## BEACON BLUFF BUSINESS CENTER WEST

TYPE	NO.	RIM	INV.	DIR.
CB	201	168.08	164.28	SE
CB	202	168.04	164.14	NE
STIVIH	203	168.67	163.71	E
			161.97	NW
			161.92	SW
			157.22	S-W
STMH	204	169,95	163,65	S
	:		163.50	sw
			162.25	NE
			161.10	SE
			158,05	N
STMH	205	176.38	168,30	
STMH	206	176.59	168.93	
СВ	207	175.68	170.93	İ
CB	208	170.55	163.50	
CB	209	167.97	162,27	
STMH	218	146.00	137.97	
STMH	222	147.05	135.80	
STMH	223	174.26	167.52	
STMH	224	173.61	167.84	NE
O LIVA 1	22-4	173.01	167.17	E-W
СВ	229	172.47	168.97	E-70
CB	231	152.72	150.22	
CB	232	154.58	148.83	
INLET	233	154.40	140.03	CUTTER
STMH	235	173.53	157.43	GOTTER
STMH	236	173.82	154.77	
STMH	237	173.02	152,85	
STMH	238	163,80	148,33	
STMH	239	153.89	132,61	
STMH	240	152,21	148,30	SW
SIMU	240	152,21	131.86	N-S
STMH	241	147.64	129.70	N-S
CB	242	147.61	143.61	14-3
CB	243	147.71	142.86	
CB	244	149.97	145,81	
CB	245	152.99	145.07	
INLET	246	154.43	143.07	GUTTER
CB	247	154.07	149.07	COTILIX
	248	154.10	, 45.07	GUTTER
IMIETI		157.10		COLLEC
STMH	249	154.36	145.36	}

Proposed Lot Areas: Lot 1 = 470,798± SF or 10,81± Ac

CATCH BASIN

STORM MANHOLE
SANITARY MANHOLE HYDRANT

@ WATER MANHOLE

CURB STOP

M GATE VALVE

Ø POWER POLE

C LIGHT POLE

Ö YARD LIGHT

GUARDPOST

(A) LITHERY MANHOLF

ELECTRIC METER

POST INDICATOR VALVE

MONITORING WELL

,142.5 SPOT ELEVATION

AS ASH

BI BIRCH

EL ELM

BO BOXELDER

CO COTTONWOOD

CONIFEROUS TREE DECIDUOUS TREE

HAND HOLE

- SIGN ELECTRIC TRANSFORMER IB TELEPHONE PEDESTAL ELECTRIC MANHOLE TELEPHONE MANHOLE

26,227± SF or 0,60± Ac 7,047± SF or 0.16± Ac 15,359± SF or 0.35± Ac 6,183± SF or 0.14± Ac Seventh ROW = 67± SF or 0.00± Ac Total = 525.681± SF or 12.06± Ac

Description of Parcel 2

Lots 1 through 15 inclusive, Block 1, Hill's Addition to St. Paul, together with all of the vacated alley lying North of and abutting said Lots 1 through 15 between Arcade Street and Mendota Street.

Lots 1 through 30 inclusive, Block 2, Hill's Addition to St. Paul, together with that part of the vacated alley in said Block 2 lying between Arcade Street and Mendota Street.

Vacated Bush Avenue (formerly Fauquier Street) lying between said Blocks 1 and 2 and lying

Lots 1 through 30 inclusive, Block 3, Hill's Addition to St. Paul, together with that part of the vacated alley in said Block 3 lying West of Mendota Street and lying East of a line 37.00 feet East of and parallel with LINE A described below.

Beginning at a point on the South line of Section 28, Township 29 North, Range 22 West, distant 17.25 feet East of the Southwest corner of said Section 28; thence Northwesterly for 360 feet more or less to the intersection with the Westerly extension of the South line of said Block 2, Hill's Addition to St. Paul, 37.00 feet West of the Southwest corner of said Block 2, and there said line terminating.

Vacated Reaney Avenue (formerly Reaney Street) lying West of Mendota Street and lying East of a line 37,00 feet East of and parallel with the aforedescribed LINE A.

AND

Those parts of the east and west halves of vacated Mendota Street, per the recorded plats of E. M. MacKubin's Addition to Saint Paul and Hill's Addition to St. Paul, lying south of the south right-of-way line of the Union Pacific Railroad and west and north of the following described line: nt-of-way line of the Union Pacific Railfoad and west and north of the following described line: Commencing at the southeast corner of Lot 1, Block 1, said Hill's Addition to St. Paut; thence northerly, along the east line of said Lot 1, a distance of 23.19 feet to the point of beginning of the line to be described; thence easterly at a right angle 40.00 feet; thence northerly at a right angle 178.05 feet, more or less, to the south right-of-way line of the Union Pacific Railroad and there terminating.

Those parts of Lot 8, Block 3, E. M. MacKubin's Addition to Saint Paul and the east and west halves of said vacated Mendota Street lying northwesterly of the southwesterly extension of the southeasterly line of said Block 3, E. M. MacKubin's Addition to Saint Paul and lying south, west

ncing at the northwest corner of Block 2, said E. M. MacKubin's Addition to Saint Paut; Commercing at the Individual Content of Block 2, said E. M. MacXuoni's Addition to Saint-Pauli, thence North 89 degrees 33 minutes 20 seconds East, along the north line of said Block 2, a distance of 345.54 feet; thence South 0 degrees 26 minutes 40 seconds East 139.13 feet; thence South 89 degrees 33 minutes 20 seconds West 407.01 feet to the west line of Mendota Street in said Hill's Addition to St. Paul; thence South 0 degrees 99 minutes 26 seconds West, along said west line of Mendota Street, a distance of 219.33 feet, to the point of beginning of the line to be described; thence South 80 degrees 50 minutes 34 seconds East 60.00 feet to the west line of said Block 3, E. M. MacKubin's Addition to Saint Paul; thence South 0 degrees 09 minutes 26 seconds West, along said west line of Block 3, a distance of 102.59 feet; thence South 34 degrees 32 minutes 35 seconds East 79.45 feet, to the southeasterly line of said

## SURVEY LEGEND NORTH 50 --- SAN. SEWER SERVICE (PER MAPPING) ---- SAN. SEWER SERVICE ABANDONED (PER

TE. U.G. TELEPHONE (AS MARKED)
TEL U.G. TELEPHONE (PER MAPPING)

— TEL AER — U.G. TELE. AER (AS MARKED) — TEL AER — U.G. TELE. AER (PER MAPPING) — TEL CON — U.G. TELE. CONDUIT (AS MARKED) — TEL CON — U.G. TELE. CONDUIT (PER MAPPING)

-- INT-FO --- U.G. TRAFFIC FIBER OPTIC (AS MARKED) STEAM PIPE (PER MAPPING) ------OVERHEAD UTILITY

-x-x-CHAIN LINK FENCE 

FR FRUIT O\_\_\_\_\_ TRAFFIC SIGNAL U UNDEN LO LOCUST CONCRETE CURE MA MAPLE CONCRETE

OA OAK +++++++++ RAILROAD TRACKS PARKING STRIPING TR TREE . 168----- CONTOUR SP SPRUCE

SCALE IN FEET

CONTOURS SHOWN ARE AT 2 FOOT INTERVALS

BENCHMARK:
TOP NUT OF HYDRANT LOCATED AT THE NE
QUADRANT OF THE INTERSECTION OF BUSH

FLOOD ZONE: THIS PROPERTY IS CONTAINED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 27123C0104G, EFFECTIVE DATE OF JUNE 4, 2010.

O DENOTES I/2 INCH X I4 INCH IRON MONUMENT SET, MARKED "RLS 26724"

■ DENOTES FOUND IRON MONUMENT

DENOTES FOUND CITY OF ST PAUL CAST IRON MONUMENT

CURRENT ZONING DESIGNATIONS: I - 2 = GENERAL INDUSTRIAL

Sty R.O.W. Line of Chicago, St. Paul, Minneapolis And Ornaho -s, Ω. [ 40.00 Vacated Bush Avenue 1.87 (Formerly Fouquier Street) Bush Aye. Bush Avenue Vocated Per Doc. No's (A)1186408, (A)1186409, (T)260344, (T)260345, (T)2047456 And (T)2047457 N89°33'20°E 345.54 N89°50'34\*W 62.50 Outlot A ATD DHT HO'N Block N89\*50'34\*W 112.50 F. 140 No's (A)1190200, (A)1190201, (T)2047452 And (T)2047453 Macated ' Lot 1 (1) Block 1 23 41,25 Vacated >> Reaneya Reaney Reoney Avenue Vacated Per Doc, No's (A)4031589 And (T)2006068 Avenue S89 50 34 E 17 % Väcated Alley Outlot Blò≿k− 27 23 28 - Winnehand Avenue Fast - TI TI L TOPE 28, Twp 29, Rng 22 (S.TIF驅 No. 5)

**BEACON BLUFF BUSINESS CENTER** WEST



BEACON BLUFF St. Paul, Minnesota

ST. PAUL PORT AUTHORITY

1900 Landmark Towers 345 St. Peter Street St. Paul, MN 55102





Planning • Civil Engineering • Land Surveying Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300 Maple Grove, Minnesota 55369 Telephone: (763) 424-5505 www.LoucksAssociates.com

S08244-PARCEL 2\_PLAT.DWG/S1-Pre\_PI

Professional Signature:

Paul I. McGinley - PLS

**PRELIMINARY** PLAT

08-244

Sheet 1 of 1

## BEACON BLUFF BUSINESS CENTER WEST

	•
OW ALL PERSONS BY THESE PRESENTS: That Port Authority of the City of Saint Paul, a Minnesota olic body corporate and politic, owner of the following described property situated in the City of Saint Paul, unty of Ramsey, State of Minnesota:	In witness whereof said Port Authority of the City of Saint Paul, a Minnesota public body corporate and politic, has caused these presents to be signed by its proper officers this day of, 201
Lots 1 through 15 inclusive, Block 1, Hill's Addition to St. Paul, together with all of the vacated alley lying North of and abutting said Lots 1 through 15 between Arcade Street and Mendota Street;	Signed: PORT AUTHORITY OF THE CITY OF SAINT PAUL
AND	its
Lots 1 through 30 inclusive, Block 2, Hill's Addition to St. Paul, together with that part of the vacated alley in said Block 2 lying between Arcade Street and Mendota Street;	
AND	its
Vacated Bush Avenue (formerly Fauquier Street) lying between said Blocks 1 and 2 and lying between Arcade Street and Mendota Street;	State of Minnesota County of
AND	-
Lots 1 through 30 inclusive, Block 3, Hill's Addition to St. Paul, together with that part of the vacated alley in said Block 3 lying West of Mendota Street and lying East of a line 37.00 feet East of and parallel with LINE A described below,	The foregoing instrument was acknowledged before me this day of, 201_ by, of Port Authority of the City of Saint Paul, a Minnesota public body corporate and politic, on behalf of the public body.
LINE A  Beginning at a point on the South line of Section 28, Township 29 North, Range 22 West, distant 17,25 feet East of the Southwest corner of said Section 28; thence Northwesterly for 360 feet more or less to the intersection with the Westerly extension of the South line of said Block 2, Hill's Addition to St. Paul, 37.00 feet West of the Southwest corner of said Block 2, and there said line terminating;	(Signature)
AND	(Printed Name) Notary Public County, Minnesota
Vacated Reaney Avenue (formerly Reaney Street) lying West of Mendota Street and lying East of a line 37.00 feet East of and parallel with the aforedescribed LINE A;	My Commission Expires January 31, 201
AND	SURVEYORS CERTIFICATION
Those parts of the east and west halves of vacated Mendota Street, per the recorded plats of E. M. MacKubin's Addition to Saint Paul and Hill's Addition to St. Paul, lying south of the south right-of-way line of the Union Pacific Railroad and west and north of the following described line:  Commencing at the southeast corner of Lot 1, Block 1, said Hill's Addition to St. Paul; thence northerly.	I, Richard L. Licht, 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
along the east line of said Lot 1, a distance of 23.19 feet to the point of beginning of the line to be described; thence easterly at a right angle 40.00 feet; thence northerly at a right angle 178.05 feet, more or less, to the south right-of-way line of the Union Pacific Railroad and there terminating;	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 201
AND	
Those parts of Lot 8, Block 3, E. M. MacKubin's Addition to Saint Paul, and the east and west halves of said vacated Mendota Street lying northwesterly of the southwesterly extension of the southeasterly line of said Block 3, E. M. MacKubin's Addition to Saint Paul, and lying south, west and southwest of the following described line:	Richard L. Licht, Professional Land Surveyor Minnesota License No. 26724
Commencing at the northwest corner of Block 2, said E. M. MacKubin's Addition to Saint Paul; thence North 89 degrees 33 minutes 20 seconds East, along the north line of said Block 2, a distance of 345.54 feet; thence South 0 degrees 26 minutes 40 seconds East 139.13 feet; thence South 80 degrees 33 minutes 20 seconds West 407.01 feet to the west line of Mendota Street in said Hill's Addition to St. Paul; thence South 0 degrees 09 minutes 26 seconds West, along said west line of Mendota Street, a distance of 219.33 feet, to the point of beginning of the line to be described; thence South 80 degrees 50 minutes 34 seconds East 60.00 feet to the west line of said Block 3, E. M. MacKubin's Addition to Saint Paul; thence South 0 degrees 09 minutes 26 seconds West, along said west line of Block 3, a	State of Minnesota County of Hennepin  The foregoing Surveyor's Certificate was acknowledged before me thisday of, 201 by Richard L. Licht, a Professional Land Surveyor.
distance of 102.59 feet; thence South 34 degrees 32 minutes 35 seconds East 79.45 feet, to the southeasterly line of said Block 3, and there terminating.	(Signature)

(Printed Name) Notary Public Hennepin County, Minnesota My Commission Expires January 31, 2015

Has caused the same to be surveyed and platted as BEACON BLUFF BUSINESS CENTER WEST and does hereby dedicate or donate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat.

have been fulfilled.			
Clerk			
DEPARTMENT OF PROPERTY RECORDS A	AND REVENUE		
Pursuant to Minnesota Statutes, Section 50 hereinbefore described have been paid. All delinquent taxes and transfer entered this	so pursuant to Minnesota Stat	lutes Section '	272 12 there are
Property Records and Revenue	_, Director		
Ву:	, Deputy		
COUNTY SURVEYOR			
I hereby certify that this plat complies with t	the requirements of Minnesota	Statutes, Sec	tion 505.021, and
I hereby certify that this plat complies with tapproved pursuant to Minnesota Statutes, Sc. 201  Craig W. Hinzman, Land Surveyor Ramsey County Surveyor	ection 383A.42, this	Statutes, Sec day of	tion 505.021, and
approved pursuant to Minnesota Statutes, Sc 201  Craig W. Hinzman, Land Surveyor Ramsey County Surveyor  COUNTY RECORDER, County of Ramsey, St	action 383A.42, this	day of	office of the Country
approved pursuant to Minnesota Statutes, Sc 201  Craig W. Hinzman, Land Surveyor Ramsey County Surveyor  COUNTY RECORDER, County of Ramsey, St	action 383A.42, this	day of	office of the Country
approved pursuant to Minnesota Statutes, Sc 201  Craig W. Hinzman, Land Surveyor Ramsey County Surveyor  COUNTY RECORDER, County of Ramsey, St	action 383A.42, this	day of	office of the County
approved pursuant to Minnesota Statutes, Sc 201  Craig W. Hinzman, Land Surveyor Ramsey County Surveyor  COUNTY RECORDER, County of Ramsey, St	action 383A.42, this	day of	office of the Country
approved pursuant to Minnesota Statutes, Sc 201  Craig W. Hinzman, Land Surveyor Ramsey County Surveyor  COUNTY RECORDER, County of Ramsey, St hereby certify that this plat of BEACON BLUF Recorder for public record on this	action 383A.42, this  late of Minnesota  FF BUSINESS CENTER WEST day of of Plats, Pages	day of	office of the Country
craig W. Hinzman, Land Surveyor Ramsey County Surveyor COUNTY RECORDER, County of Ramsey, St hereby certify that this plat of BEACON BLUF Recorder for public record on this	tate of Minnesota  FF BUSINESS CENTER WEST tay of of Plats, Pages	was filed in the 201, and,	office of the Coun ato'clo _, as Document N
approved pursuant to Minnesota Statutes, Sc. 201  Craig W. Hinzman, Land Surveyor Ramsey County Surveyor  COUNTY RECORDER, County of Ramsey, St. hereby certify that this plat of BEACON BLUF Recorder for public record on this or	tate of Minnesota  FF BUSINESS CENTER WEST tay of of Plats, Pages	was filed in the 201, and,	office of the Coun ato'clo _, as Document N

CITY OF SAINT PAUL



