

Preliminary Plat Of: BEACON BLUFF BUSINESS CENTER SOUTH 2ND ADDITION

PRELIMINARY PLAT GENERAL NOTES

SURVEYOR:
 Loucks
 783-424-5595
 1000 Lakeside Lane, Suite 300
 Maple Grove, MN 55309

OWNER/DEVELOPER:
 St. Paul Port Authority
 851-274-5898
 St. Paul, MN 55102

LEGAL DESCRIPTION:
 That part of Lot 1, Block 2, BEACON BLUFF BUSINESS CENTER SOUTH, Ramsey County, Minnesota lying southerly of the following described line:

Commencing at the northeast corner of said Lot 1, space South 85 degrees 27 minutes 26 seconds West, assumed bearing, along the southeast line of said Lot 1, a distance of 823.11 feet to the point of beginning of the first leg of said Lot 1; thence North 34 degrees 32 minutes 52 seconds West, a distance of 203.36 feet to the first leg of said Lot 1; and then following the same.

AND:
 That part of Bush Avenue lying east of the southerly extension of the west line of Lot 1, Block 2, BEACON BLUFF BUSINESS CENTER SOUTH, Ramsey County, Minnesota and lying northerly of the southerly extension of the southerly line of said Lot 1, Block 2.

DATE OF PREPARATION:
 December, 2017

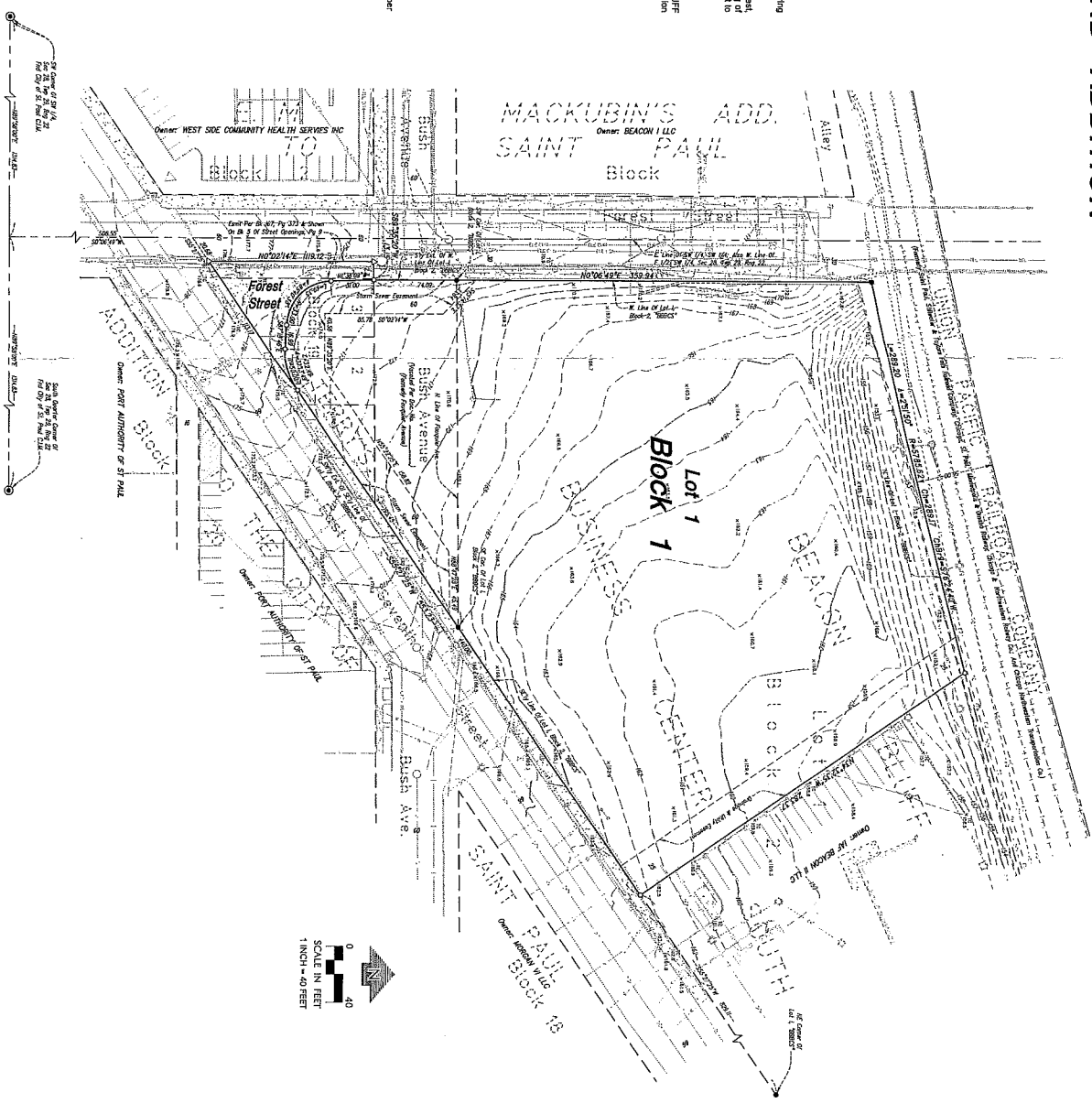
BENCHMARK:
 Top end of hydrant located at the intersection of Bush Avenue and Wilda Street
 Elev. = 167.75 (City of St. Paul datum)

EXISTING ZONING:
 Zone (U-2)

PROPOSED ZONING:
 Zone (U-2)

AREAS:
 Total Property Area = 143,336 sq. ft. or 3.28 Acres
 Right of Way Dedication Area = 3,339 sq. ft. or 0.08 Acres
 Net Property Area = 139,997 sq. ft. or 3.21 Acres

FLOOD ZONE DESIGNATION:
 This property is contained in Zone X (areas determined to be the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 2712530100A, effective date of June 4, 2010.



LOUCKS
 PLANNING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL

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 Maple Grove, MN 55309
 Phone: 783.424.5595
 www.loucksinc.com

CDMP QUALIFICATION
 I, the undersigned, do hereby certify that I am a duly Licensed Professional Engineer in the State of Minnesota, License No. 122717, and that I am the author of the above described plat.

STAMP/REGISTRATION
 122717
 DRAWING SERIES

PROFESSIONAL SIGNATURE
 I hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota, License No. 122717, and that I am the author of the above described plat.

QUALITY CONTROL
 I hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota, License No. 122717, and that I am the author of the above described plat.

DATE: 12/21/17

PROJECT: BEACON BLUFF BUSINESS CENTER SOUTH 2ND ADDITION

PROJECT LEAD: P.M.

CONVEYOR: P.M.

FIELD CREW: N/A

VICINITY MAP

PRELIMINARY PLAT

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