

Project Paul

St. Paul, Minnesota

PRELIMINARY PLAT OF

FORD

GENERAL DRAWINGS

DWG. NO.	TITLE
SHEET 2	BOUNDARY DEPICTION, TITLE COMMITMENT, SCHEDULE B, SECTION II EXCEPTIONS AND LEGAL DESCRIPTIONS
SHEET 3	EXISTING CONDITIONS, PROPOSED AREA AND SETBACK INFORMATION
SHEETS 4–8	DETAILED PRELIMINARY PLAT SHEETS

GENERAL NOTES

- Date of preparation: 9/20/2019
- Address: 966 Mississippi River Blvd. S. St. Paul, MN 55116.
- FEMA: Subject property appears to be classified as Zone X when scaled from Flood Insurance Rate Map Community – Panel Number 27123C0087G dated 06/04/2010.
- Area: Subject property contains 5,302,585 Sq.Ft. or 121.73 acres.
- Existing Zoning:

F1– Ford River Residential

F2– Ford Residential Mixed Low District

F3– Ford Residential Mixed Mid District

F4– Ford Residential Mixed High District

F5– Ford Business Mixed District

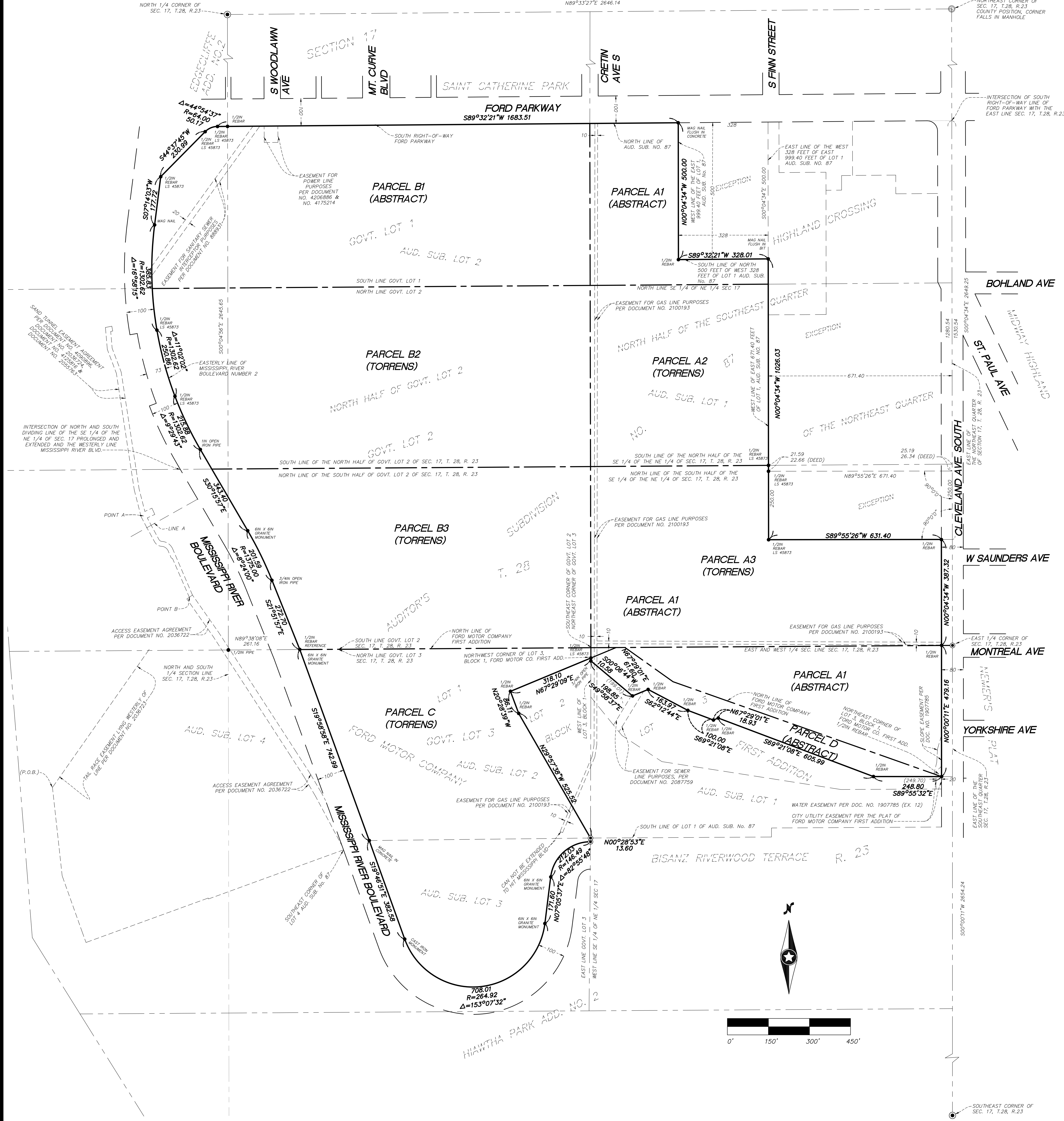
F6– Ford Gateway District
- Contours are processed at 1 foot intervals from survey data obtained during the process of fieldwork. MNDOT monument "SNELLING ECC 1 MNDT" was used as a vertical benchmark with the elevation of 1022.56 (NAVD88).
- Bearings shown are based upon the Ramsey County Coordinate System, NAD83 (2007 Adj.) US Survey Feet.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (State One Call Ticket No. 181912733).
- Existing conditions are based on field collection performed by Westwood in June of 2018 and August 2019.

DEVELOPMENT SUMMARY

Owner Information: Ford Motor Company

Developer Information: Ryan Companies US, Inc.
533 South 3rd Street, Suite 100
Minneapolis, MN 55415

Surveyor Information: Westwood Professional Services
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343



LEGAL DESCRIPTION (PER TITLE COMMITMENT No. NCS-904994-MPLS)

The land referred to in this Commitment is situated in the City of St. Paul, County of Ramsey, State of Minnesota, and is described as follows:

Parcel A1 (Abstract property):
That part of Lot 1, Auditor's Subdivision No. 87, lying north of the plot 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, 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; thence easterly along the said 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 East line of Section 17, a distance of 22.66 feet to a point in the North line of said Section 17, thence East along the North line 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 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 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; thence North along the said East line of Section 17 a distance of 250.00 feet to the point of beginning.

Parcel A2 (Certificate of Title No. 203819):
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).

Parcel A3 (Certificate of Title No. 231951):
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 East line of Section 17, a distance of 22.66 feet to a point in the North line of said Section 17, thence East along the North line 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 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 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; thence North along the said East line of Section 17 a distance of 250.00 feet to the point of beginning.

Parcel B1 (Abstract property):
Lot 2, Auditor's Subdivision No. 87, Except that part thereof lying within the plot 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 easterly and southerly of the following described line: Beginning at the intersection 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 the westerly line of Mississippi River Blvd., thence South 30 degrees 15 minutes 28 seconds East, assumed bearing along said westerly line a distance of 126.12 feet, thence South 60 degrees 37 minutes 58 seconds West, to the Mississippi River and there terminating; excepting however from said tract, that part taken for Mississippi River Blvd.

Parcel B2 (Certificate of Title No. 81985):
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.

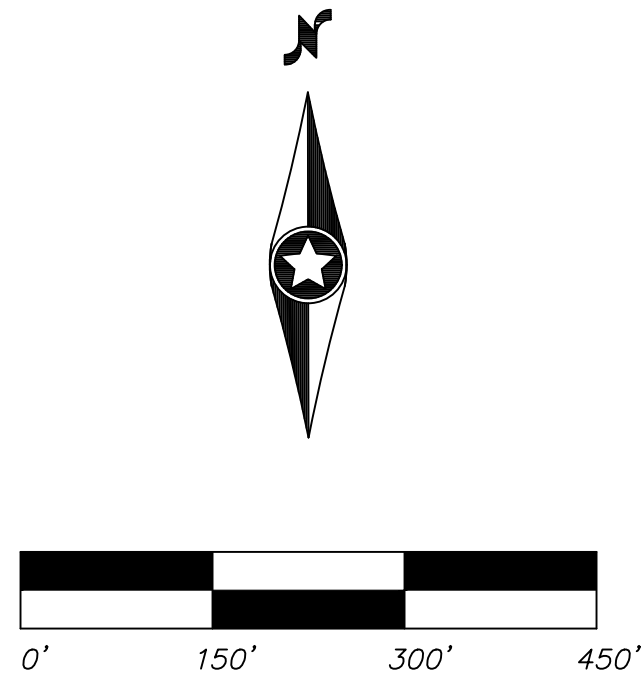
Parcel B3 (proposed subdivision of the land on Certificate of Title No. 570430):
That part of Government Lot 2, Section 17, Township 28, Range 23, lying southerly of a line dividing the North and South halves of the Southeast Quarter of the Northeast Quarter of said Section 17 prolonged and extended in a straight line in a West direction to the Mississippi River and lying easterly and southerly of the following described line: Beginning at the intersection 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 the westerly line of Mississippi River Blvd., thence South 30 degrees 15 minutes 28 seconds East, assumed bearing along said westerly line a distance of 126.12 feet, thence South 60 degrees 37 minutes 58 seconds West, to the Mississippi River and there terminating; excepting however from said tract, that part taken for Mississippi River Blvd.

Parcel C (Certificate of Title No. 270211):
Lot 1, Block 1, Ford Motor Company First Addition.

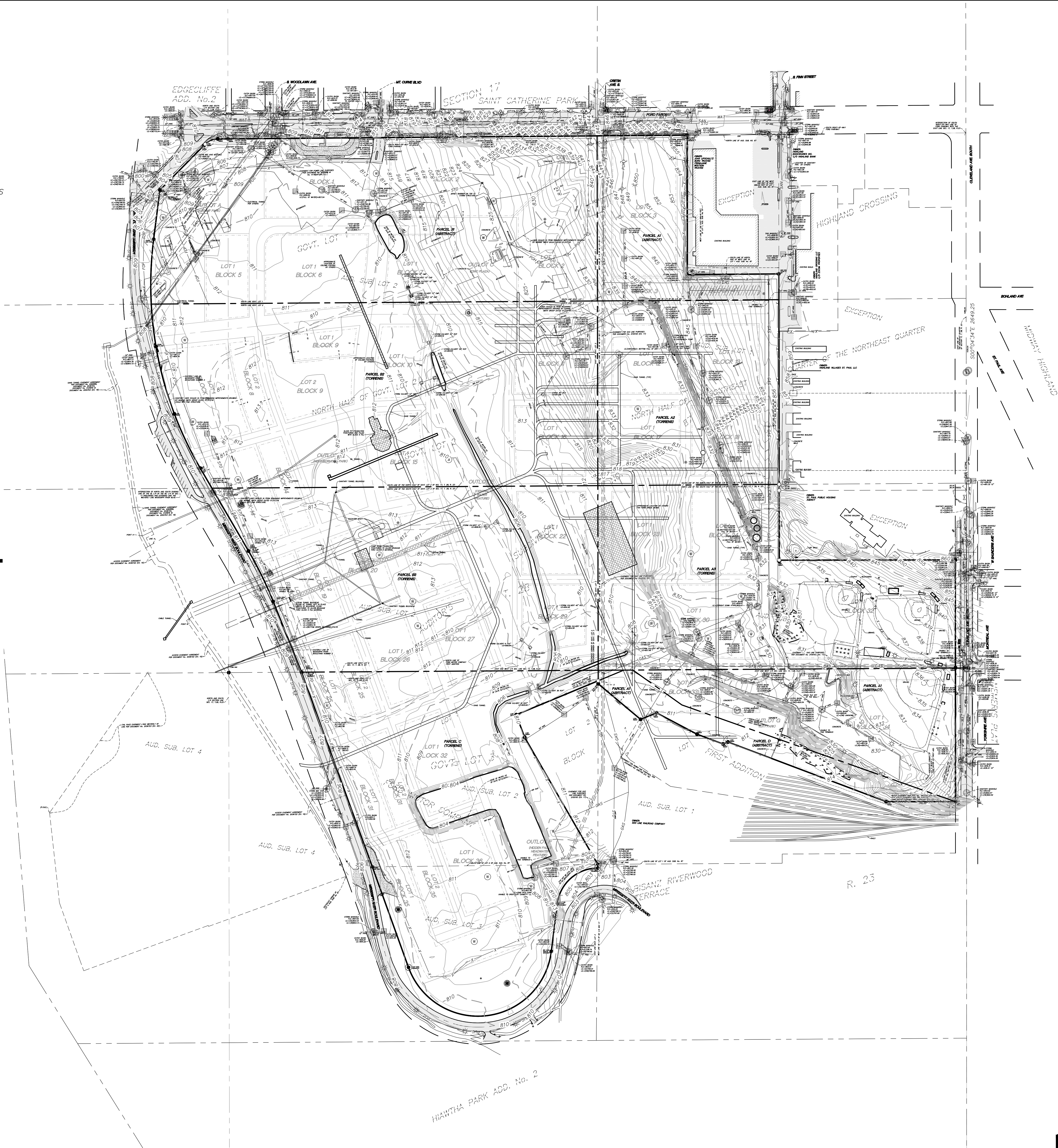
Parcel D (Abstract property):
That part of Lot 3, Block 1, Ford Motor Company First Addition, lying northeasterly, northerly and northwesterly of the following described line: Beginning at a point on the west line of said Lot 3, said point of beginning being located along said west line South 00 degrees 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 31 seconds East, a distance of 159.07 feet; thence North 67 degrees 29 minutes 09 seconds East, a distance of 61.60 feet; thence South 62 degrees 12 minutes 36 seconds East, a distance of 163.97 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 605.99 feet; thence North 89 degrees 37 minutes 00 seconds East, a distance of 249.70 feet to the northeast corner of said Lot 3 and there terminating.

Denotes Parcel Boundary
○ Denotes 1/2" x 14" Iron Monument Set with Minnesota cap No. 45873
● Denotes Iron Monument Found
● Denotes Cast Iron Monument Found
(xxx) Denotes record measurement per legal description

SEE SHEETS 4 THRU 8 FOR DETAIL OF PROPOSED LOTS



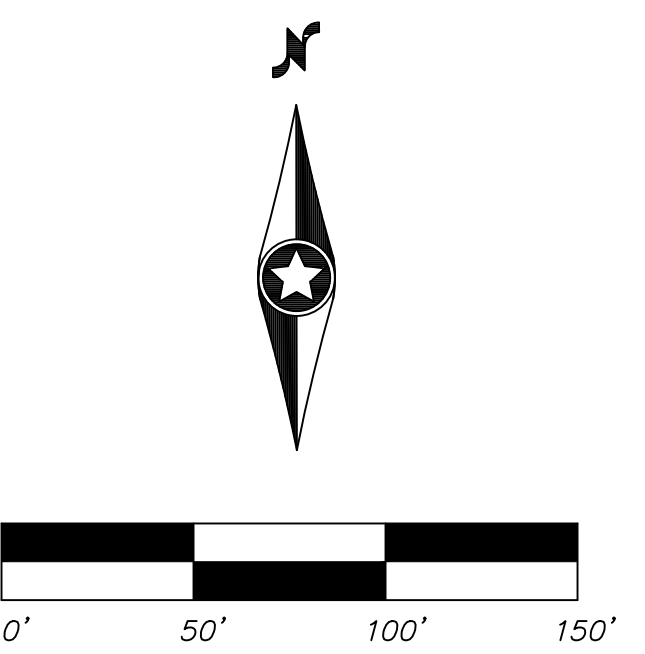
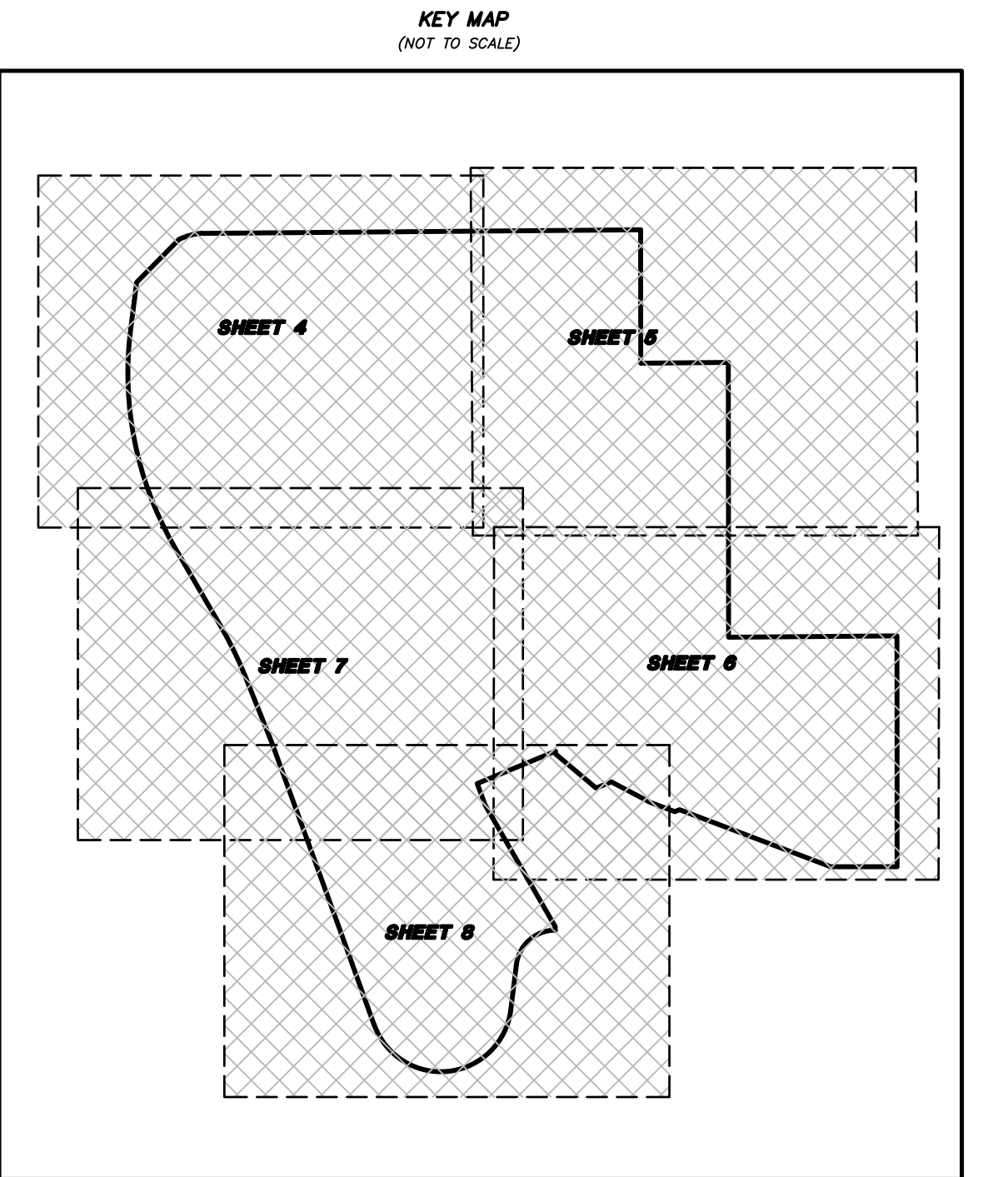
LEGEND	
	SANITARY MANHOLE
	SEWER CLEANOUT
	STORM MANHOLE
	CATCH BASIN
	BEEHIVE CATCH BASIN
	FLARED END SECTION
	POWER POLE
	GUY WIRE
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC TOWER
	GATE VALVE
	HYDRANT
	WATER METER
	CURB STOP BOX
	WATER MANHOLE
	WELL
	GAS METER
	STEEL/WOOD POST
	SIGN-TRAFFIC/OTHER
	SIGN-TRAFFIC/OTHER
	MAIL BOX
	HANDICAPPED STALL
	PERC TEST
	MONITORING WELL
	FIRE HOSE CONNECTION
	CULVERT
	FLOOD LIGHT
	SOL BORING
	TELEPHONE BOX
	TELEPHONE MANHOLE
	CABLE TV BOX
	TRAFFIC CONTROL BOX
	HAND HOLE
	STREET LIGHT
	BUSH/SHRUB
	CONIFEROUS TREE
	DECIDUOUS TREE
	WETLAND
	TREE LINE
	CABLE TV
	GAS LINE
	POWER OVERHEAD
	POWER UNDERGROUND
	SANITARY SEWER
	STORM SEWER
	TELEPHONE OVERHEAD
	TELEPHONE UNDERGROUND
	WATERMAIN
	FIBER OPTIC
	FENCE LINE
	CURB & GUTTER
	ACCESS CONTROL
	GAS VALVE
	CONCRETE SURFACE
	BITUMINOUS SURFACE
	GRAVEL SURFACE

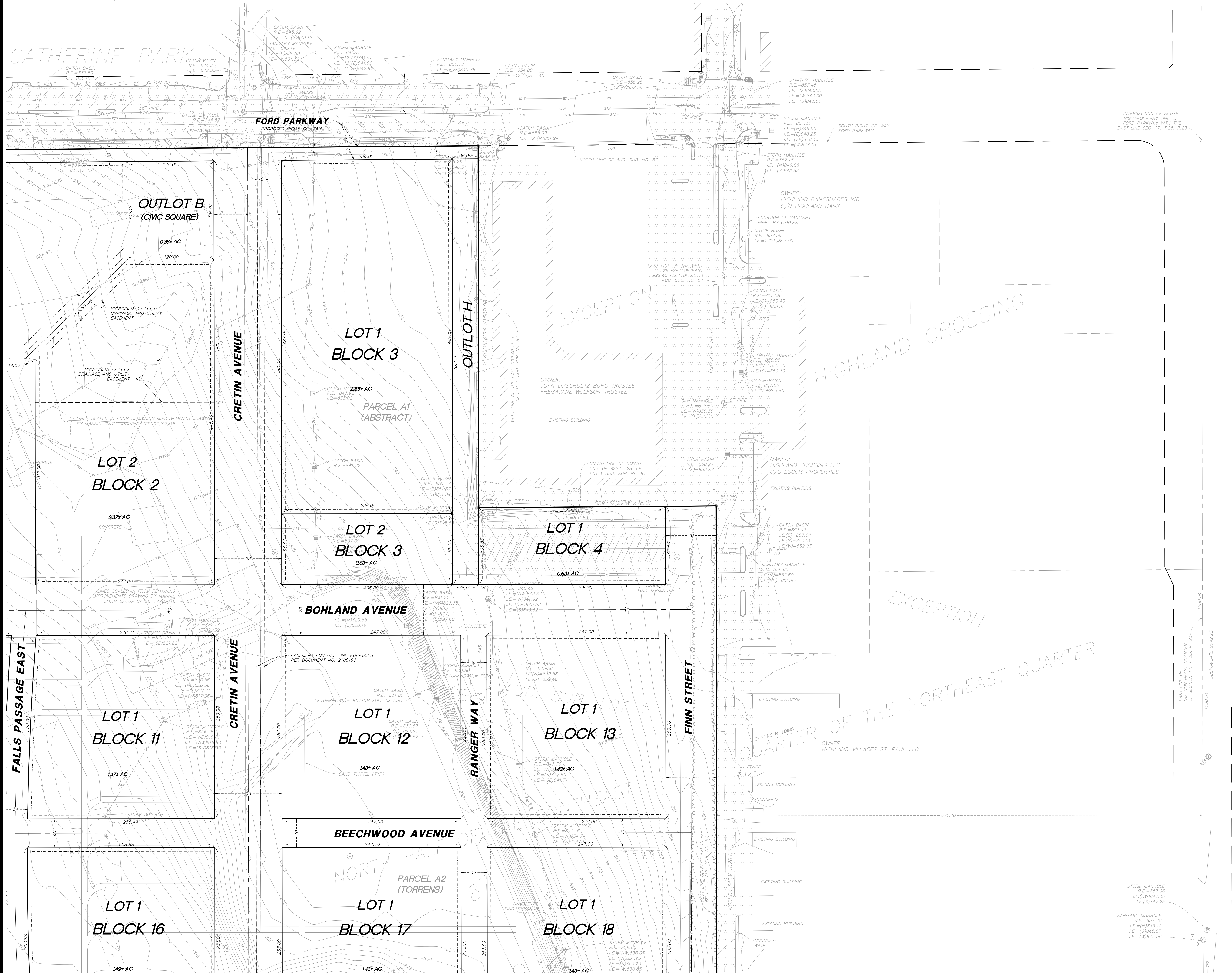




LEGEND	
	SANITARY MANHOLE
	SEWER CLEANOUT
	STORM MANHOLE
	CATCH BASIN
	BEEHIVE CATCH BASIN
	FLARED END SECTION
	POWER POLE
	GUY WIRE
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC TOWER
	GATE VALVE
	HYDRANT
	WATER METER
	CURB STOP BOX
	WELL
	GAS METER
	STEEL/WOOD POST
	SIGN-TRAFFIC/OTHER
	MAIL BOX
	HANDICAPPED STALL
	PERC TEST
	MONITORING WELL
	FIRE HOSE CONNECTION
	CULVERT
	FLOOD LIGHT
	SOIL BORING
	TELEPHONE BOX
	TELEPHONE MANHOLE
	CABLE TV BOX
	TRAFFIC CONTROL BOX
	HAND HOLE
	TRAFFIC LIGHT
	STREET LIGHT
	BUSH/SHRUB
	CONIFEROUS TREE
	DECIDUOUS TREE
	WETLAND
	TREE LINE
	CABLE TV
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	POWER OVERHEAD
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	SANITARY SEWER
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	CURB & GUTTER
	ACCESS CONTROL
	GAS VALVE
	CONCRETE SURFACE
	BITUMINOUS SURFACE
	GRAVEL SURFACE

Denotes Major Contour
Denotes Minor Contour
Denotes Easements
Denotes Building Setback
Denotes Parcel Boundary
Denotes 1/2" X 14" Iron Monument Set with Minnesota cap No. 45873
Denotes Iron Monument Found
Denotes Cast Iron Monument Found
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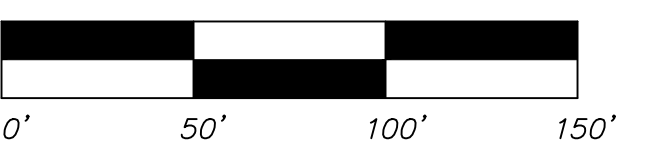
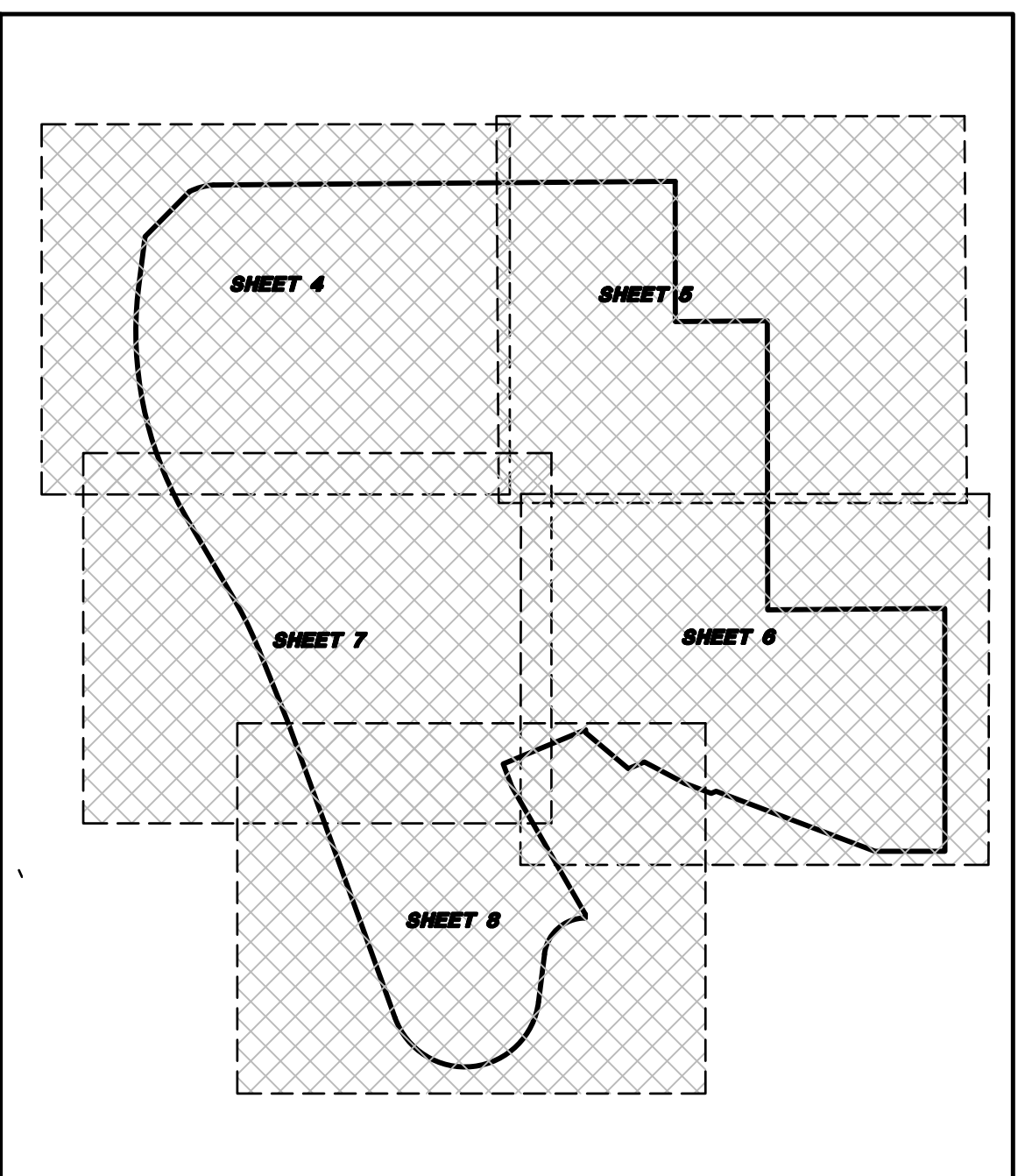




LEGEND

- | | |
|------------------------|-------------------------|
| ① SANITARY MANHOLE | ① TELEPHONE BOX |
| ② SEWER CLEANOUT | ① TELEPHONE MANHOLE |
| ③ STORM MANHOLE | ① CABLE TV BOX |
| ④ CATCH BASIN | ① TRAFFIC CONTROL BOX |
| ⑤ BEEHIVE CATCH BASIN | ① HAND HOLE |
| ⑥ FLARED END SECTION | ① TRAFFIC LIGHT |
| ⑦ POWER POLE | ① STREET LIGHT |
| ⑧ GUY WIRE | ① BUSH/SHRUB |
| ⑨ ELECTRIC BOX | ① CONIFEROUS TREE |
| ⑩ ELECTRIC METER | ① DEODIOUS TREE |
| ⑪ ELECTRIC MANHOLE | ① WETLAND |
| ⑫ ELECTRIC TOWER | ① TREE LINE |
| ⑬ GATE VALVE | ① CABLE TV |
| ⑭ HYDRANT | ① GAS LINE |
| ⑮ WATER METER | ① POWER OVERHEAD |
| ⑯ CURB STOP BOX | ① POWER UNDERGROUND |
| ⑰ WATER MANHOLE | ① SANITARY SEWER |
| ⑱ WELL | ① STORM SEWER |
| ⑲ GAS METER | ① TELEPHONE OVERHEAD |
| ⑳ STEEL/WOOD POST | ① TELEPHONE UNDERGROUND |
| ㉑ SIGN-TRAFFIC/OTHER | ① WATERMAIN |
| ㉒ SIGN-TRAFFIC/OTHER | ① FIBER OPTIC |
| ㉓ MAIL BOX | ① FENCE LINE |
| ㉔ HANDICAPPED STALL | ① CURB & GUTTER |
| ㉕ PERC TEST | ① ACCESS CONTROL |
| ㉖ MONITORING WELL | ① GAS VALVE |
| ㉗ FIRE HOSE CONNECTION | ① CONCRETE SURFACE |
| ㉘ CULVERT | ① BITUMINOUS SURFACE |
| ㉙ FLOOD LIGHT | ① GRAVEL SURFACE |
| ㉚ SOIL BORING | |
- Denotes Major Contour
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● Denotes Iron Monument Found
⦿ Denotes Cast Iron Monument Found
(xxx) Denotes record measurement per legal description

KEY MAP
(NOT TO SCALE)



Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55443
Toll Free (888) 937-5150 westwoods.com

Revisions:

9/20/2019 - City Comments

Crew:

Checked: **NHK/KJK**
Drawn: **BTJ**
Record Drawing by date:

Prepared for:

Ryan Companies US, Inc.
533 South 3rd Street, Suite 100
Minneapolis, MN 55415

FORD

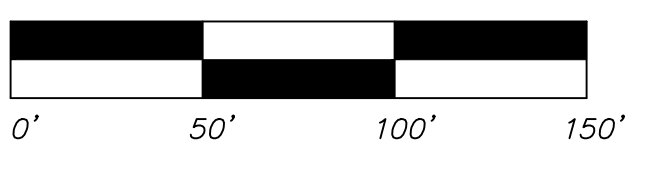
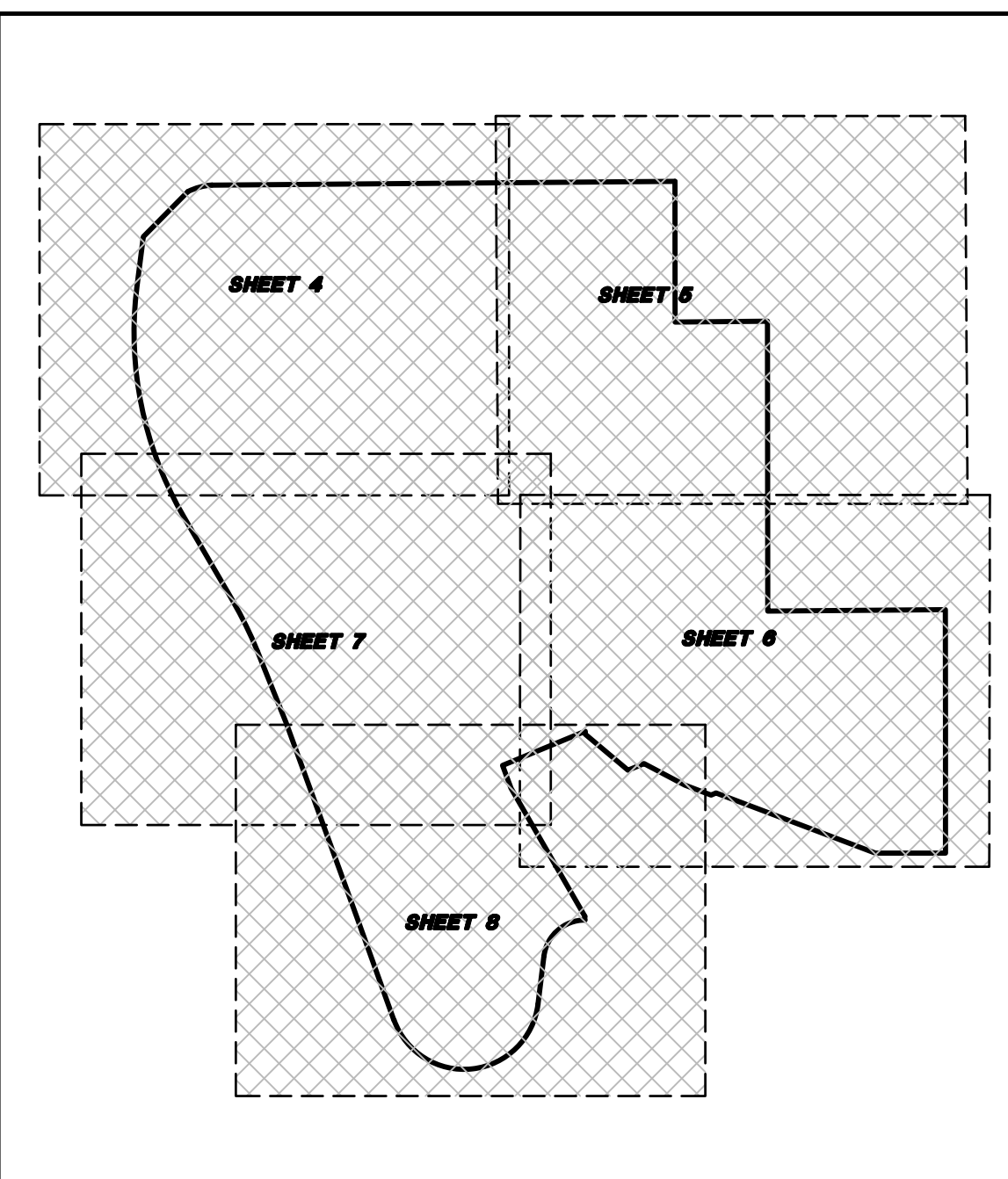
St. Paul, Minnesota



LEGEND			
	SANITARY MANHOLE		TELEPHONE BOX
	SEWER CLEANOUT		TELEPHONE MANHOLE
	STORM MANHOLE		CABLE TV BOX
	CATCH BASIN		TRAFFIC CONTROL BOX
	BEEHIVE CATCH BASIN		HAND HOLE
	FLARED END SECTION		TRAFFIC LIGHT
	POWER POLE		STREET LIGHT
	GUY WIRE		BUSH/SHRUB
	ELECTRIC BOX		CONIFEROUS TREE
	ELECTRIC METER		DECIDUOUS TREE
	ELECTRIC MANHOLE		WETLAND
	ELECTRIC TOWER		TREE LINE
	GATE VALVE		CABLE TV
	HYDRANT		GAS LINE
	WATER METER		POWER OVERHEAD
	CURB STOP BOX		POWER UNDERGROUND
	WATER MANHOLE		SANITARY SEWER
	WELL		STORM SEWER
	GAS METER		TELEPHONE OVERHEAD
	STEEL/WOOD POST		TELEPHONE UNDERGROUND
	SIGN-TRAFFIC/OTHER		WATERMAIN
	SIGN-TRAFFIC/OTHER		FIBER OPTIC
	MAIL BOX		FENCE LINE
	HANDICAPPED STALL		CURB & GUTTER
	PERC TEST		ACCESS CONTROL
	MONITORING WELL		GAS VALVE
	FIRE HOSE CONNECTION		CONCRETE SURFACE
	CULVERT		BITUMINOUS SURFACE
	FLOOD LIGHT		GRAVEL SURFACE
	SOIL BORING		

Denotes Major Contour
Denotes Minor Contour
Denotes Easements
Denotes Building Setback
Denotes Parcel Boundary
Denotes 1/2" X 1/4" Iron Monument Set with Minnesota cap No. 45873
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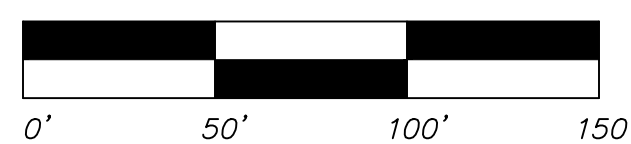
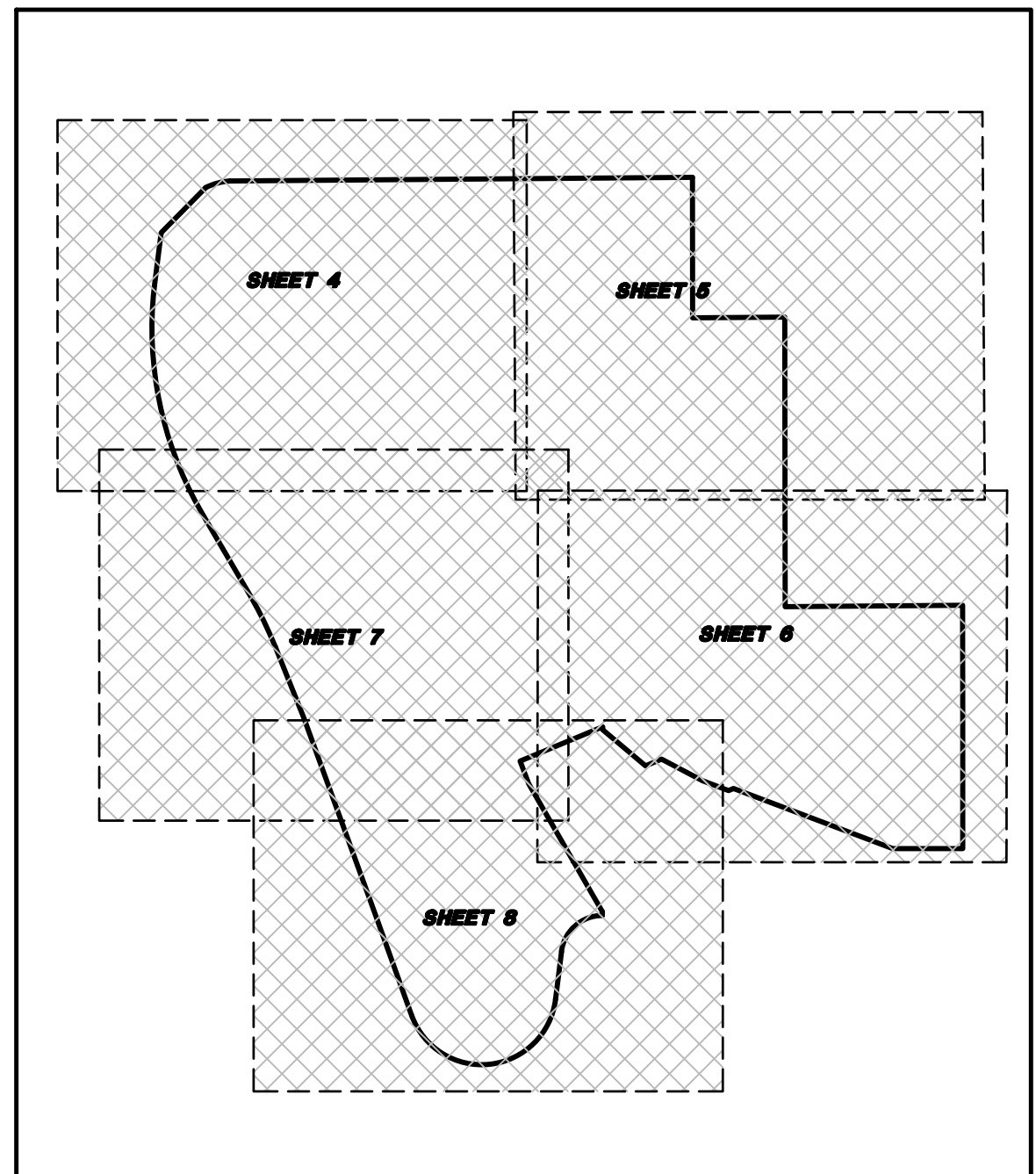




LEGEND

- | | |
|------------------------|-------------------------|
| ○ SANITARY MANHOLE | □ TELEPHONE BOX |
| ○ SEWER CLEANOUT | ○ TELEPHONE MANHOLE |
| ○ STORM MANHOLE | □ CABLE TV BOX |
| □ CATCH BASIN | □ TRAFFIC CONTROL BOX |
| ○ BEEHIVE CATCH BASIN | □ HAND HOLE |
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| ○ HYDRANT | ○ GAS |
| ○ WATER METER | ○ POWER OVERHEAD |
| ○ CURB STOP BOX | ○ POWER UNDERGROUND |
| ○ WATER MANHOLE | ○ SANITARY SEWER |
| ○ WELL | ○ STORM SEWER |
| ○ GAS METER | ○ TELEPHONE OVERHEAD |
| ○ STEEL/WOOD POST | ○ TELEPHONE UNDERGROUND |
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| ○ MAIL BOX | ○ FENCE LINE |
| ○ HANDICAPPED STALL | ○ CURB & GUTTER |
| ○ PERC TEST | ○ ACCESS CONTROL |
| ○ MONITORING WELL | ○ GAS VALVE |
| ○ FIRE HOSE CONNECTION | ○ CONCRETE SURFACE |
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| ○ FLOOD LIGHT | ○ GRAVEL SURFACE |
| ○ SOIL BORING | |
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- - - Denotes Parcel Boundary
- Denotes 1/2" x 14" Iron Monument Set with Minnesota cap No. 45273
● Denotes Iron Monument Found
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KEY MAP
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Westwood Professional Services, Inc.

Revisions:

09/20/2019 - City Comments

Crew:

Checked: **NHC/KJK**

Drawn:

Record Drawing by/date:

Prepared for:

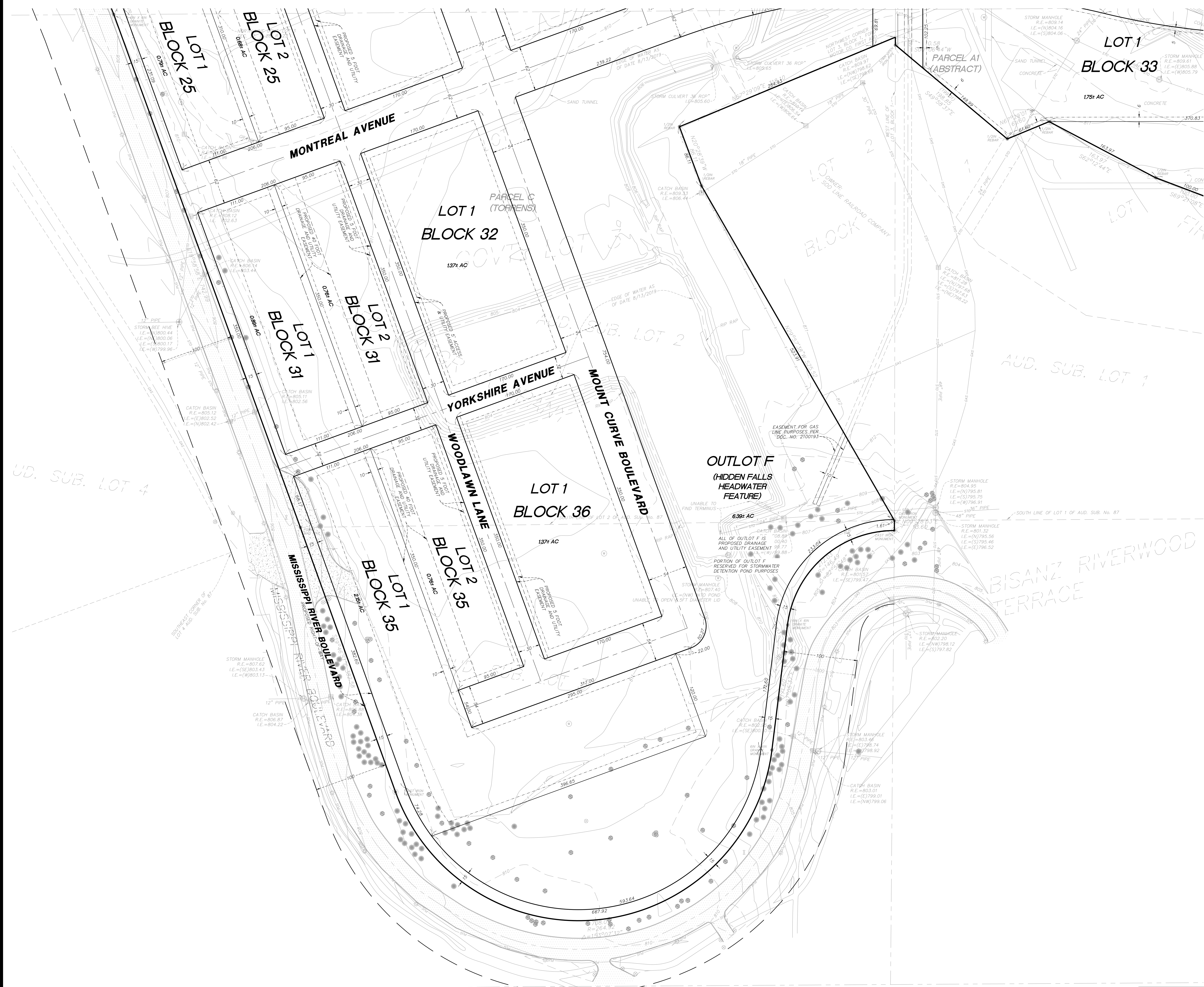
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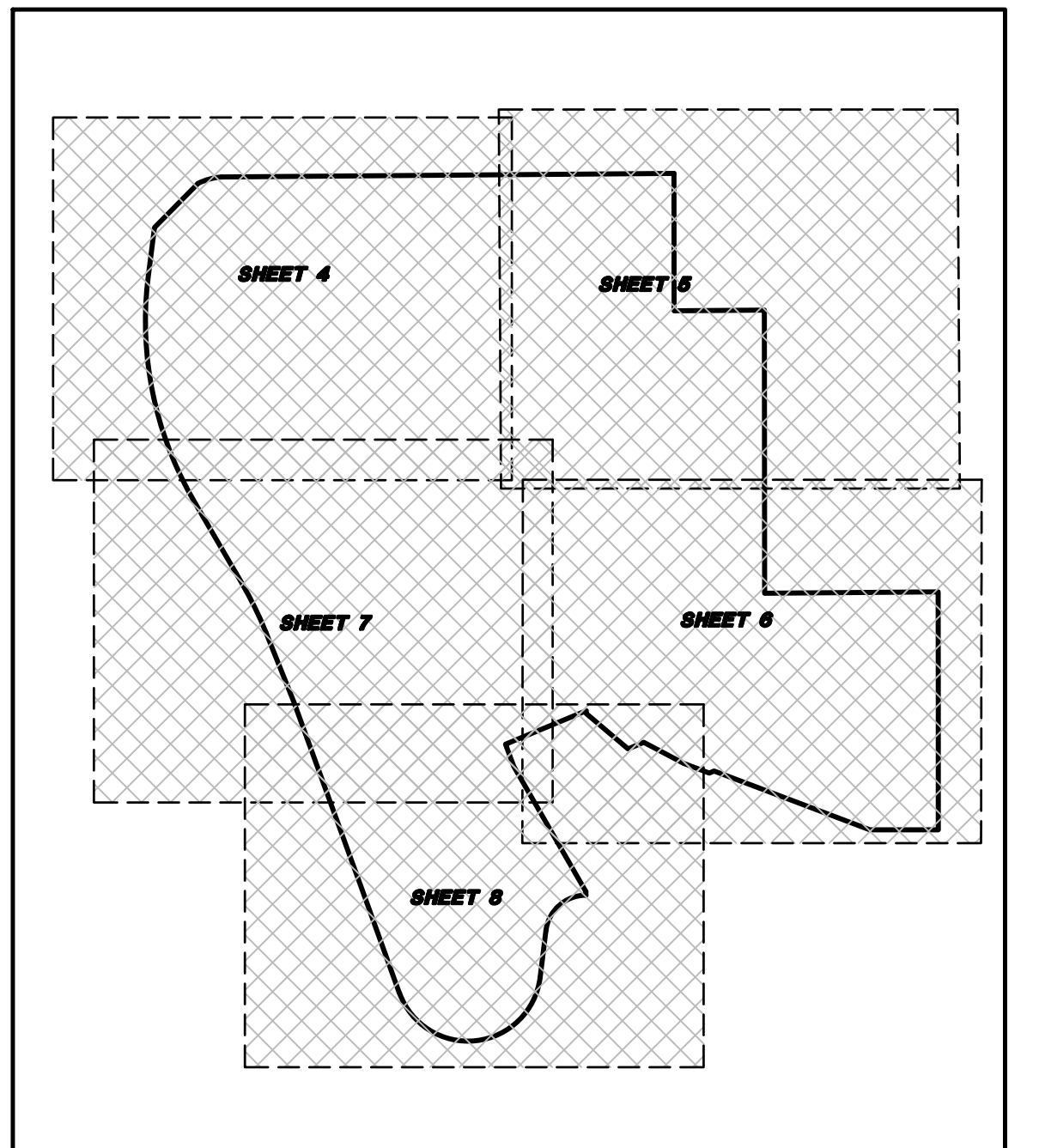
PRELIMINARY PLAT
(DETAIL)



LEGEND

	SANITARY MANHOLE		TELEPHONE BOX
	SEWER CLEANOUT		TELEPHONE MANHOLE
	STORM MANHOLE		CABLE TV BOX
	CATCH BASIN		TRAFFIC CONTROL BOX
	BEEHIVE CATCH BASIN		HAND HOLE
	FLARED END SECTION		TRAFFIC LIGHT
	POWER POLE		STREET LIGHT
	GUY WIRE		BUSH/SHRUB
	ELECTRIC BOX		CONIFEROUS TREE
	ELECTRIC METER		DECIDUOUS TREE
	ELECTRIC MANHOLE		WETLAND
	ELECTRIC TOWER		TREE LINE
	GATE VALVE		CABLE TV
	HYDRANT		GAS LINE
	WATER METER		POWER OVERHEAD
	CURB STOP BOX		POWER UNDERGROUND
	WATER MANHOLE		SANITARY SEWER
	WELL		STORM SEWER
	GAS METER		TELEPHONE OVERHEAD
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	MONITORING WELL		GAS VALVE
	FIRE HOSE CONNECTION		CONCRETE SURFACE
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	SOL BORING		
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Drawn:

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533 South 3rd Street, Suite 100
Minneapolis, MN 55415

FORD

St. Paul, Minnesota

Date: **9/20/19** Sheet: **8** OF **8**

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