

KNOW ALL PERSONS BY THESE PRESENTS: That Ryan Companies US, Inc., a ______, owner of the following described property situated in the City of St. Paul, County of Ramsey, State of Minnesota, to wit:

That part of Lot 1, Auditor's Subdivision No. 87, lying north of the plat of Ford Motor Company First Addition,

Except that part of said Lot 1 lying within the east 671.40 feet of the Northeast Quarter of Section 17, Township 28, Range 23, and lying north of a line drawn at right angles to the east line of said Northeast Quarter from a point on said east line distant 1530.54 feet south from the intersection of the south line of Ford Road with the east line of said Northeast Quarter,

And except that part of said Lot 1 contained within the following: Beginning at the intersection of the southerly right—of—way of Ford Parkway, as now established, with a line distant westerly 671.40 feet from and parallel with the east line of Section 17, Township 28, Range 23; thence southerly 500 feet along a line distant 671.40 feet westerly and parallel with the east line of said Section 17; thence westerly and parallel with the southerly right—of—way line of Ford Parkway, as now established, a distance of 328 feet; thence northerly along a line distant westerly 999.40 feet and parallel with the east line of said Section 17, a distance of 500 feet to the southerly right—of—way line of Ford Parkway, as now established, a distance of 328 feet to the point of beginning,

And except the following described parcel: All of the North half of the Southeast quarter of the Northeast quarter of Section 17, Township 28, Range 23 West of the Fourth Principal Meridian, except the East 671.40 feet thereof (being part of Lot 1, Auditor's Subdivision No. 87),

And except the following described parcel: All that part of the Southeast quarter of the Northeast quarter of Section 17, Township 28, Range 23 lying South of a line dividing the North and South halves of the Southeast quarter of the Northeast quarter of said Section 17 except those parts of said Tract taken and condemned by the City of St. Paul, Minnesota for the widening of Cleveland Avenue, and also except from the above property that part described as follows: Beginning at a point in the East line of said Section 17 which point is 1280.54 feet south of the intersection of the present south line of the Ford Road with the said East line of said Section 17; thence West at right angles with said East line of Section 17, a distance of 671.40 feet to a point; thence North and parallel with the said Section 17; thence East along the North line of the South half of the Southeast quarter of the Northeast quarter of Section 17; thence East along the North line of the South half of the Southeast quarter of the Northeast quarter of Section 17, 671.40 feet to the said East line of Section 17 aforesaid; thence South 26.34 feet to the place of beginning; also except that part described as follows: Beginning at a point in the East line of Section 17 which point is 1280.54 feet South of the intersection of the present South line of Ford Road with the said East line of Section 17; thence West at right angles with the said East line of Section 17 a distance of 250.00 feet to a point; thence East and parallel with the first course of the land herein described 671.40 feet to a point in the said East line of Section 17; thence North along the said East line of Section 17 a distance of 250.00 feet to the point of beginning.

AND

All of the North half of the Southeast quarter of the Northeast quarter of Section 17, Township 28, Range 23 West of the Fourth Principal Meridian, except the East 671.40 feet thereof, (being part of Lot 1, Auditor's Subdivision No. 87).

All that part of the Southeast quarter of the Northeast quarter of Section 17, Township 28, Range 23 lying South of a line dividing the North and South halves of the Southeast quarter of the Northeast quarter of said Section 17 except those parts of said Tract taken and condemned by the City of St. Paul, Minnesota for the widening of Cleveland Avenue, and also except from the above property that part described as follows: Beginning at a point in the East line of said Section 17, which point is 1280.54 feet south of the intersection of the present south line of the Ford Road with the said East line of Section 17, a distance of 671.40 feet to a point; thence North and parallel with the said East line of Section 17, a distance of 22.66 feet to a point in the North line of said South half of the Southeast quarter of the Northeast quarter of said Section 17; thence East along the North line of the South half of the Southeast quarter of the Northeast quarter of Section 17, 671.40 feet to the said East line of Section 17 aforesaid; thence South of the intersection of the present South line of Ford Road with the said East line of Section 17; thence West at right angles with the said East line of Section 17 a distance of 671.40 feet to a point; thence South and parallel with the said East line of Section 17 a distance of 250.00 feet to a point; thence East and parallel with the first course of the land herein described, 671.40 feet to a point in the said East line of Section 17 a distance of 250.00 feet to the point of beginning.

Except that part thereof lying within the plat of Ford Motor Company First Addition,

And except the following described parcel: All of the North Half of Lot 2, Section 17, Township 28, Range 23 according to the Government Survey thereof, which is situated East of the Easterly line of the Mississippi River Boulevard Number 2 as said easterly line is determined and defined by the recorded plat of said Mississippi River Boulevard Number 2 on file and of record in the office of the Register of Deeds in and for said County of Ramsey and State of Minnesota,

And except the following described parcel: That part of Government Lot 2, Section 17, Township 28, Range 23, lying southerly of a line dividing the North and South halves of the Southeast Quarter of the Northeast Quarter of said Section 17 prolonged and extended in a straight line in a West direction to the Mississippi River and lying East of the Easterly line of Mississippi River Boulevard Number 2 as said easterly line is determined and defined by the recorded plat of said Mississippi River Boulevard Number 2 on file and of record in the office of the County Recorder in and for said County of Ramsey and State of Minnesota.

AND

All of the North half of Lot 2 Section 17, Township 28, Range 23, according to the Government Survey thereof, which is situated East of the Easterly line of the Mississippi River Boulevard Number 2 as said Easterly line is determined and defined by the recorded plat of said Mississippi River Boulevard Number 2 on file and of record in the office of the Register of Deeds in and for said County of Ramsey and State of Minnesota.

AND

That part of Government Lot 2, Section 17, Township 28, Range 23, lying southerly of a line dividing the North and South halves of the Southeast Quarter of the Northeast Quarter of said Section 17 prolonged and extended in a straight line in a West direction to the Mississippi River, and lying East of the Easterly line of the Mississippi River Boulevard Number 2 as said Easterly line is determined and defined by the recorded plat of said Mississippi River Boulevard Number 2 on file and of record in the office of the County Recorder in and for said County of Ramsey and State of Minnesota.

AND

Lot 1, Block 1, Ford Motor Company First Addition.

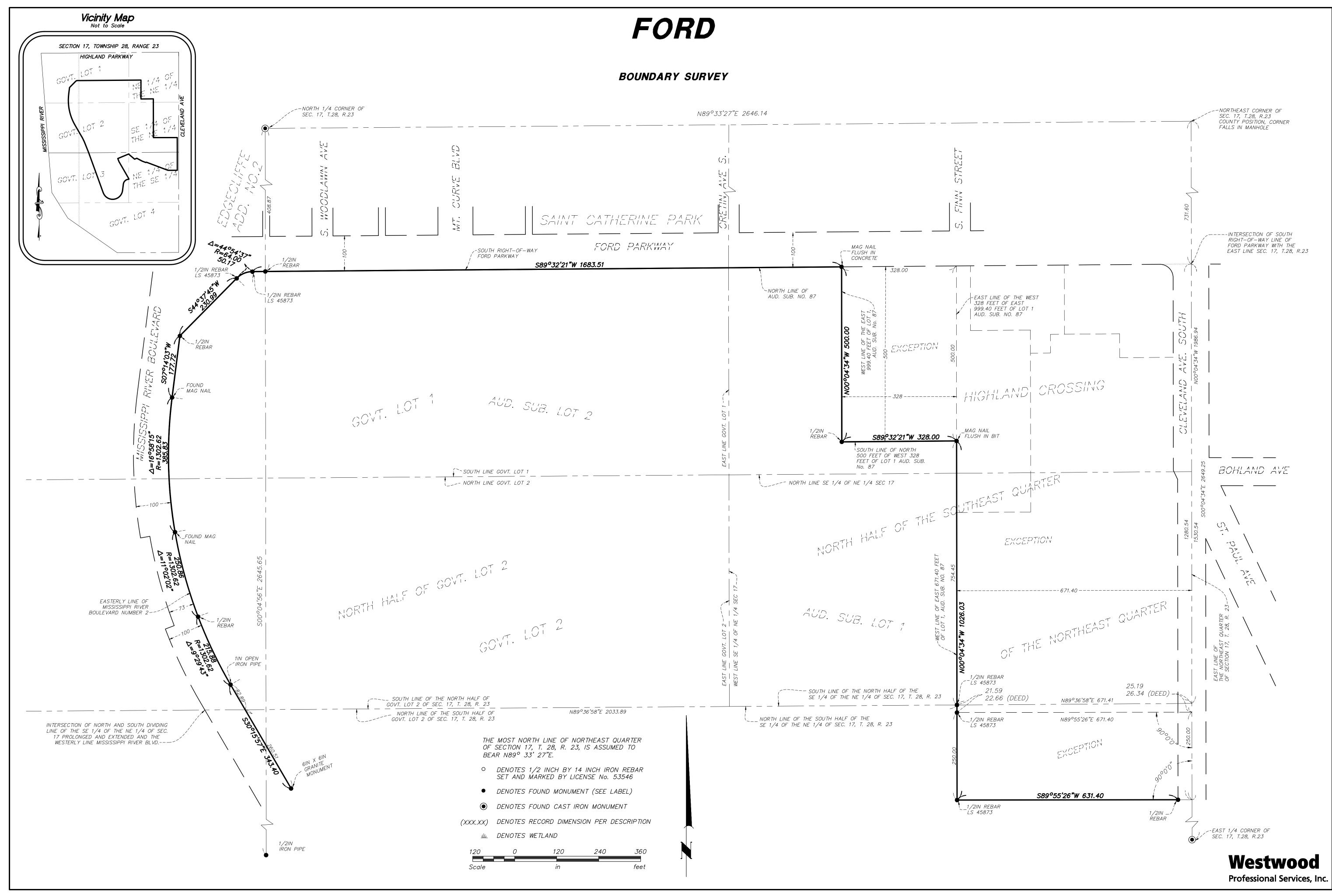
ANL

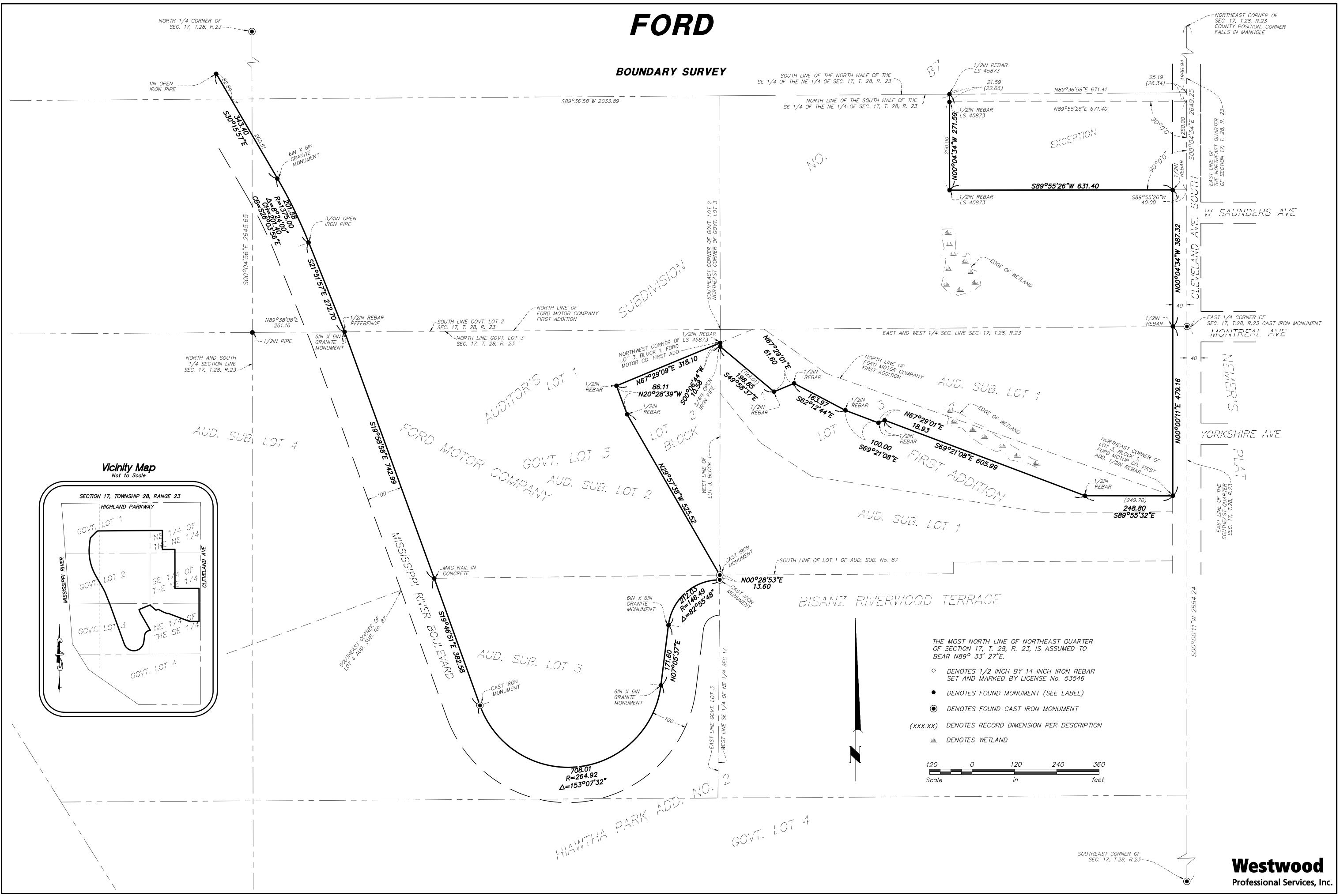
That part of Lot 3, Block 1, Ford Motor Company First Addition, lying northeasterly, northerly and northwesterly of the following described line: Beginning at a point on the west line of said Lot 3; said point of beginning being located along said west line South 00 degrees 06 minutes 52 seconds West, assumed bearing, a distance of 10.58 feet from the northwest corner of said Lot 3; thence South 49 degrees 54 minutes 51 seconds East a distance of 199.01 feet; thence North 67 degrees 29 minutes 09 seconds East a distance of 61.60 feet; thence South 69 degrees 21 minutes 00 seconds East a distance of 100.00 feet; thence North 67 degrees 29 minutes 09 seconds East a distance of 18.93 feet; thence South 69 degrees 21 minutes 00 seconds East a distance of 249.70 feet to the northeast corner of said Lot 3 and there terminating.

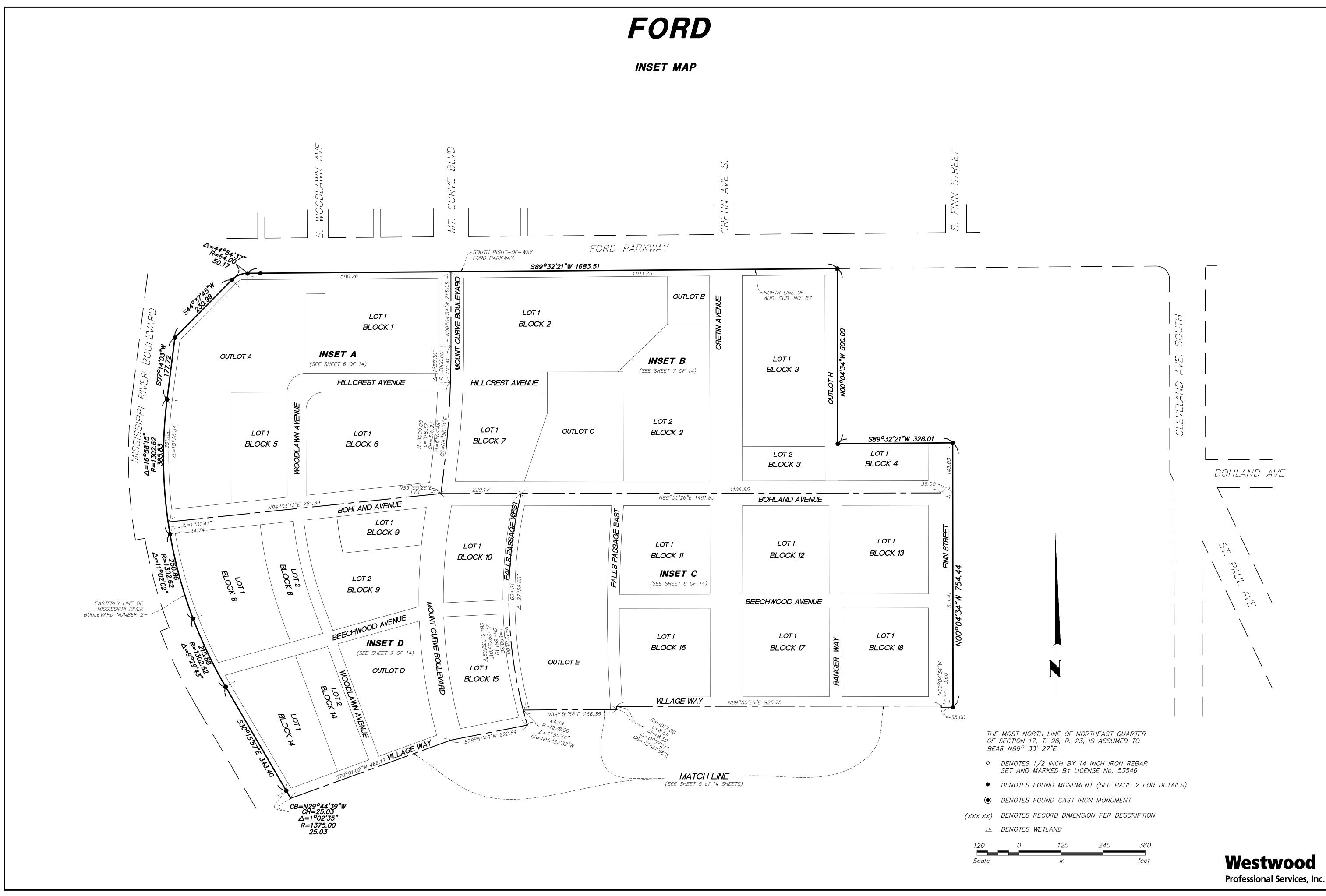
Has caused the same to be surveyed and platted as **FORD** and does hereby donate and dedicate to the public for public use forever the public ways and the drainage and utility easements as shown.

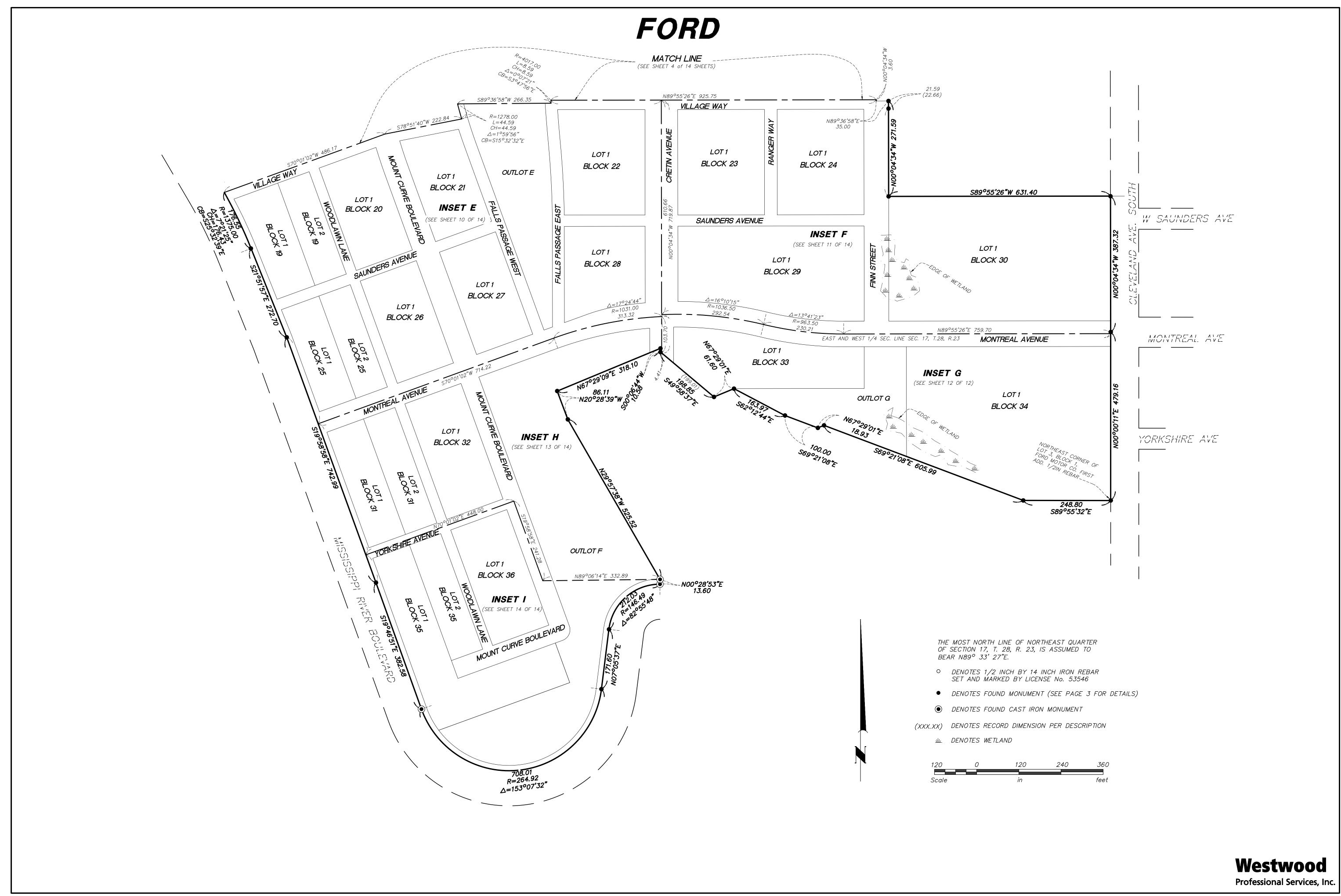
In witness whereof said Ryan Companies US, Inc., a	, has caused these presents to be signed by its proper officer this day of
SIGNED: Ryan Companies US, Inc.	
By	
STATE OF	
The foregoing instrument was acknowledged before me this of Ryan Companies US, Inc., a, on behavior	day of, 20, by, its alf of the
(Signature)	(Name Printed)
Notary Public, County, Minnesota My Commission Expires	
plat or directly supervised the preparation of this plat; that designated on this plat; that all monuments depicted on this Section 505.01, Subd. 3, as of the date of the surveyor's constant.	ify that I have surveyed or directly supervised the survey of the property described on this plat: prepared this this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly is plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, ertification are shown and labeled on this plat.
Dated this day of, 20,	
Kevin J. Kaley, Professional Land Surveyor Minnesota License No. 53546	
STATE OF	
The foregoing Surveyor's Certificate was acknowledged before	me this day of, 20, by Kevin J. Kaley, a Professional Land Surveyor.
(Signature) Notary Public, County, Minnesota My Commission Expires	(Name Printed)
CITY COUNCIL CITY OF ST. PAUL	
	, 20, the City Council of the City of St. Paul, Minnesota, approved this plat. Also, the conditions fulfilled.
Mayor	City Clerk
PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTME Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, t Minnesota Statutes, Section 272.12, there are no delinquent	ENT Saxes payable in the year on the land hereinbefore described have been paid. Also, pursuant to taxes and transfer entered this day of, 20
Christopher A. Samuel, Ramsey County Auditor/Treasurer	
Ву	, Deputy
COUNTY SURVEYOR Pursuant to MN Statutes, Section 383A.42 this plat has bee	en approved this day of, 20
Daniel D. Baar, L.S. Ramsey County Surveyor	
COUNTY RECORDER , County of Ramsey, State of Minnesota I hereby certify that this plat of FORD was filed in the office o'clockM., and was duly filed in Book	e of the County Recorder for public record on this day of, 20, at , of Plats, Page and, as Document Number

Westwood

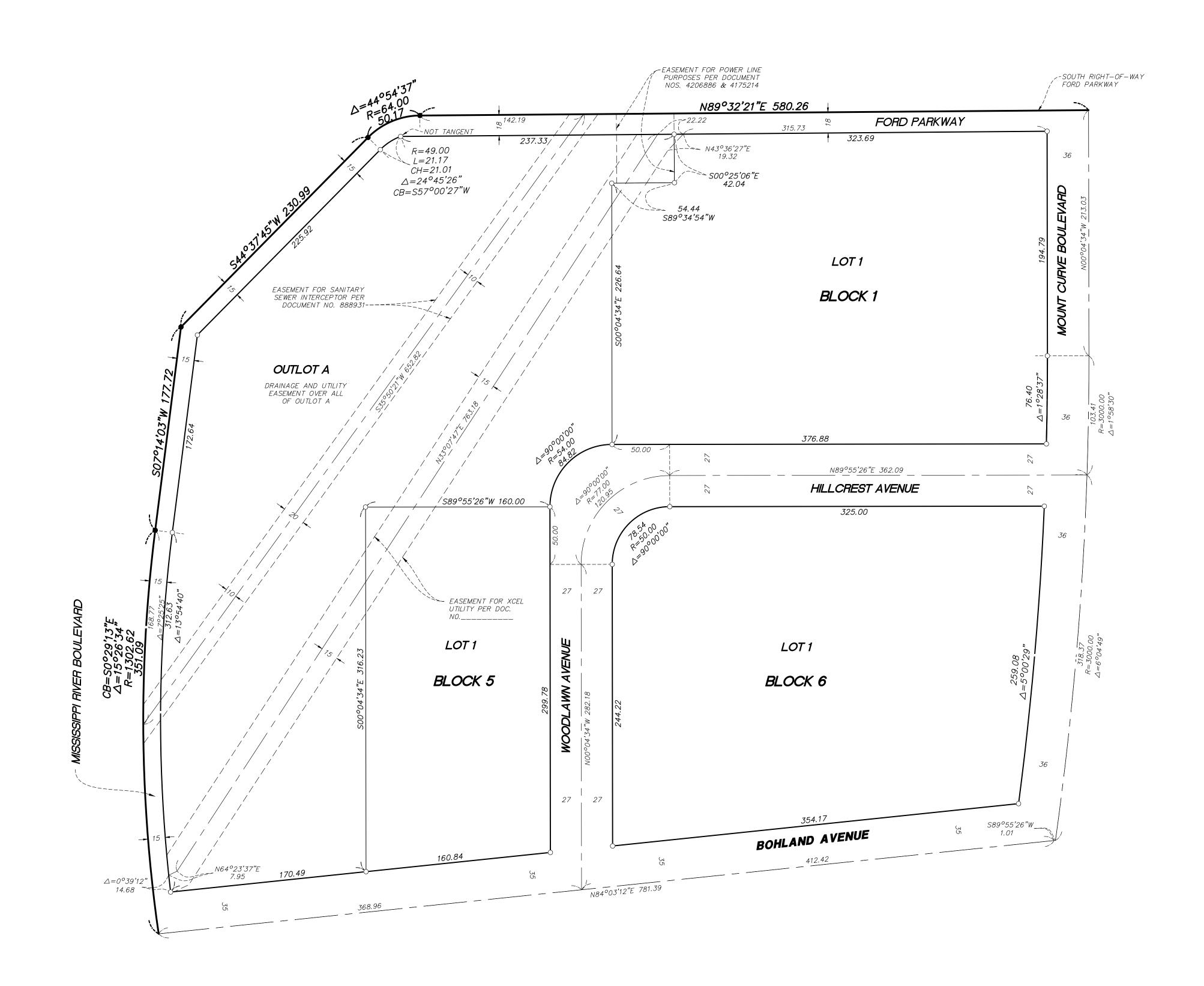




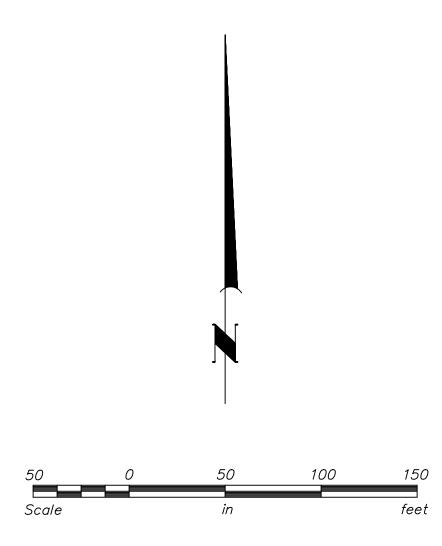




FORD



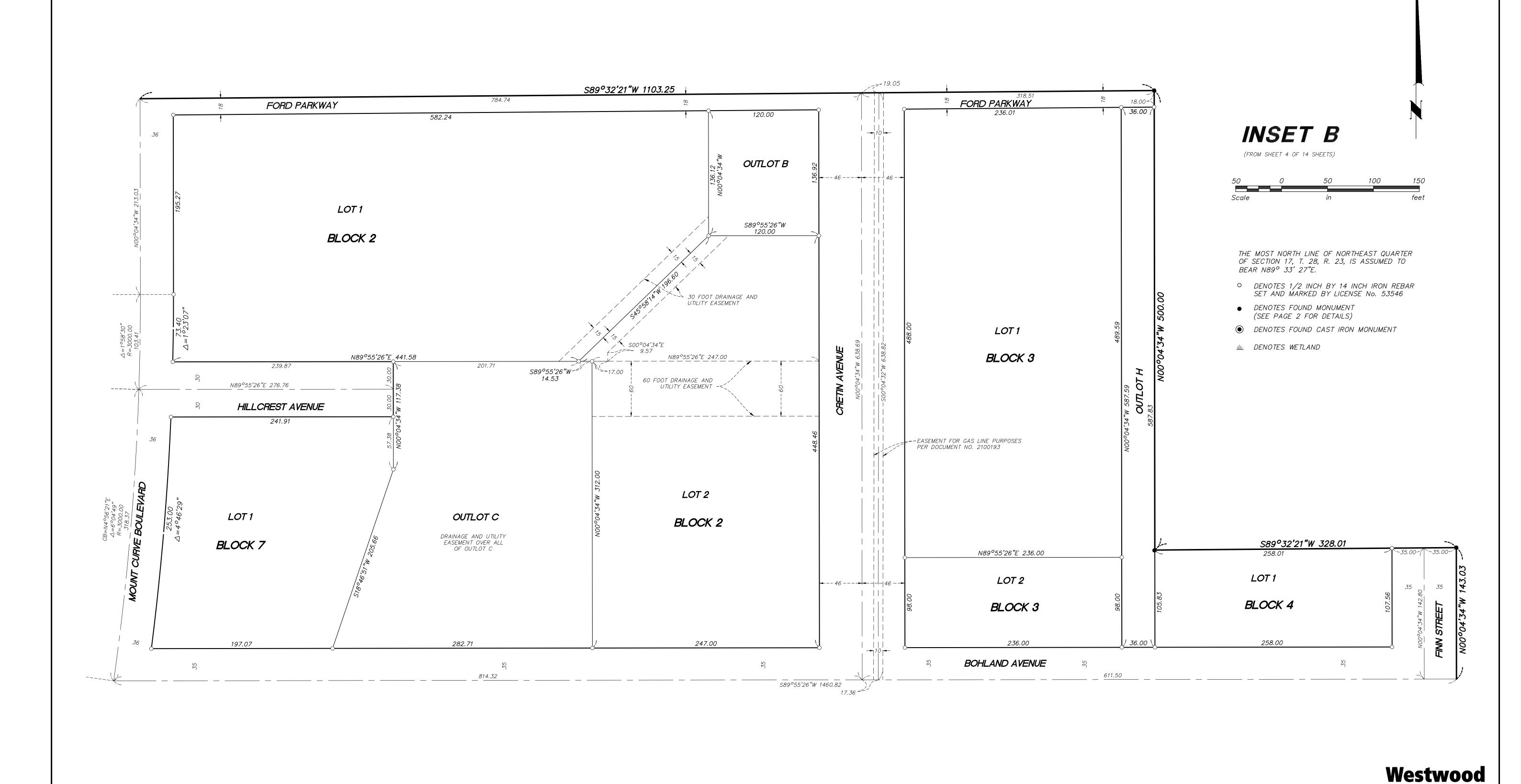




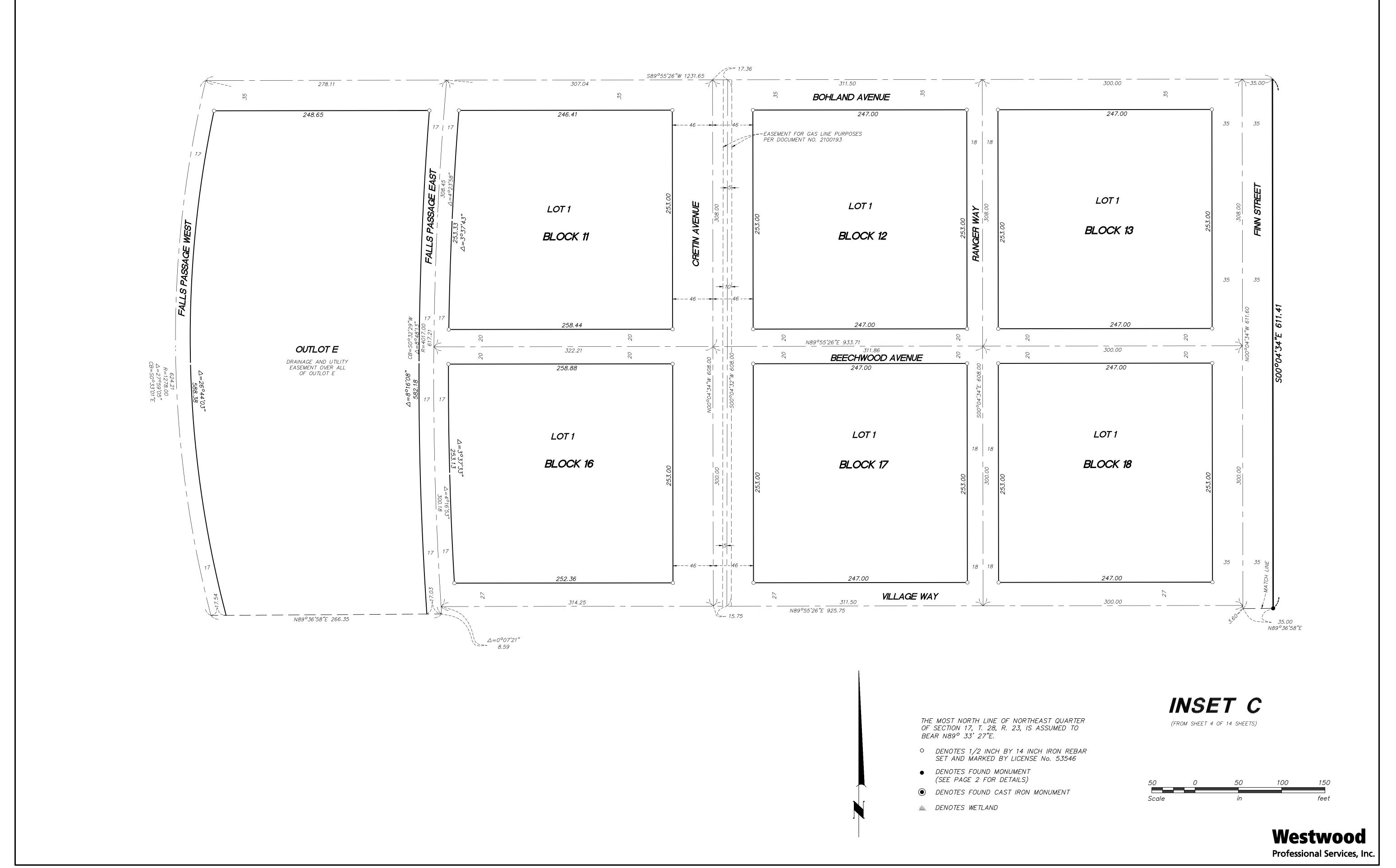
THE MOST NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89° 33' 27"E.

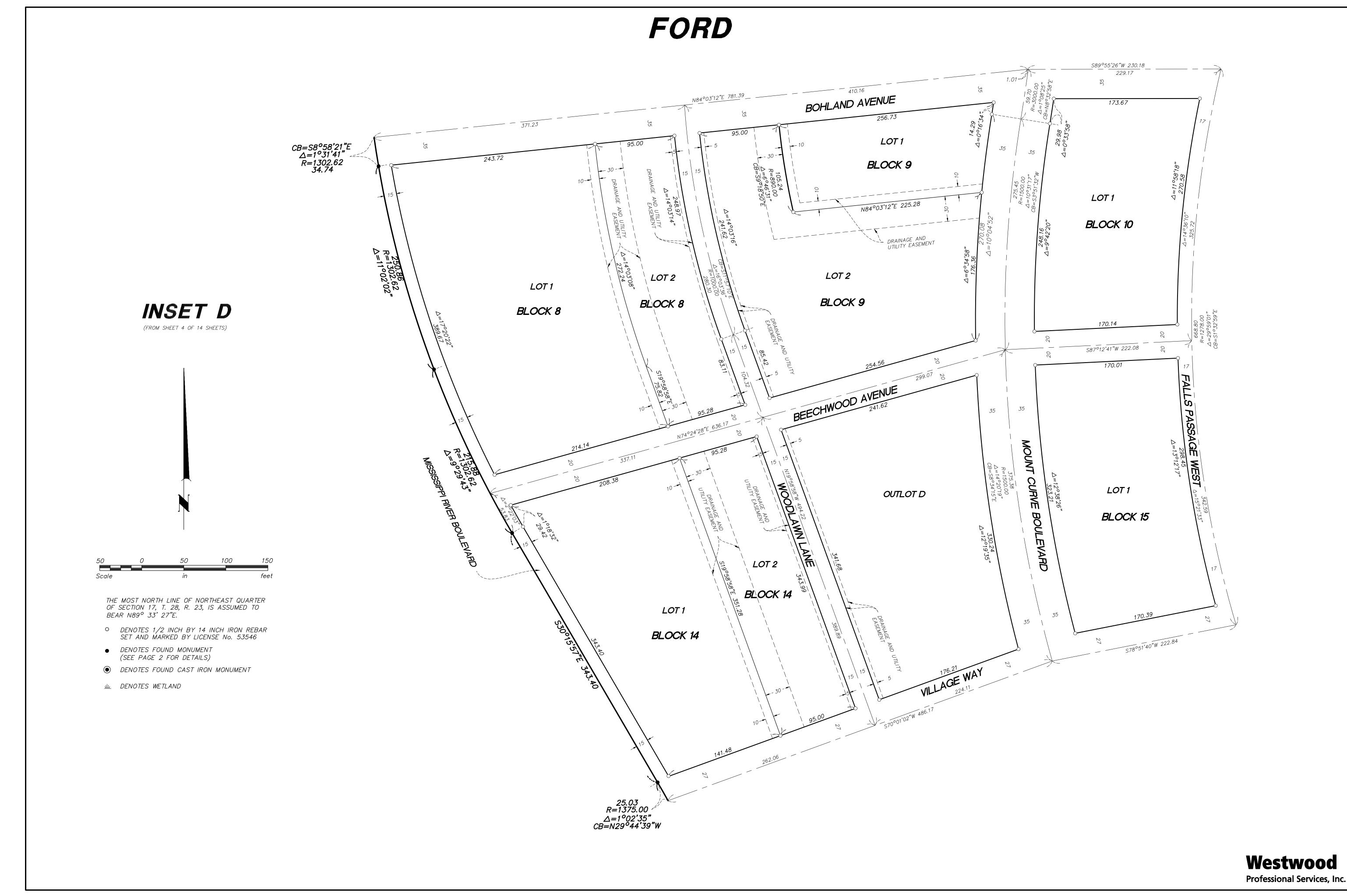
- O DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546
- DENOTES FOUND MONUMENT (SEE PAGE 2 FOR DETAILS)
- DENOTES FOUND CAST IRON MONUMENT
- <u>ш</u> DENOTES WETLAND

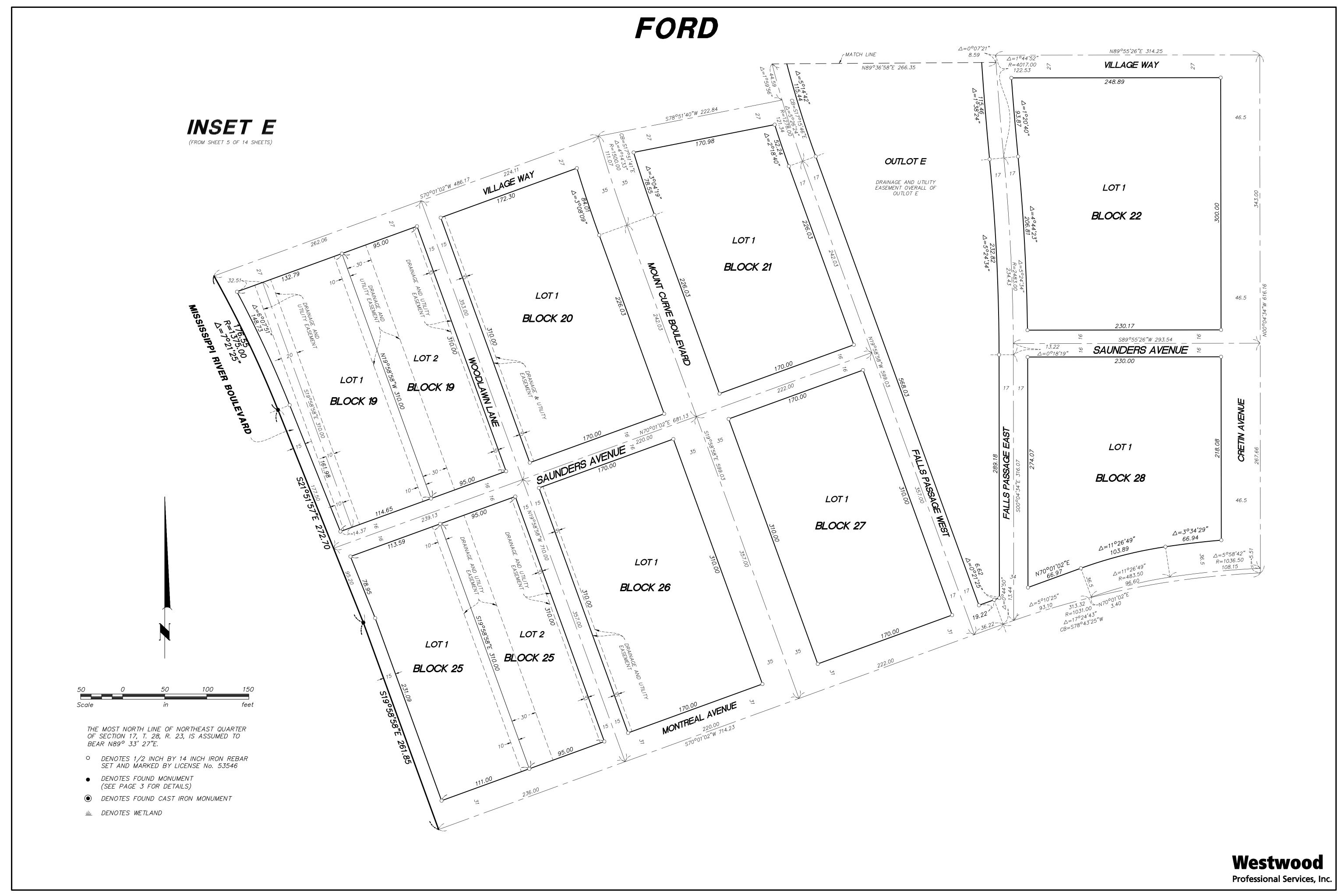
FORD

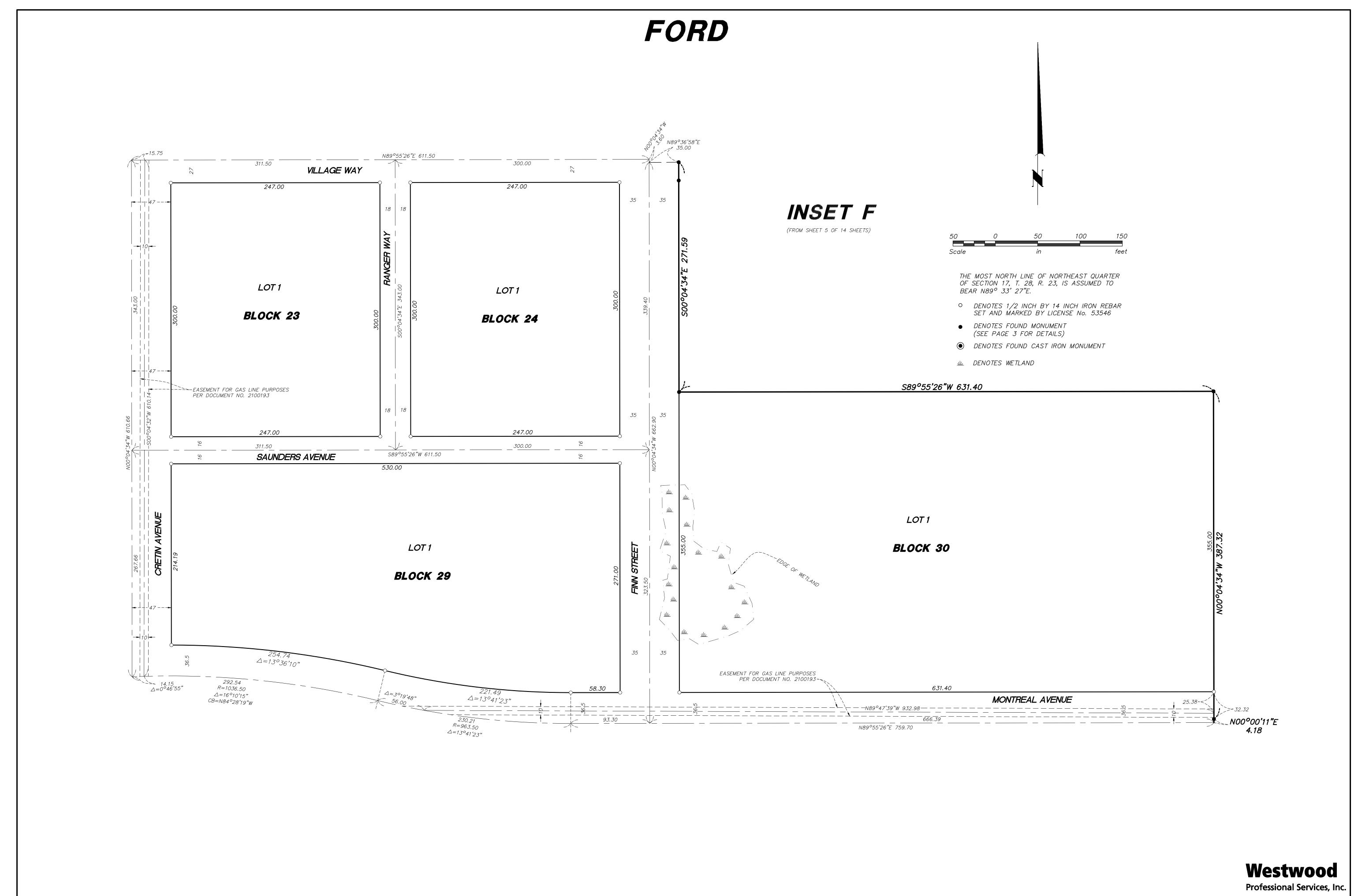


FORD

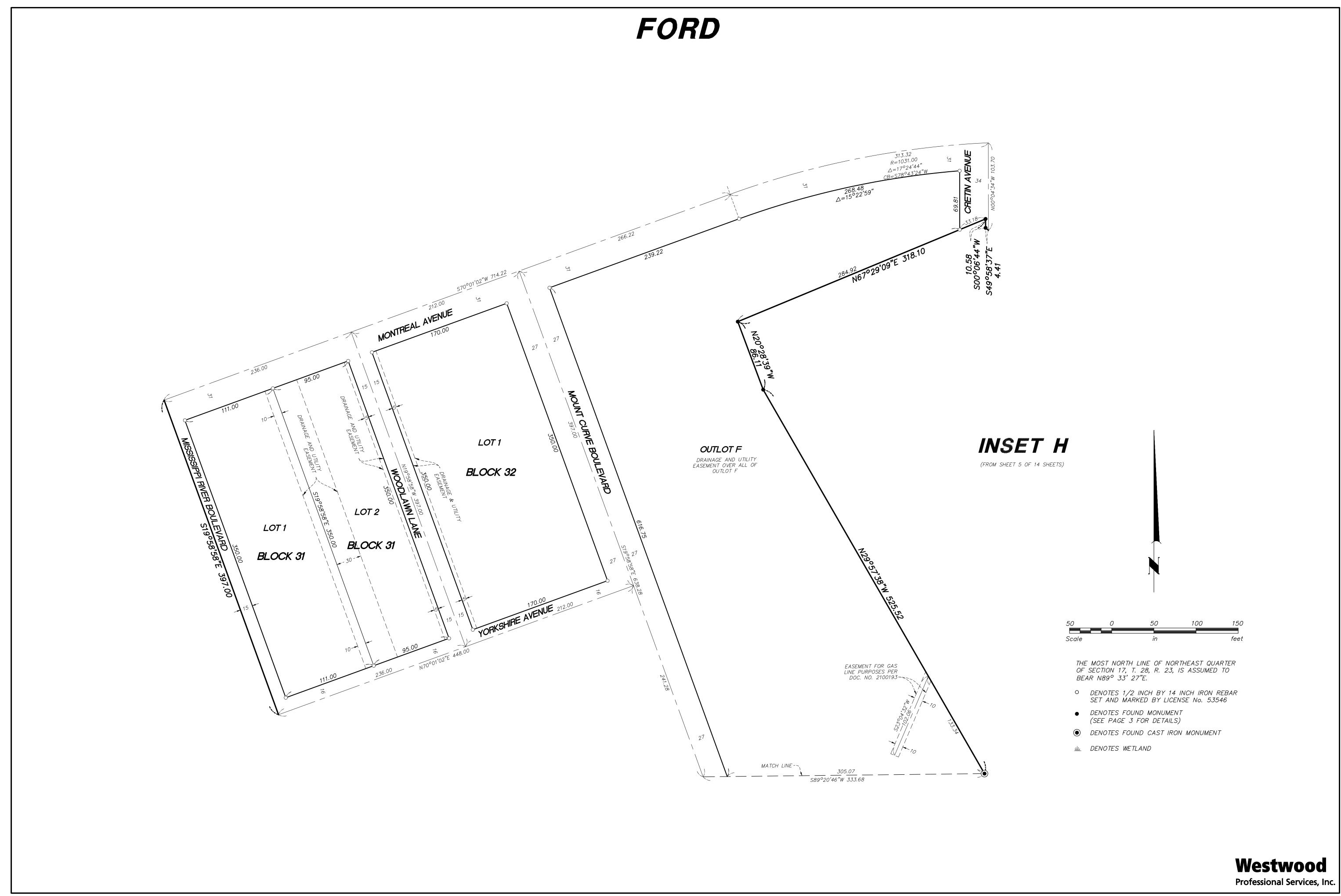








FORD EASEMENT FOR GAS LINE PURPOSES PER DOCUMENT NO. 2100193--292.54 R=1036.50 $\Delta = 16^{\circ}10'15''$ $CB = N84^{\circ}28'19''W$ $- N89^{\circ}47'39''W 330.90 - 1$ 249.80 Δ=14°18'45" 230.21 R=963.50 Δ=13°41'23" N89°55'26"E 759.70 MONTREAL AVENUE 238.93 ∆=13°41'23" 120.00 LOT 1 ---EASEMENT FOR GAS LINE PURPOSES PER DOCUMENT NO. 2100193 BLOCK 33 N89°55'26"E 370.83 LOT 1 OUTLOT G BLOCK 34 INSET G (FROM SHEET 5 OF 14 SHEETS) −S45°03'26"W 39.79 S89°55'32"E 248.80 WATER EASEMENT PER DOC NO. 1907785 & CITY UTILITY EASEMENT PER THE PLAT OF FORD MOTOR COMPANY FIRST ADDITION— THE MOST NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89° 33' 27"E. O DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546 DENOTES FOUND MONUMENT (SEE PAGE 3 FOR DETAILS) DENOTES FOUND CAST IRON MONUMENT <u>ш</u> DENOTES WETLAND Westwood Professional Services, Inc.



FORD INSET I (FROM SHEET 5 OF 14 SHEETS) SEE DETAIL 1 DETAIL 1 (NOT TO SCALE) LOT 1 BLOCK 36 LOT 2 BLOCK 35 LOT 1 BLOCK 35 MOUNT CURVE BOULEVARD OUTLOT F DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT F THE MOST NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89° 33' 27"E. O DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546 DENOTES FOUND MONUMENT (SEE PAGE 3 FOR DETAILS) 708.01 R=264.92 ∆=153°07'32" DENOTES FOUND CAST IRON MONUMENT <u>ш</u> DENOTES WETLAND Westwood Professional Services, Inc.