LEGAL DESCRIPTION

Lots 8, 9, 10, 11, 12, 13, 14 and 15, Block 77, Dawson's Earl St. Addition to St. Paul Minn., together with all that part of vacated Cypress Street as dedicated in the plat of Dawson's Earl St. Addition to St. Paul Minn., which lies South of York Avenue and North of the North line of Block 1, Auditor's Subdivision No. 7 St. Paul Minn, except that part of Lot 8 described as follows:

That part of Lot 8, Block 77, Dawson's Earl St. Addition to St. Paul Minn., lying Easterly of the extension Northerly of a line bisecting Lot 37, in Block 1 of Auditor's Subdivision Number 7 St. Paul Minn, from North to South, parallel with the Easterly line of said Lot 37 and 129.97 feet Westerly therefrom, measured at right angles to said Easterly line of Lot 37;

AND

Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36, Block 1, Auditor's Subdivision No. 7 St. Paul Minn, EXCEPT that part of Lot 35, Block 1, Auditor's Subdivision No. 7 St. Paul Minn, lying Southerly of the hereinafter described Line A:

Line A
Commencing at the Southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the West line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 88 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence Easterly 244.73 feet along a tangential curve concave to the North having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence Northeasterly 352.03 feet along a compound curve concave to the Northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 78 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.51 feet and said Line A there terminating.

AND

All that portion of Lot 37 in Block 1 of Auditor's Subdivision No. 7 St. Paul Minn, lying Westerly of a line bisecting said Lot 37 from North to South parallel to the Easterly line of said Lot 37 and 129.97 feet Westerly therefrom, measured at right angles to said Easterly line of said Lot 37;

AND

Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40, Block 2, Auditor's Subdivision No. 7 St. Paul Minn, EXCEPT those parts of Lots 29 and 30, Block 2, Auditor's Subdivision No. 7 St. Paul Minn, lying Southerly of the hereinafter described Line A:

Line A
Commencing at the Southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the West line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 88 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence Easterly 244.73 feet along a tangential curve concave to the North having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence Northeasterly 352.03 feet along a compound curve concave to the Northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 78 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.51 feet and said Line A there terminating;

AND

Lots 3, 4, 5, 6 and 7, Block 4, Auditor's Subdivision No. 7 St. Paul Minn, except the following described property:

That part of Lot 6, Block 4, Auditor's Subdivision No. 7, bounded by a line described as follows: Beginning on the South line of the North 109.00 feet of said Lot 6, 40.00 feet East of the Southwest corner of said North 109.00 feet; thence to the Southwest corner of said North 109.00 feet; thence South on the West line of said Lot 6, 20.00 feet; thence Northeasterly to the point of beginning, according to the recorded plat thereof on file in the office of the Register of Deeds in and for said County;

AND EXCEPT those parts of Lots 6 and 7, Block 4, Auditor's Subdivision No. 7 St. Paul Minn, lying Southerly of the hereinafter described Line A:

Line A
Commencing at the Southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the West line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 88 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence Easterly 244.73 feet along a tangential curve concave to the North having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence Northeasterly 352.03 feet along a compound curve concave to the Northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 78 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.51 feet and said Line A there terminating;

AND

Lots 18, 19 and 20, Block 3, Auditor's Subdivision No. 7 St. Paul Minn;

AND

Lots 1 and 2, Block 4, Auditor's Subdivision No. 7 St. Paul Minn;

AND

That part of Lot 6, Block 4, Auditor's Subdivision No. 7 St. Paul Minn, bounded by a line described as follows:

Beginning on the South line of the North 109.00 feet of said Lot 6, 40.00 feet East of the Southwest corner of said North 109.00 feet; thence to the Southwest corner of said North 109.00 feet; thence South on the West line of said Lot 6, 20.00 feet; thence Northeasterly to the point of beginning, according to the recorded plat thereof on file in the office of the Register of Deeds in and for said County;

AND

That part of Russell Street, as shown on Auditor's Subdivision No. 7 St. Paul Minn, lying South of the Easterly extension of the North line of Lot 19, Block 2, said Auditor's Subdivision No. 7 St. Paul Minn, and lying North of the following described Line A:

Line A
Commencing at the Southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the West line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 88 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence Easterly 244.73 feet along a tangential curve concave to the North having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence Northeasterly 352.03 feet along a compound curve concave to the Northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 16 seconds East a distance of 849.51 feet and said Line A there terminating;

AND

That part of the West half of Russell Street, as shown on Auditor's Subdivision No. 7 St. Paul Minn, lying North of the Easterly extension of the North line of Lot 19, Block 2, said Auditor's Subdivision No. 7 St. Paul Minn, and lying South of the Easterly extension of the North line of Lot 17, said Block 2;

AND

That part of the East half of said Russell Street lying North of the Easterly extension of the North line of Lot 19, said Block 2 and lying South of the Westerly extension of the North line of Lot 17, Block 1, said Auditor's Subdivision No. 7 St. Paul Minn;

AND

That part of Wells Street lying East of the East line of Forest Street and lying West of the West line of Duchess Street, all as shown on Auditor's Subdivision No. 7 St. Paul Minn;

AND

That part of the West half of Duchess Street, as shown on Auditor's Subdivision No. 7 St. Paul Minn, lying South of the Easterly extension of the North line of Lot 18, Block 3, said Auditor's Subdivision No. 7 St. Paul Minn, and lying North of the following described Line A:

Line A
Commencing at the Southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the West line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 88 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence Easterly 244.73 feet along a tangential curve concave to the North having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence Northeasterly 352.03 feet along a compound curve concave to the Northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.51 feet and said Line A there terminating;

AND

That part of the East half of said Duchess Street lying South of the Westerly extension of the North line of Lot 40, Block 2, said Auditor's Subdivision No. 7 St. Paul Minn, and lying North of the following described Line A:

Line A
Commencing at the Southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the West line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 88 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence Easterly 244.73 feet along a tangential curve concave to the North having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence Northeasterly 352.03 feet along a compound curve concave to the Northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.51 feet and said Line A there terminating.

Project Name:

FOREST-PHALEN CONNECTION ROAD
AT RUSSELL & WELLS STREETS
City of St. Paul
Project No. A-28287-3

BEACON BLUFF
St. Paul, Minnesota

Owner/Developer Name:
ST. PAUL PORT AUTHORITY
Monte Hilleman
1900 Landmark Tower
345 Saint Peter Street
St. Paul, MN 55102
Phone: 651-224-5686

Professional Services:
LOUCKS ASSOCIATES

CADD Qualification:

Submittal:

12-02-09	City Review Submittal
03-04-10	Bid Package Submittal
05-07-10	Per City Comments
05-17-10	Addendum #7
05-25-10	Per City Comments - 1
05-27-10	Per City Comments - 2
05-28-10	Per City Comments - 2
07-09-10	Addendum #6 & #7
08-06-10	Addendum #8
08-06-10	Addendum #9
08-12-10	Addendum #10
09-02-10	[illegible]
10-07-10	Submittal #11
10-28-10	Submittal #12

Professional Signature:
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

43912 License No. — 10-28-10 Date

Quality Control:
Project Lead: N/A — Drawn by: SFM
Checked by: RLL — Review Date:

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C3-1	Grading & Drainage Plan
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C6-1	Draft Plat
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C7-3	Striping & Signage Plan
C8-1 to C8-12	Cross Sections - Wells & Russell Street
C8-13 to C8-21	Cross Sections - Phalen Boulevard
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L1-1	Landscape Plan
L1-2	Landscape Details
E1-1 to E4-1	Electrical/Lighting Plans - For Reference Only

Sheet Title:

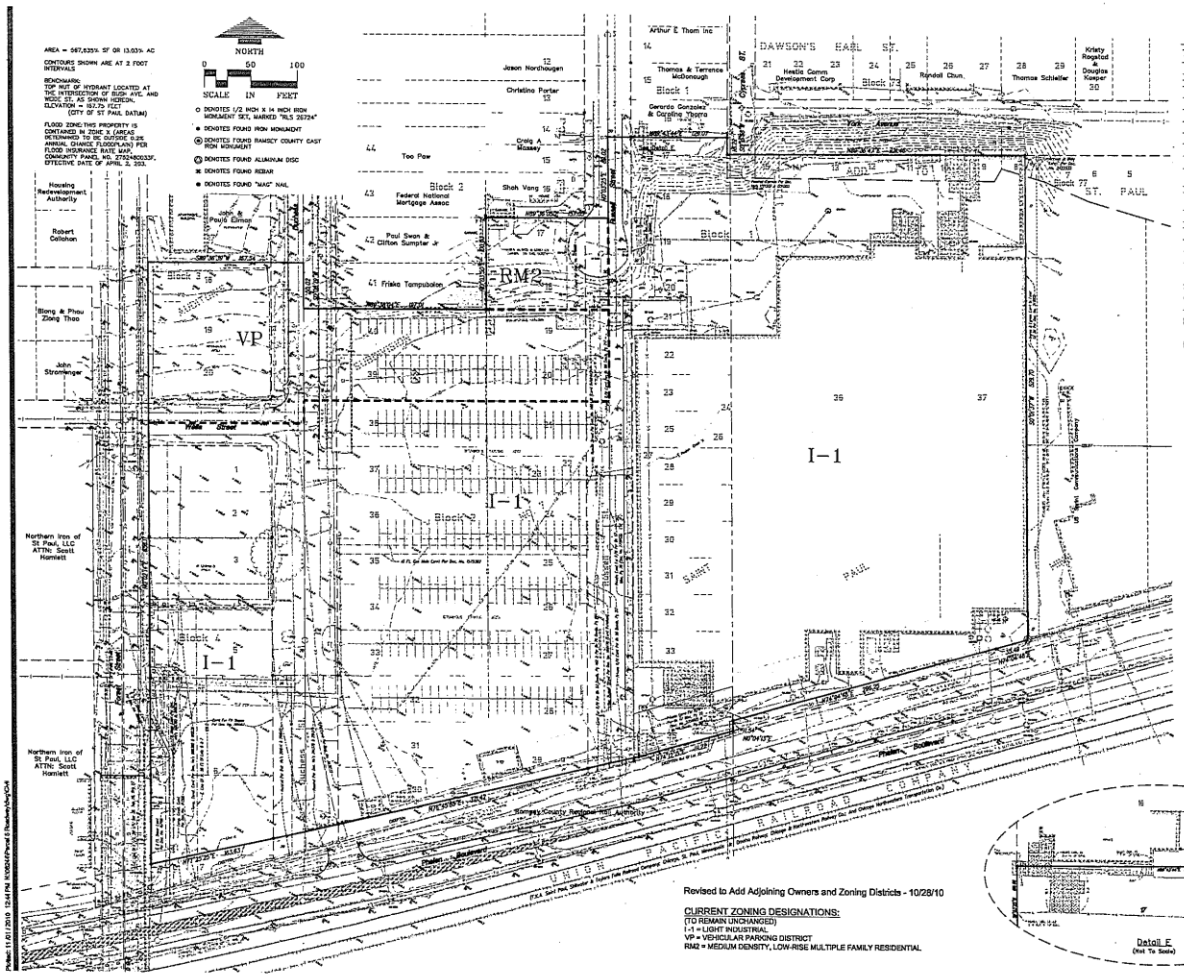
Legal Descriptions

PRELIMINARY PLAT

Project No.: 08244

Sheet No.: C6-1

Plotted: 11/01/2010 12:43 PM



AREA = 567,625± SF OR 13.03± AC

CONTOURS SHOWN ARE AT 2 FOOT INTERVALS

BENCHMARK:
TOP NUT OF HYDRANT LOCATED AT THE INTERSECTION OF BUSH AVE. AND MIDWAY ST. AS SHOWN HEREON.
ELEVATION = 157.75 FEET
(CITY OF ST PAUL DATUM)

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. 27123C0033F, EFFECTIVE DATE OF APRIL 2, 2003.

- ○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 26724"
- ● DENOTES FOUND IRON MONUMENT
- ◉ DENOTES FOUND RAMSEY COUNTY CAST IRON MONUMENT
- Ⓒ DENOTES FOUND ALUMINUM DISC
- ✖ DENOTES FOUND REBAR
- ● DENOTES FOUND "MAG" NAIL

Revised to Add Adjoining Owners and Zoning Districts - 10/28/10

CURRENT ZONING DESIGNATIONS:
(TO REMAIN UNCHANGED)
I-1 = LIGHT INDUSTRIAL
VP = VEHICULAR PARKING DISTRICT
RM2 = MEDIUM DENSITY, LOW-RISE MULTIPLE FAMILY RESIDENTIAL

SURVEY LEGEND

- STORM SEWER (PER MAPPING)
- STORM SEWER (ABANDONED)
- SANITARY SEWER
- SANITARY SEWER (PER MAPPING)
- SANITARY SEWER (ABANDONED)
- WATERMAIN (PER MAPPING)
- SANITARY SEWER SERVICE (PER MAPPING)
- WATER SERVICE (PER MAPPING)
- DRAINTILE
- U.G. FIBER OPTIC (AS MARKED)
- U.G. ELECTRIC (AS MARKED)
- U.G. GAS (AS MARKED)
- U.G. GAS (PER MAPPING)
- U.G. TELEPHONE (AS MARKED)
- U.G. TELEPHONE (PER MAPPING)
- U.G. TELE. ACR (AS MARKED)
- U.G. TELE. ACR (PER MAPPING)
- U.G. TELE. CONDUIT (AS MARKED)
- U.G. TELE. CONDUIT (PER MAPPING)
- OVERHEAD UTILITY
- CHAIN LINK FENCE
- GUARD POST WITH WIRE
- GUARDRAIL
- TRAFFIC SIGNAL
- RETAINING WALL
- CONCRETE CURB
- CONCRETE
- RAILROAD TRACKS
- PARKING STRIPING
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- HYDRANT
- CURB STOP
- GATE VALVE
- POWER POLE
- LIGHT POLE
- YARD LIGHT
- GUY WIRE
- SIGN
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- UTILITY MANHOLE
- ELECTRIC METER
- HAND HOLE
- POST INDICATOR VALVE
- MONITORING WELL
- AS ASH
- EL ELM
- FR FRUIT
- LO LOCUST
- MA MAPLE
- PI PINE
- TR TREE
- SP SPRUCE
- CONIFEROUS TREE
- DECIDUOUS TREE

Project Name:
FOREST-PHALEN CONNECTION ROAD
AT RUSSELL & WELLS STREETS
City of St. Paul
Project No. A-28287-3

BEACON BLUFF
St. Paul, Minnesota

Owner/Developer Name:
ST. PAUL PORT AUTHORITY
Monte Hilleman
1900 Landmark Tower
345 Saint Peter Street
St. Paul, MN 55102
Phone: 651-224-5686

Professional Services:
LOUCKS ASSOCIATES
Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental
444 Cedar Street, Suite 2000
St Paul, Minnesota 55101
Telephone: (651) 292-1362
www.LoucksAssociates.com

CADD Qualification:

Submittal:

12-03-09	City Review Submittal
03-04-10	Bid Package Submittal
05-07-10	Per City Comments
05-17-10	Addendum #2
05-25-10	Per City Comments – 1
06-21-10	Per City Comments – 2
10-19-10	Per City Comments – 3
07-04-10	Addendum #3 & #7
08-06-10	Addendum #4
08-06-10	Addendum #5
09-13-10	Addendum #10
09-20-10	#0139
09-21-10	Submittal #11
10-26-10	Submittal #12

Professional Signature:

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

Signature
Mtg./Boundary Surveyor

43912 — 10-26-10
License No. — Date

Quality Control:
N/A — SFM
Project Leader — Quality Control By:
RLL
Checked By: — Revision Desc.

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C2-2	Storm Water Pollution Prevention Plan
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C3-2	Permit & SWPPP Plan
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C5-0	SWPPP Construction Staging Plan
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C9.13 to C9.21	Cross Sections – Phalen Boulevard
C9.1 to C9.4	Project Details & Construction Traffic Plans
L1-0	Landscape Plan
L1-2	Landscape Details
E1.1 to E1.3	Electrical Lighting Plans – For Reference Only

Sheet Title:
Existing Conditions
PRELIMINARY PLAT

Project No.:
08244

Sheet No.:
C6-2

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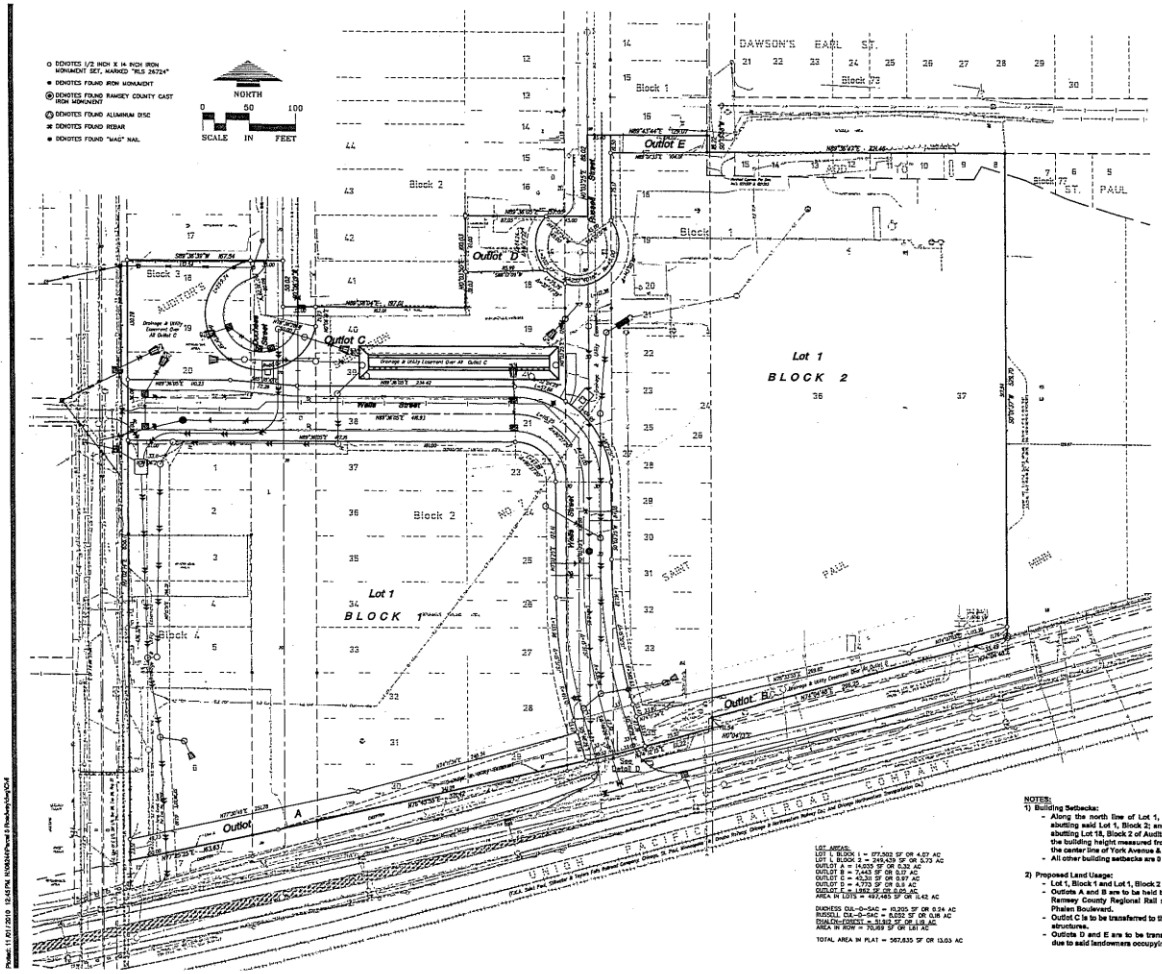

SURVEY LEGEND

- STORM SEWER
- STORM SEWER (PER MAPPING)
- STORM SEWER (ABANDONED)
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- SANITARY SEWER (PER MAPPING)
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- EL ELM
- FR FRUIT
- LO LOCUST
- MA MAPLE
- PI PINE
- TR TREE
- SP SPRUCE
- CONIFEROUS TREE
- DECIDUOUS TREE

LOT AREAS:
LOT 1, BLOCK 1 = 271,502 SF OR 4.67 AC
LOT 1, BLOCK 2 = 249,439 SF OR 5.73 AC
OUTLOT A = 14,009 SF OR 0.32 AC
OUTLOT B = 7,443 SF OR 0.17 AC
OUTLOT C = 43,251 SF OR 0.97 AC
OUTLOT D = 4,773 SF OR 0.8 AC
OUTLOT E = 16,218 SF OR 0.37 AC
AREA IN LOTS = 567,635 SF OR 13.03 AC

DIKEHESS DIE—D—SAC = 10,203 SF OR 0.24 AC
RUSSELL DIE—D—SAC = 8,022 SF OR 0.18 AC
DIALOG-CHRIST = 31,912 SF OR 1.05 AC
AREA IN ROW = 70,059 SF OR 1.61 AC

TOTAL AREA IN PLAT = 567,635 SF OR 13.03 AC

NOTES:
1) Building Setbacks:
- Along the north line of Lot 1, Block 2; along the Russell Street right-of-way abutting said Lot 1, Block 2; and along the former center line of Russell Street abutting Lot 18, Block 2 of Auditor's Subdivision No. 7, the setback is 1-1/2 times the building height measured from the I-1 zone boundary. The zone boundary is the center line of York Avenue & Russell Street and the north line of Outlot E.
- All other building setbacks are 0 feet.

2) Proposed Land Usage:
- Lot 1, Block 1 and Lot 1, Block 2 is Light Industrial.
- Outlots A and B are to be held by the Saint Paul Port Authority in the event that Ramsey County Regional Rail needs them for LRT due to future widening of Phalen Boulevard.
- Outlot C is to be transferred to the City of Saint Paul for drainage pond and storm structures.
- Outlots D and E are to be transferred to their adjoining residential landowners due to said landowners occupying those areas.

Project Name:
FOREST-PHALEN CONNECTION ROAD
AT RUSSELL & WELLS STREETS
City of St. Paul
Project No. A-28287-3

BEACON BLUFF
St. Paul, Minnesota

Owner/Developer Name:
ST. PAUL PORT AUTHORITY
Monte Hillerman
1900 Landmark Tower
345 Saint Peter Street
St. Paul, MN 55102
Phone: 651-224-5686

Professional Services:
LOUCKS ASSOCIATES

CADD Qualification:

Submittal:

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02-05-10	Addendum #3 & #7
06-04-10	Addendum #4
08-06-10	Addendum #5
08-12-10	Addendum #10
09-02-10	85%
10-01-10	Submittal #11
10-26-10	Submittal #12

Professional Signature:

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

42912 — License No. — 10-28-10 — Date

Quality Control:

N/A	SPM
RLL	

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C4-3 to C4-7	Sanitary Sewer & Watermain Plan & Profiles
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L1-2	Landscape Details
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Sheet Title:
Resulting Property & Easements
PRELIMINARY PLAT

Project No.:
08244

Sheet No.:
C6-3