

Zoning File #: 11-236-662
File Name: Capp Road Addition
Applicant: Sunde Land Surveying
Address: 2286 Capp Road, SE corner at Hersey
Purpose: Combined plat for Capp Road Addition to create 2 industrial parcels

Staff Recommendation: Approval with conditions

District Council Recommendation: The St. Anthony Park Community Council reviewed the proposed plat and requested that the city take any proceeds from the sale, rent and/or taxes of the property and dedicate it to the clean up of the contaminated lot. The district council also asked that the city keep it apprised of any potential owner/lessee or clean-up activities.

Deadline for Action: November 18, 2011

Staff Assigned: Kate Reilly, 651-266-6618

SUBDIVISION STAFF REPORT

FILE # 11-236-662

1. **FILE NAME:** Capp Road Addition **HEARING DATE:** September 7, 2011
 2. **TYPE OF APPLICATION:** Preliminary and Final Plat
 3. **LOCATION:** SE corner at Hersey
 4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
 5. **PLANNING DISTRICT:** 12 **PRESENT ZONING:** I2
 6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
 7. **STAFF REPORT DATE:** August 23, 2011 **BY:** Kate Reilly
 8. **DATE RECEIVED:** June 3, 2011 **DEADLINE FOR ACTION:** December 2, 2011
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A. **PURPOSE:** Combined plat for Capp Road Addition to create 2 industrial parcels

B. **PARCEL SIZE:** ~544.50 ft x ~264 ft; 126,279 square feet

C. **EXISTING LAND USE:** Vacant

D. **SURROUNDING LAND USE:**

The site is surrounded by other industrial uses in the I2 zoning district, with a Catholic Charities SRO facility to the south.

E. **ZONING CODE CITATION:** §69.301 states that platting is required when a subdivision (1) creates five or more lots or parcels each of which is 2½ acres or less in size, or (2) requires paved streets, alleys and other public improvements, or (3) is previously unplatted land. §69.304 lists conditions for lot splits and adjustments of common boundaries. §69.406 provides criteria for review of subdivision applications. These criteria are covered below under "Required Findings." §69.511 regulates parkland dedication.

F. **HISTORY/DISCUSSION:** The HRA is selling the irregularly-shaped vacant parcel at 2286 Capp Road to BarOle Trucking. A portion of the existing parcel is polluted. BarOle Trucking does not wish to purchase the polluted portion of the parcel. The parcel must be replatted in order to sell the buildable portion of the parcel to BarOle Trucking.

G. **DISTRICT COUNCIL RECOMMENDATION:** The St. Anthony Park Community Council reviewed the proposed plat and requested that the city take any proceeds from the sale, rent and/or taxes of the property and dedicate it to the clean up of the contaminated lot. The district council also asked that the city keep it apprised of any potential owner/lessee or clean-up activities.

H. **REQUIRED FINDINGS:** § 69.406 of the Zoning Code requires that all of the following findings shall be made prior to approval of a subdivision:

1. *All the applicable provisions of the Legislative Code are complied with.* City staff have reviewed the proposed plat and have determined that all applicable provisions of city codes are met.
2. *The proposed subdivision will not be detrimental to the present and potential surrounding land uses.* The proposed plat is consistent with the surrounding land uses, and will not be detrimental to present and future use of surrounding land.
3. *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.* The area surrounding the proposed plat is already developed and compatible with the proposed plat.
4. *The subdivision is in conformance with the comprehensive plan.* The subdivision is in conformance with the Land Use chapter of the comprehensive plan, which calls for providing land for jobs in Strategy 2 of the Land Use chapter of the comprehensive plan. It is also in conformance with redevelopment plans for the area.

5. *The subdivision preserves and incorporates the site's important existing natural features whenever possible.* The site is in a fully-developed part of St. Paul with no remaining natural features.
 6. *All land intended for building sites can be used safely without endangering residents by peril from floods, erosion, continuously high water table, severe soil conditions or other menace.* The site is a flat, fully developed area with no flooding, erosion, high water table or soil condition problems.
 7. *The subdivision can be economically served with public facilities and services.* The subdivision can be economically served with public facilities and services from surrounding streets.
- I. **PARKLAND DEDICATION:** §69.511 requires dedication of two (2) percent of the total land area of the plat for public use, for parks, playgrounds, trails, open space, or conservation purposes. At the discretion of the City Council, a cash dedication in lieu of land may be paid prior to the city clerk's signing of the final plat.
- For this subdivision, staff recommends cash dedication in the amount of \$6,737.33 in lieu of dedication of land.
- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for Capp Road Addition subject to the following conditions:
1. A parkland cash dedication in the amount of \$6,737.33 is paid prior to the city clerk signing the final plat.
 2. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.

Attachments:

Application
Preliminary Plat
Final Plat (reduction)
Site Location Maps



SUBDIVISION REVIEW APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning office use only

File # 11-236662

Fee: _____

Tentative Hearing Date:

PD=12 TO BE Scheduled

29292341 0029

APPLICANT

Name Mark Hanson c/o HRA of the City of Saint Paul
Address Sunde Land Surveying, LLC 9001 E. Blmgt. Fwy., Suite 118
City Bloomington St. MN Zip 55420 Daytime Phone (952) 886-3105
Name of Owner (if different) HRA of the City of Saint Paul
Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address / Location 2286 Capp Road
Legal Description See Attached
_____ Current Zoning I2
(attach additional sheet if necessary)

TYPE OF SUBDIVISION:

- Lot Split
- Lot Split with Variance
- Reg. Land Survey
- Preliminary Plat
- Final Plat
- Combined Plat

STAFF USE ONLY

Planning District _____ Land Use Map _____ Tax Map _____ Zoning _____

Plans Distributed _____ Return by _____ Reviewed by _____

Comments:

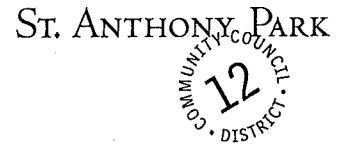
OK 25255
25256

6-3-11

(attach additional sheets if necessary)

Applicant's Signature [Signature] Date _____ City Agent pdd 6/3/11

St. Anthony Park Community Council/District 12
890 Cromwell Avenue, Saint Paul, MN 55114
651/649-5992 TEL 651/649-5993 FAX www.sapcc.org



July 20, 2011

Martin Schieckel
PED – 1300 CHA
25 W. 4th Street
St. Paul, MN 55102

Dear Martin:

The St. Anthony Park Community Council reviewed the proposed changes for the Capp Road Addition. We request that the City of St. Paul take any proceeds from the sale, rent and/or taxes of the property be dedicated to the cleanup of the contaminated property on the lot.

In addition, we request that the City update us on any potential owner/lessee and cleanup activities.

Thank you,

A handwritten signature in cursive script that reads "Lauren".

Lauren Fulner, Community Organizer
St. Anthony Park Community Council

Handwritten initials, possibly "CF", in the bottom left corner of the page.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
Facsimile: 651-228-3220*

July 25, 2011

Sunde Land Surveying
Attn: Mr Mark Hanson
9001 E Bloomington Freeway Ste 118
Bloomington MN 55420

RE: Zoning File # 11-236-662, Capp Road Addition

Dear Mr Mark Hanson

On June 3, 2011, you submitted an application for a combined plat for Capp Road addition to create 2 industrial parcels at 2286 Capp Road. City staff have reviewed the preliminary plat and have identified the following issues:

Department of Public Works (contact is Colleen Paavola, 266-6104):

Public Works has reviewed the Capp Road Addition plat and has the following comments and concerns:

- The City of Saint Paul acknowledgement block should be revised to reflect that only the City Clerk's signature will be required on this plat.
- The County Surveyor's acknowledgement block should be revised to reflect the current County Surveyor (Craig Hinzman).
- The vicinity map should be oriented to match the orientation of the plat.
- The monument shown on this proposed plat at the NE corner of 29-29-23 differs from that which is shown in our records. If the monumentation is as indicated, a revised Certification of Location should be submitted to our office and the office of the County Surveyor.

PED Zoning (contact is Kate Reilly, 266-6618):

No issues.

Department of Safety and Inspections (DSI) (contact is Mary Montgomery, 651-266-9088):

This is an I2 Industrial lot with an area of 129,268 sq ft. (2.968 acres) to be split into two I2 parcels. Proposed Lot 1 in the northeast corner and will be 13,391 sq ft. The office building was removed under demo permit 09-327474. Note for future site plan review: There is no current curb cut to this proposed lot. An access easement over proposed Lot 2 will be needed if a curb cut cannot be obtained from Public Works. No zoning issue for plat purposes. No setback or slope issues.

(Hersey street right of way is 2,989 sq ft.)

Proposed lot 2 to the south will be 112,888 sq ft. The previous warehouse building on this site shared a common wall with the existing building to the east. It was removed under demo permit 07-001734. The existing building to the east at 2274 Capp Rd is encroaching onto proposed Lot

2 by 0.2 to 0.4 ft. and there is a loading dock door and a service door on the south end of the west wall of the 2274 Capp Rd building. Since this north/south property line has not been moved, there are no zoning or fire issues for the plat. No setback or slope issues.

Fire Prevention Division (contact is Angie Wiese, 651-266-6287):

No issues.

Saint Paul Regional Water Services (contact is Dave Marruffo, 651-266-6813):

No issues.

Division of Parks and Recreation (contact is Mike Kimble, 651-266-6417):

§69.511 requires the dedication of land for parks or cash in lieu of land at the time of platting. Parks and Recreation will recommend that the City Council require cash dedication of \$6,737.33. The 2286 Capp Rd. combined plat, Zoning File 11-236662, is not suitable for parks, nor adjacent to a city park, and there are other parks in the area, so parkland dedication on this site is not needed. Therefore, cash dedication is calculated as follows:

2011 Market Value = \$1,010,600

Times the amount of land that would otherwise be dedicated = 2%

Times 1/3

Equals: \$6,737.33 in cash dedication fees.

Based on these comments, staff approves the preliminary plat subject to the following condition(s):

1. That Public Works' comments are satisfied

Please submit 3 full - sized copies of the revised final plat and one copy of the final plat reduced to 8½ X 11 to the Zoning Desk, 1400 City Hall Annex, so that a public hearing can be scheduled before the City Council. Please also e-mail PDF copies of the preliminary and final plats. If you have further questions, please contact me at 651-266-6618 or by e-mail at kate.reilly@ci.stpaul.mn.us.

Sincerely,



Kate Reilly
City Planner

cc: Zoning File # 11-236-662 Capp Road Addition
Paul Dubruiel
District 12
Craig Hinzman, County Surveyor
Martin Schieckel, St. Paul HRA

DESCRIPTION OF PROPERTY SURVEYED
 (Per Old Republic National Title Insurance Company Commitment for Title Insurance Application No. OR1732404, effective date March 28, 2011)

That part of Lots 1 through 17, Block 1, Lots 2 through 12, Block 2, and Lot A, all in Minnesota Transfer Addition, St. Paul, Minn., according to the recorded plat thereof, Ramsey County, Minnesota, and of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter, Section 29, Township 29, Range 23, Ramsey County, Minnesota, as described as follows:

Beginning at the southeast corner of Lot 12, Block 2, thence on an assumed bearing of West of a right angle to the west line of said Block 2, a distance of 40.00 feet to the east line of said Block 1, thence on a bearing of North 51 degrees 35 minutes 47 seconds East along said northwestern line of Lot 1, Block 1, a distance of 110.19 feet to a point on said west line of Block 2 distant 35.00 feet north of said southwest corner of Lot 12, Block 2, thence on a bearing of West along said west line of Block 2, a distance of 224.50 feet to the west line of said Block 1, thence on a bearing of North along said west line of Block 1 a distance of 699.29 to a line long 33.00 feet northwesterly of and parallel with "Line A" described below; thence northwesterly a distance of 53.63 feet along said parallel line to the northwestern line of said Lot 1, Block 1, thence South 51 degrees 35 minutes 47 seconds East along said northwestern line of Lot 1, Block 1, a distance of 33.00 feet to said "Line A"; thence North 38 degrees 31 minutes 22 seconds East along said "Line A" a distance of 110.19 feet to the point of termination of said "Line A", thence South 51 degrees 35 minutes 47 seconds East a distance of 80.17 feet, thence southeasterly a distance of 114.04 feet along a tangential curve concave to the northeast, having a radius of 2743.53 feet and a central angle of 2 degrees 23 minutes 22 seconds to the northerly extension of said west line of Block 2, thence on a bearing of South along said northerly extension of said west line of Block 2 a distance of 4.81 feet, thence on a bearing of South parallel with said west line of Block 2 a distance of 509.78 feet to a line extended easterly of a right angle to said west line of Block 2 from a point on said west line of Block 2 a distance of 4.81 feet, thence on a bearing of South parallel with said west line of Block 2 a distance of 35.00 feet to the point of beginning.

"Line A" is described as commencing at the southwest corner of said Lot 12, Block 2, thence on a bearing of West of a right angle to said west line of Block 2 a distance of 288.50 feet to a point on said west line of Block 1, thence on a bearing of North along said west line of Block 1 a distance of 610.43 feet to the point of beginning of said "Line A"; thence northerly a distance of 152.00 feet on a tangential curve concave to the east, having a radius of 8722.00 feet and a central angle of 38 degrees 31 minutes 22 seconds, thence North 38 degrees 31 minutes 22 seconds East, tangent to said curve, a distance of 127.68 feet and 899 "Line A" there terminating.

Which lies northwesterly of the east described as commencing at the southwest corner of Lot 12, Block 2, Minnesota Transfer Addition, thence on an assumed bearing of North along the west line of said Block 2, a distance of 205.62 feet, thence on a bearing of West, perpendicular to said West line, 264.50 feet to a point on said west line of Block 1, the point of beginning of the line to be described, thence on a bearing of East a distance of 228.11 feet to the east line of the above described property and said line terminating.

Terrain Properly
 Every required land is evidenced by Certificate of Title No. 563905.
 [NOTE: Certificate of Title No. 563905 covers additional property.]

PLAT RECORDING INFORMATION
 The plot of Minnesota Transfer Addition, St. Paul, Minn., was filed of record on September 28, 1883, in Book 13, Town Plat, Page 45.

[] Bearings and/or dimensions listed within brackets are per plot or record documents.

TITLE COMMITMENT
 Old Republic National Title Insurance Company Commitment for Title Insurance Application No. OR1732404, effective date March 28, 2011, was relied upon as to matters of record.

- Schedule B Exceptions:**
- Exceptions are indicated on survey with circled numbers where applicable.
 - All mineral and mineral rights are reserved by the State of Minnesota, as shown on the Certificate of Title. (as to Lot 2, Block 1.) (Plot shown)
 - Easement for cuts, slopes and fills for Hersey Avenue as set forth in Book 18 of Plat page 22. (Said instrument depicts cuts and fills for slopes along Hersey Street. Said instrument refers to "the extent shown upon the sketch attached to the report of Public Works in the matter, dated July 18, 1920". The "best copy available" is not legible. The approximate location is shown on the survey.)
 - Terms and conditions of Council File No. 173042 of the City of St. Paul filed as Document No. 353287 and 353288. (Not shown)
 - Gas and Electric Utility Easement Agreement dated November 19, 2006. Filed December 8, 2006 as Document No. 2006156. (Shown on survey)
 - Terms and conditions of Environmental Covenant and Easement filed May 20, 2010 as Document No. 2109956. (Shown on survey)
 - Gas Utility Easement in favor of Northern States Power Company dated November 19, 2006. Filed May 20, 2010 as Document No. 2109981. (Shown on survey)

GENERAL NOTES

- The adjoining building to the east encroaches the subject property. The west building wall was previously covered in a party wall agreement recorded as Doc. No. 1377882. Said Doc. No. 1377882, automatically expired and was removed from the monuments on the Certificate of Title per Court Order Doc. No. 2053432.
- Physical features shown on the adjoining site to the south have not been updated or revised for this ALTA survey.
- Survey coordinate and base: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 15, 1991).

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked notes by those utility companies whose locators responded to our Gopher State One Call ticket number 11242539.
- Contact GOPHER STATE ONE CALL at 651-654-0002 (800-253-1165) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTES

- The subject property is located in the City of Saint Paul, FEMA Community ID No. 275246, which is designated as NSFMIA (no special Flood hazard area-off Zone C) by FEMA and therefore no Flood map is available.

ZONING NOTES

- Zoning and setback information as provided by the Planning Department of the City of Saint Paul. The subject property is zoned I-2 (Industrial District). The setbacks for zone I-2 are:
 Building: Front = 0 feet
 Side = 0 feet
 Rear = 0 feet

[NOTE: Please see Sec. 64.531 of the Saint Paul City Code for detailed restrictions.]

Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys".

3.) Parking: Regular Spaces: 10, Handicap Spaces: 2, Total Spaces: 12

AREAS

Acres = 175,288 square feet or 2.998 acres
 Net (excludes right of way) = 126,279 square feet or 2.899 acres
 Proposed Lot 1 = 11,201 square feet or 0.257 acres
 Proposed Lot 2 = 112,858 square feet or 2.592 acres
 Proposed street right of way = 2,959 square feet or 0.069 acres

OWNER:
 HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

APPLICANT:
 SUNDE LAND SURVEYING, LLC
 800 EAST BLOOMINGTON FREEWAY
 SUITE 118
 MINNEAPOLIS, MN 55420
 CONTACT: Mark Hanson
 Phone: 612-333-9528

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 3rd day of June, 2011

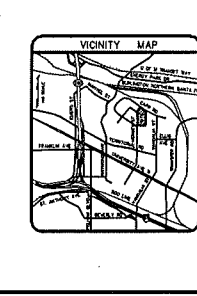
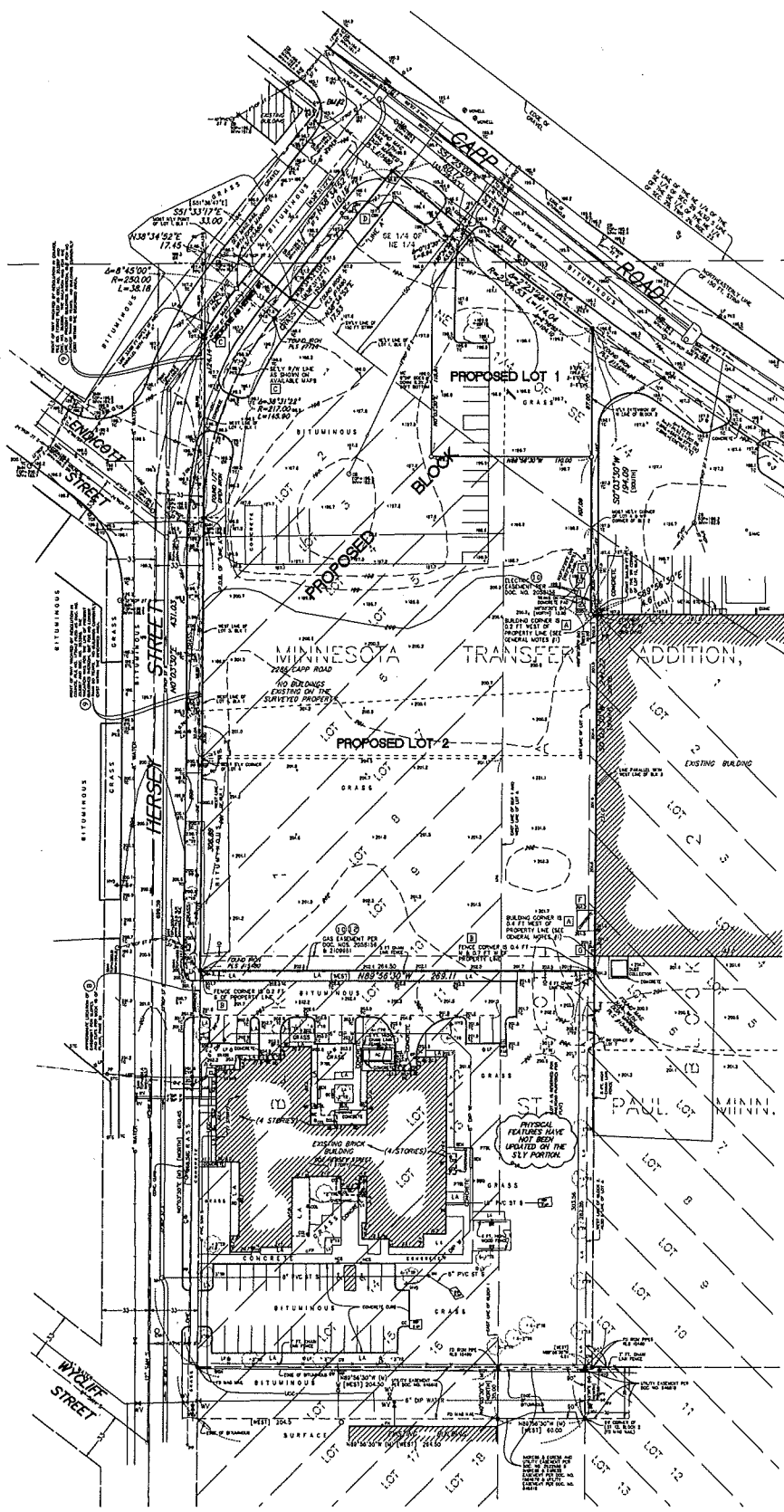
By: *Mark Hanson*
 Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

PRELIMINARY PLAT OF:
CAPP ROAD ADDITION

SUNDE LAND SURVEYING, LLC
 800 East Bloomington Freeway, Suite 118
 Minneapolis, MN 55420
 Phone: 612-333-9528
 Fax: 612-333-9528

Project: 80-214-0000 Date: 05/27/11
 Township: 29 Range: 23 Section: 29 Date: 05/27/11
 The Minnesota Land Surveyors' Association

Scale: 1" = 30' 0"

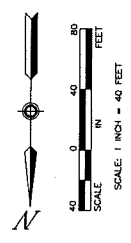
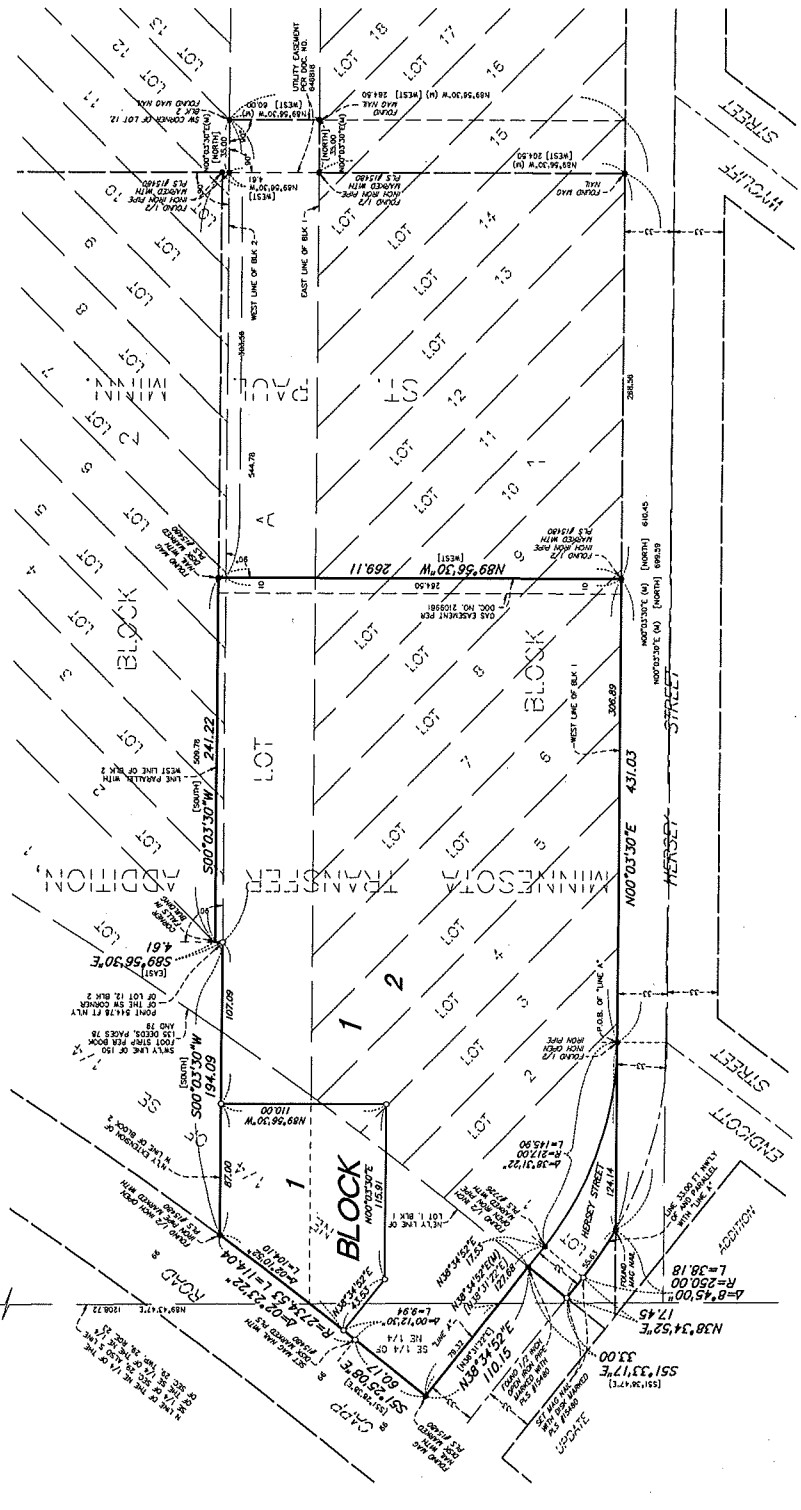


- LEGEND**
- Denotes iron monument set marked with P.L.S. No. 15480, unless otherwise noted
 - Denotes found iron monument, unless otherwise noted
 - AC Denotes air conditioner
 - BBQ Denotes barbecue grill
 - BE Denotes building entrance
 - BS Denotes bench
 - BR Denotes brick roof
 - BU Denotes bumper lot curb
 - CB Denotes catch basin
 - CD Denotes catch ditch
 - CEB Denotes communication base
 - CR Denotes curb
 - COL Denotes building column
 - CO Denotes double iron pipe
 - EM Denotes electric manhole
 - EP Denotes fire hydrant
 - FP Denotes floor pipe
 - GP Denotes gas pipe
 - GAS V Denotes gas valve
 - GW Denotes gutter
 - GU Denotes guard post
 - HW Denotes hot water
 - GYP Denotes guy pipe
 - HV Denotes hot water vent
 - IN Denotes structure invert
 - LA Denotes landscaping
 - LI Denotes light pipe
 - MC Denotes metal cover
 - MO Denotes manhole
 - MOUW Denotes manhole well
 - DO Denotes overhead door
 - DE Denotes electric line
 - PKS Denotes parking sign
 - PPU Denotes power pole with underground utility
 - PL Denotes plastic
 - PTB Denotes polybutylene pipe
 - RCP Denotes reinforced concrete pipe
 - RS Denotes roof drain
 - SM Denotes sanitary manhole
 - SAN S Denotes sanitary sewer
 - SM Denotes storm manhole
 - ST Denotes storm sewer
 - STC Denotes storm catch curb
 - TC Denotes traffic control sign
 - TR Denotes transformer
 - UCC Denotes underground communication line
 - TR Denotes underground electric line
 - VCP Denotes vitrified clay pipe
 - W Denotes well
 - WV Denotes water valve
 - EVO Denotes evergreen tree
 - TR Denotes deciduous tree

- BENCH MARKS (BM)**
- Top of top nail of flat fire hydrant east of Hersey Street on the south side of Capp Road. Elevation = 2005.65 feet
 - Top of top nail of fire hydrant in the southwest quadrant of Hersey Street and Capp Road. Elevation = 185.52 feet
- [NOTE: Elevations shown are based on City of St. Paul datum. Add 884.10 feet to convert to mean sea level datum.]

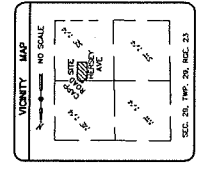
CAPP ROAD ADDITION

NO. 20, TWP. 20, R. 23
 NO. 21, TWP. 20, R. 23
 NO. 22, TWP. 20, R. 23
 NO. 23, TWP. 20, R. 23
 NO. 24, TWP. 20, R. 23
 NO. 25, TWP. 20, R. 23
 NO. 26, TWP. 20, R. 23
 NO. 27, TWP. 20, R. 23
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 NO. 88, TWP. 20, R. 23
 NO. 89, TWP. 20, R. 23
 NO. 90, TWP. 20, R. 23
 NO. 91, TWP. 20, R. 23
 NO. 92, TWP. 20, R. 23
 NO. 93, TWP. 20, R. 23
 NO. 94, TWP. 20, R. 23
 NO. 95, TWP. 20, R. 23
 NO. 96, TWP. 20, R. 23
 NO. 97, TWP. 20, R. 23
 NO. 98, TWP. 20, R. 23
 NO. 99, TWP. 20, R. 23
 NO. 100, TWP. 20, R. 23



- o Denotes 1/2 inch by 14 inch iron pipe monument otherwise noted
- Denotes found monument as noted
- Denotes found cast iron monument, unless otherwise noted
- [WEST] Denotes bearing per Certificate of Title No. 563905
- (M) Denotes measured

For the purposes of this plat, the orientation of this bearing system is based upon Ramsey County adjustment, North American Datum of 1983, 1986 adjustment.

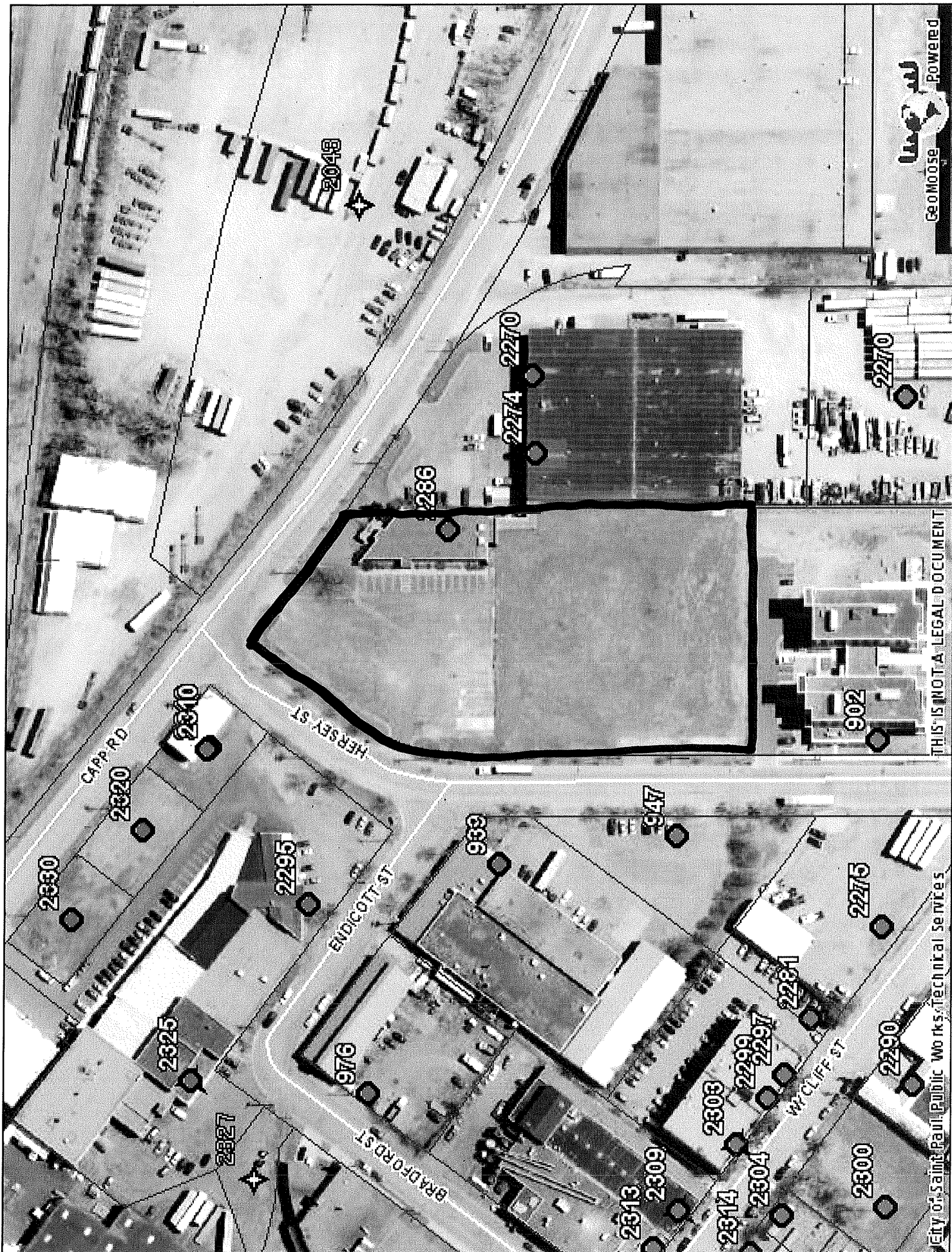


That part of Lots I through 17, Block 1, Lots 2 through 12, Block 2, and Lot A, all in Minnesota Transfer Addition, St. Paul, Minn., according to the recorded plat thereof, Ramsey County, Minnesota, and of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter, Section 29, Township 29, Range 23, Ramsey County, Minnesota, described as follows:

Beginning at the southwest corner of Lot 12, said Block 2; thence on an assumed bearing of West at a right angle to the west line of said Block 2, a distance of 60.00 feet to the east line of said Block 1; thence on a bearing of North along said east line of Block 1 a distance of 35.00 feet to a line extended westerly at a right angle to said west line of Block 2 from a point on said west line of Block 2 distant 35.00 feet north of said southwest corner of Lot 12, Block 2; thence on a bearing of West along said line extended westerly at a right angle to the west line of Block 2 a distance of 204.50 feet to the west line of said Block 1; thence on a bearing of North along said west line of Block 1 a distance of 699.59 to a line lying 33.00 feet northwesterly of and parallel with "Line A" described below; thence northeasterly a distance of 55.63 feet along said parallel line to the northeasterly line of said Lot 1, Block 1; thence South 51 degrees 36 minutes 47 seconds East along said northeasterly line of Lot 1, Block 1, a distance of 33.00 feet to said "Line A"; thence North 38 degrees 31 minutes 22 seconds East along said "Line A" a distance of 110.15 feet to the point of termination of said "Line A"; thence South 51 degrees 28 minutes 38 seconds East a distance of 60.17 feet; thence southeasterly a distance of 114.04 feet along a tangential curve concave to the northeast, having a radius of 2734.53 feet and a central angle of 2 degrees 23 minutes 22 seconds to the northerly extension of said west line of Block 2; thence on a bearing of South along said northerly extension of said west line of Block 2 a distance of 194.09 feet to a point on said west line of Block 2 distant 544.78 feet northerly of said southwest corner of Lot 12, Block 2; thence on a bearing of East at a right angle to said west line of Block 2 a distance of 4.61 feet; thence on a bearing of South parallel with said west line of Block 2 a distance of 509.78 feet to a line extended easterly at a right angle to said west line of Block 2 from a point on said west line of Block 2 distant 35.00 feet northerly of said southwest corner of Lot 12, Block 2; thence on a bearing of West along said line extended easterly at a right angle to the west line of Block 2 a distance of 4.61 feet to said west line of Block 2; thence on a bearing of South along said west line of Block 2 a distance of 35.00 feet to the point of beginning.

"Line A" is described as commencing at the southwest corner of said Lot 12, Block 2; thence on a bearing of West at a right angle to said west line of Block 2 a distance of 264.50 feet to a point on said west line of Block 1; thence on a bearing of North along said west line of Block 1 a distance of 610.45 feet to the point of beginning of said "Line A"; thence northerly a distance of 145.90 feet on a tangential curve concave to the east, having a radius of 217.00 feet and a central angle of 38 degrees 31 minutes 22 seconds; thence North 38 degrees 31 minutes 22 seconds East, tangent to said curve, a distance of 127.68 feet and said "Line A" there terminating.

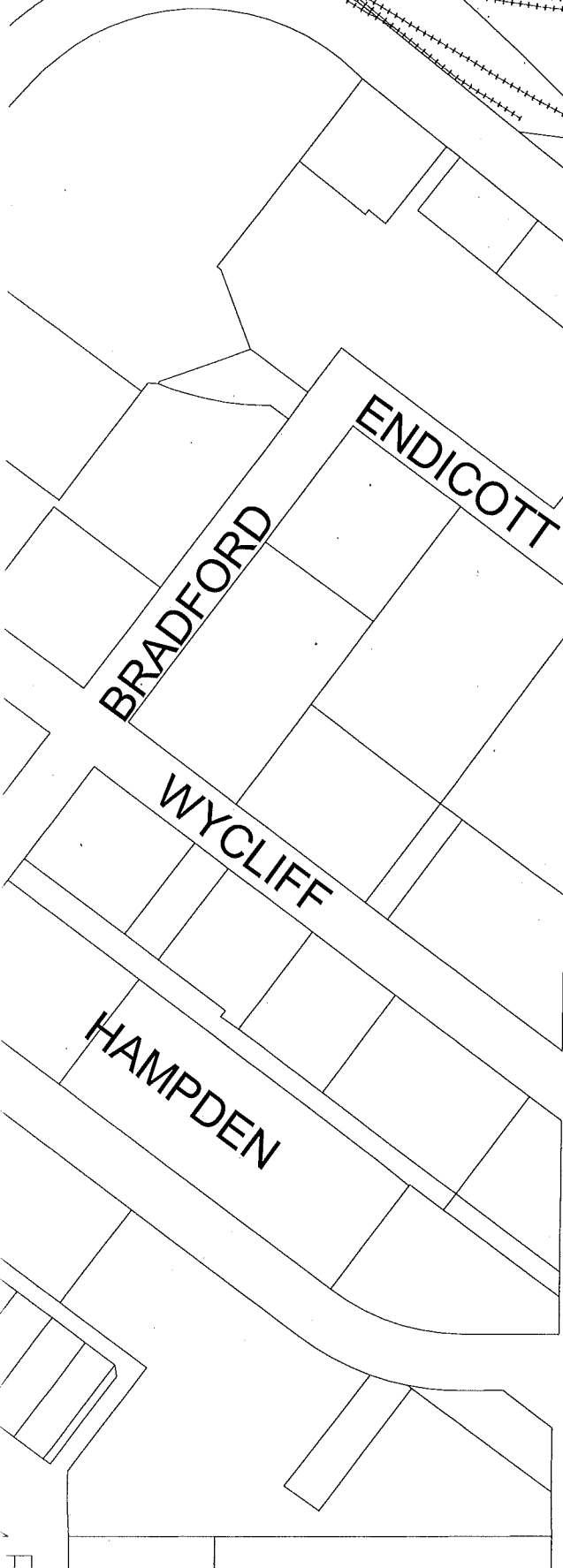
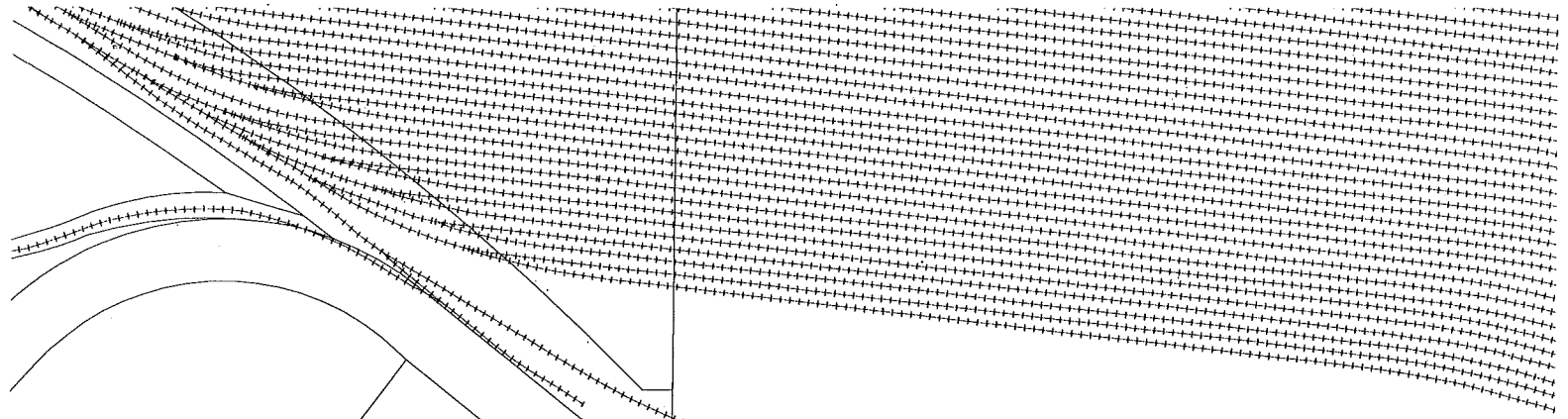
Which lies northerly of a line described as commencing at the Southwest corner of Lot 12, Block 2, Minnesota Transfer Addition; thence on an assumed bearing of North along the West line of said Block 2, a distance of 303.56 feet; thence on a bearing of West, perpendicular to said West line, 264.50 feet to a point in said West line of Block 1, the point of beginning of the line to be described; thence on a bearing of East a distance of 269.11 feet to the east line of the above described property and said line there terminating.



THIS IS NOT A LEGAL DOCUMENT

City of Saint Paul, Public Works, Technical Services





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