

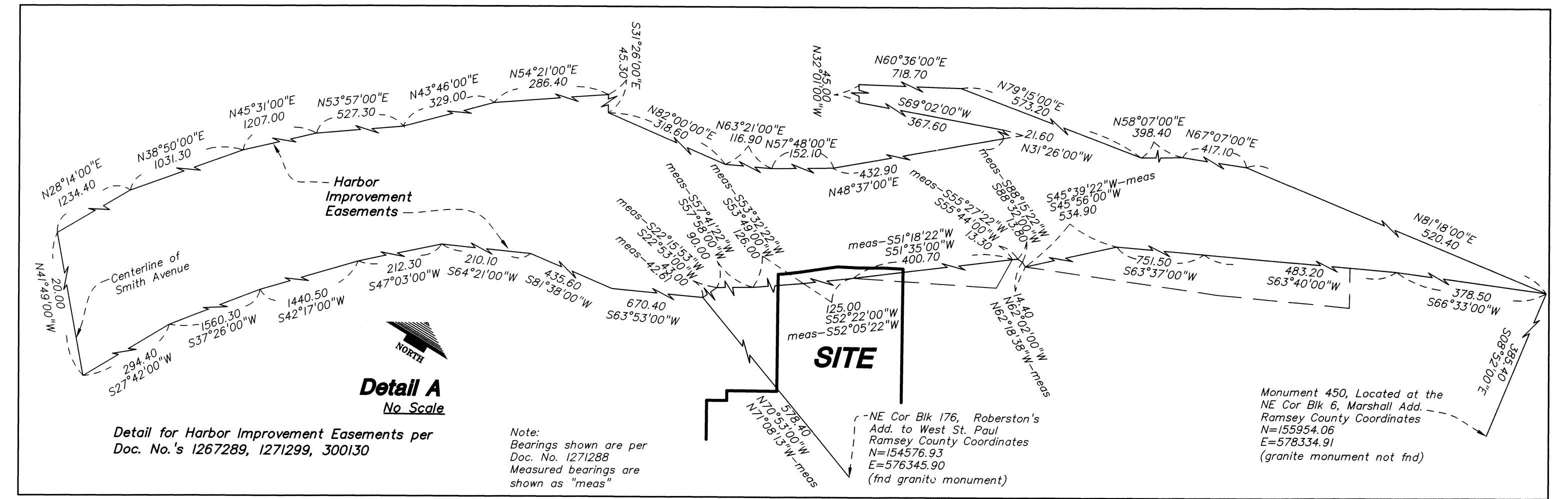
WEST SIDE FLATS

N=156192.903
E=575004.021
S34°32'47"E
51.44
Center line of Wabasha Street
Center line of Wabasha Street
N=155903.433
E=575203.314
0.49
N55°41'11"E
19.60
S34°32'47"E
547.99
S32°23'47"E
L=159.18
R=984.25
Δ=9°15'59"

Document No. 2077625
Coord. MN State Plane Ramsey County

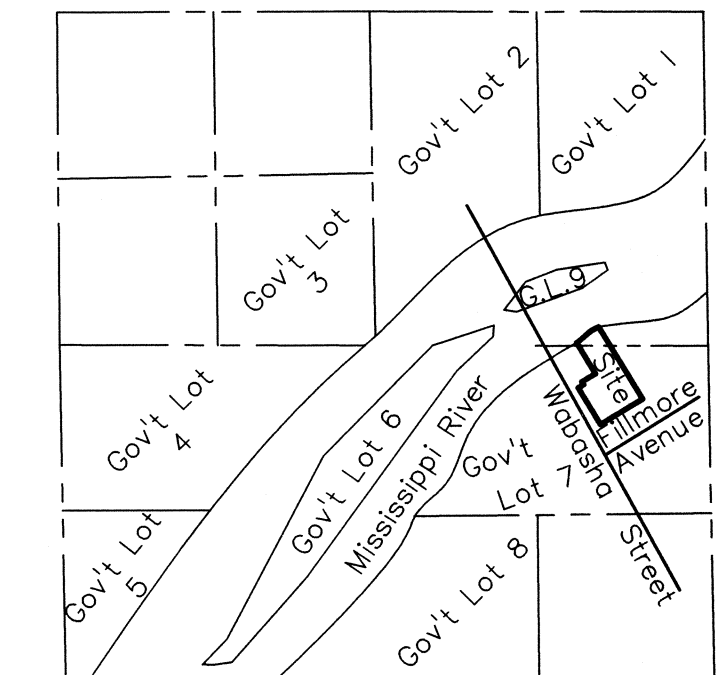
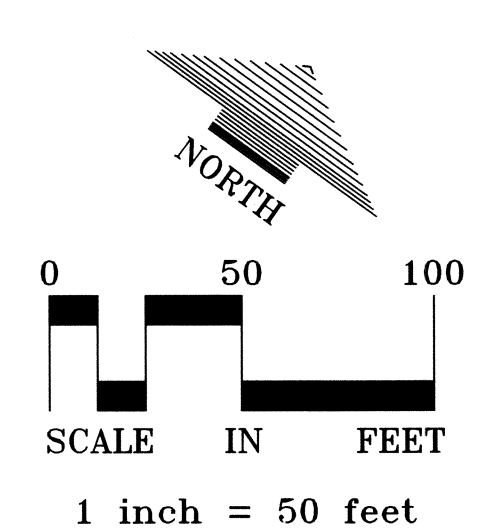
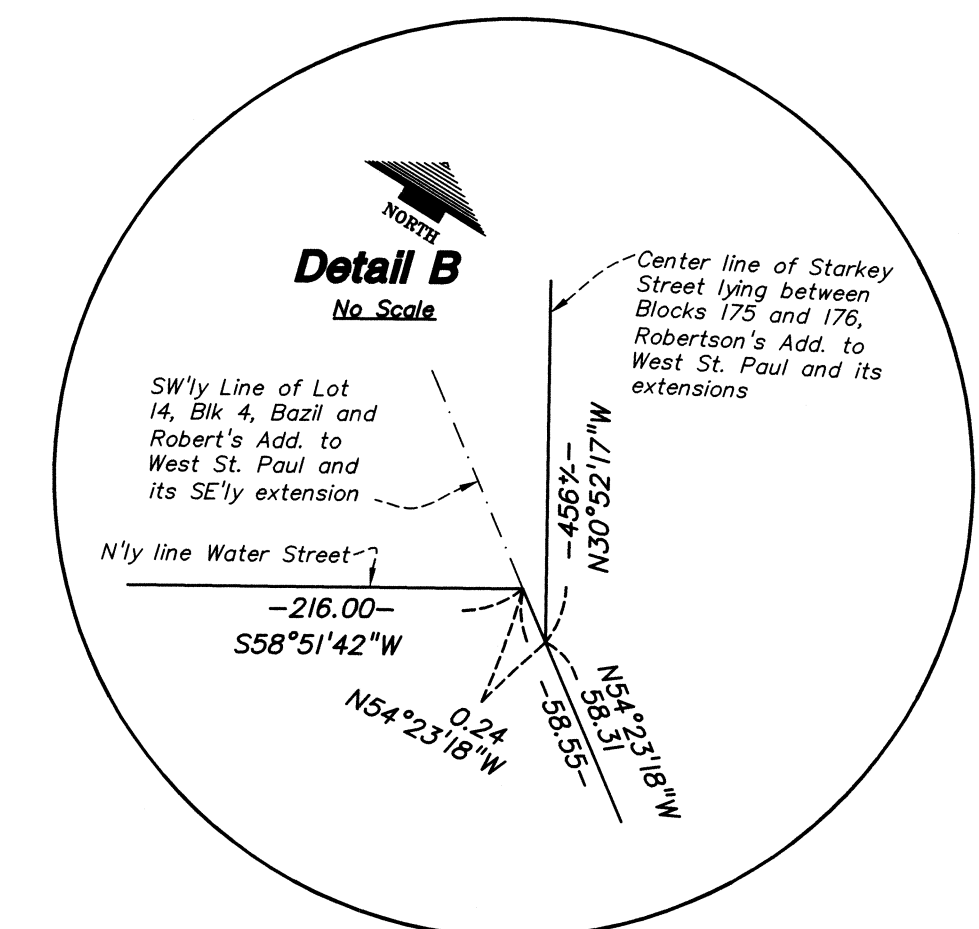
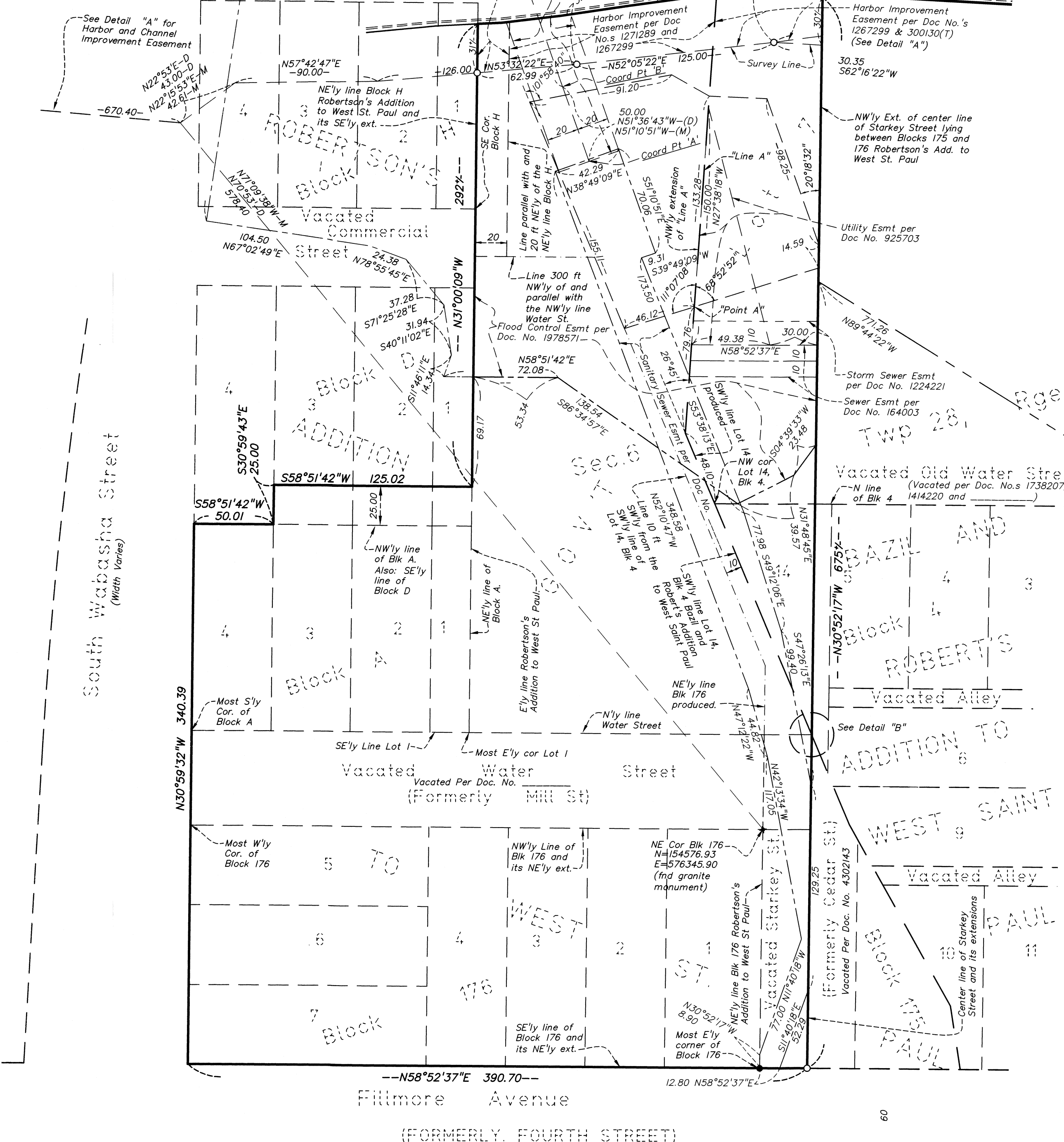
Point	Coordinates	Coordinates
A	X=2,235,759.23 Y=708,985.78	X=576,030.90 Y=154,880.16
B	X=2,235,720.04 Y=709,016.63	X=575,991.94 Y=154,909.50
C	X=2,235,480.00 Y=709,207.00	X=575,743.31 Y=155,101.49

Mississippi River
Edge of water as located on May 15, 2012
Water Elev = 689.1 feet (NGVD 1929)
Highest Known Water Elevation = 709.63 feet on April 16, 1965 (NGVD 1929)



Note:
Bearings shown are per
Doc. No. 1271288
Measured bearings are
shown as "meas"

NE Cor Blk 176, Robertson's
Add. to West St. Paul
Ramsey County Coordinates
N=154576.93
E=576345.99
E=578334.91
(find granite monument)



VICINITY MAP
SEC 6, TWP 28N, RNG 22W
NOT TO SCALE

FOR THE PURPOSES OF THIS PLAT,
THE EAST LINE OF SEC 6, T. 28, R. 22
IS ASSUMED TO HAVE A BEARING OF
N 00° 59' 31" W

BENCHMARK
Top Nut Hydrant on the north side of Fillmore Avenue,
260 feet +/- east of vacated Starkey Street
Elevation = 712.59 feet (NGVD 1929 datum)

NOTE
This sheet is provided for the purpose of
showing the legal descriptions of the
parcels described on Sheet 1.

**LOUCKS
ASSOCIATES**