiloh Church's property. The City or its contractor will maintain newly planted trees for one-year, consistent with the City's general practices for maintaining newly planted trees. Location and species will be determined by the Forestry Division of the City's Department of Parks and Recreation. The City will also remove Shiloh Church's east entrance/exit gate at Mackubin Street and compensate Shiloh Church for its cost to relocate the gate to approximately 10 feet west of its present location and outside of the newly-established right-of-way line.

3. Covenants of Shiloh Church. Shiloh Church covenants that it is well seized in fee of the Property, and has good right to sell and convey the same, free of all encumbrances but subject to matters of record. Shiloh Church covenants that the above-granted Easement is in the quiet and peaceable possession of the City, subject to matters of record. Shiloh Church will warrant and forever defend against all persons lawfully claiming the whole or any part thereof, subject to matters of record.

4. Shiloh Church's Use. Shiloh Church reserves the right to use the Easement Area in a manner consistent with the rights herein granted, provided that such use shall not interfere with

or disturb the public's use of the Easement Area for sidewalk purposes or the City's rights outlined in Section 2.

5. Binding Effect. The terms and conditions of this instrument shall run with the land and be binding to the fullest extent of the law and equity on Shiloh Church, its successors and assigns for the benefit of the public. The Easement shall remain in effect without limitation as to time.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Shiloh Church has executed this Easement effective as of the date and year first above written.

Shiloh Missionary Baptist Church,
a Minnesota nonprofit corporation

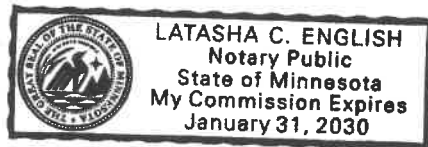
By: *Anthony D. Robinson*

Name (printed): Anthony D. Robinson

Its: Deacon

STATE OF MINNESOTA)
) ss.
COUNTY OF Washington)

The forgoing instrument was acknowledged before me on this 17th day of April, 2025, by Anthony D. Robinson the Deacon of Shiloh Missionary Baptist Church, a Minnesota nonprofit corporation, on behalf of the corporation.



Latasha C. English
Notary Public

My Commission Expires: 1/31/2030

PREPARED BY AND UPON
RECORDING RETURN TO:

City of Saint Paul
Office of Financial Services – Real Estate Section
25 W. 4th St., Rm. 1000
St. Paul, MN 55102
651-266-8850

EXHIBIT A

Legal Description of the Property

The South 270 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 29, Range 23, except that part acquired by the City of St. Paul for street purposes, Ramsey County, Minnesota.

Also,

A strip of land 32.0 feet wide extending North and South upon, over and across the NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 29 North, Range 23 West, the centerline of said strip being parallel to and 129.0 feet West of the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ bounded on the South by the North right of way line of 60.0 foot wide Lawson Street in the City of St. Paul, Ramsey County, Minnesota and bounded on the North by the South line of that certain property described in deed dated August 30, 1954 from the Great Northern Railway Company to Ervin B. Belisle and Harold E. Drake, co-partners, doing business as Sheet Metal Specialty Company.

EXHIBIT B – Kent Street Easement

Depiction and Legal Description of the Easement Area

See Attached Exhibit B



City of St. Paul
Public Works
Surveyors Office

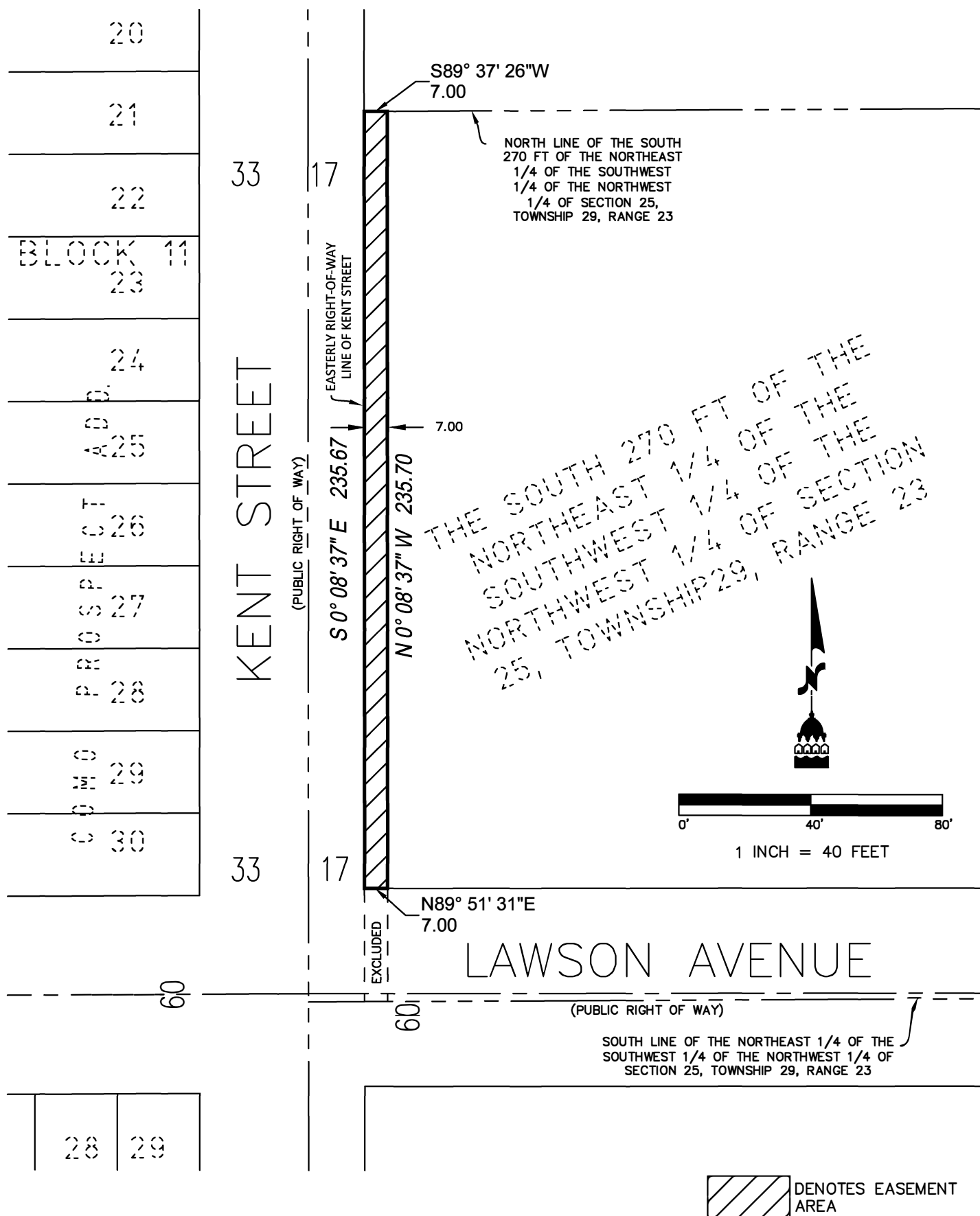
DRAWN: KJK
APPROVED: KJK
FIELD CREW: JG

PREPARED FOR:
SHILOH MISSIONARY BAPTIST CHURCH

PROJECT NAME:
CROSSROADS SRTS

KENT STREET EASEMENT
EXHIBIT B

SHEET NO.
1 OF 2
DATE: 10/10/2024



Easement Description:

A 7 foot wide perpetual easement for Right-of- Way purposes lying over, under and across that part of the south 270 feet of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 25, Township 29, Range 23, Ramsey County, Minnesota.

Said easement lies westerly of a line 7 feet east from the easterly Right-of-Way line of Kent Street as widened by Council File Number 9605, excluding that part already subject to an opening for Right-of-Way purposes for Lawson Avenue by Council File Number 6805 per the City of Saint Paul, Minnesota.

Containing 1649.77 Square Feet or 0.038 Acres, more or less.

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City of St. Paul
Public Works
Surveyors Office

DRAWN: KJK
APPROVED: KJK
FIELD CREW: JG

PREPARED FOR:
SHILOH MISSIONARY BAPTIST CHURCH
PROJECT NAME:
CROSSROADS SRTS

KENT STREET EASEMENT
EXHIBIT B

SHEET NO.
2 OF 2
DATE: 10/10/2024

EXHIBIT C – Mackubin Street Easement

Depiction and Legal Description of the Easement Area

See Attached Exhibit C

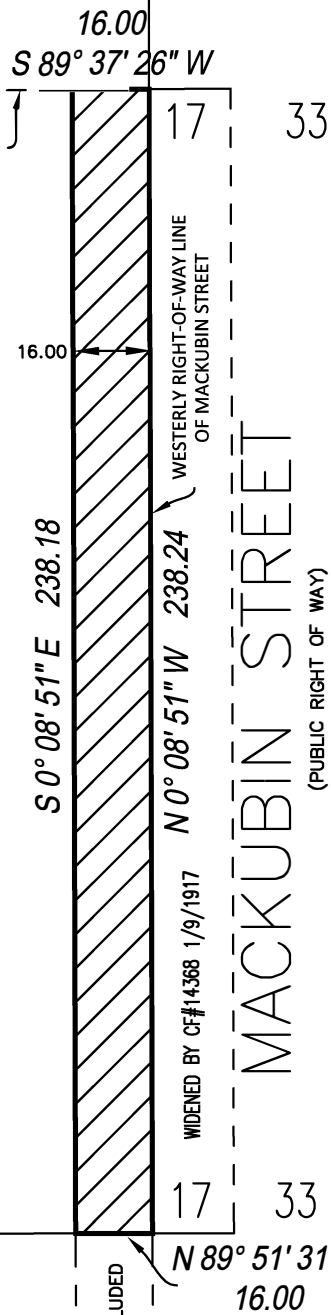
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GREAT NORTHERN R.R. VACATED-QCD 8/30/1954

NORTH LINE OF THE SOUTH
270 FT OF THE NORTHEAST
1/4 OF THE SOUTHWEST 1/4 OF
THE NORTHWEST 1/4 OF
SECTION 25, TOWNSHIP 29,
RANGE 23

THE SOUTH 270 FT OF THE
NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION
25, TOWNSHIP 29, RANGE 23



LAWSON
AVENUE

(PUBLIC RIGHT OF WAY)

SOUTH LINE OF THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 25, TOWNSHIP 29, RANGE 23



1 INCH = 40 FEET



DENOTES EASEMENT
AREA



City of St. Paul
Public Works
Surveyors Office

DRAWN: KJK
APPROVED: KJK
FIELD CREW: JG

PREPARED FOR:
SHILOH MISSIONARY BAPTIST CHURCH
PROJECT NAME:
CROSSROADS SRTS

MACKUBIN STREET EASEMENT
EXHIBIT C

SHEET NO.
1 OF 2
DATE: 10/10/2024

Easement Description:

A 16 foot wide perpetual easement for Right-of- Way purposes lying over, under and across that part of the south 270 feet of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 25, Township 29, Range 23, Ramsey County, Minnesota.

Said easement lies easterly of a line 16 feet west from the westerly Right-of-Way line of Mackubin Street as widened by Council File Number 14368, excluding that part already subject to an opening for Right-of-Way purposes for Lawson Avenue by Council File Number 6805 per the City of Saint Paul, Minnesota.

Containing 3811.35 Square Feet or 0.087 Acres, more or less.

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City of St. Paul
Public Works
Surveyors Office

DRAWN: KJK
APPROVED: KJK
FIELD CREW: JG

PREPARED FOR:
SHILOH MISSIONARY BAPTIST CHURCH
PROJECT NAME:
CROSSROADS SRTS

MACKUBIN STREET EASEMENT
EXHIBIT C

SHEET NO.
2 OF 2
DATE: 10/10/2024