

SOUTHPORT BARGE TERMINAL

KNOW ALL PERSONS BY THESE PRESENTS: That Port Authority of the City of Saint Paul, a Minnesota corporation, fee owner, of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Those parts of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, inclusive, Block 50, The West St. Paul Real Estate and Improvement Syndicate Addition No. 4, lying Westerly of a curved line concave to the East having a radius of 2,906.62 feet, and which line passes through a point on the Northwesternly line of said Lot 1 distant 133.12 feet Northeastly from the most Westerly corner of said Lot 1 and through a point on the Southeastly line of said Lot 9 distant 86.41 feet Northeastly from the most Southerly corner of said Lot 9, and those parts of adjoining Wyoming Street, vacated, and of the Southeastly half of adjoining Winona Street, formerly Lucy Street, vacated, which lie between the extensions across said streets of said curved line and the Southwesterly line of said Block 50.

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, inclusive, Block 57, The West St. Paul Real Estate and Improvement Syndicate Addition No. 4, that part of the Southwesterly half of adjoining Versailles Avenue, vacated, lying between the extensions across said avenue of the Northwesternly line of said Lot 1 and the Southeastly line of said Lot 9 and those parts of adjoining Belvidere Street, vacated, and of the Northwesternly half of adjoining Winona Street, formerly Lucy Street, vacated, which lie between the extension across said streets of the center line of said Versailles Avenue and the Southwesterly line of said Block 57.

AND

Those parts of Blocks 45, 46, 47, 48 and 49, and all vacated alleys within said blocks, The West St. Paul Real Estate and Improvement Syndicate Addition No. 3; Blocks 51, 52, 53, 54, 55 and 56, and all alleys within said blocks, The West St. Paul Real Estate and Improvement Syndicate Addition No. 4; the following vacated streets and avenues: Annapolis Street, Greve Avenue, Wyoming Street, Winona Street (formerly Lucy Street), Belvidere Avenue (formerly Belvidere Street), Lamprey Avenue, Argonne Street (formerly Woodford Avenue), and Versailles Avenue; the Levees shown on said The West St. Paul Real Estate and Improvement Syndicate Addition No. 3 and said The West St. Paul Real Estate and Improvement Syndicate Addition No. 4; and Government Lot 8, all in Section 9, Township 28 North, Range 22 West, Ramsey County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 9; thence easterly, on an assumed bearing of North 89 degrees 28 minutes 04 seconds East, along the south line of said Section 9, a distance of 1869.76 feet to the southeasterly extension of the center line of vacated Versailles Avenue, said point being the point of beginning of the land to be described; thence North 31 degrees 55 minutes 56 seconds West, along the center line of said vacated Versailles Avenue, a distance of 545.30 feet to the intersection with a line 50.00 feet Northeastly of, and parallel with, the main track center line of the Chicago, Rock Island and Pacific Railroad Company; thence northwesterly, along said parallel line, being a 2806.62 foot radius non-tangential curve, concave to the northeast, having a central angle 1 degree 16 minutes 26 seconds, an arc length of 62.40 feet and a chord bearing of North 28 degrees 01 minute 29 seconds West, to the intersection with the center line of said vacated Wyoming Street, said point of intersection also being a point on the southeasterly extension of the following described Line A:

Line A

Beginning at a point on the Northwesternly line of Lot 10, said Block 51, distant 124.71 feet Southwesterly from the most Northerly corner of said Lot 10, measured along said Northwesternly line; thence Southerly along a curved line concave to the East having a radius of 2806.62 feet and passing through a point on the Southwesterly line of Lot 13, said Block 51, distant 185.03 feet Northwesterly from the most Southerly corner of said Block 51, measured along the Southwesterly line of said Block 51,

thence Northwesterly, along said Line A and its extensions, being a 2806.62 foot non-tangential curve, concave to the northeast, central angle 7 degrees 53 minutes 33 seconds, having a chord bearing of North 23 degrees 22 minutes 07 seconds West, a distance of 386.61 feet to the center line of said vacated Winona Street; thence South 58 degrees 04 minutes 04 seconds West, not tangent to the last described curve, along said center line, a distance of 0.50 feet to said line 50.00 feet Northeastly of, and parallel with, the main track center line of the Chicago, Rock Island and Pacific Railroad Company; thence Northwesterly, along said parallel line, being a non-tangential, 2806.62 foot radius curve, concave to the northeast, central angle 4 degrees 02 minutes 49 seconds, chord bearing North 17 degrees 28 minutes 24 seconds West, a distance of 198.24 feet; thence North 15 degrees 27 minutes 00 seconds West, tangent to said curve, a distance of 198.22 feet to the northwesterly line of said The West St. Paul Real Estate and Improvement Syndicate Addition No. 4, said line also being known as the center line of Belvidere Street; thence North 58 degrees 04 minutes 04 seconds East, along said northwesterly line of said The West St. Paul Real Estate and Improvement Syndicate Addition No. 4, a distance of 18.60 feet to the west line of said Government Lot 8; thence North 0 degrees 37 minutes 15 seconds West, along said west line of Government Lot 8, as distance of 43.38 feet, to the Northwest corner of said Government Lot 8; thence North 89 degrees 35 minutes 17 seconds East, along the north line of said Government Lot 8, a distance of 1807 feet, more or less, to the shoreline of the Mississippi River; thence southerly, along said shoreline, to the south line of said Section 9; thence westerly, along said south line of Section 9, a distance of 1358 feet, more or less, to the point of beginning and there terminating.

AND

That part of the Southwest Quarter of the Southwest Quarter of Section 9, Township 28, Range 22, lying Northeastly of the Chicago, Rock Island and Pacific Railroad Company's right-of-way, being bounded on the Southerly side by the center line of Belvidere Street.

AND

That part of Government Lot 9, Section 9, Township 28, Range 22, lying Northeastly of the Chicago, Rock Island and Pacific Railroad Company's right-of-way and lying Southeastly and Easterly of the hereinafter described Line A:

Line A

Commencing at the southwest corner of Section 9, Township 28, Range 22, Ramsey County, Minnesota; thence North 89 degrees 28 minutes 04 seconds East, assumed bearing, along the south line of the Southwest Quarter of said of Section 9, a distance of 290.72 feet to the point of beginning of the line to be described; thence North 25 degrees 04 minutes 25 seconds East 2363.69 feet; thence North 64 degrees 23 minutes 37 seconds East 269.33 feet; thence North 8 degrees 42 minutes 37 seconds East 195.00 feet; thence North 85 degrees 32 minutes 37 seconds East 200.00 feet and there terminating.

AND

Tracts C, D, E, F, G and H, Registered Land Survey Number 446, Ramsey County, Minnesota

AND

That part of Government Lot 7, Section 9, T.28N., R.22W., Ramsey County, Minnesota, shown as Levee on the recorded plat of Moriarty's Addition to St. Paul Minn., said Ramsey County, more particularly described as follows:

Beginning at the most southerly southeast corner of Registered Land Survey No. 446, said Ramsey County, said point being on the south line of said Government Lot 7; thence North 9 degrees 57 minutes 58 seconds East, along an east line of said Registered Land Survey No. 446, a distance of 200.00 feet to a corner of said Registered Land Survey No. 446; thence North 89 degrees 35 minutes 17 seconds East, along a south line of said Registered Land Survey No. 446, a distance of 133 feet, more or less, to the shoreline of the Mississippi River; thence southerly, along said shoreline, also being the east line of said Government Lot 7, to the southeast corner of said Government Lot 7; thence South 89 degrees 35 minutes 17 seconds West along said south line of Government Lot 7, a distance of 130 feet, more or less, to the point of beginning and there terminating.

AND

Those parts of Government Lots 7 and 15, Section 9, Township 28 North, Range 22 West, Ramsey County, Minnesota and those parts of vacated Minerva Street and vacated Jeanne Avenue, Campbell's Addition to St. Paul Minn., said Ramsey County, all lying north of the north line of Registered Land Survey Number 446, said Ramsey County, lying southeasterly of the hereinafter described Line A, and lying southwesterly of the following described line and its southeasterly extension:

Commencing at the center of said Section 9; thence South 0 degrees 50 minutes 30 seconds East, assumed bearing, along the East line of the Southwest Quarter of said Section 9 for 894.00 feet; thence North 89 degrees 38 minutes 00 seconds East for 282.68 feet, to the point of beginning of the line to be described; thence North 60 degrees 11 minutes 00 seconds West for 2,482.2 feet and said described line there terminating.

Line A

Commencing at the southwest corner of Section 9, Township 28, Range 22, Ramsey County, Minnesota; thence North 89 degrees 28 minutes 04 seconds East, assumed bearing, along the south line of the Southwest Quarter of said Section 9, a distance of 290.72 feet to the point of beginning of the line to be described; thence North 25 degrees 04 minutes 25 seconds East 2363.69 feet; thence North 64 degrees 23 minutes 37 seconds East 269.33 feet; thence North 08 degrees 42 minutes 37 seconds East 195.00 feet; thence North 85 degrees 32 minutes 37 seconds East 200.00 feet and there terminating.

Has caused the same to be surveyed and platted as SOUTHPORT BARGE TERMINAL, and does hereby dedicate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Port Authority of the City of Saint Paul, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: PORT AUTHORITY OF THE CITY OF SAINT PAUL

Signature Printed Name, Title

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, as _____ of Port Authority of the City of Saint Paul, a Minnesota corporation, on behalf of the corporation.

Signature Printed Name, Notary
Notary Public, _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATION

I, Max L. Stanislawski, Licensed 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____.

Max L. Stanislawski, Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____, by Max L. Stanislawski, a Licensed Land Surveyor.

Signature
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2025

Printed Name, Notary

CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the _____ day of _____, 20____, the City Council of the City of Saint Paul, Minnesota approved this plat.

By: _____, Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ 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 Minnesota Statutes Section 383A.42, this plat has been approved this _____ day of _____, 20____.

Daniel D. Baar, L.S.,
Ramsey County Surveyor

REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

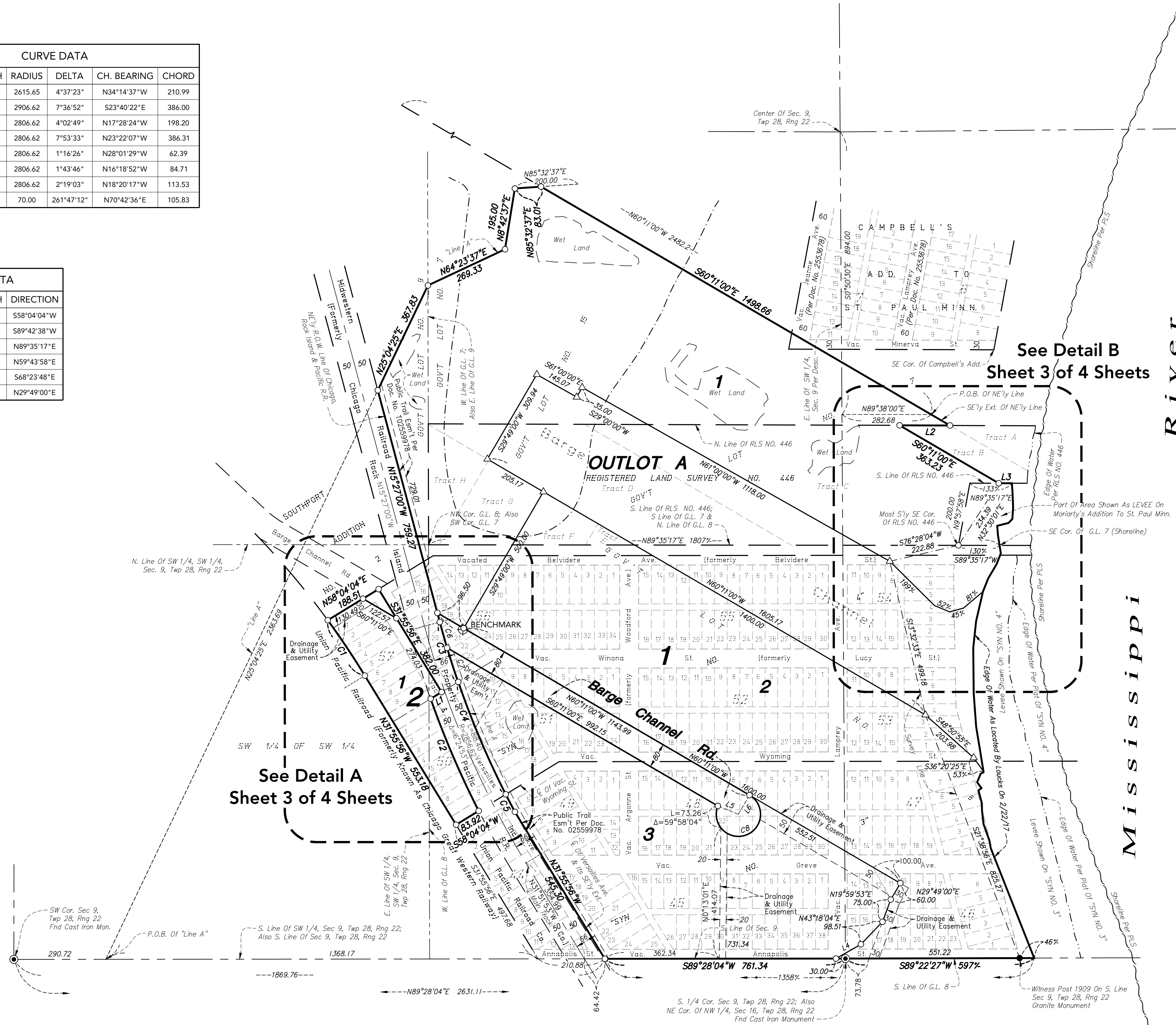
I hereby certify that this plat of SOUTHPORT BARGE TERMINAL was recorded in the office of the Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____M. and was duly filed in Book _____ of Plats, Pages _____, _____, _____, and _____, as Document Number _____.

Deputy Registrar of Titles

SOUTHPORT BARGE TERMINAL

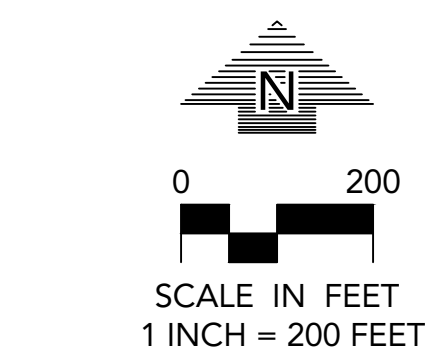
CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CH. BEARING	CHORD
C1	211.05	2615.65	4°37'23"	N34°14'37"W	210.99
C2	386.29	2906.62	7°36'52"	S23°40'22"E	386.00
C3	198.24	2806.62	4°02'49"	N17°28'24"W	198.20
C4	386.61	2806.62	7°53'33"	N23°22'07"W	386.31
C5	62.40	2806.62	1°16'26"	N28°01'29"W	62.39
C6	84.71	2806.62	1°43'46"	N16°18'52"W	84.71
C7	113.53	2806.62	2°19'03"	N18°20'17"W	113.53
C8	319.83	70.00	261°47'12"	N70°42'36"E	105.83

LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	40.63	S58°04'04"W
L2	159.52	S89°42'38"W
L3	42±	N89°35'17"E
L4	91.01	N59°43'58"E
L5	70.00	S68°23'48"E
L6	70.00	N29°49'00"E



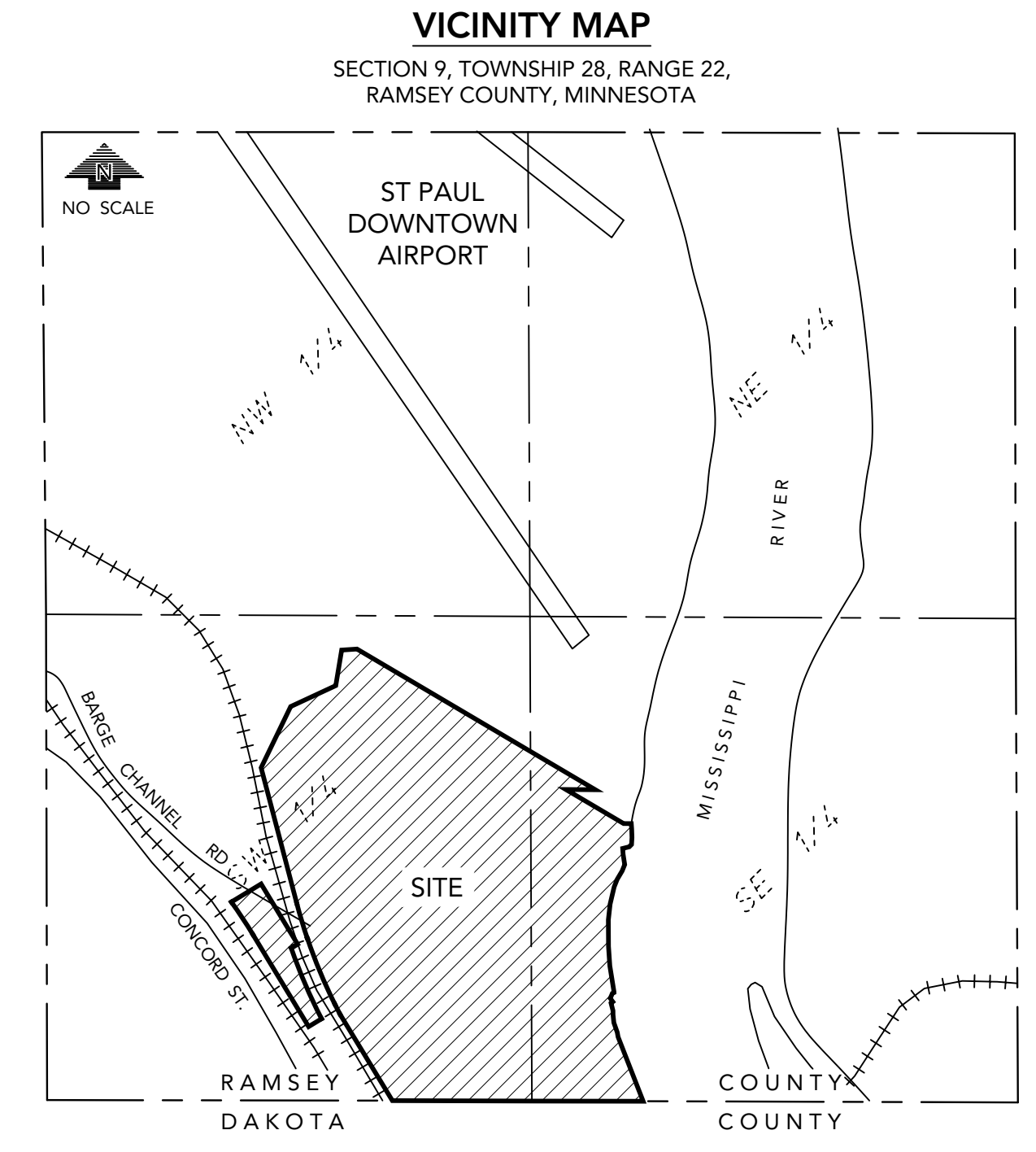
See Detail A
Sheet 3 of 4 Sheets

See Detail B
Sheet 3 of 4 Sheets

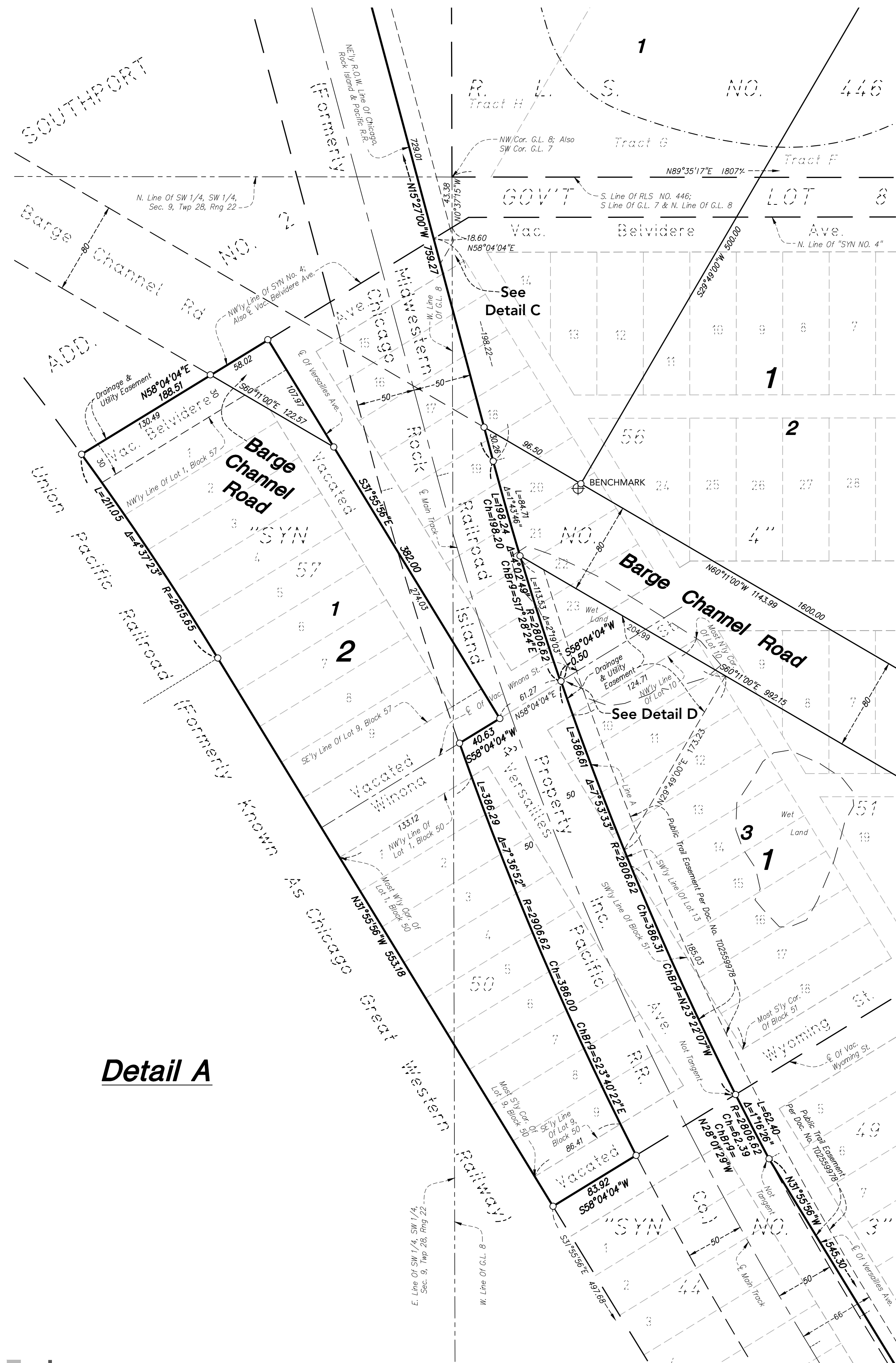


- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4, SEC 9, TWP 28, RING 22 HAVING A BEARING OF NORTH 89°28'04" EAST.
- DENOTES 1/2 INCH X 14 INCH IRON PIPE SET, MARKED "LS 48988"
 - △ DENOTES "PK NAIL" SET WITH WASHER, MARKED "LS 48988"
 - DENOTES FOUND 1/2 INCH IRON PIPE, UNLESS OTHERWISE SHOWN

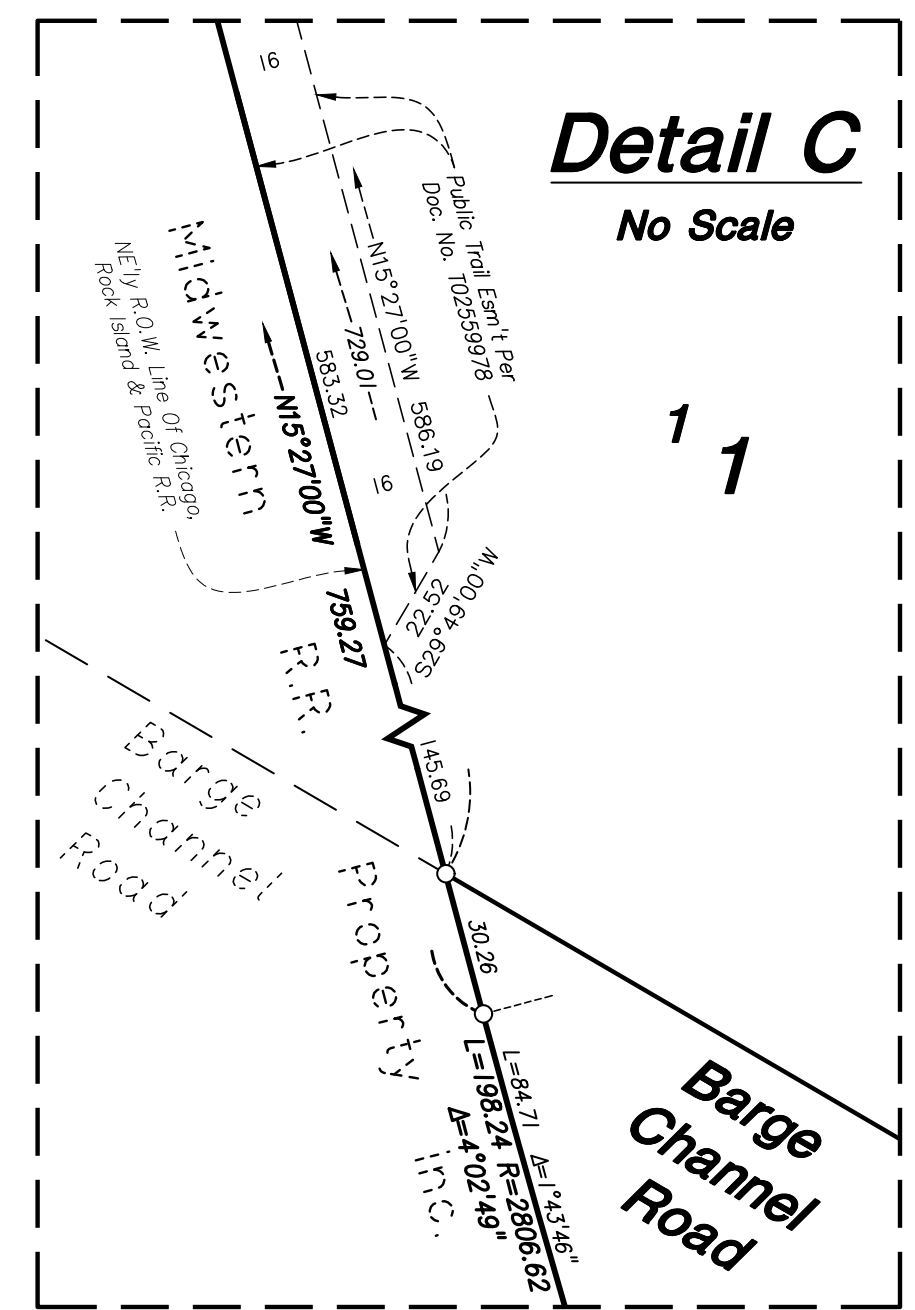
- G.L. DENOTES GOVERNMENT LOT
- RLS DENOTES REGISTERED LAND SURVEY
- *SYN NO. 3* DENOTES PLAT OF THE WEST ST. PAUL REAL ESTATE AND IMPROVEMENT SYNDICATE ADDITION NO. 3
- *SYN NO. 4* DENOTES PLAT OF THE WEST ST. PAUL REAL ESTATE AND IMPROVEMENT SYNDICATE ADDITION NO. 4
- BENCHMARK:
TOP NUT OF HYDRANT LOCATED ON N. SIDE OF BARGE CHANNEL ROAD & 100 FT EAST OF RAILROAD, AS SHOWN HEREON.
ELEVATION = 704.31 FT (NAVD88)
- HIGHEST KNOWN WATER ELEVATION:
709.79 FEET (NAVD 88) PER NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION ON 4/16/1965
- SEE DETAIL E (SHEET 4 OF 4 SHEETS) FOR PLATTED STREETS WIDTHS AND VACATION DOCUMENT NUMBERS.



SOUTHPORT BARGE TERMINAL



Detail A



Detail C
No Scale



SCALE IN FEET
1 INCH = 60 FEET

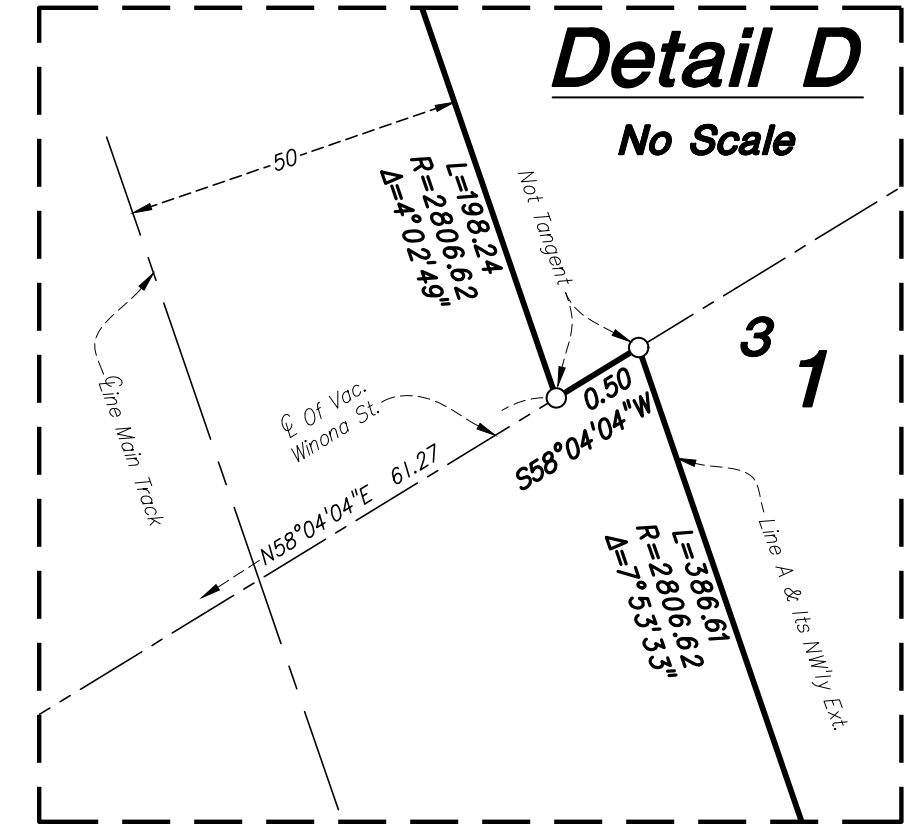
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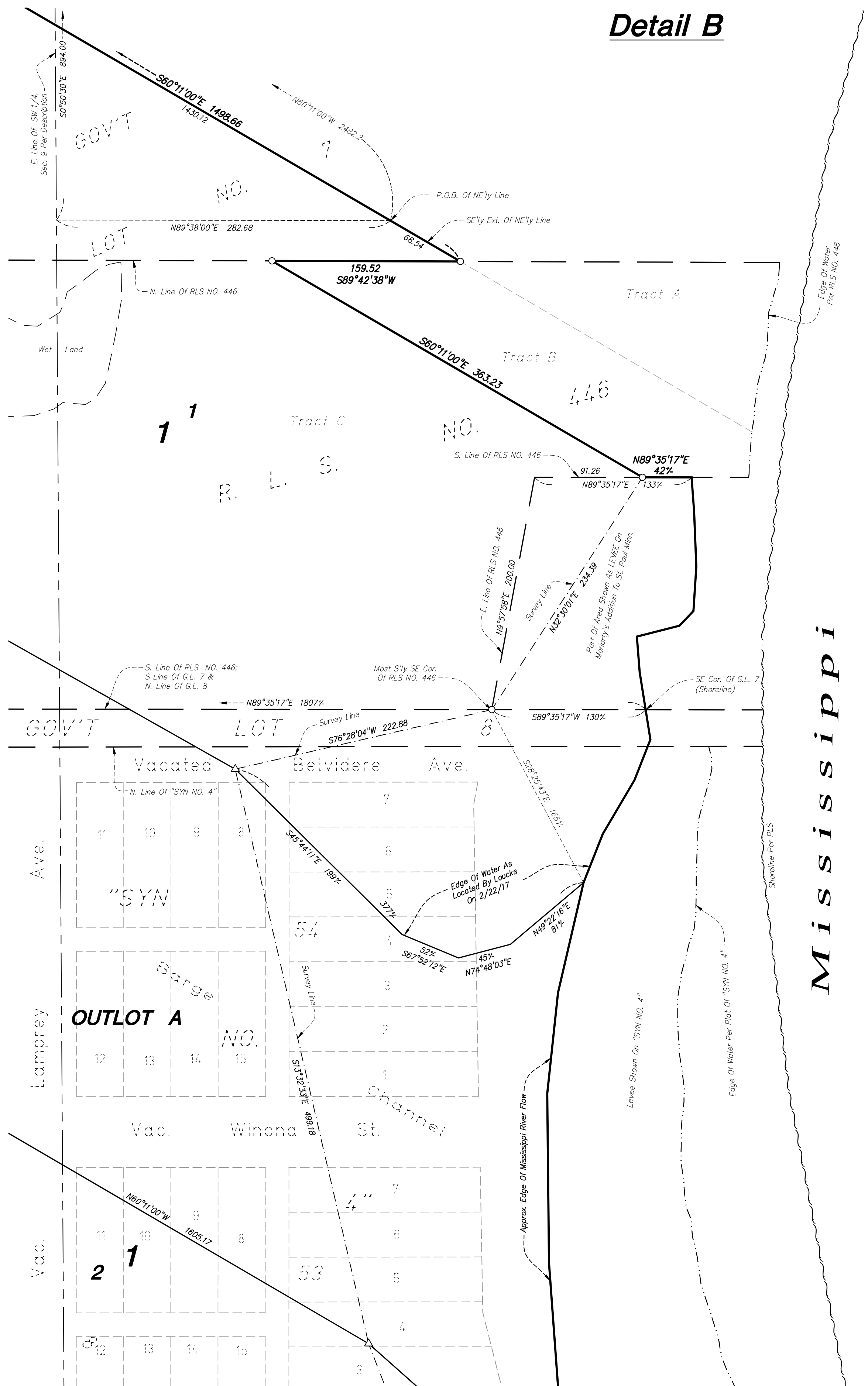
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HIGHEST KNOWN WATER ELEVATION:
 709.79 FEET (NAVD 88) PER NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION ON 4/16/1965



Detail D
No Scale



Detail B

Mississippi River

SOUTHPORT BARGE TERMINAL

Detail E - Underlying Streets And Vacations



0 80
SCALE IN FEET
1 INCH = 80 FEET

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4, SEC 9, TWP 28, R1G 22 HAVING A BEARING OF NORTH 89°28'04" EAST.

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