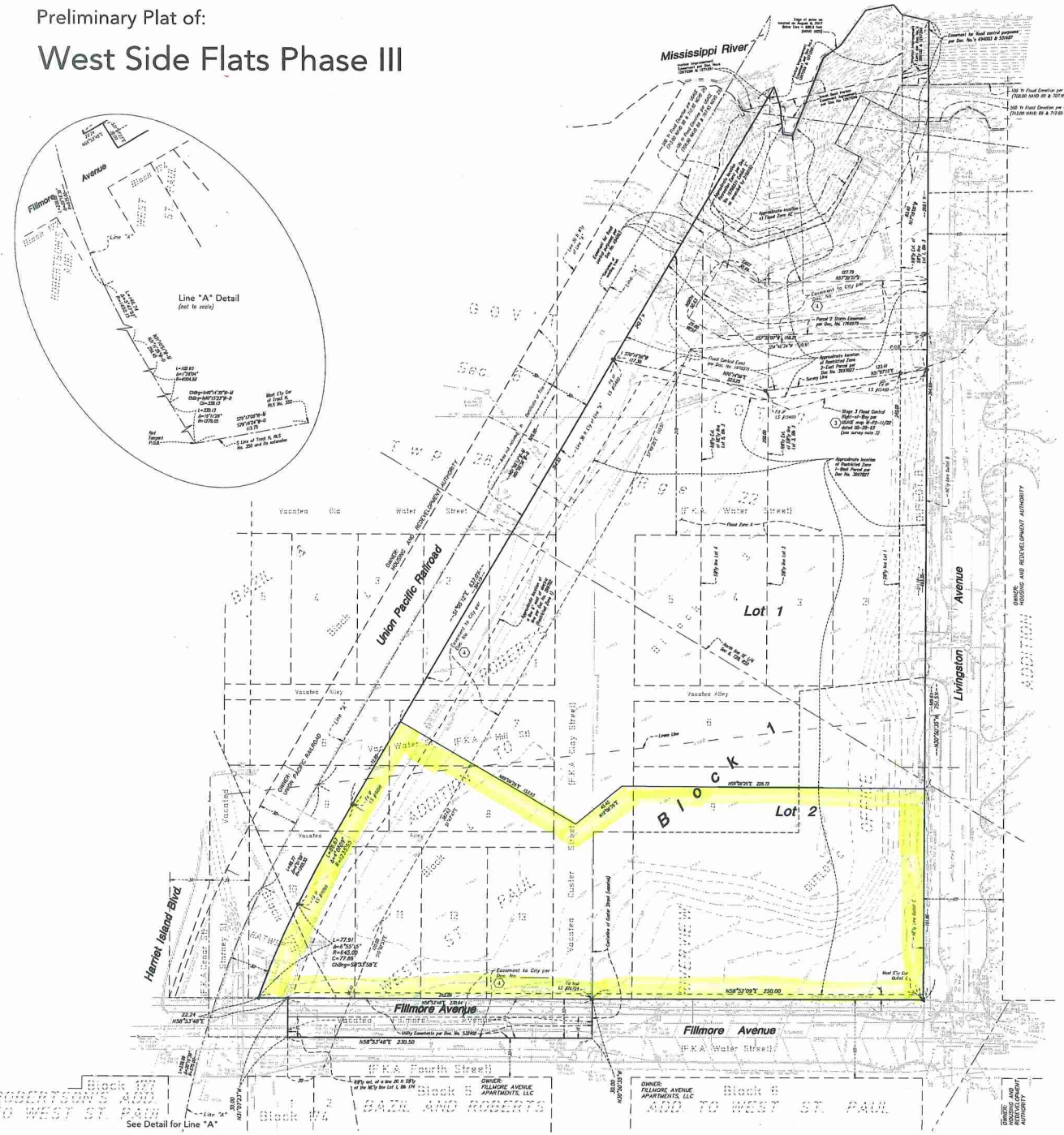
Preliminary Plat of:

West Side Flats Phase III



DESCRIPTION OF PROPERTY SURVEYED
(Per Certificate of Title No. 595625)

Parcel 2:

Outlots B and C, RIVERVIEW OFFICE ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota;

Together with the Northwesterly half of Fillmore Avenue, formerly Fourth Street, vacated, lying Southwesterly of the centerline of Custer Street, vacated, adjoining said Block 4 and Northeasterly of the Northwesterly extensions of a line 20 feet Southwesterly of the Northeasterly line of Lot 1, Block 174, Robertson's Addition to West St. Paul, measured at right angles to said Northeasterly line, lying easterly of a line lying 30 feet easterly of, as measured at right angles to, and parallel with the following described Line "A";

Together with those parts of Block 175 and vacated Starkey Street (originally dedicated as Cedar Street) all in ROBERTSON'S ADDITION TO WEST SAINT PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, lying easterly of a line lying 30 feet easterly of, as measure at right angles to, and parallel with the following described Line "A";

Together with those parts of Blocks 3 and 4, and vacated alleys within said Blocks 3 and 4, and vacated Custer Street (originally dedicated as Clay Street), and vacated Old Water Street (originally dedicated as Water Street), all in BAZIL AND ROBERT'S ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota; lying northerly of Fillmore Avenue, formerly Fourth Street; lying westerly and northerly of RIVERVIEW OFFICE ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota; lying southerly of the Mississipi River; and lying easterly of a line lying 30 feet easterly of, as measure at right angles to, and parallel with the following described Line "A";

Line "A" is described as:
Commencing at the most easterly corner of Tract H, REGISTERED LAND SURVEY NO. 350, said Ramsey County; thence on an assumed bearing of South 79 degrees 16 minutes 24 seconds West, along the south line of said Tract H and its extension, a distance of 115.75 feet to the point of beginning of the centerline to be described; thence northwesterly a distance of 339.13 feet along a nontangential curve concave to the northeast, having a radius of 1279.05 feet, a central angle of 15 degrees 11 minutes 29 seconds and a chord which bears North 40 degrees 15 minutes 23 seconds West; thence northwesterly a distance of 102.60 feet along a compound curve concave to the northeast, having a radius of 4004.83 feet and a central angle of 1 degree 28 minutes 04 seconds; thence North 31 degrees 11 minutes 35 seconds West, tangent to the last described curve, a distance of 256.45 feet; thence northwesterly a distance of 146.74 feet on a tangential curve concave to the northeast, having a radius of 1450.15 feet and a central angle of 5 degrees 47 minutes 52 seconds; thence northerly a distance of 238.89 feet along a compound curve concave to the east, having a radius of 675.00 feet and a central angle of 20 degrees 16 minutes 38 seconds; thence northerly a distance of 88.77 feet along a compound curve concave to the east, having a radius of 1265.55 feet and a central angle of 4 degrees 01 minute 09 seconds; thence North 1 degrees 05 minutes 56 seconds West, tangent to the last described curve, a distance of 925.00 feet and said centerline there terminating. All in Ramsey County, Minnesota.

SURVEY REPORT

1. The bearings for this survey are based on the Ramsey County Coordinate System NAD 83 (1986 Adjust).
2. Recreation Easement per Exhibit E in Doc. No. 1978571 and amended by Exhibits E-1 & E-1 in Doc. No. 2198192, is shown by graphic only, there is no description in this document. We have shown the easement in approximate location.
3. This line was provided to us on July 31, 2017 by the USACE. This line is where the USACE expects an easement for flood control purposes to extend to (from the River to this line). The existing easement shown hereon (per Doc. No. 1978571 is about 35 feet closer to the river and also does not cover the area along the northwest boundary.
4. We have been informed that these Sewer Easements to the City have been recorded. We have shown them hereon based on proposed information. We have not been provided a copy of the recorded easement.

PRELIMINARY PLAT GENERAL NOTES

SURVEYOR:
Loucks
7200 Hemlock Lane, Suite 200
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
Sherman Associates
233 Park Avenue South
Minneapolis, MN 55415
612-332-3000

DATE OF PREPARATION:
November 2017

BENCHMARK:
Top nut of hydrant located on the north side of Fillmore Avenue, 260 feet +/- east of the railroad tracks.
Elevation = 712.59 feet (NGVD 1929)

EXISTING ZONING:
Zone (T3M) T3 with Master Plan

PROPOSED ZONING:
Zone (T3M) T3 with Master Plan
with a Conditional Use Permit (CUP)

AREAS:

Lot 1, Block 1 =	147,520 +/- Sq.Ft. or 3.38 +/- Acres
Lot 2, Block 1 =	77,473 +/- Sq.Ft. or 1.78 +/- Acres
Right of way Dedication Area =	6,917 +/- Sq.Ft. or 0.16 +/- Acres
Total Property Area =	231,911 +/- Sq.Ft. or 5.32 +/- Acres

PROPOSED BUILDING SETBACKS:
Front = 10 Feet
Side = 12 Feet
Rear = 73 Feet

FLOOD ZONE DESIGNATION:
North portion of site is in Zone AE (areas of 1% annual chance flood <100 year flood); the rest of the site is in Zone X (areas of the 0.2% annual chance floodplain), per Flood Insurance Rate Map No. 27123C0104G, Community Panel No. 275248 0104 G, effective date of June 4, 2010.

SCALE IN FEET
0 30

THE NORTHEASTERLY LINE OF OUTLOT B, RIVERVIEW OFFICE ADDITION IS ASSUMED TO HAVE A BEARING OF N30°50'35"W

- ● DENOTES IRON MONUMENT FOUND
- ▲ DENOTES "PK NAIL" FOUND
- (M) DENOTES MEASURED
- (D) DENOTES DESCRIPTION
- (INFO) DENOTES INFORMATION AS SHOWN ON CITY PLANS. NOT FIELD VERIFIED.
- RATWSP DENOTES PLAT OF ROBERTSON'S ADDITION TO WEST ST. PAUL
- USACE DENOTES UNITED STATES ARMY CORPS OF ENGINEERS

SURVEY LEGEND

CATCH BASIN	STORM SEWER
STORM MANHOLE	SANITARY SEWER
SANITARY MANHOLE	WATERMAIN
WATER MANHOLE	SANITARY SEWER SERVICE
HYDRANT	WATER SERVICE
GATE VALVE	CULVERT
POWER POLE	UNDERGROUND ELECTRIC
LIGHT POLE	UNDERGROUND FIBER OPTIC
RAILROAD SIGNAL	UNDERGROUND GAS
SIGN	UNDERGROUND TELEPHONE
SPOT ELEVATION	CHAIN LINK FENCE
ELECTRIC TRANSFORMER	CONCRETE CURB
UTILITY MANHOLE	CONCRETE
HAND HOLE	CONTOUR
GUARDPOST	RAILROAD TRACKS
TC TOP OF CURB	UNDERGROUND DISTRICT ENERGY
TW TOP OF WALL	

WEST SIDE FLATS

Sherman Associates and Park Siebert Apartments

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

CADD QUALIFICATION

SUBMITTAL/REVISIONS:
11-30-17 SURVEY ISSUED

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.
Fred J. McElroy, PLS
License No. 16099
Date 11-30-17

QUALITY CONTROL

Loucks Project No.	031481
Project Lead	PJN
Drawn By	TMB
Checked By	PJN
Field Crew	DJP/BS

VICINITY MAP

Preliminary Plat of West Side Flats Phase III

1 of 1

Plotted: 11/30/2017 1:16 PM W:\2003\031481\CADD\Civil\Exhibits\PRELIM\031481-Master