

Letter of Transmittal



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E-Mail: home@loucksassociates.com

Date:	Project Number:
May 16, 2012	03-148C

Recipient:
City of St. Paul 1400 City Hall Annex 25 West Fourth Street St. Paul, Minnesota 55102 Attn: Paul Dubruiel

Transmitted Via:

- Pick-Up Hand Delivery US Mail Overnight Courier Direct 2 Hour
 1 Hour 3 Hour

Copies:	Date:	Sheet No:	Description:
			West Side Flats - Preliminary Plat 5 - Full Size and 1 - 11x17 <u>Revised</u>

Message:

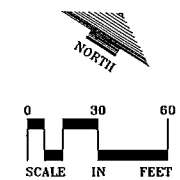
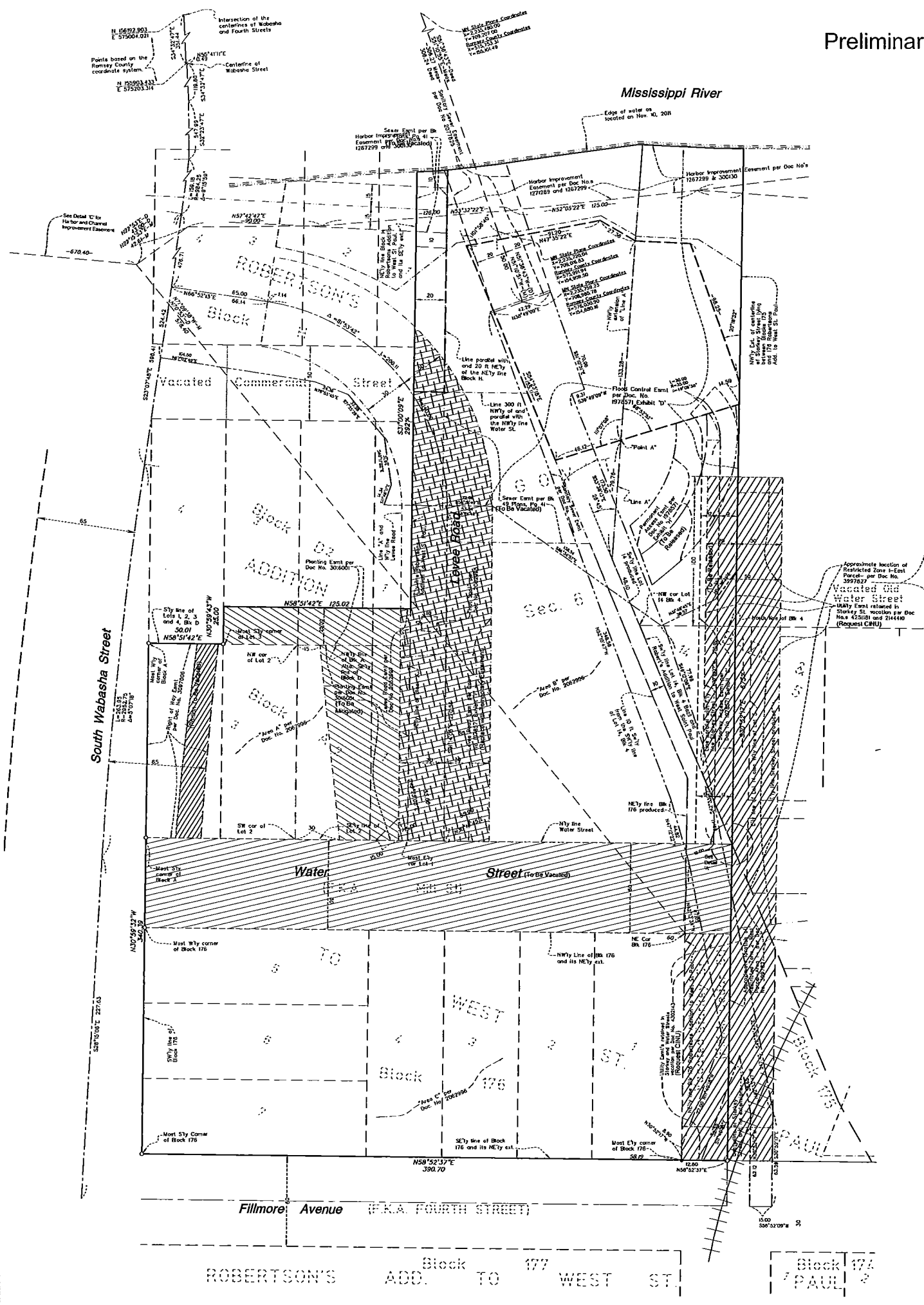
RECEIVED
MAY 18 2012
Per _____

Signed: Richard L. Licht
Richard L. Licht, P.L.S.

Copy To:

- Client Government Agency Contractor
 Field Representative Surveyor File

Preliminary Plat of: WEST SIDE FLATS



NOTE
For Legend and Details see Sheet 1 of 3

Project Name:

West Side Flats

City:

St Paul, Minnesota

Owner/Developer Name:
Sherman Associates

213 Park Ave S.
Suite 201
Minneapolis, MN 55415

Professional Services:

LOUCKS ASSOCIATES
 Planning • Civil Engineering • Land Surveying
 Landscape Architecture • Environmental
 7201 Hennick Lane Suite 300
 Maple Grove, Minnesota 55869
 Telephone: (763) 434-5565
 www.LoucksAssociates.com

CADD Qualification:
 CADD prepared by the Designer for the project was reviewed by the Designer's professional staff. The Designer is responsible for the accuracy of the CADD. The Designer is not responsible for the accuracy of the CADD prepared by others. The Designer is not responsible for the accuracy of the CADD prepared by others. The Designer is not responsible for the accuracy of the CADD prepared by others.

Revisions:

Date	Description
12-17-11	Original Issue
12-18-11	Revised Issue
01-03-12	Revised Issue
1-28-12	Revised Issue and Text
3-16-12	Revised Issue

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 within the State of the State of Minnesota.

Signature: Richard L. Taylor, PLS
 License No. 11-11-11

Quality Control: TMB

Project: RLL

Vicinity Map:



Sheet Title:
Preliminary Plat - Existing Easements

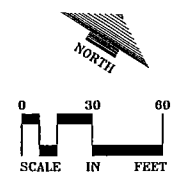
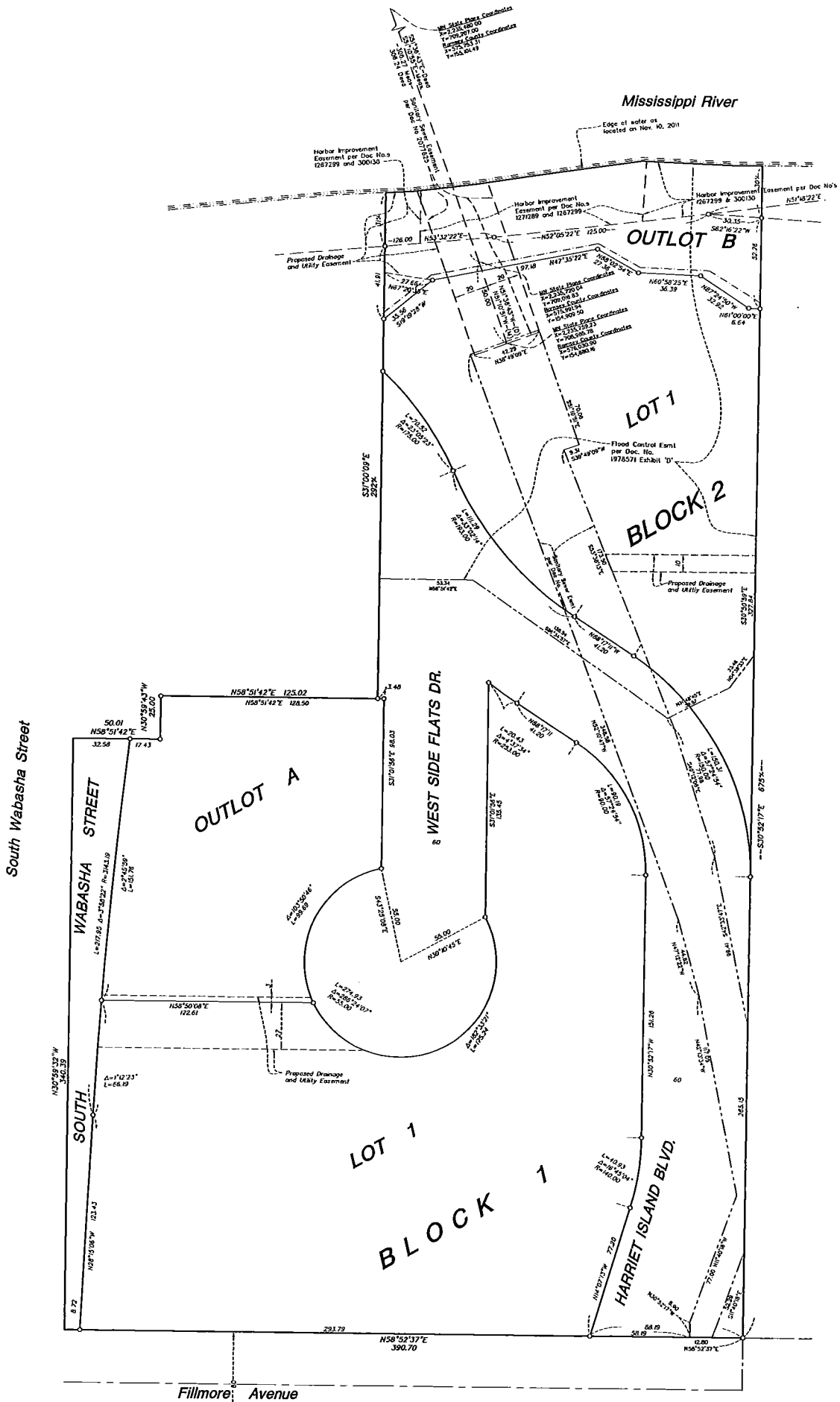
Project No.: 03148C

Sheet No.:

Sheet 2 of 4

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Preliminary Plat of: WEST SIDE FLATS



BEARINGS ARE BASED ON THE RAMSEY COUNTY COORDINATE SYSTEM
 ○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "P.S. 28724"
 ● DENOTES IRON MONUMENT FOUND
NOTE
 For Legend and Details see Sheet 1 of 3

Property Areas

Total Property Area =	207,567+/- Sq.Ft. or	4.77+/- Acres
Lot 1 Block 1 Area =	70,428+/- Sq.Ft. or	1.62+/- Acres
Lot 1 Block 2 Area =	40,065+/- Sq.Ft. or	0.92+/- Acres
Outlot A Area =	23,682+/- Sq.Ft. or	0.54+/- Acres
Outlot B Area =	12,668+/- Sq.Ft. or	0.29+/- Acres
Right of way Dedication Area =	60,724+/- Sq.Ft. or	1.39+/- Acres
Net Property Area =	146,843+/- Sq.Ft. or	3.37+/- Acres

Project Name:
West Side Flats

St Paul, Minnesota

Owner/Developer Name:
Sherman Associates

233 Park Ave S.
 Suite 201
 Minneapolis, MN 55415

Professional Services:
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Planning • Civil Engineering • Land Surveying
 Landscape Architecture • Environmental

7200 Hewlett Lane - Suite 300
 Maple Grove, Minnesota 55369
 Telephone: (763) 424-5555
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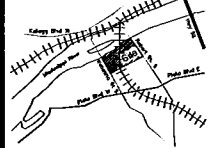
Revisions:

11-17-11	Initial Plat
12-19-11	Revised Plat
01-03-12	Revised Boundary
3-08-12	Revised Boundary and Lot Area
5-18-12	Revised Plat

Professional Signature:
 Richard L. Lick, PLS
 License No. 11-11-11
 Date

Quality Control:
 RLL
 Date

Vicinity Map:

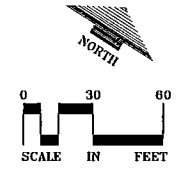
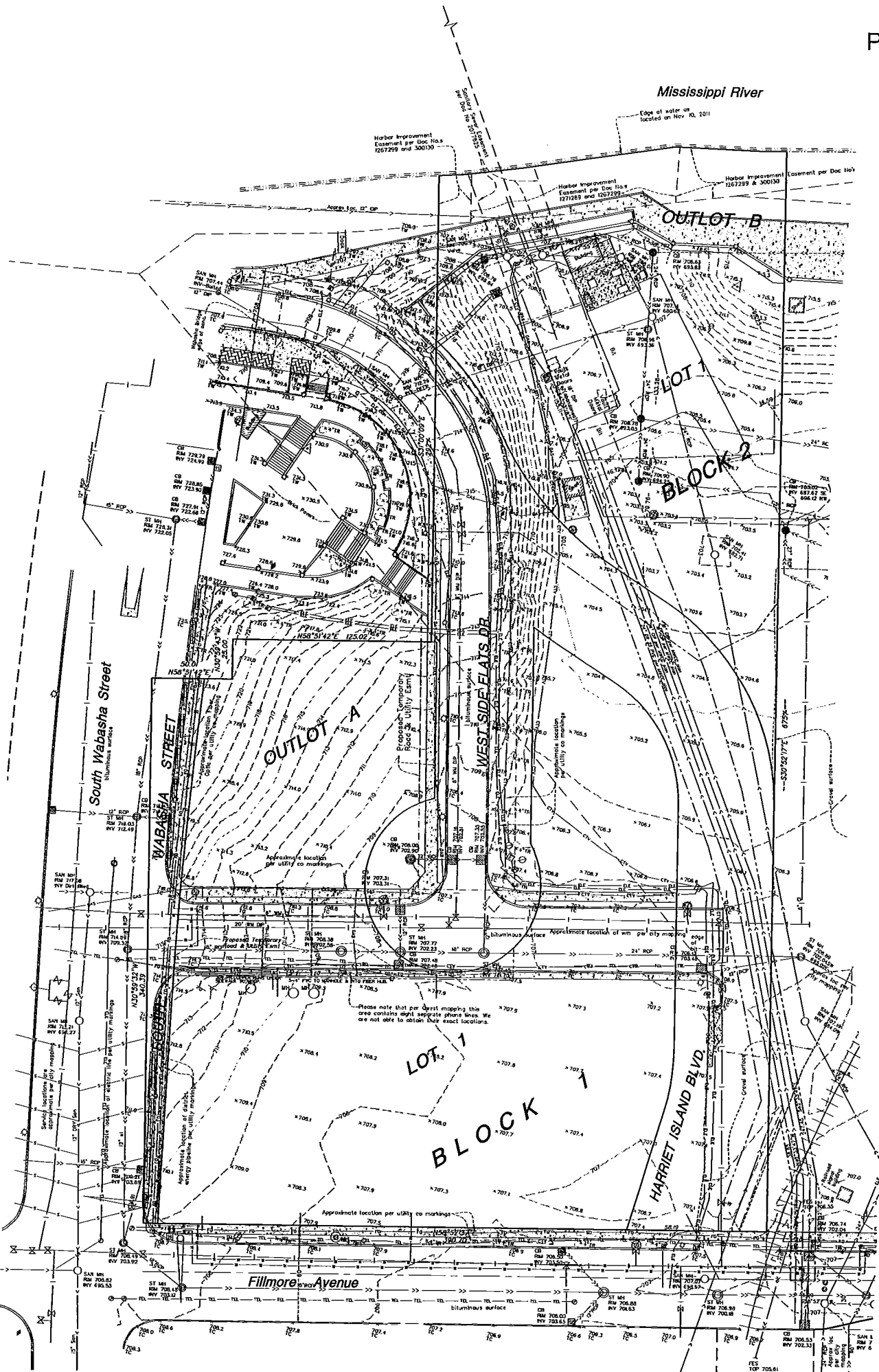


Sheet Title:
Preliminary Plat - Proposed Lots and Easements

Project No.:
03148C

Sheet No.:

Preliminary Plat of: WEST SIDE FLATS



NOTE:
For Legend and Details see Sheet 1 of 3

BENCHMARK
Top Nut Hydrant on the north side of Fillmore Avenue, 260 feet +/- east of the railroad tracks
Elevation = 712.59 feet (NGVD 1929 datum)

dated: 05/16/2012 10:33 PM W:\000020148C\DWG\148C.dwg

Project Name:
West Side Flats

City:
St Paul, Minnesota

Owner/Developer Name:
Sherman Associates

Address:
233 Park Ave S
Suite 201
Minneapolis, MN 55415

Professional Services:
LOUCKS ASSOCIATES

Professionals: Civil Engineers, Land Surveyors, Landscape Architects, Environmental Engineers
7200 Hennick Lane - Suite 300
Maple Grove, Minnesota 55129
Telephone: 763-414-5000
www.loucksassociates.com

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CADD Qualification:
I have prepared this drawing to the best of my ability and to the best of my knowledge and belief, and I am a duly Licensed Land Surveyor in the State of Minnesota.

Revision	Date	By	Check
11/17/11	11/17/11	Richard L. Loh	Richard L. Loh
12/18/11	12/18/11	Richard L. Loh	Richard L. Loh
01/04/12	01/04/12	Richard L. Loh	Richard L. Loh
1/28/12	1/28/12	Richard L. Loh	Richard L. Loh
5/16/12	5/16/12	Richard L. Loh	Richard L. Loh

Professional Signature:
Richard L. Loh, PLS 11/11/11
License No. 111111
Date

Quality Control:
Richard L. Loh, PLS
Date

Vicinity Map:

Sheet Title:
Preliminary Plat - Existing Conditions

Project No.: **03148C**

Sheet No.: **4**

Sheet 4 of 4