

LEGAL DESCRIPTION

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 Northwesterly 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 Northwesterly line of said Lot 1 and the Southeastly line of said Lot 9 and those parts of adjoining Belvidere Street, vacated, and of the Northwesterly 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 Northwesterly line of Lot 10, said Block 51, distant 124.71 feet Southwesterly from the most Northerly corner of said Lot 10, measured along said Northwesterly 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 Southeasterly 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.

GENERAL NOTES

SURVEYOR:

Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:

Saint Paul Port Authority
380 St Peter Street
Saint Paul, MN 55102
651-224-5686

1. Prepared September 2019.
2. The bearings for this survey are based on the Ramsey County Coordinate System NAD 83 (1986 Adjust).
3. Benchmark: Top nut of hydrant on north side of proposed Barge channel Road and approximately 100 feet east of railroad, as shown on sheet 2.
Elevation = 704.31 feet (NAVD 88)
4. This property is contained in Zone AE (base flood elevations determined) per Flood Insurance Rate Map No. 27123C0116H, Community Panel No. 275248 0116 H, effective date of September 16, 2015. See sheet 2 for specify areas.
5. The field work was completed on September 13, 2017.

ZONING INFORMATION

Current Zoning: I-2 (General Industrial)

Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Saint Paul Zoning Map and City Code, on September 17, 2019, information for the subject property is as follows:

Current Setbacks:

- Front 0 feet (c), (d), (f)
- Side (e), (f)
- Rear (e), (f)
- Height 75 feet (b)

- (b) The height of the structure may exceed the maximum building height allowed in the district provided the structure is set back from all exterior property lines of the parcel a distance equal to the height which said structure exceeds the maximum building height allowed in the district.
- (c) On those lots or parcels, or portions of lots or parcels, where the frontage adjoins or is directly across a street from a required front yard in any use district other than an industrial or VP vehicular parking district, the front setback requirements of said abutting districts shall apply.
- (d) On those lots or parcels, or portions of lots or parcels, which adjoin a right-of-way line of a parkway, the required setbacks from the parkway right-of-way line shall be equal to that required for residential uses in effect along the parkway right-of-way or twenty-five (25) feet, whichever is greater. The following parkways and portions of parkways are excluded from this setback requirement: Ford Parkway (from Kenneth Street to Finn Street and north side between Finn Street and Mississippi River Boulevard), Gannon Road, and Lexington Parkway (from Pierce Butler Road to the nearest Burlington Northern Railroad tracks).
- (e) No side or rear yards are required except as specified in the building code, and except that side and rear yard setbacks of at least six (6) feet shall be required where an industrial district adjoins a side yard in an adjacent residential district.
- (f) Loading and unloading shall not be permitted in any required front, side or rear yards.

SITE DATA

Proposed Plat Areas

Lot 1, Block 1	= 1,200,611 +/- square feet or 27.56 +/- acres
Lot 2, Block 1	= 965,444 +/- square feet or 22.16 +/- acres
Lot 3, Block 1	= 611,382 +/- square feet or 14.04 +/- acres
Lot 1, Block 2	= 107,222 +/- square feet or 2.46 +/- acres
Outlot A	= 592,235 +/- square feet or 13.60 +/- acres
Barge Channel Road	= 102,234 +/- square feet or 2.35 +/- acres
Total Plat Area	= 3,579,128 +/- square feet or 82.17 +/- acres

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are representations of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for modification of this project by others without written approval by the Consultant, with the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intellectual or proprietary reasons, additions, or deletions to these CADD files shall be made at the full risk of the party making such revisions, additions or deletions and the party shall hold harmless and indemnify the Consultant from any and all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

10/04/19	CITY SUBMITTAL
11/21/19	CITY COMMENTS

PROFESSIONAL SIGNATURE

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.

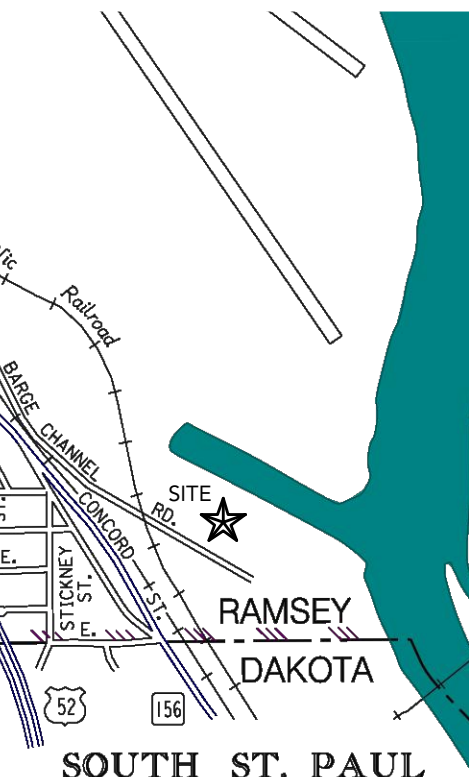
Max L. Stanislawski
Max L. Stanislawski - PLS

License No. 48988
Date 10/04/19

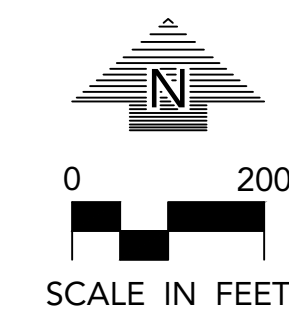
QUALITY CONTROL

Loucks Project No.	03-6100
Project Lead	MLS
Drawn By	SFM
Checked By	MLS
Field Crew	DJP/MJA

VICINITY MAP



LEGEND					
○	CATCH BASIN	—>—>	STORM SEWER	---	MAPPED STORM SEWER
○	STORM MANHOLE	—>	SANITARY SEWER	---	MAPPED SANITARY SEWER
○	SANITARY MANHOLE	— —	WATERMAIN	---	MAPPED WATERMAIN
○	HYDRANT	—S—	SANITARY SEWER SERVICE	---	MAPPED UNDERGROUND CABLE TV
⊕	GATE VALVE	—W—	WATER SERVICE	---	MAPPED UNDERGROUND ELECTRIC
⊕	LIGHT POLE	—C—	CULVERT	---	MAPPED UNDERGROUND FIBER OPTIC
⊕	POWER POLE	—U—	UNDERGROUND CABLE TV	---	MAPPED UNDERGROUND GAS
⊕	CABLE TV PEDESTAL	—E—	UNDERGROUND ELECTRIC	---	MAPPED UNDERGROUND TELEPHONE
⊕	ELECTRIC METER	—F—	UNDERGROUND FIBER OPTIC	---	MAPPED DRAIN TILE
⊕	ELECTRIC TRANSFORMER	—G—	UNDERGROUND GAS	---	MAPPED FORCE MAIN
⊕	FLARED END SECTION	—T—	UNDERGROUND TELEPHONE		
⊕	GAS METER	—O—	OVERHEAD UTILITY		
⊕	GUARD POST	—D—	DRAIN TILE		
⊕	GUY WIRE	—FM—	FORCE MAIN		
⊕	HAND HOLE	—C—	CHAIN LINK FENCE		
⊕	OUTLET CONTROL STRUCTURE	—G—	GUARDRAIL		
⊕	SIGN	—C—	CONCRETE CURB		
⊕	TELEPHONE PEDESTAL	—R—	RETAINING WALL		
⊕	YARD LIGHT	—C—	CONCRETE		
⊕	BENCHMARK	—C—	CONTOUR		
		—R—	RAILROAD TRACKS		



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 1/4 INCH IRON MONUMENT SET, MARKED "LS 4898"
- △ DENOTES "PK NAIL" SET
- DENOTES FOUND 1/2 INCH IRON MONUMENT, UNLESS OTHERWISE SHOWN

G.L. DENOTES GOVERNMENT LOT

SYN NO. 3 DENOTES PLAT OF THE WEST ST. PAUL REAL ESTATE AND IMPROVEMENT SYNDICATE ADDITION NO. 3

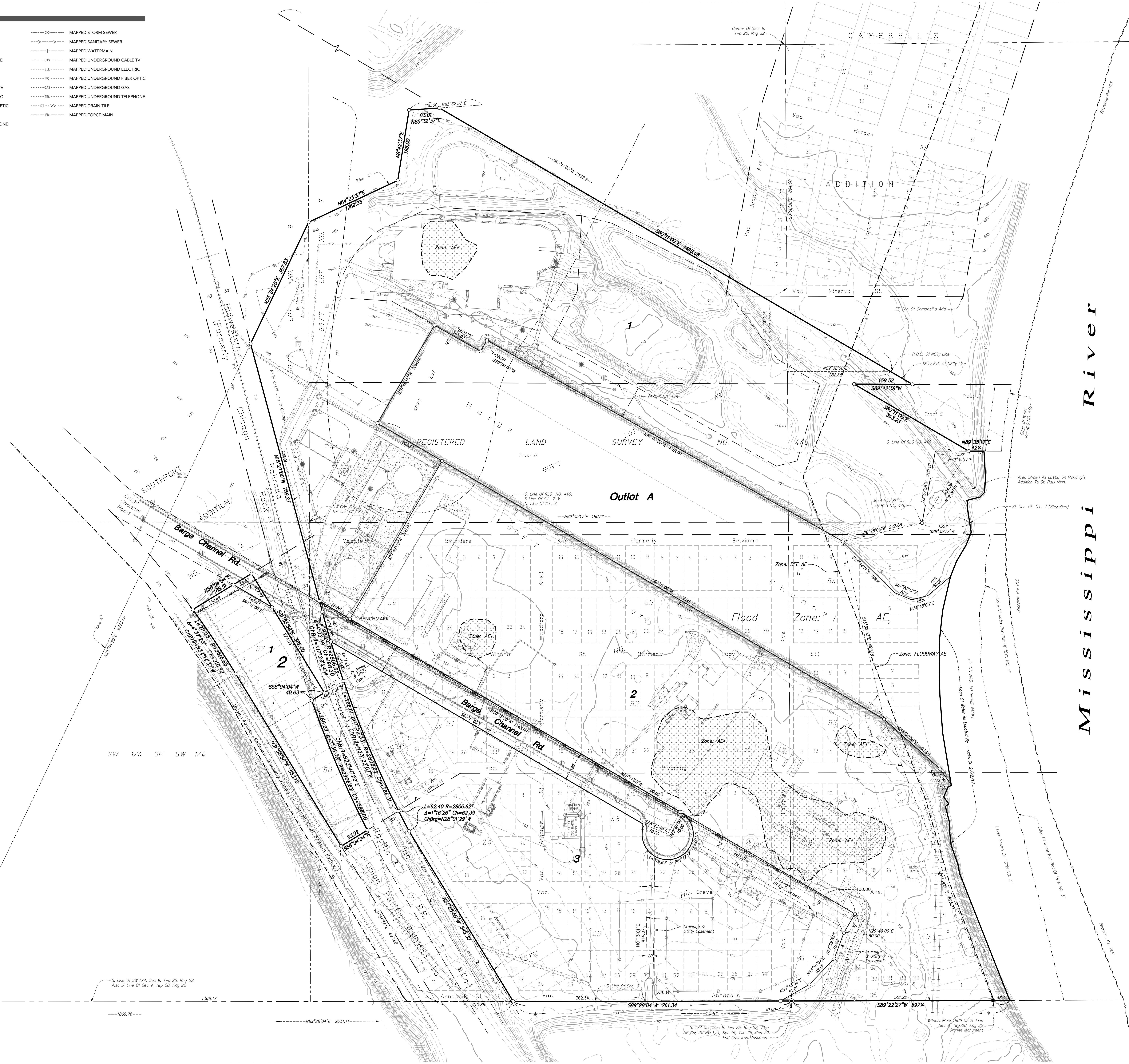
SYN NO. 4 DENOTES PLAT OF THE WEST ST. PAUL REAL ESTATE AND IMPROVEMENT SYNDICATE ADDITION NO. 4

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: 709.78 FEET (NAVD 88) PER NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION ON 4/16/1965

FLOODZONE AE: BASE FLOOD ELEVATION (BFE) = 706 FT TO 707 FT FLOODWAY AE = REGULATORY FLOODWAY AE = 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE.

Plotted: 11/20/2019 10:27 AM W:\2003\0361\00\CADD\DATA\SURVEY\Map Sheet Files\0361\00\Plot.dwg



SOUTHPORT BARGE TERMINAL
Saint Paul, MN
Saint Paul Port Authority
380 St. Peter Street
Saint Paul, MN 55102

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.louckscinc.com

CADD QUALIFICATION

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SUBMITTAL REVISIONS

DATE	REVISION
10/04/19	CITY SUBMITTAL
11/21/19	CITY COMMENTS

PROFESSIONAL SIGNATURE

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.

Max L. Skowronski
Date: 10/04/19
License No.: 48988

QUALITY CONTROL

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VICINITY MAP

