



CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street, Ste. 1300
Saint Paul, MN 55102

Telephone: 651-266-6565

Ryan Companies
Attn: Tony Barranco
533 South Third Street, Suite 100
Minneapolis, MN 55415

October 18, 2019

Re: Ford Site, Combined Plat Application Process: City Decision Regarding the Preliminary Plat Aspect of the Combined Plat Review

Mr. Barranco,

Thank you for submitting your application processed September 23, 2019 for a combined plat for 966 Mississippi River Boulevard South, St. Paul, MN 55116 ("Ford Site") under Leg. Code § 69.405. Pursuant to Leg. Code § 69.405(2), the application was distributed to affected city departments for comments and required modifications. In addition, under departmental practice, your application was also distributed to relevant external government agencies for their review and comment. Due to the large number of responses and to streamline the revision process, we have combined all responses into a spreadsheet which is attached to and incorporated into this letter. Supplemental materials or letters from other agencies are also included as separate attachments.

Based upon these reviews, your preliminary plat is hereby approved as conforming with the City's subdivision regulations as well as the *City of Saint Paul Comprehensive Plan* and the *Ford Site Zoning and Public Realm Master Plan*; provided, the **corrections specified in the specified in this letter's attachments have been addressed**. After the corrections have been addressed with revisions or explanations to the satisfaction of the City, you may, pursuant to Leg. Code § 69.405(3) submit your application for final plat approval.

The City recognizes that formal infrastructure design has only just begun and there likely may be issues to be addressed as the project proceeds which could require adjustments to rights-of-way and/or new or revised easements. Please note that comments which do not directly impact the plat but pertains to future work phases of the project were also provided during the review of the preliminary plat. However, those comments will be provided to you under a separate letter to follow.

Best Regards,



Luis Pereira, Planning Director

Attachments:

1. City Responses by Department & Division
2. Saint Paul Public Works Red-line 1
3. Saint Paul Public Works Red-line 2
4. Letter from Ramsey County Public Works "PRELIMINARY PLAT OF FORD, ADJACENT TO FORD PARKWAY, RAMSEY COUNTY STATE AID HIGHWAY (CSAH) 42"

cc: Anthony Adams, Nick Koch, and Jared Olson, Ryan Companies
Eric Larson and Peter Warner, Saint Paul City Attorney's Office

Department	Division	Comment #	Comment
GENERAL STATEMENT			Because infrastructure design has not yet achieved 30% completion, the issues that will be addressed as project proceeds to formal design may require adjustment to rights-of-way and/or new or revised easements.
Public Works	Survey		
		N/A	See two redlined sets as other attachments.
		1	This plat is tied into the monument system at the northeast corner of section 17, T.28, R.23. This corner does indeed land on a manhole cover; a better reference would be the granite witness monument approximately 40 feet north of the corner.
		2	The legal description for this is going to be changed <i>in toto</i> . For now, there are no comments regarding the legal until the new one is reviewed. Wait for Mike Winfield and Wayne Anderson, Ramsey County, and see what they say or come up with.
		3	Closures of the boundary and individual blocks were done by Mike Winfield & Greg Gund with the Ramsey County, refer to their redlines for comments and specifics.
		4	The Hiawatha Park Addition No. 2 plat shows a right-of-way for Mound View Avenue. Not certain, but it appears this was never vacated. This small portion is adjacent to the Ford plat, southerly along the ¼ - ¼ line of SE 17. It doesn't line up with anything.
		5	Pg. 1 – Surveyor's Certificate – change "Professional Land Surveyor" to "Licensed Land Surveyor" (per Ramsey County Manual of Guidelines For Subdivision Plats, June 2017 pg. 16) – <i>This comment referred to old copy of guidelines.</i>
		6	Pg. 2 – Ford Parkway not identified as CSAH 42. Has County Hwy authority been notified as directed by MS505.03 Subd.2?
		7	Pg. 2 & 3 – Our records show that the Center of Section 17-28-23 is a 2.5" Brass Disk, not a 1/2" iron pipe as indicated. Field reconnaissance confirmed this to be the case.
		8	Pg. 3 – "HIAWATHA PARK ADD. NO. 2" is misspelled
		9	Pg. 5 – Under INSET G, should be corrected to read "(SEE SHEET 12 OF 14)"
		10	Pg. 6 & 7 – Is additional ROW being granted to Ford Parkway going to County or City?
Public Works	Sanitary and Storm Sewer		
		1	Provide drainage and utility easements that are specifically dedicated for the use of only City utilities where City utilities are proposed to be installed outside of the right of way.
		2	Provide dedicated City drainage and utility easements for all outlots except Outlot 'D', where no City utilities are currently proposed.
Public Works	Transportation Planning		
		1	Are sewer utilities planned for the easement between Outlot B and Outlot C? It would appear from the Master Site Preparation Plan (MSPP) that the D&U easement does not contain storm piping or sanitary sewer.
		2	Are sewer utilities planned for the easement between Lots 1 & 2 of Block 9? It would appear from the Master Site Preparation Plan (MSPP) that the D&U easement does not contain storm piping or sanitary sewer.
		3	It would appear from the MSPP that there are utilities planned for the alleys of Blocks (MSPP reference) 11 – 13, 17, 18, 22 – 24 28 – 30, 34, 35, 38 and 39. It would appear from the plat, however, no easements are being provided for sanitary being installed in alleys except for Lots 1 & 2 of Blocks (plat reference) 8, 9, 14, 19, 25 and 31. Please clarify said discrepancies. All city storm sewer, sanitary sewer, and stormwater management systems located outside of Public Rights-of-Way need to be located in easements shown on the plat and recorded at County. The easement shall be in favor of the City of St. Paul Public Works for purposes of access, inspection, maintenance, and repair.

Public Works	Engineering		
		1	Master Plan calls for an 80 foot right-of-way on Bohland west of Cretin. Only 70 feet is shown on the plat. *
		2	Other comments will be included in forthcoming letter outlining other considerations to be considered in future non-plat processes.
Parks & Recreation	Design & Construction		
		1	Overall the plat is what was expected for the configuration of space. Although the calculations from Ryan with the overall quantity of parkland to be dedicated to the city is consistent with what the Department has calculated, we need to understand how the net quantity of parkland from the land platted in Outlots A, D, F and G is part of a formal agreement with Ryan. The outcome of that formality would result in the total dedication for each of the parks to be: Outlot A: 2.4 Ac (2.4 Ac Net Parkland + 1.2 Ac Stormwater Utility) Outlot D: 1.6 Ac Outlot F: 4.8 Ac (4.8 Ac Net Parkland + 1.6 Ac Stormwater Utility) Outlot G: 1.5 Ac City stormwater utility boundaries will be defined using an engineering basis that evaluates the extent based on a significant (100-year is current understanding) rain event and will not count toward the total acreage of the parkland for dedication calculation purposes.
		2	The labeling of the entirety of Outlots A and F as having utility and drainage easements over them is something that is of concern. The blanket easement for public utilities should be described to limit the property rights dedicated in the plat to either "drainage easement" or "stormwater retention pond easement" so that other public and private utilities don't have the right to locate their facilities anywhere in the outlot and we don't have to contact anyone but PW/Sewers when it comes to decertifying, adjusting, shrinking, terminating or replacing the blanket easement with a new easement covering only the stormwater pond after it's built. For now, please change labels for Outlots A, D, F, and G to all read "Park" and adjust other outlot labels accordingly. The City will follow up if easement language needs to be adjusted.
		3	Other comments will be included in forthcoming letter outlining other considerations to be considered in future non-plat processes.
Department of Safety & Inspections	All		
		1	How will Ryan address the Brookfield Hydro-plant access easement and water/sewer connection is required per #07-147-049? The plat and subsequent development cannot preclude those conditions from being met.
		2	Provide the River Corridor line on plat.
		3	Other comments will be included in forthcoming letter outlining other considerations to be considered in future non-plat processes.
Planning & Economic Development	N/A		
		1	See cover letter and note below.
Saint Paul Regional Water Services	N/A		
		N/A	"Water has no objections to the proposed plat."
Ramsey County Public Works	N/A		
		N/A	See letter from Ramsey County Public works.
Ramsey County Surveyor's Office	N/A		
		N/A	Please provide copy of packet from Ramsey County Surveyor's Office if received.

Ramsey County Soil & Conservation	N/A		
		N/A	No comments received by City-requested deadline.
MN DNR	N/A		
		N/A	No comments received by City-requested deadline.
MnDOT	N/A		
		N/A	"MnDOT functional staff have reviewed the preliminary and final plats dated 9/20/19 for the Ford Site redevelopment and have no comments. Thank you for including MnDOT in the review process, and please feel welcome to contact me with questions. - David Elvin"

*Note from PED: As of October 18, 2019, the AUAR for the Ford Site Development has not yet been adopted, but states that for Bohland Ave from Mississippi River Boulevard to Finn street, "a vehicular capacity perspective, this segment does not need to be a three-lane configuration. Removal of the center two way left-turn lane would allow for additional on-street parking, enhancement of other facilities (i.e. bike lanes or sidewalk space), and/or a reduction in overall cross-section/right-of-way need." If the AUAR is adopted before the final plat is approved, the change from 80' to 70' could be considered. Otherwise Bohland must be platted with an 80-foot right-of way west of Cretin in conformance with the *Ford Site Zoning and Public Realm Master Plan*.

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; 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 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 Section 17, 671.40 feet to the said East line of Section 17; thence East along the North line of the South half of the Southeast quarter of the Northeast quarter of said Section 17, 671.40 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 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 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 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.

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.

AND

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 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.

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 _____, 20____.

SIGNED: Ryan Companies US, Inc.

By _____

Its _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, its _____ of Ryan Companies US, Inc., a _____, on behalf of the _____.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I, Kevin J. Kaley, 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____.

Kevin J. Kaley, Professional Land Surveyor
Minnesota License No. 53546

STATE OF _____
COUNTY OF _____

The foregoing Surveyor’s Certificate was acknowledged before me this ____ day of _____, 20____, by Kevin J. Kaley, a Professional Land Surveyor.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL
CITY OF ST. PAUL

We do hereby certify that on the ____ day of _____, 20____, the City Council of the City of St. Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Mayor City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ 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____.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

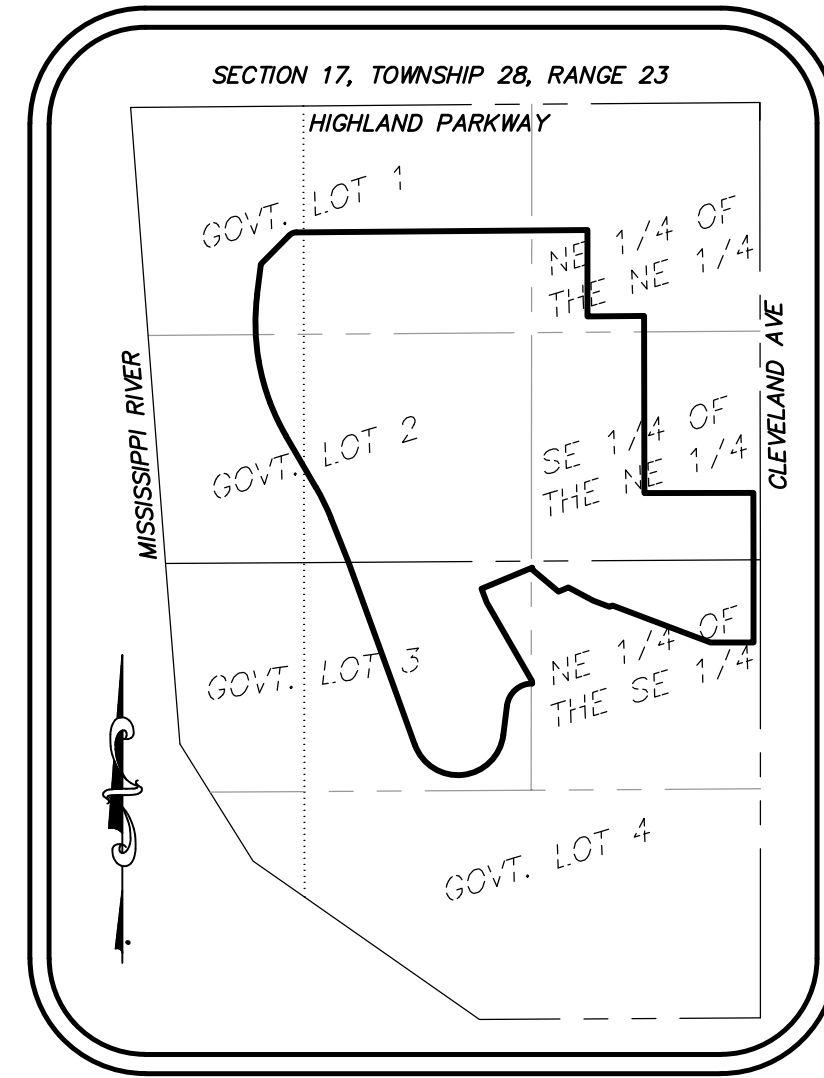
Pursuant to MN Statutes, Section 383A.42 this plat has been approved this ____ day of _____, 20____.

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 of the County Recorder for public record on this ____ day of _____, 20____, at _____ o'clock _____,M., and was duly filed in Book _____, of Plats, Page _____ and _____, as Document Number _____.

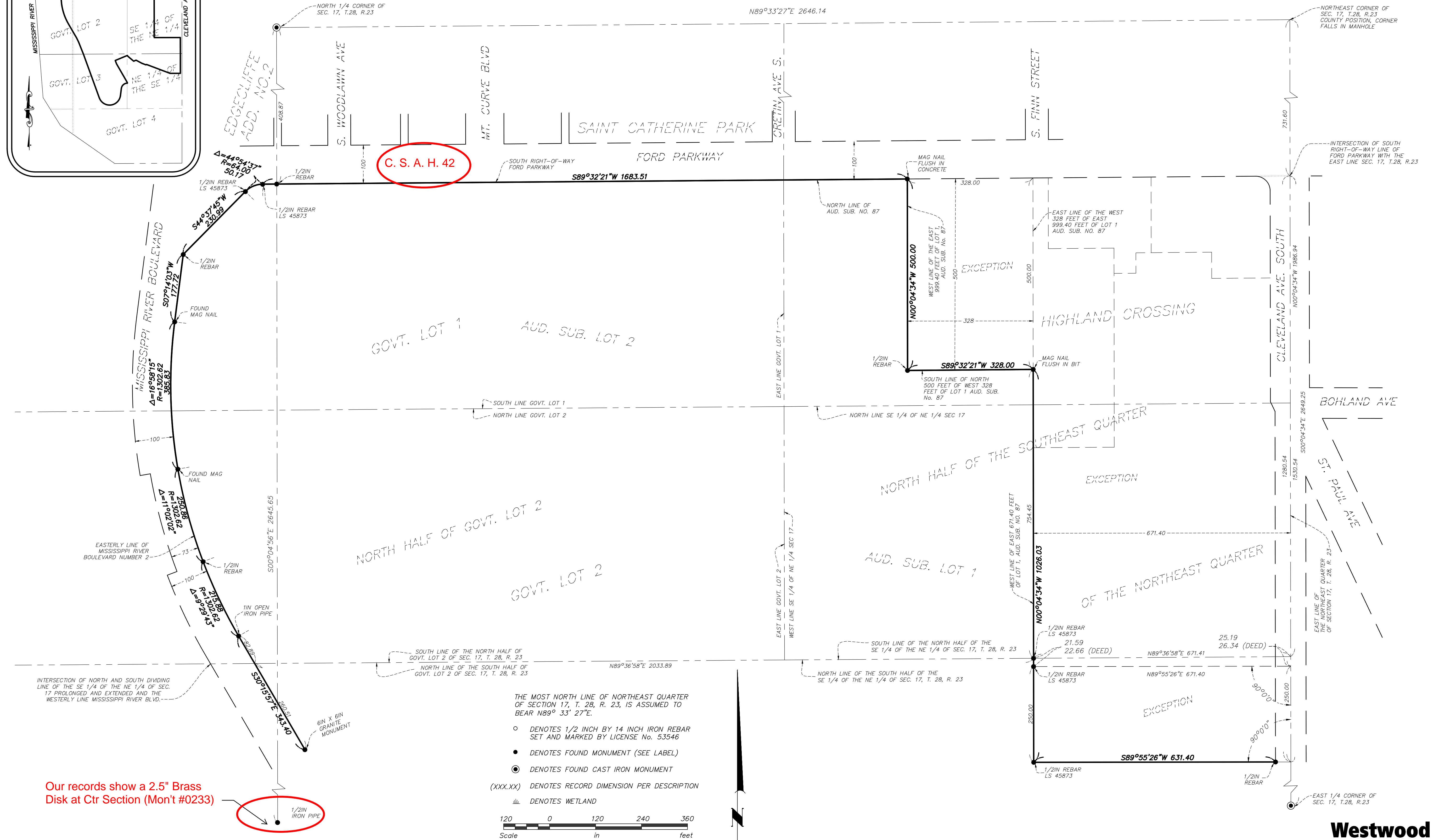
Deputy County Recorder

Vicinity Map
Not to Scale



FORD

BOUNDARY SURVEY



BOUNDARY SURVEY



FORD

INSET MAP



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

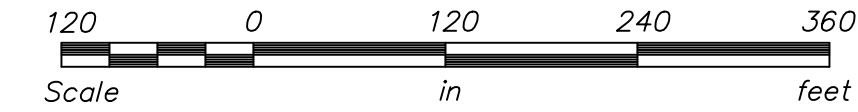
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● DENOTES FOUND MONUMENT (SEE PAGE 2 FOR DETAILS)

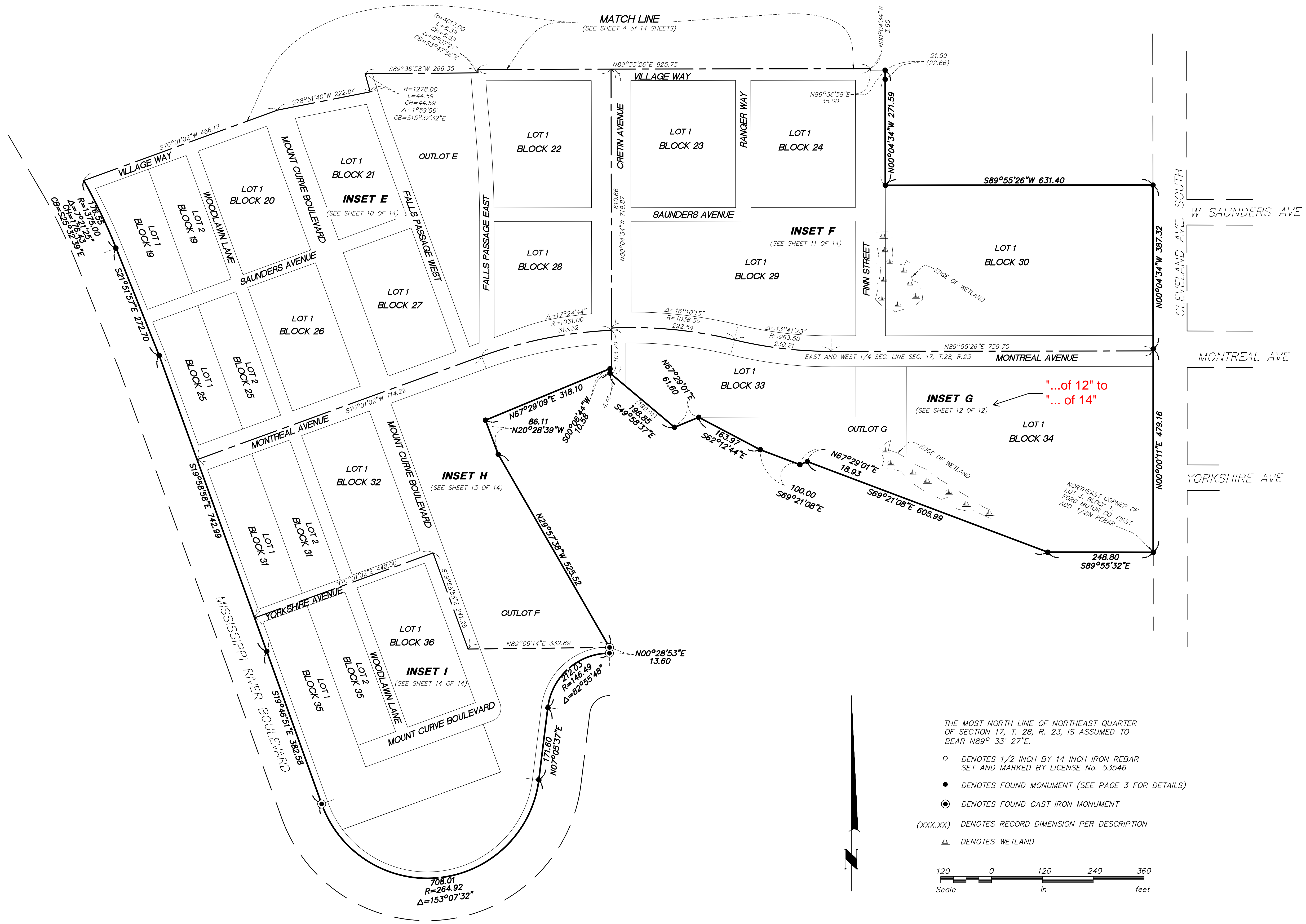
⊙ DENOTES FOUND CAST IRON MONUMENT

(XXX.XX) DENOTES RECORD DIMENSION PER DESCRIPTION

▬ DENOTES WETLAND

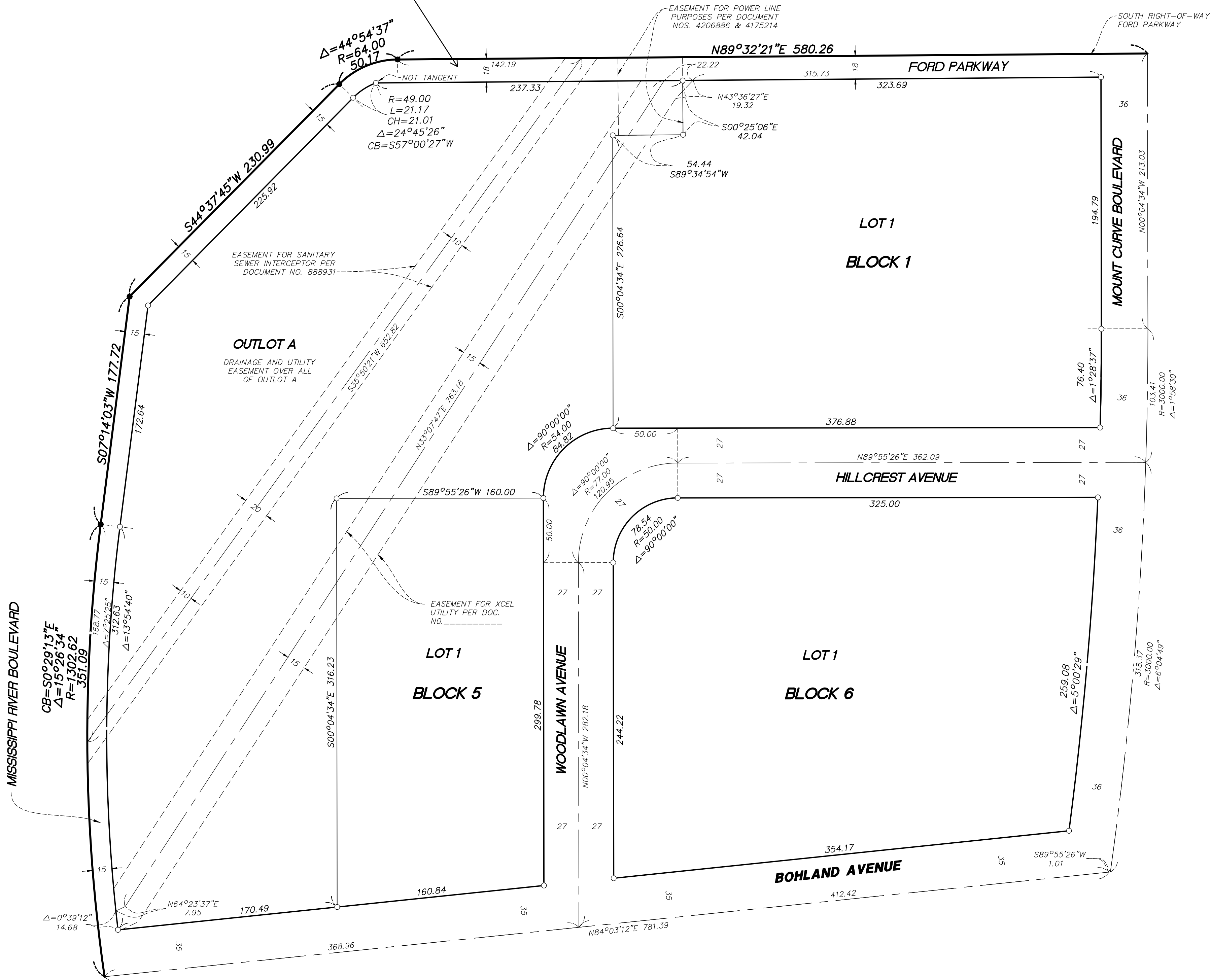


FORD

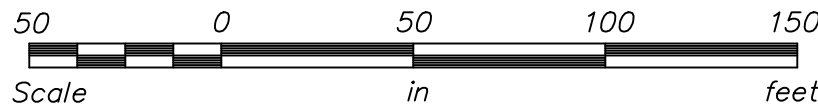


FORD

Additional ROW of Ford Pkwy to City or to County? If the latter, at what point does it go to the city along MRB?

**INSET A**

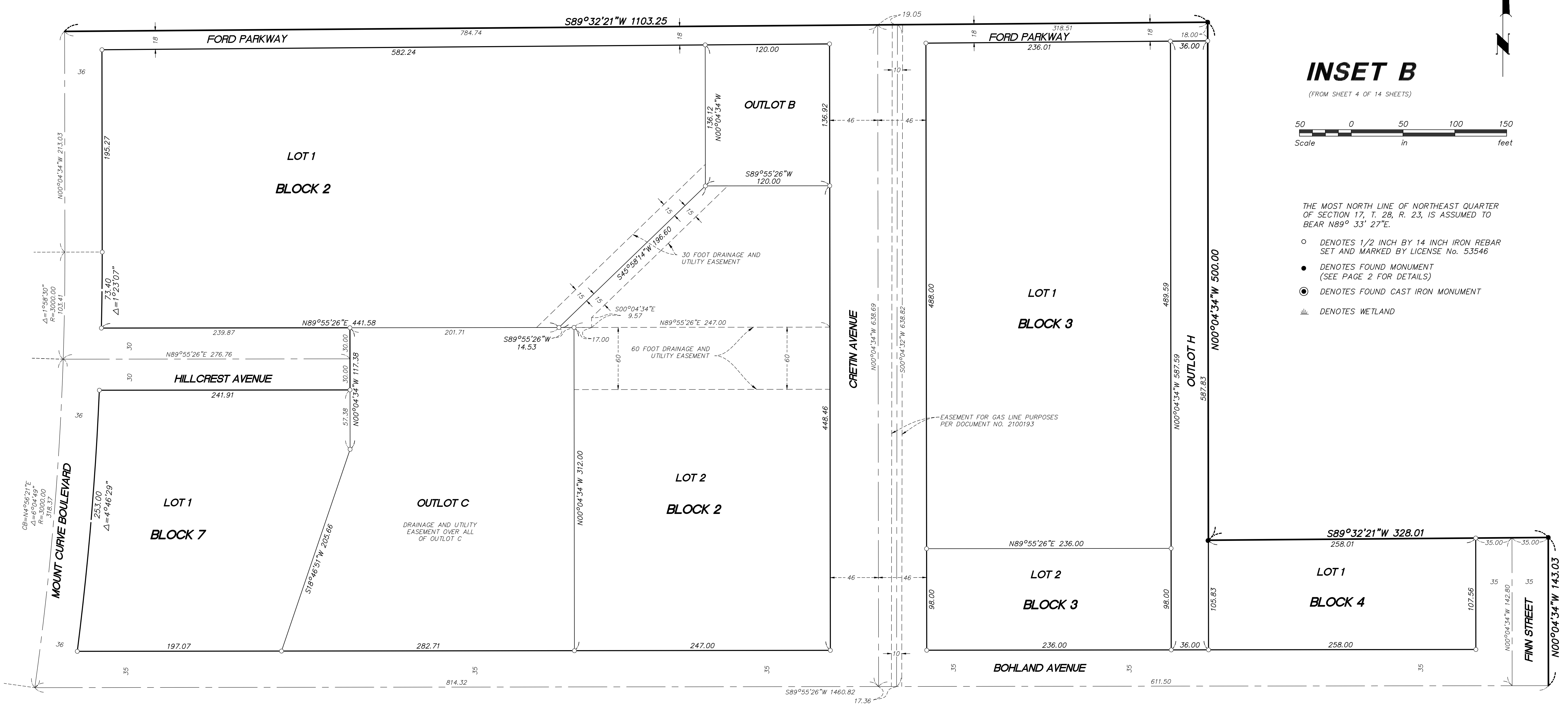
(FROM SHEET 4 OF 14 SHEETS.)



THE MOST NORTH LINE OF NORTHEAST QUARTER
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BEAR N89° 33' 27"E.

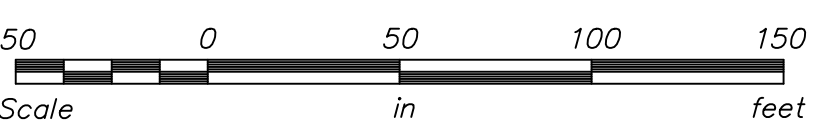
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- DENOTES FOUND MONUMENT (SEE PAGE 2 FOR DETAILS)
- ⦿ DENOTES FOUND CAST IRON MONUMENT
- ▮ DENOTES WETLAND

FORD



INSET B

(FROM SHEET 4 OF 14 SHEETS)



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- DENOTES FOUND MONUMENT (SEE PAGE 2 FOR DETAILS)
- ⦿ DENOTES FOUND CAST IRON MONUMENT
- ▨ DENOTES WETLAND

FORD

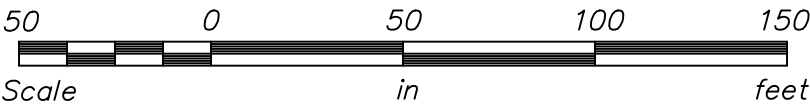


INSET C

(FROM SHEET 4 OF 14 SHEETS)

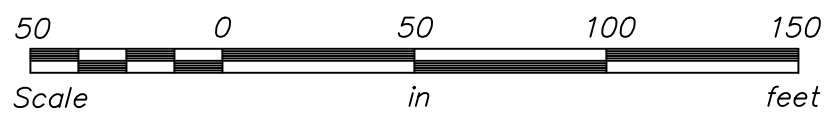
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- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546
- DENOTES FOUND MONUMENT (SEE PAGE 2 FOR DETAILS)
- DENOTES FOUND CAST IRON MONUMENT
- W DENOTES WETLAND



FORD

INSET D
(FROM SHEET 4 OF 14 SHEETS)



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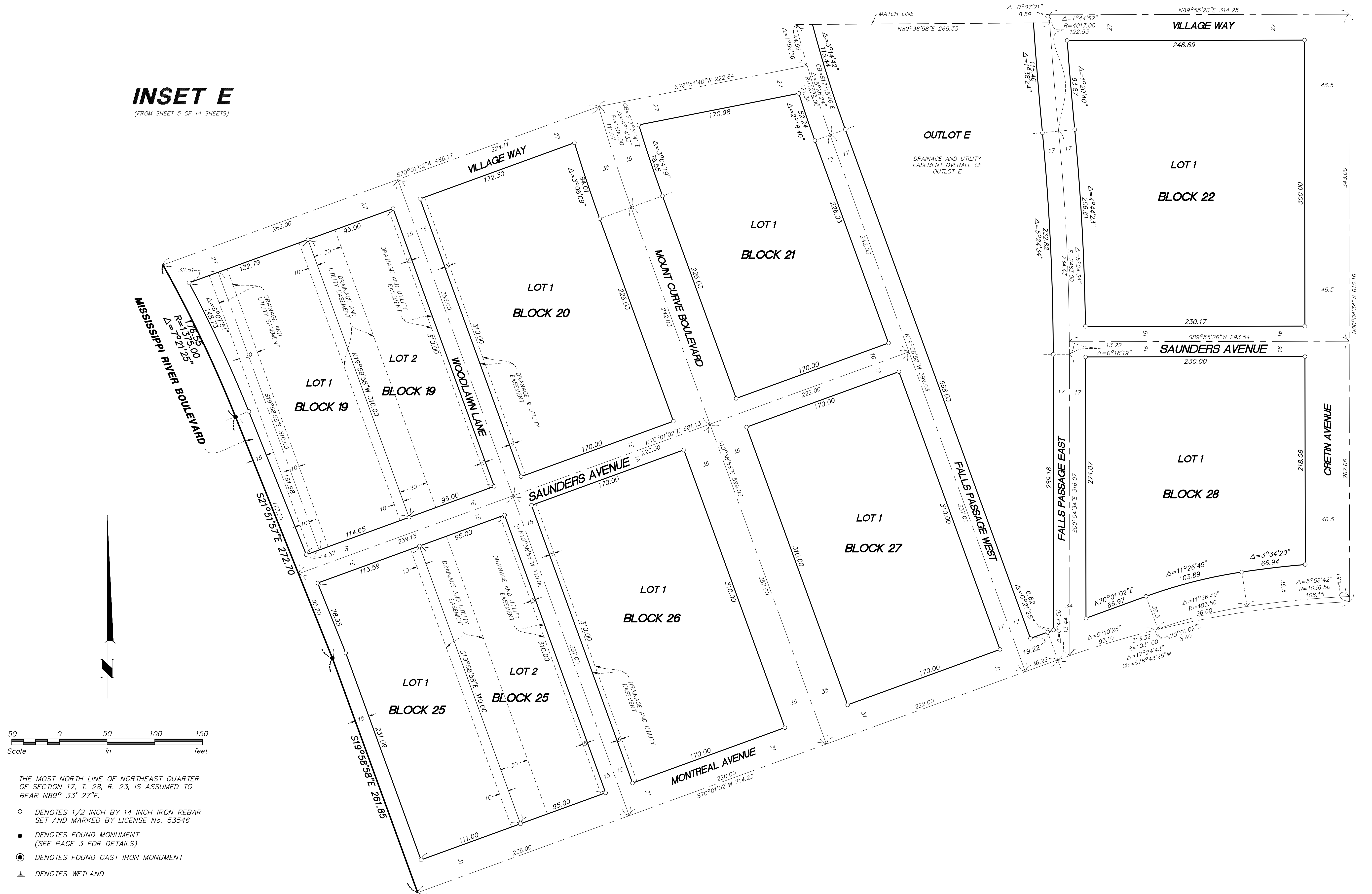
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- DENOTES FOUND MONUMENT (SEE PAGE 2 FOR DETAILS)
- DENOTES FOUND CAST IRON MONUMENT
- ▤ DENOTES WETLAND



FORD

INSET E

(FROM SHEET 5 OF 14 SHEETS,



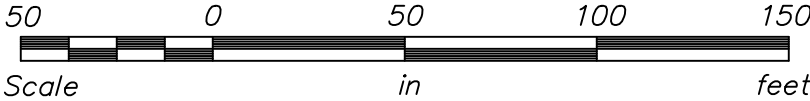
Westwood

Professional Services, Inc.





FORD

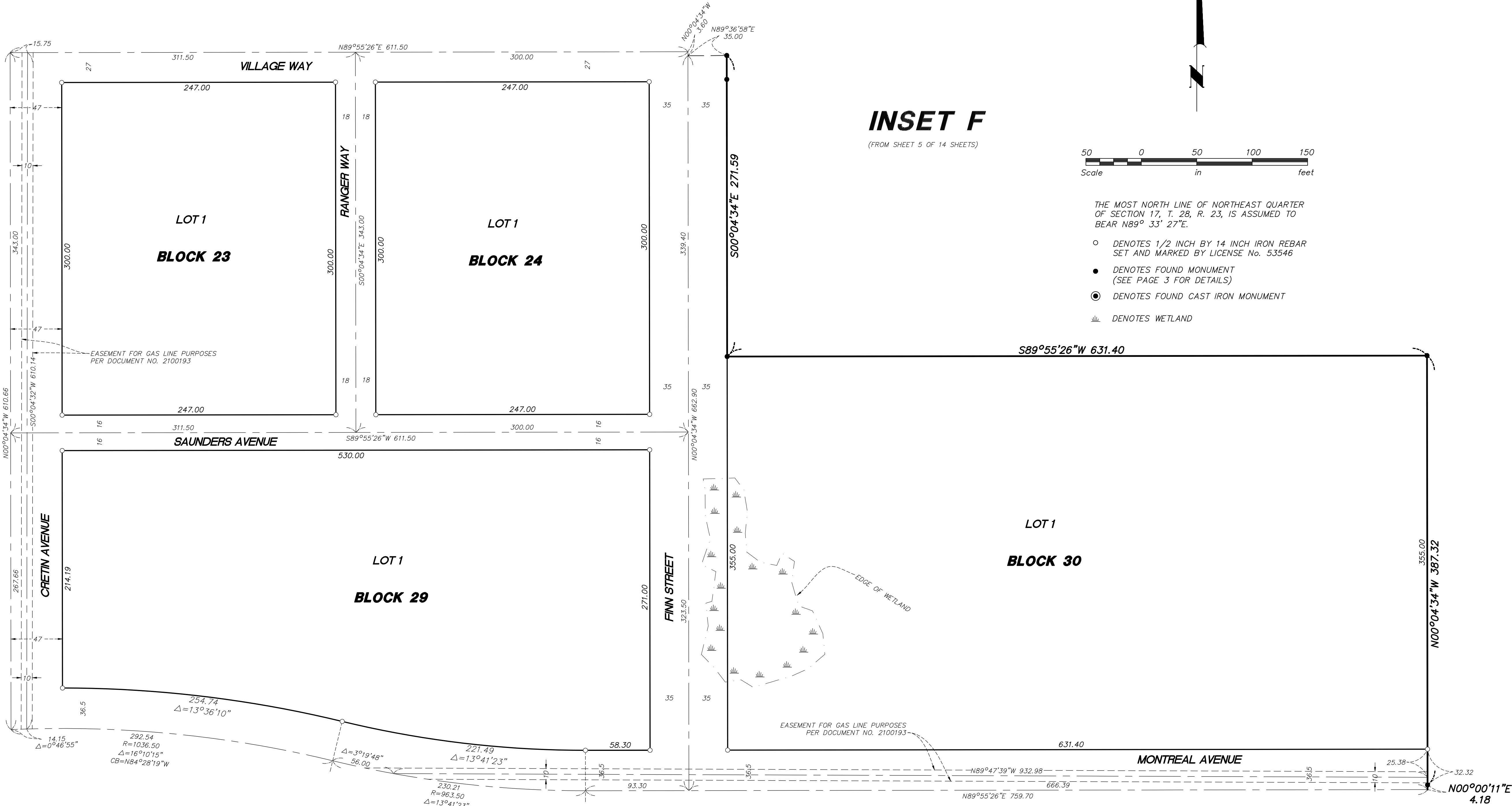
INSET F

(FROM SHEET 5 OF 14 SHEETS.

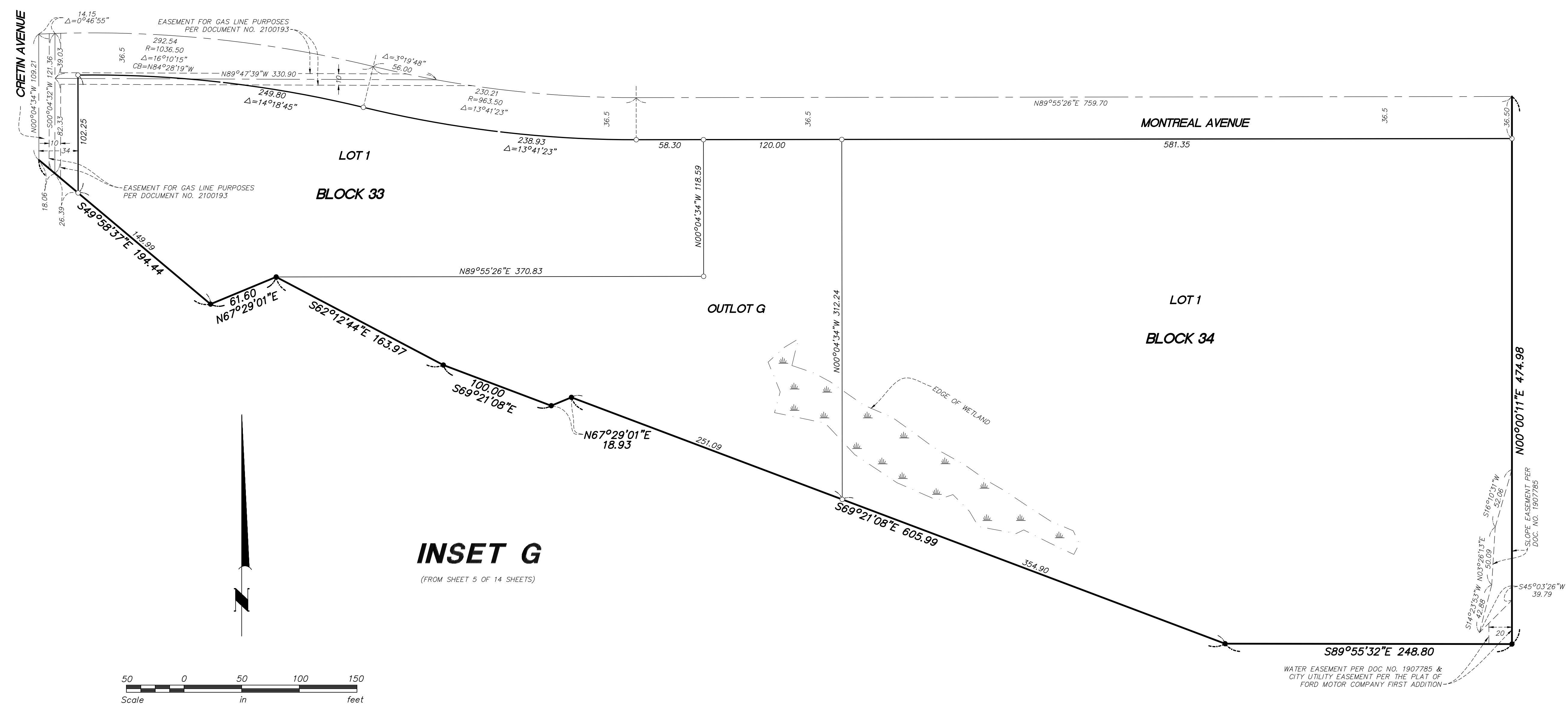


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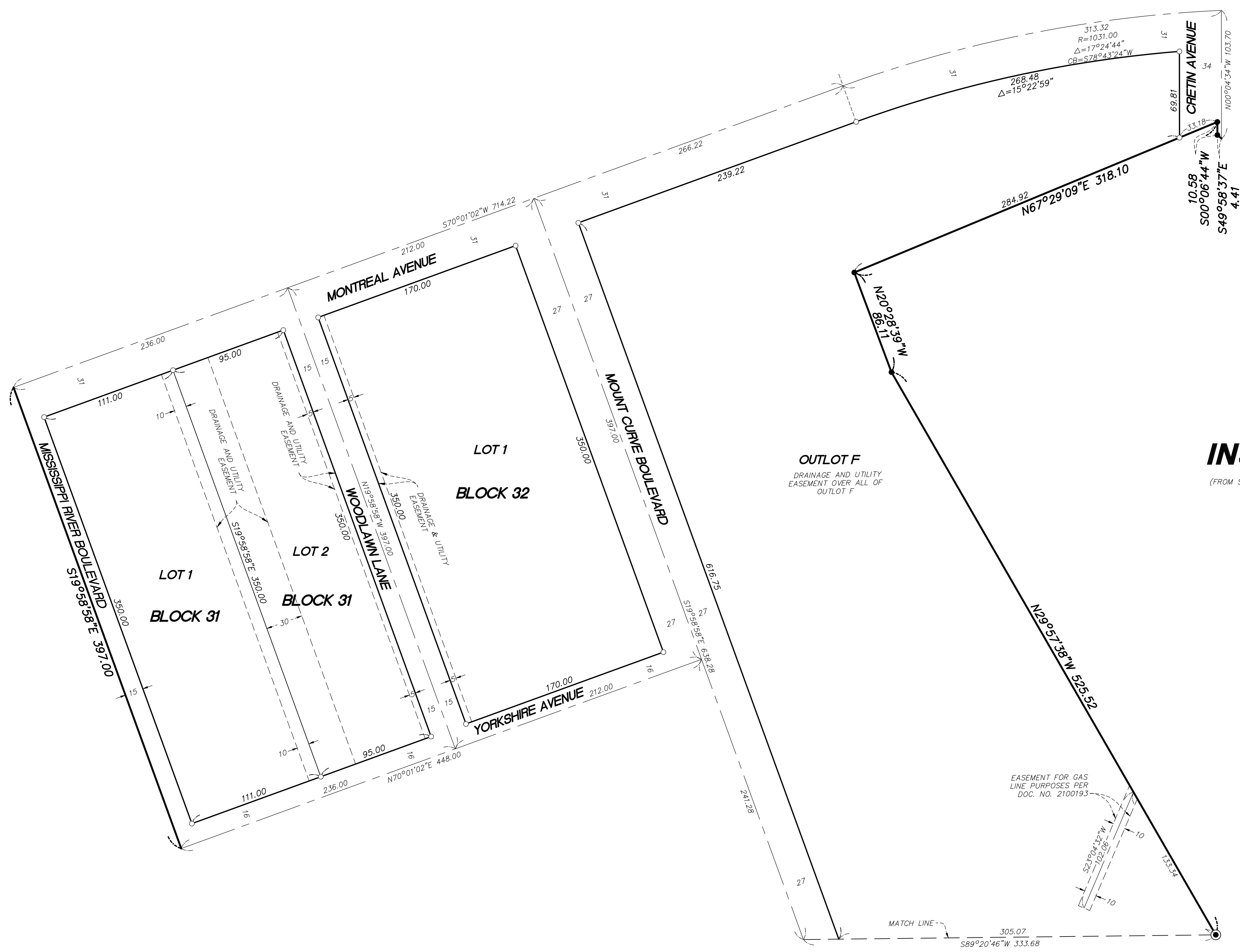
-  DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546
 DENOTES FOUND MONUMENT (SEE PAGE 3 FOR DETAILS)
 DENOTES FOUND CAST IRON MONUMENT
 DENOTES WETLAND



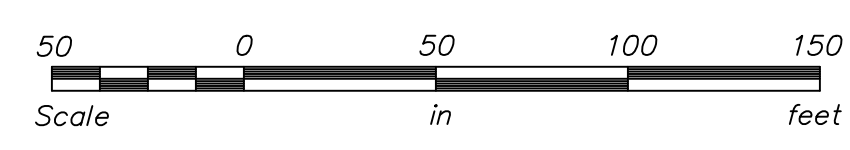
FORD



FORD



INSET H
(FROM SHEET 5 OF 14 SHEETS)

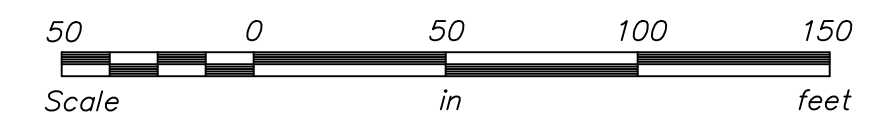
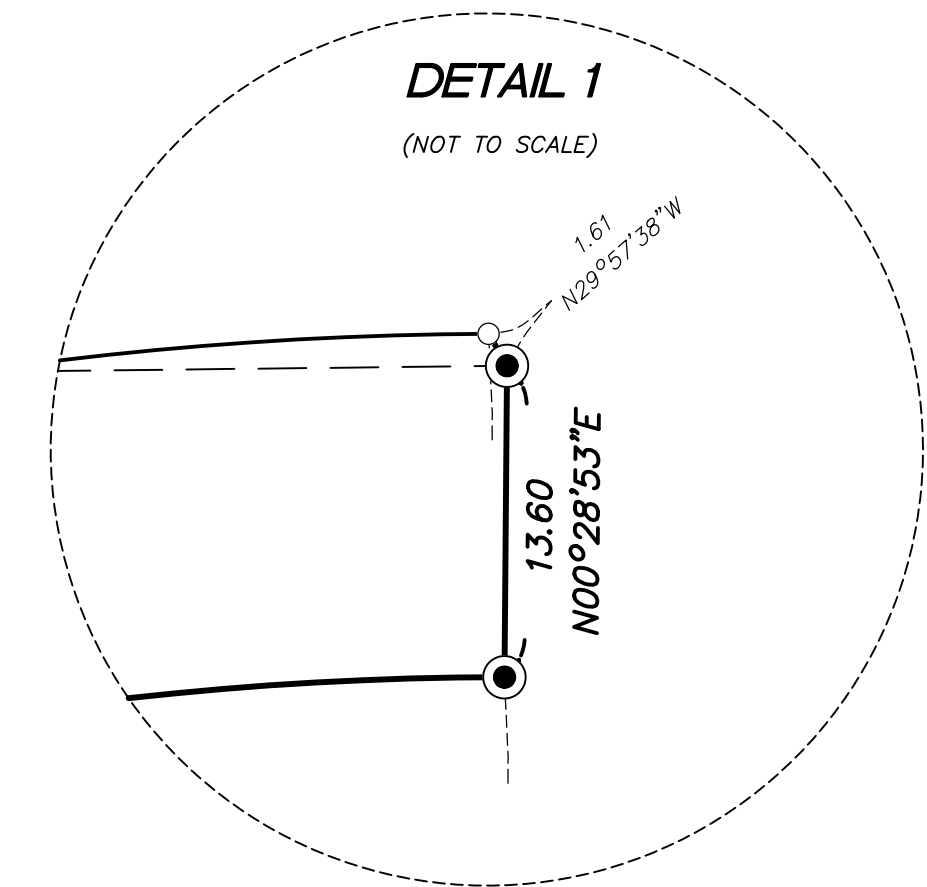
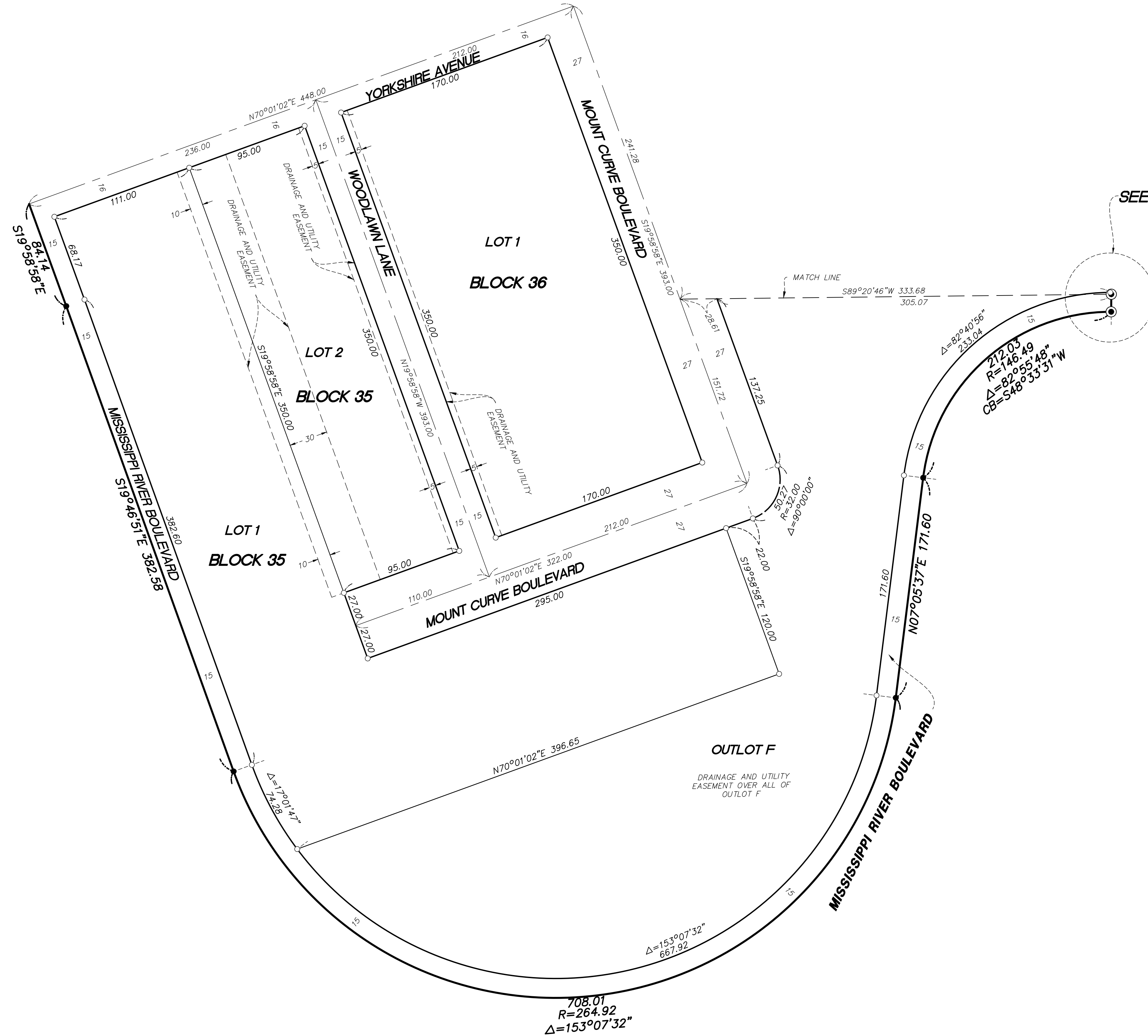


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 - ▤ DENOTES WETLAND


FORD

INSET 1

(FROM SHEET 5 OF 14 SHEETS)



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(SEE PAGE 3 FOR DETAILS)
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-  DENOTES WETLAND

FORD

SAINT PAUL PUBLIC WORKS RED-LINE 2

mortgagee consent, if any Saint

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, do will:

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; 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 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; thence East along the North line of the South half of the Southeast quarter of the Northeast quarter of said Section 17, 671.40 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 together with?

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

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 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 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.

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 together with?

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;

AND

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 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.

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

one of the other on this plat over under and across OUTLOTS A, C, E and F, and as

In witness whereof said Ryan Companies US, Inc., a , has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

SIGNED: Ryan Companies US, Inc.

By _____

Its _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ its _____ of Ryan Companies US, Inc., a _____, on behalf of the _____ corporation...

(Signature) _____ (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I, Kevin J. Kaley, 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____.

Kevin J. Kaley, Professional Land Surveyor
Minnesota License No. 53546

STATE OF _____
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 20____, by Kevin J. Kaley, a Professional Land Surveyor.

(Signature) _____ (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL
CITY OF ST. PAUL
SAINT

We do hereby certify that on the ____ day of _____, 20____, the City Council of the City of St. Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

~~Mayer~~ _____ City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year ____ 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____.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

Pursuant to MN Statutes, Section 383A.42 this plat has been 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 of the County Recorder 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 County Recorder

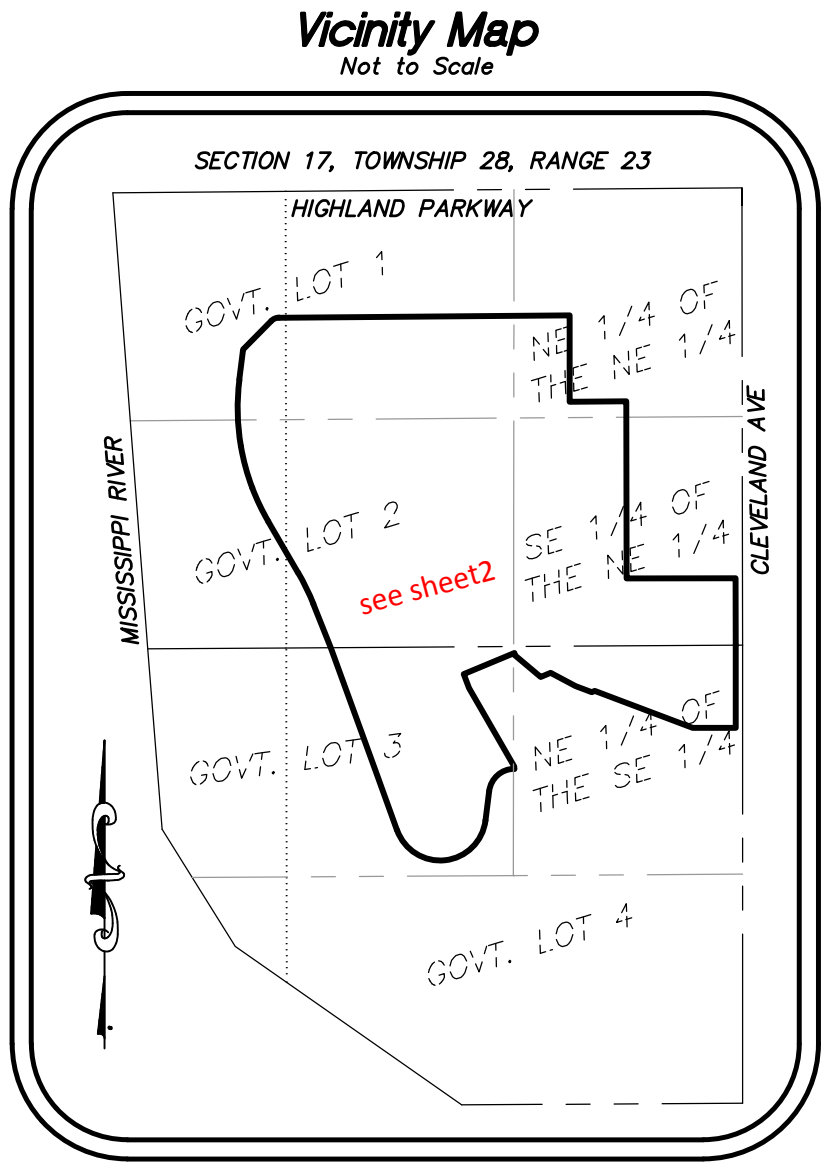
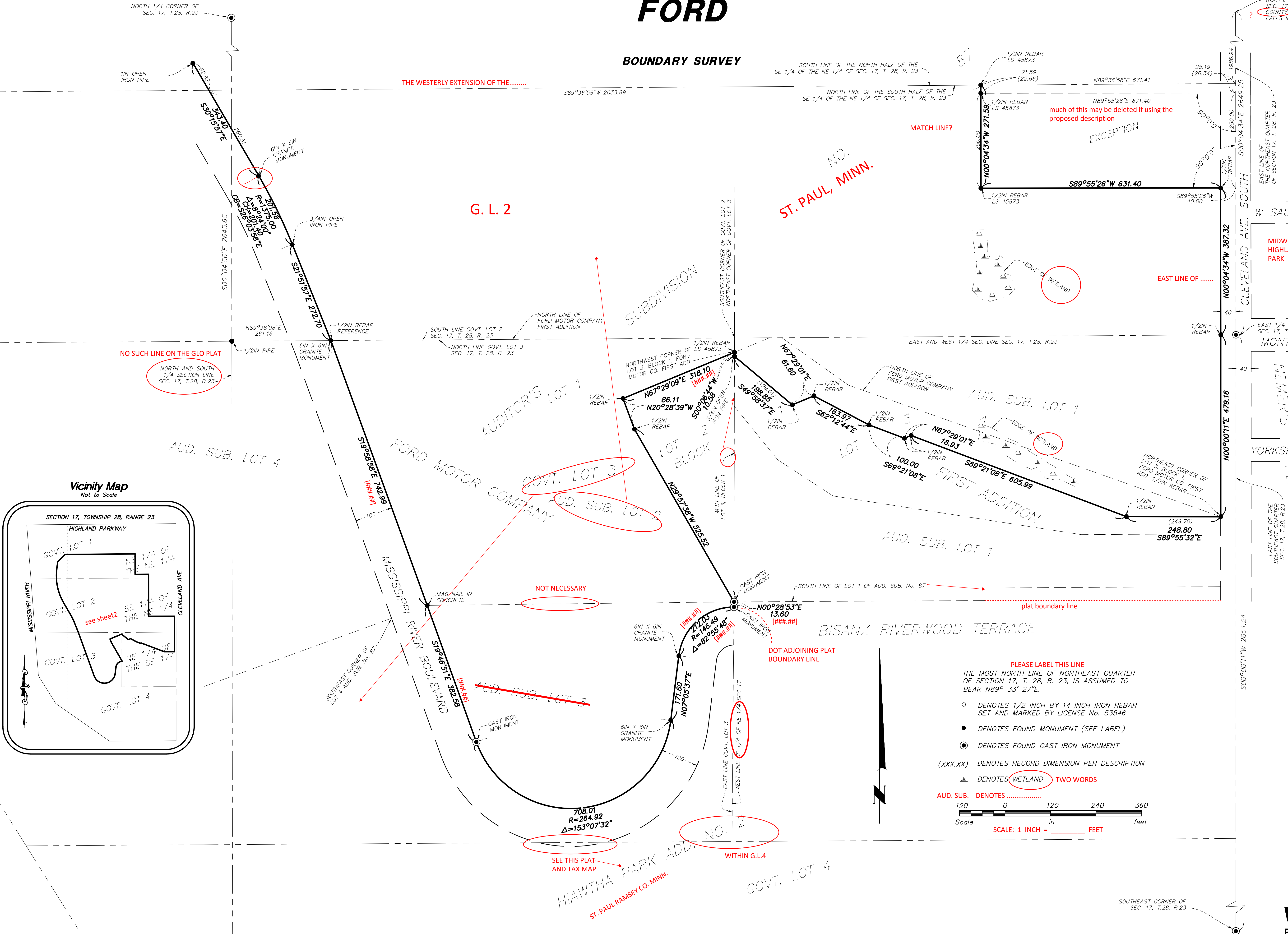
Isn't some of this plat on registered land?
if so, another certificate is required for the Deputy Registrar of Titles.
If the entire plat is registered property then a certificate for the Deputy Registrar of Titles is required.
through ?
as you know
it's a 14 sheet plat

BOUNDARY SURVEY



FORD

BOUNDARY SURVEY



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

- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546
- DENOTES FOUND MONUMENT (SEE LABEL)
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- (XXX.XX) DENOTES RECORD DIMENSION PER DESCRIPTION
- WETLAND DENOTES TWO WORDS
- AUD. SUB. DENOTES

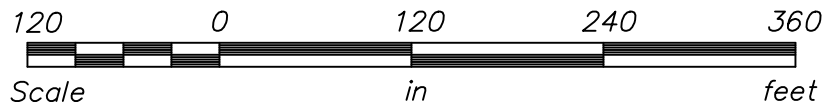
Scale 120 0 120 240 360
in feet
SCALE: 1 INCH = FEET

FORD

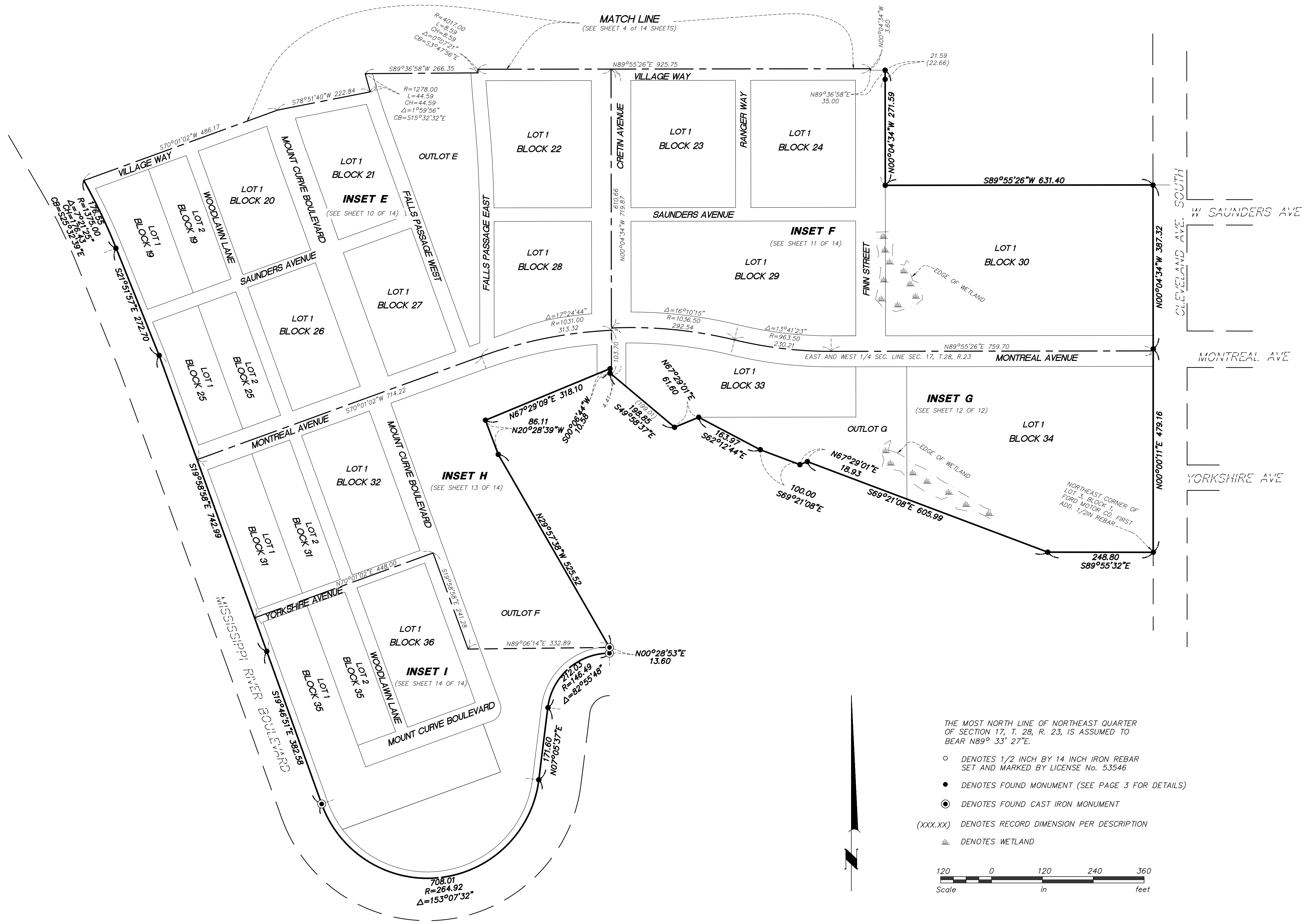
INSET MAP



- THE MOST NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89° 33' 27"E.
- 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
 - (XXX.XX) DENOTES RECORD DIMENSION PER DESCRIPTION
 - ▬ DENOTES WETLAND

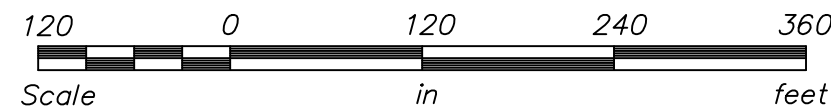


FORD

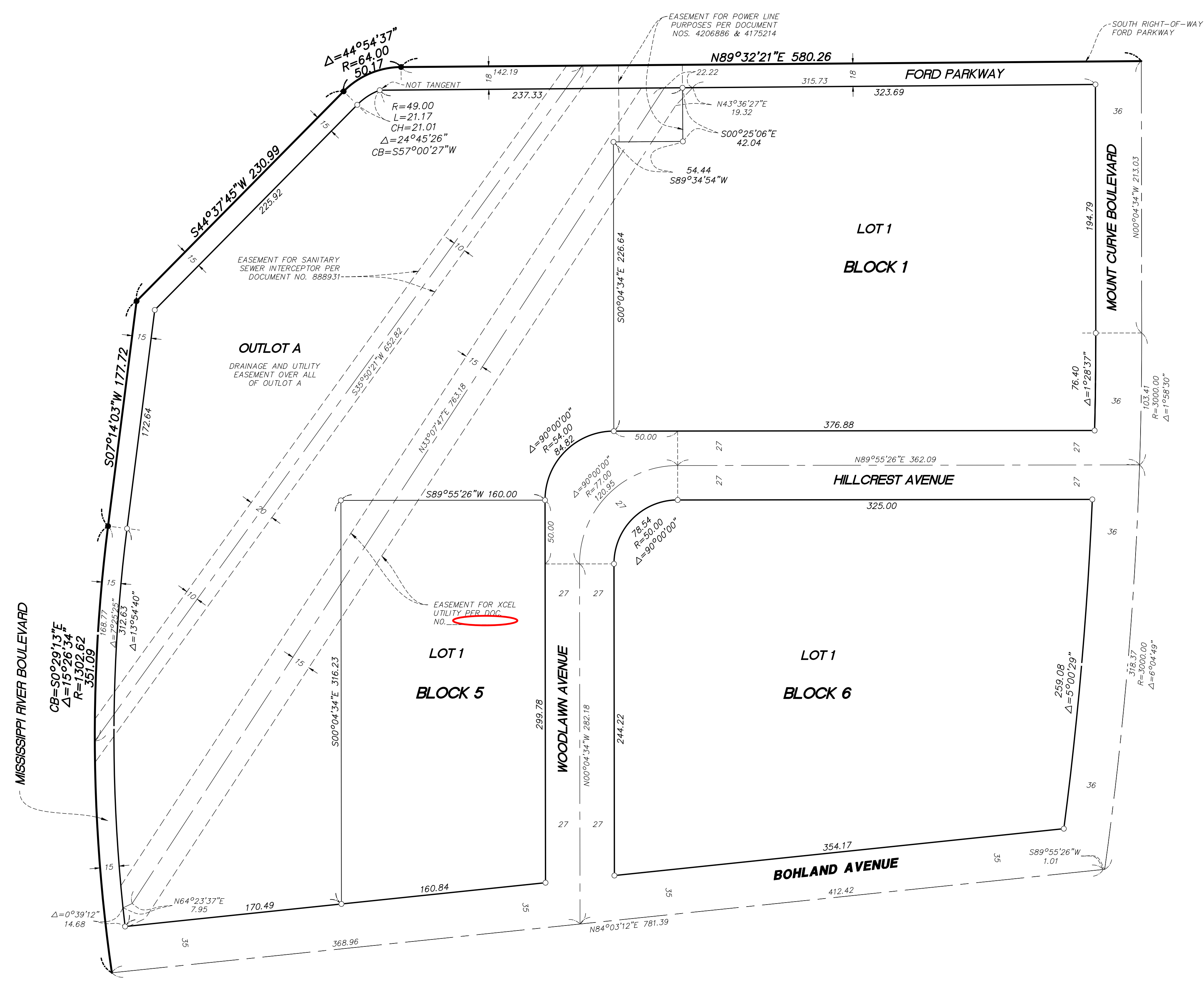


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- ⊙ DENOTES FOUND CAST IRON MONUMENT
- (XXX.XX) DENOTES RECORD DIMENSION PER DESCRIPTION
- W DENOTES WETLAND

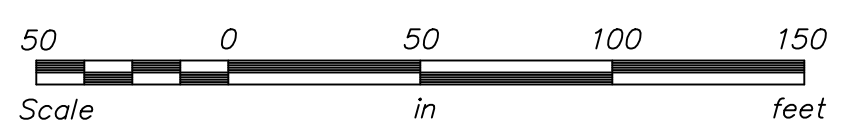
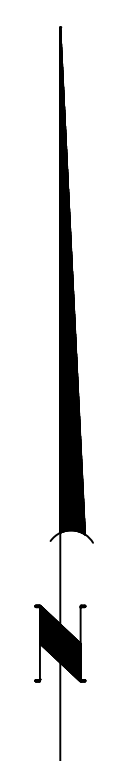


FORD



INSET A

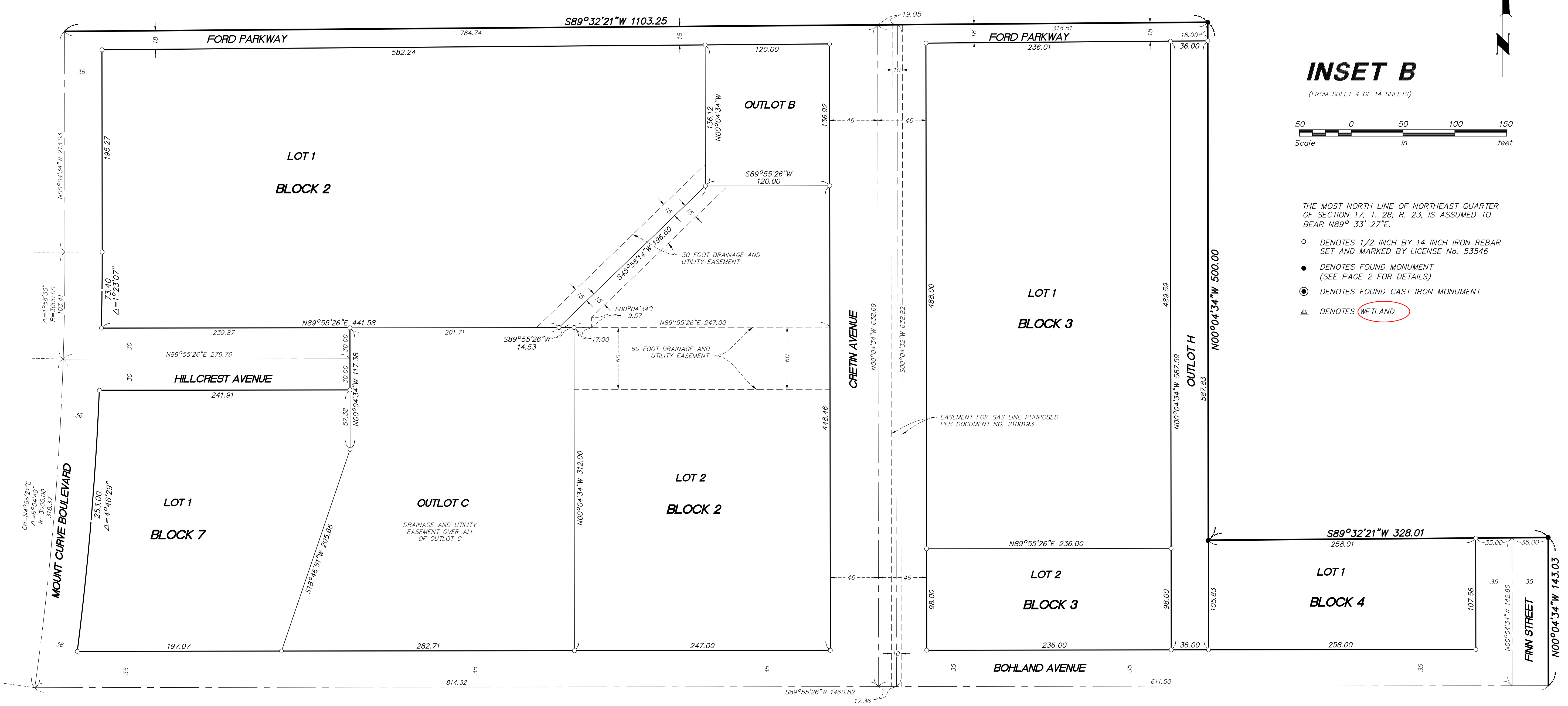
(FROM SHEET 4 OF 14 SHEETS)



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

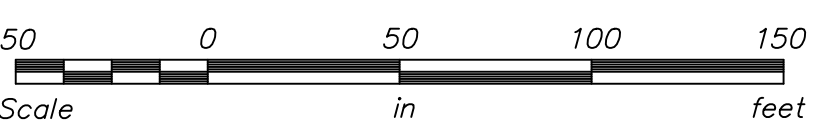
- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546
- DENOTES FOUND MONUMENT (SEE PAGE 2 FOR DETAILS)
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES WETLAND

FORD



INSET B

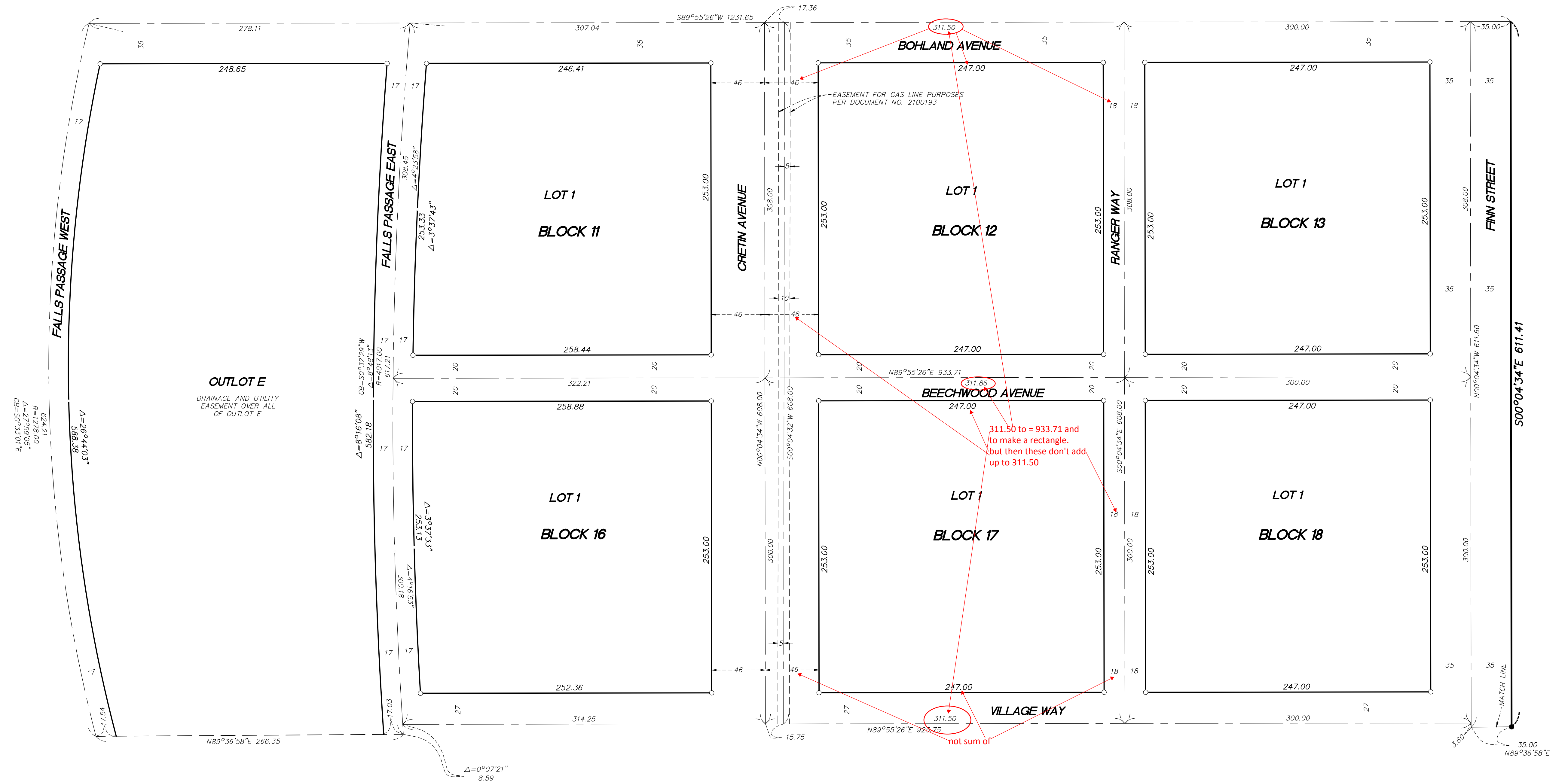
(FROM SHEET 4 OF 14 SHEETS)



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- DENOTES FOUND MONUMENT (SEE PAGE 2 FOR DETAILS)
- ⦿ DENOTES FOUND CAST IRON MONUMENT
- W DENOTES WETLAND


FORD

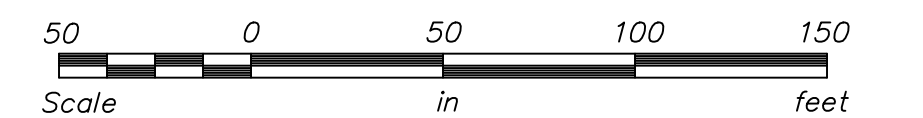


INSET C

(FROM SHEET 4 OF 14 SHEETS)

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

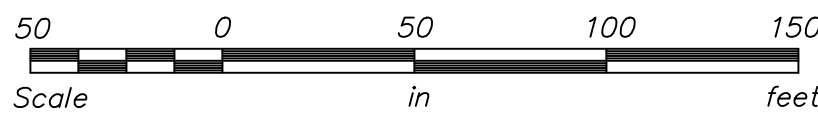
- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546
- DENOTES FOUND MONUMENT (SEE PAGE 2 FOR DETAILS)
- ⦿ DENOTES FOUND CAST IRON MONUMENT
-  DENOTES WETLAND



Westwood
Professional Services, Inc.

FORD

INSET D
(FROM SHEET 4 OF 14 SHEETS)



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

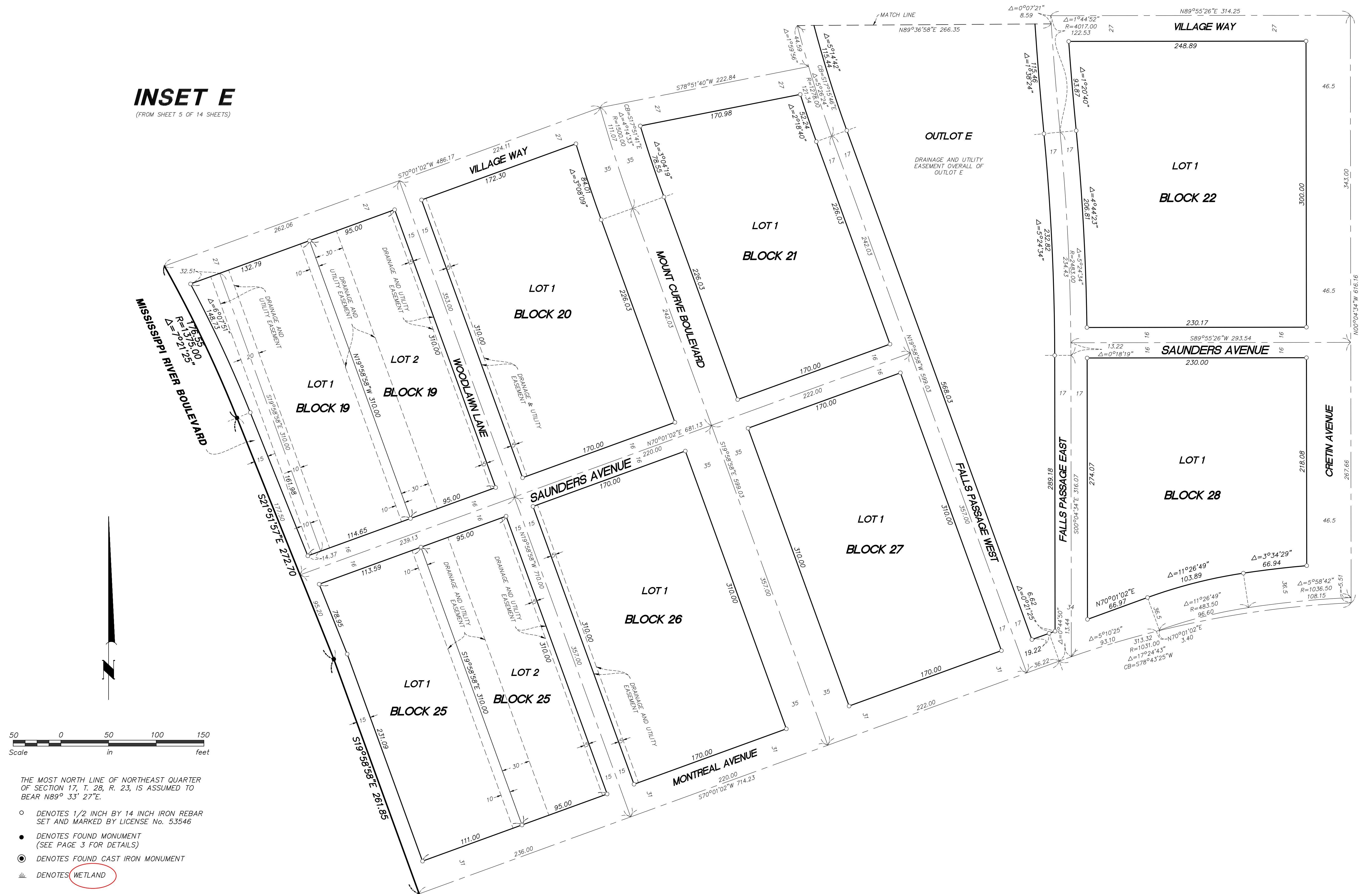
- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546
- DENOTES FOUND MONUMENT (SEE PAGE 2 FOR DETAILS)
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES WETLAND



FORD

INSET E

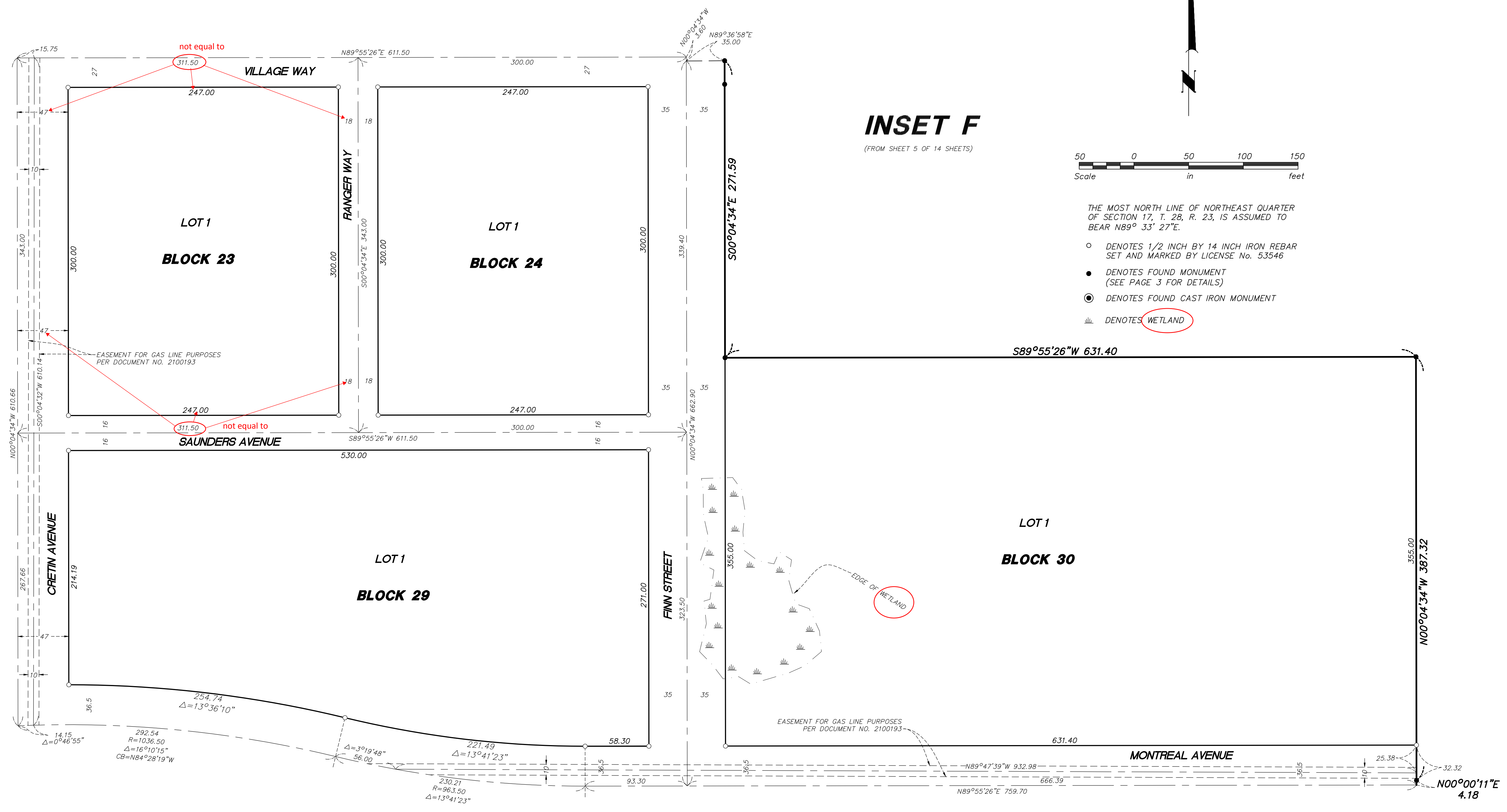
(FROM SHEET 5 OF 14 SHEETS)



Westwood

Professional Services, Inc.

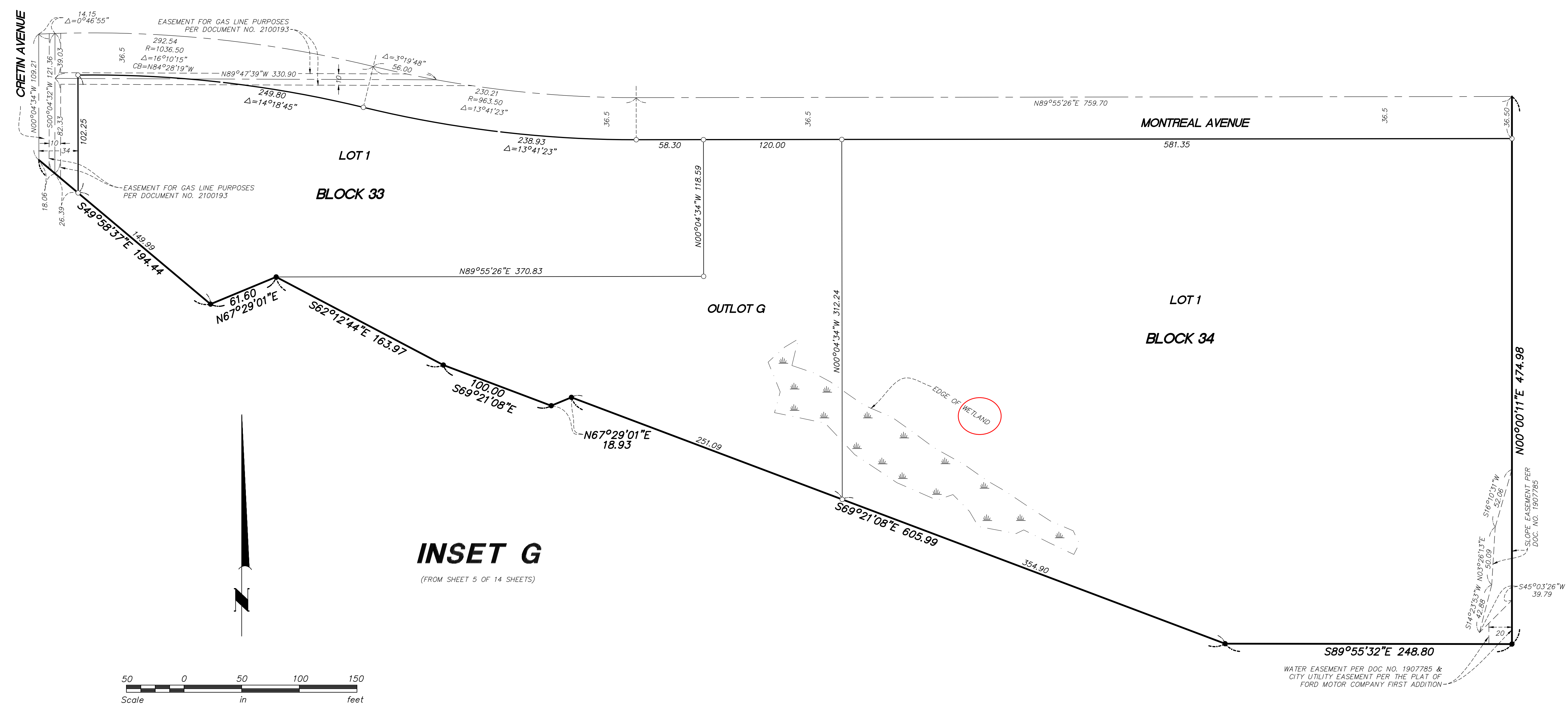
FORD



INSET F

(FROM SHEET 5 OF 14 SHEETS)

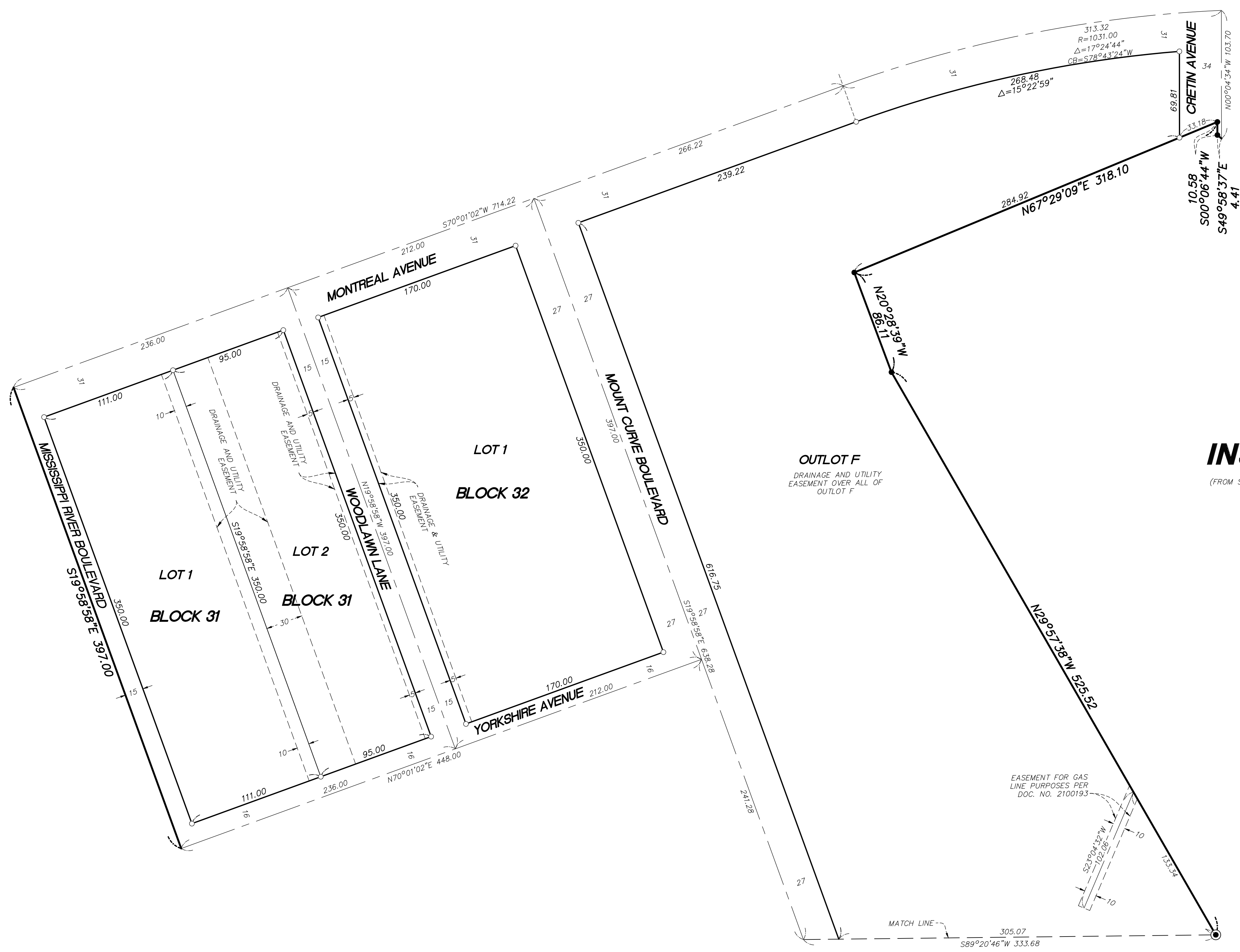
FORD



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

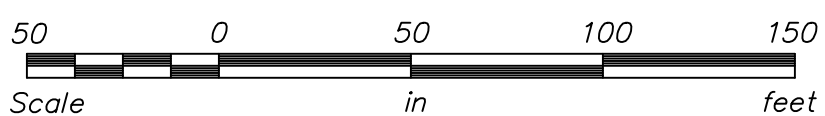
WATER EASEMENT PER DOC NO. 1907785 & CITY UTILITY EASEMENT PER THE PLAT OF FORD MOTOR COMPANY FIRST ADDITION

FORD



INSET H

(FROM SHEET 5 OF 14 SHEETS)



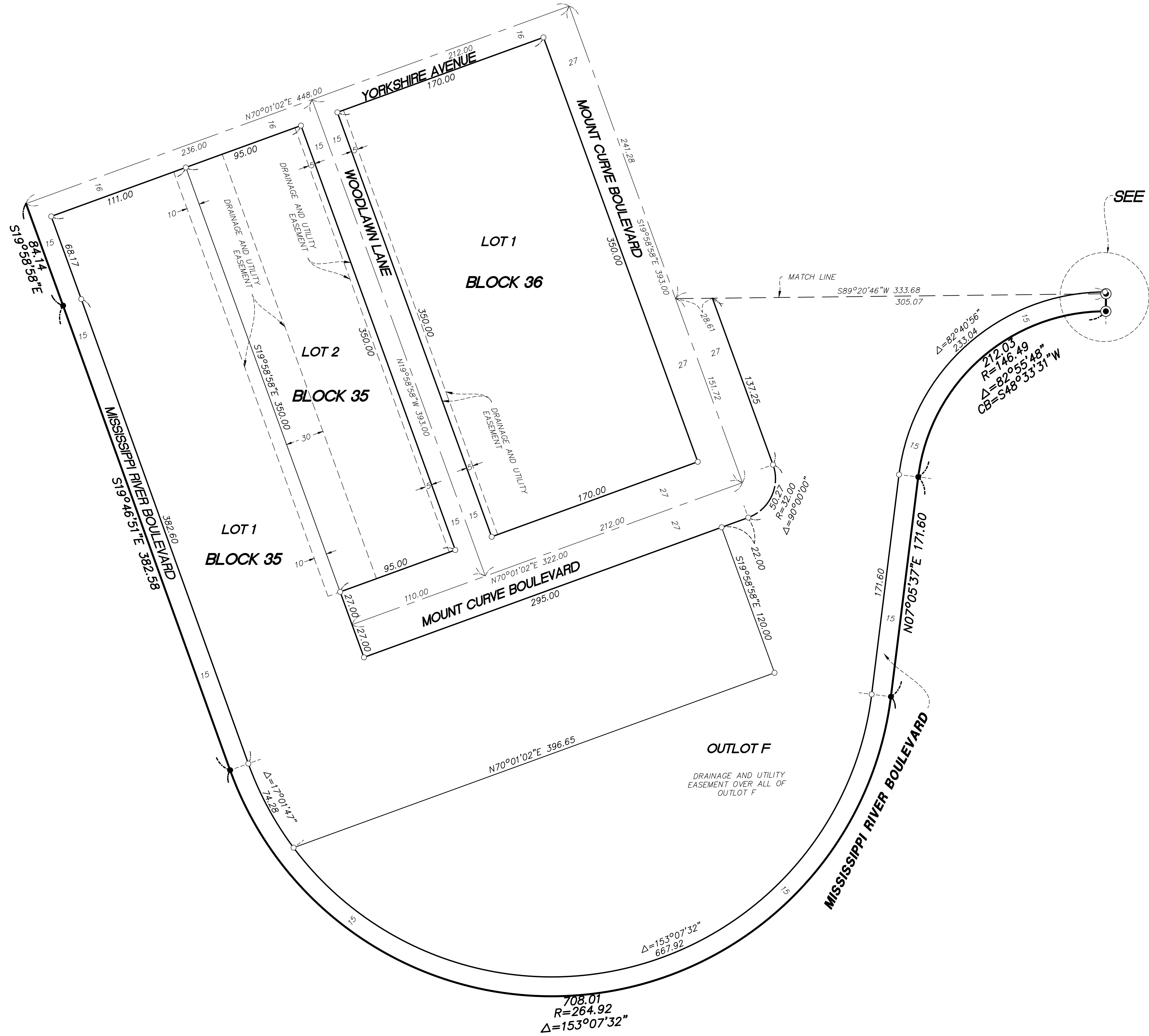
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- DENOTES FOUND MONUMENT (SEE PAGE 3 FOR DETAILS)
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- ▤ DENOTES WETLAND

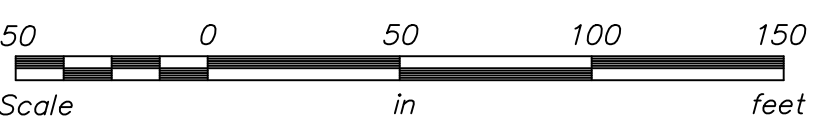
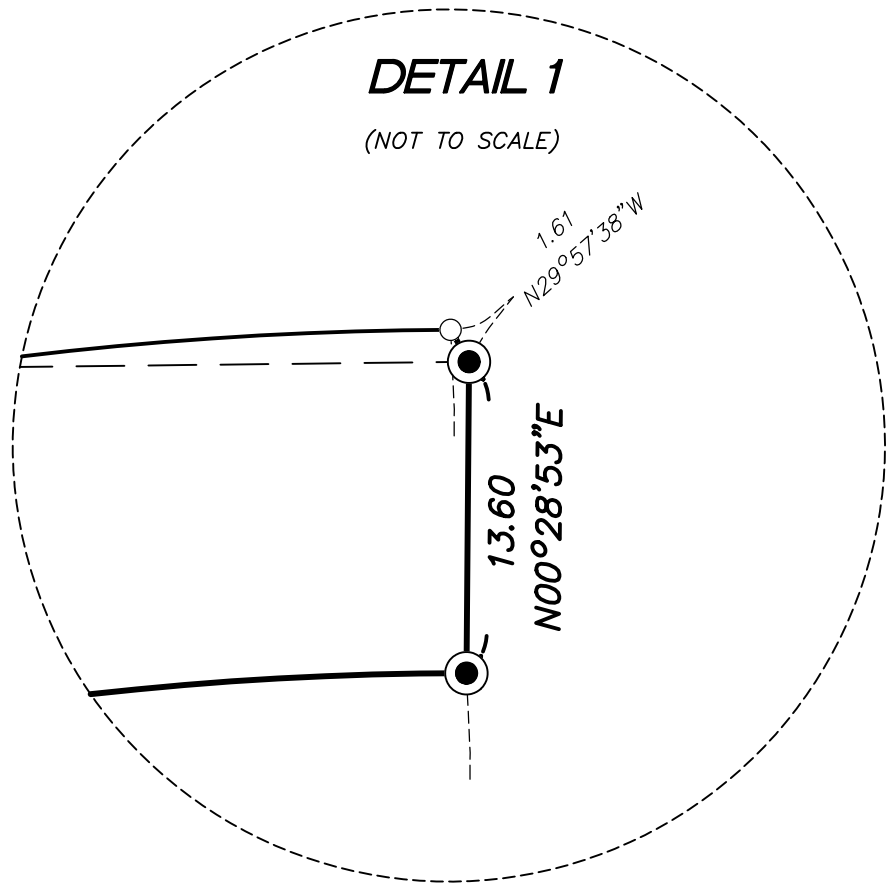
FORD

INSET I

(FROM SHEET 5 OF 14 SHEETS)



SEE DETAIL 1



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

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- W DENOTES WETLAND