

SUBDIVISION STAFF REPORT

FILE # 07-052-406

HEARING DATE: June 21, 2017

1. **FILE NAME:** Kellogg Center
 2. **TYPE OF APPLICATION:** Preliminary and Final Plat
 3. **LOCATION:** Generally bound by Kellogg Boulevard, West Seventh Street, Washington Street, Shepard Road, Chestnut Street, Exchange Street, and Eagle Parkway
 4. **PIN AND LEGAL DESCRIPTION:** See subdivision documents for existing and proposed legal descriptions.
 5. **PLANNING DISTRICT:** 17 **PRESENT ZONING:** B4/B5
 6. **ZONING CODE REFERENCE:** §69.301; §69.406; §69.511
 7. **STAFF REPORT DATE:** June 2, 2017 **BY:** Jamie Radel
 8. **DATE RECEIVED:** March 27, 2007
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- A. **PURPOSE:** Combined Plat for Kellogg Center to create four (4) commercial parcels
- B. **PARCEL SIZE:** Approximately 1,520,245 sq. ft. (34.9 acres)
- C. **EXISTING LAND USE:** Xcel Energy Center, Roy Wilkens Auditorium, Saint Paul RiverCenter, Science Museum of Minnesota, and structured and surface parking.
- D. **SURROUNDING LAND USE:**
 - North: Commercial (office) and parking
 - East: Commercial (office), Ordway Center, and Rice Park
 - South: Mississippi River
 - West: Commercial (storage/restaurants) and single- and multi-family residential
- 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:** Due to the complexity of the land history of this area, the City has been working for replat City- and HRA-owned property associated with the Xcel Energy Center, the Saint Paul RiverCenter, and surface parking lots to the west over the last ten years.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 17 has not provided a position letter at the writing of the staff report.
- 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 Comprehensive Plan Chapter of the comprehensive plan, which guides this area as “downtown,” which includes a “broad mix of uses, including government facilities,

and both residential and commercial office uses at the highest densities in the City.” It is also in conformance with other 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 Saint 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 allows for the City to require the dedication of parkland as part of the platting. Parks staff has reviewed this plat and did not recommend requiring parkland. Parkland dedication fees, if required, will be paid at the time a building permit is issued in accordance with §63.700.
- J. **STAFF RECOMMENDATION:** Based on required findings 1 through 7, staff recommends approval of the preliminary and final plat for Kellogg Center subject to the applicant filing a copy of the Council Resolution approving the plat with the Ramsey County Recorder’s Office.

Attachments:

- Application
- Preliminary Plat
- Final Plat
- 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 # **07-052406**
 Fee: _____
 Tentative Hearing Date:
To Be Scheduled

APPLICANT

Name City of Saint Paul - Public Works
 Address 25 W. 4th St., Rm. 1000
 City Saint Paul St. MN Zip 55102 Daytime Phone 651-266-8854
 Name of Owner (if different) _____
 Contact Person (if different) Bruce Engelbrekt Phone 651-266-8854

PROPERTY LOCATION

Address / Location RiverCentre Complex (no. of Kellogg Blvd) and Science Museum property (so. of Kellogg)
 Legal Description See Preliminary Plat, Sheet 1 of 3
 Current Zoning **B4**
B5
 (attach additional sheet if necessary)

TYPE OF SUBDIVISION:

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

Applicant's Signature Bruce Engelbrekt Date 3/26/07 City Agent pdd 3/27/07

STAFF USE ONLY

Planning District _____ Land Use Map _____ Tax Map _____ Zoning _____
 Plans Distributed _____ Return by _____ Reviewed by _____
 Comments: _____

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MAR 27 2007

(attach additional sheets if necessary)

KELLOGG CENTER

KNOW ALL MEN BY THESE PRESENTS: That City of Saint Paul, a Minnesota municipal corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 1, Block 4, ST. PAUL COMPANIES PLAT NO. 1, according to the recorded plat thereof, Ramsey County, Minnesota;

And

Lots 9 and 10, Block 12, Lots 1 through 12 inclusive, Block 13, Lots 1 through 5 and Lots 7 through 12, Block 14, Lots 1 through 4 inclusive, Block 15, Lots 1 through 9 inclusive, Block 16, and Lots 3, 4, 5 and 6, Block 17, RICE AND IRVINE'S ADDITION TO ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota;

And

Those parts of Lots 8 and 11, Block 12, RICE AND IRVINE'S ADDITION TO ST. PAUL, lying westerly of a line 278.00 feet westerly of and parallel with the easterly line of said Block 12;

And

That part of the southerly 5.00 feet of said Lot 11, Block 12, RICE AND IRVINE'S ADDITION TO ST. PAUL, lying easterly of a line 278.00 feet westerly of and parallel with said easterly line of Block 12 and lying westerly of a line 258.00 feet westerly of and parallel with said easterly line of Block 12;

And

Those parts of Lots 2 and 7 of said Block 17, RICE AND IRVINE'S ADDITION TO ST. PAUL, lying westerly of a line described as beginning at a point on the southerly line of said Lot 7, distant 21.00 feet westerly of the southeast corner of said Lot 7; thence northerly a distance 100.00 feet to a point 21.50 feet westerly of the easterly line of said Lot 7; thence westerly, parallel with the southerly line of said Lot 7, a distance of 1.50 feet to a point 23.00 feet westerly of the said easterly line of Lot 7; thence northerly a distance of 98.70 feet to a point on the southerly line of West Fourth Street (formerly known as Main Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL, distant 23.00 feet westerly of the northeasterly corner of said Lot 2 and said line there terminating;

And

That part of said West Fourth Street (now vacated) lying westerly of a line distant 143.00 feet westerly of and parallel with the westerly line of Washington Street as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL and northerly and easterly of the northerly and easterly lines of West Kellogg Boulevard (formerly known as St. Anthony Street and West Third Street) and Main Street (formerly known as Fort Street) as said streets were dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL;

And

That part of the northerly half of said West Kellogg Boulevard (formerly known as St. Anthony Street and West Third Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL, lying easterly of the center line of said Main Street (formerly known as Fort Street) and westerly of a line drawn perpendicular to the center line of said West Kellogg Boulevard from a point on the southerly line of said Block 17 distant 21.00 feet westerly of the southeast corner of said Lot 7, Block 17;

And

That part vacated of Exchange Street as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL lying northerly of said northerly line of West Kellogg Boulevard and southerly of the southerly line of West Fifth Street (formerly known as Pearl Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL;

And

That part of vacated Auditorium Street (formerly known as Franklin Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL lying northerly of said northerly line of West Kellogg Boulevard and southerly of said southerly line of West Fifth Street;

And

Lots 1 through 7 inclusive, Block 24, Lots 5, 19, 20 and 21, Block 26, Lots 1 through 15 inclusive, Block 33, Lots 1 through 16 inclusive, Block 34, Lots 1, 2 and 3, Block 41, Lots 1 through 5 inclusive, Block 42, RICE AND IRVINE'S ADDITION TO ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota;

And

Lots 1 through 4 inclusive, AUDITOR'S SUBDIVISION NO. 29, ST. PAUL MINN., according to the recorded plat thereof, Ramsey County, Minnesota;

And

Lots 1 through 15 inclusive, AUDITOR'S SUBDIVISION NO. 44, ST. PAUL, MINN., according to the recorded plat thereof, Ramsey County, Minnesota;

And

Those parts of Lots 6 and 7, Block 21, and Lot 4, Block 44, said RICE AND IRVINE'S ADDITION TO ST. PAUL lying westerly of a line hereinafter described as "Line A";

And

Those parts of said Lots 6 and 7, Block 21, lying easterly of said "Line A" and westerly of a line hereinafter described as "Line C";

And

That part of Lot 2, Block 22, said RICE AND IRVINE'S ADDITION TO ST. PAUL lying westerly of said "Line C";

And

Those parts of Lots 1 through 4 inclusive, Block 45, said RICE AND IRVINE'S ADDITION TO ST. PAUL lying northerly of a line hereinafter described as "Line B";

And

Those parts of Lots 4, 5, 6, 7, 8 and 9, said Block 41, lying northwesterly of a line hereinafter described as "Line D";

And

That part of Ontario Street (formerly known as Olive Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL lying westerly of said "Line A", northwesterly of said "Line B" and southeasterly of the southerly line of Hill Street as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL;

And

That part of the southwesterly half of Eagle Street as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL lying northwesterly of a line drawn perpendicular to the center line of said Eagle Street from the intersection of the center line of Spring Street as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL with the southwesterly line of said Eagle Street and southeasterly of a line drawn perpendicular to said center line of Eagle Street from the northwest corner of said Lot 5, Block 26;

And

That part of the northeasterly half of said Eagle Street lying northwesterly of a line drawn perpendicular to said center line of Eagle Street from the terminus of said "Line B" and southerly of the southerly line of Kellogg Boulevard (formerly known as St. Anthony Street and West Third Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL;

And

That part of the northeasterly half of Chestnut Street as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL lying northwesterly of said "Line D" and southeasterly of the center line of Exchange Street as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL;

And

That part of the southerly half of said Kellogg Boulevard lying easterly of said center line of Eagle Street and westerly of a line drawn perpendicular to the center line of said Kellogg Boulevard from the terminus of said "Line C";

And

That part of the northwesterly half of said Exchange Street lying northeasterly of a line drawn perpendicular to the center line of said Exchange Street from the most southerly corner of said Lot 19, Block 26 and southerly of said southerly line of Kellogg Boulevard;

And

That part of the southeasterly half of said Exchange Street lying northeasterly of the northeasterly line of said Chestnut Street and southerly of said southerly line of Kellogg Boulevard;

And

That part of Ryan Avenue (formerly known as Franklin Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL lying northeasterly of the northeasterly line of said Chestnut Street and southerly of said southerly line of Kellogg Boulevard;

And

Those parts of Hill Street (part of which was formerly known as Washington Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL lying northeasterly of said northeasterly line of Chestnut Street, westerly of said "Line C" and southerly of said southerly line of Kellogg Boulevard;

And

That part of said Spring Street lying northeasterly of the northeasterly line of said Eagle Street and westerly of said "Line A";

And

That part of the northwesterly half of said Spring Street adjoining said Lots 3, 4 and 5, Block 41, lying northwesterly of said "Line D" and southwesterly of said southwesterly line of Eagle Street;

"Line A" is described as commencing at the northwest corner of the easterly 25.00 feet of Lot 5, said Block 21; thence southwesterly, along the northerly line of said Lot 5 and said Lots 6 and 7, Block 21, a distance of 131.59 feet to the point of beginning of said "Line A" to be described; thence southeasterly deflecting to the left 104 degrees 53 minutes 10 seconds a distance of 312.91 feet to a line hereinafter described as "Line B" and said "Line A" there terminating.

"Line B" is described as commencing at the most easterly corner of said Block 43; thence southwesterly along the southeasterly line of said Block 43 a distance of 33.91 feet; thence southwesterly by an angle from said southeasterly line of said Block 43 of 22 degrees 25 minutes 47 seconds bearing South 70 degrees 21 minutes 08 seconds west a distance of 322.45 feet; thence South 66 degrees 42 minutes 33 seconds West a distance of 65.40 feet to the point of beginning of said "Line B" to be described; thence on a curve to the left having a central angle of 10 degrees 33 minutes 10 seconds and with a radius of 2435.86 feet for an arc distance of 448.64 feet; thence South 55 degrees 25 minutes 52 seconds West a distance of 186.64 feet to the westerly line of said Lot 4, Block 45 at a point 280.82 feet southerly from the most westerly point of said Block 42 and said "Line B" there terminating.

"Line C" is described as commencing at the point of beginning of said "Line A"; thence southeasterly, along said "Line A", a distance of 69.63 feet to the point of beginning of said "Line C" to be described; thence northerly deflecting to the left 142 degrees 14 minutes 53 seconds a distance of 184.99 feet to the northerly line of said Block 22 and said "Line C" there terminating.

"Line D" is described as a line 50.00 feet northwesterly of and parallel with a line drawn from a point on the southwesterly line of said Chestnut Street distant 77.10 feet northwesterly of the most northerly corner of Block 47, said RICE AND IRVINE'S ADDITION TO ST. PAUL to a point on the southwesterly line of said Block 45 distant 104.50 feet southeasterly of the most southerly corner of said Block 42 and said line there terminating.

Has caused the same to be surveyed and platted as KELLOGG CENTER and does hereby dedicate to the public for public use the public ways and the sewer easements as shown on this plat.

In witness whereof said City of Saint Paul, a Minnesota municipal corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: City of Saint Paul

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ of said City of Saint Paul, a Minnesota municipal corporation, on behalf of said corporation.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Mark S. Hanson, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Mark S. Hanson, Licensed Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me on this _____ day of _____, 20____, by Mark S. Hanson, a Professional Land Surveyor.

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the _____ day of _____, 20____, the City Council of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Department of Property Records and Revenue

By _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this _____ day of _____, 20____.

Craig W. Hinzman, L.S.
Ramsey County Surveyor

REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

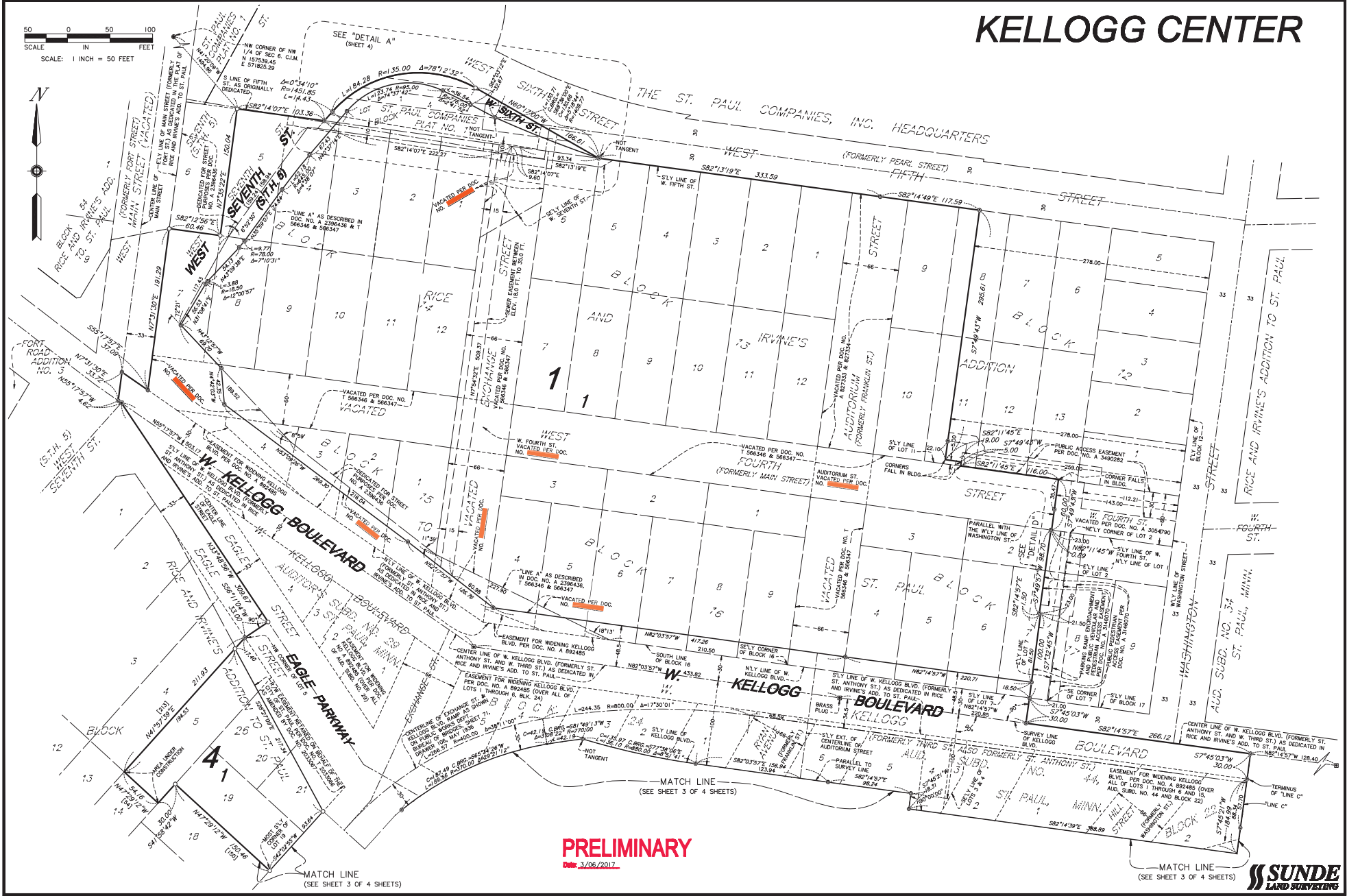
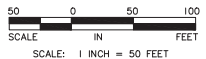
I hereby certify that this plat of KELLOGG CENTER was filed in the office of the Registrar of Titles for public record on this _____ day of _____, 20____ at _____ o'clock _____M. and was duly filed in Book _____ of Plats, Pages _____ and _____ as Document Number _____.

Deputy Registrar of Titles

PRELIMINARY
Date: 3/06/2017



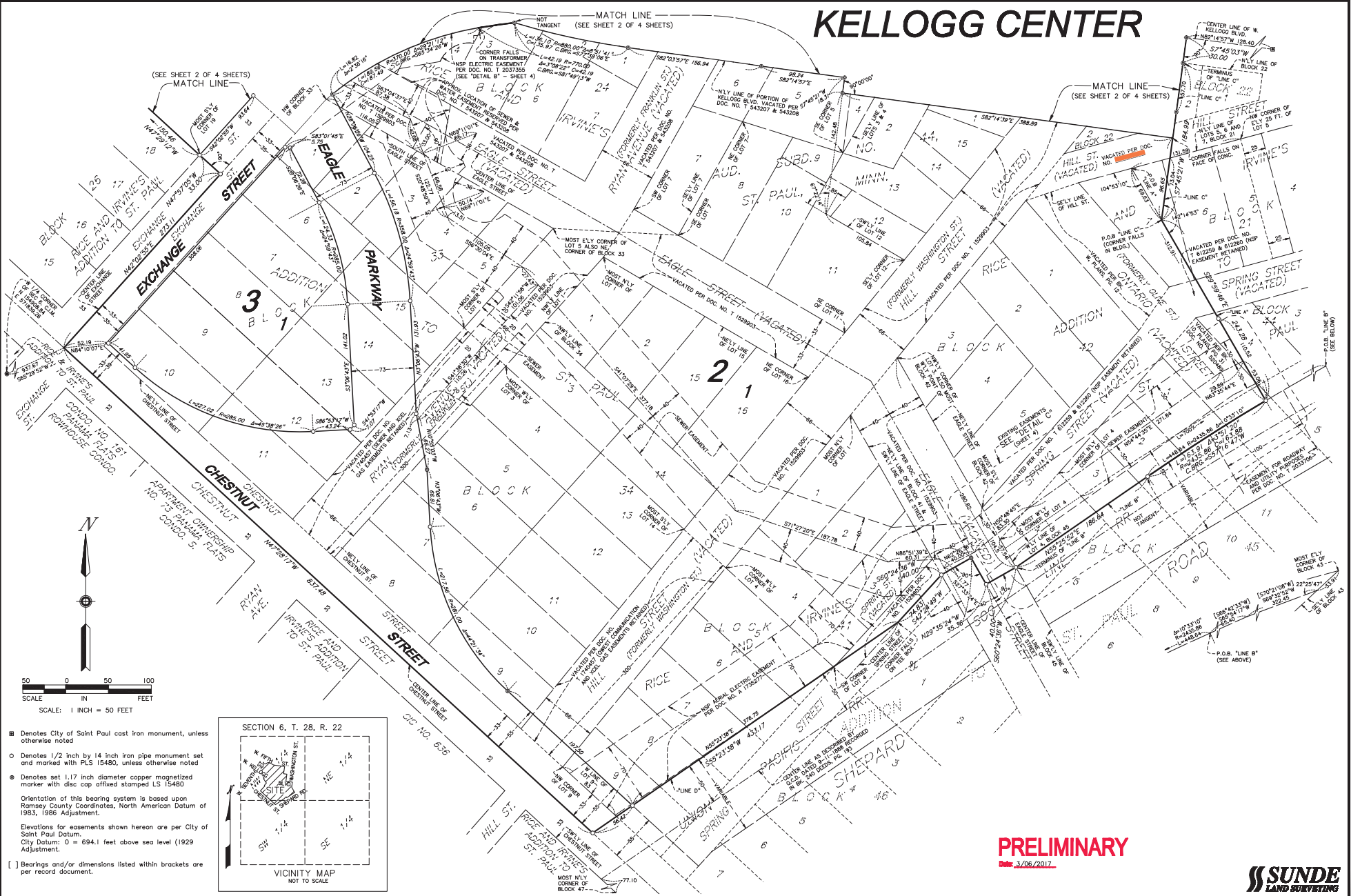
KELLOGG CENTER



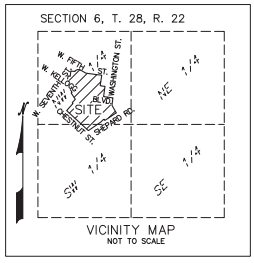
PRELIMINARY
Date: 3/06/2017



KELLOGG CENTER

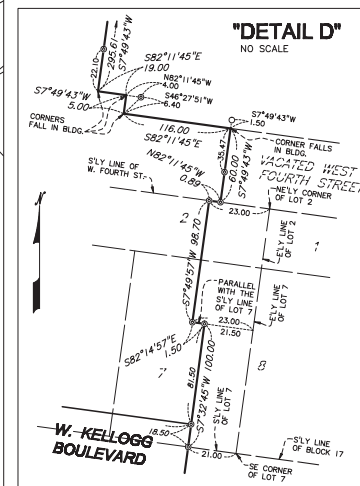
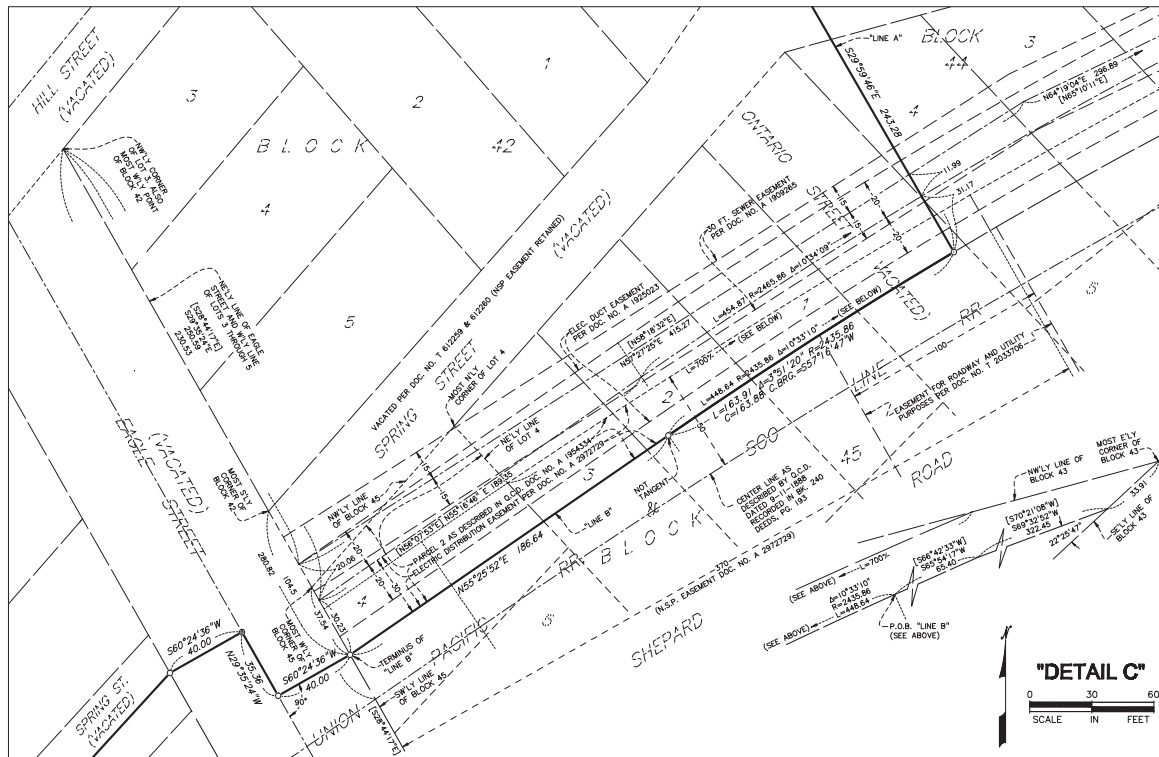
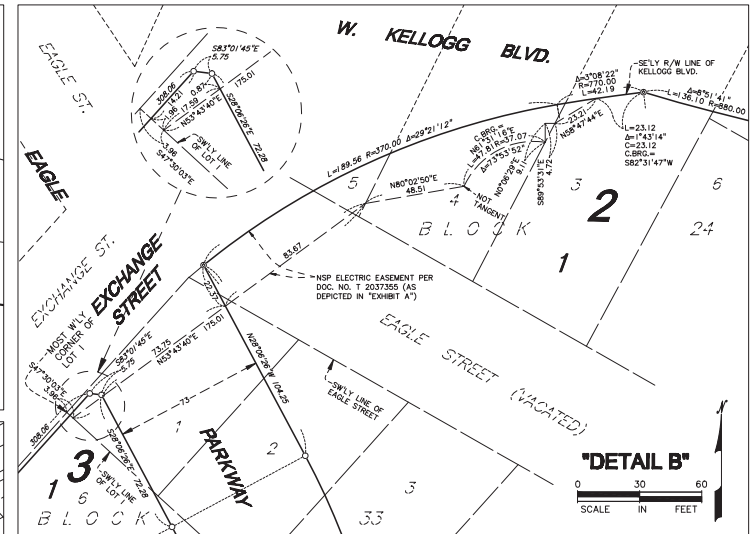
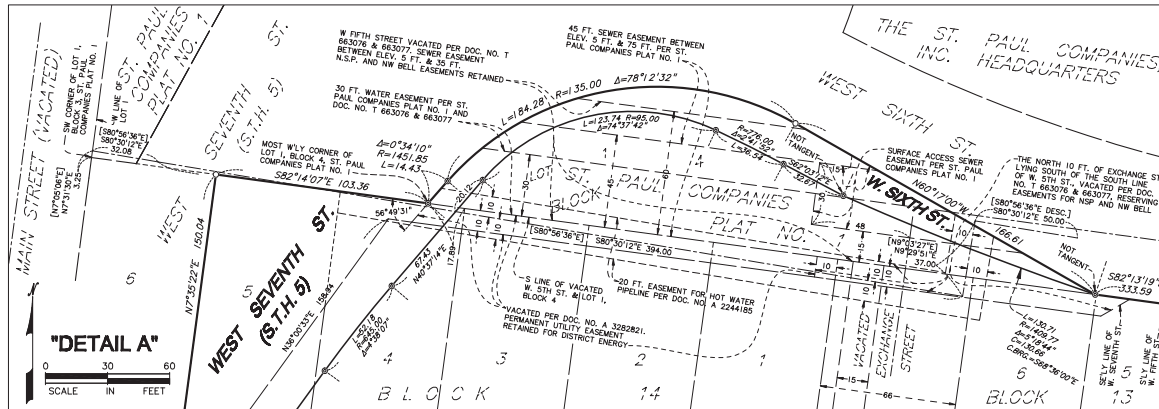


- Denotes City of Saint Paul cast iron monument, unless otherwise noted
 - Denotes 1/2 inch by 14 inch iron pipe monument set and marked with PLS 15480, unless otherwise noted
 - Denotes set 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS 15480
- Orientation of this bearing system is based upon Ramsey County Coordinates, North American Datum of 1983, 1986 Adjustment.
- Elevations for assessments shown hereon are per City of Saint Paul Datum.
City Datum: 0 = 694.1 feet above sea level (1929 Adjustment).
- [] Bearings and/or dimensions listed within brackets are per record document.



PRELIMINARY
Date: 3/06/2017

KELLOGG CENTER



PRELIMINARY
DATE 3/06/2017



KELLOGG CENTER

KNOW ALL MEN BY THESE PRESENTS: That City of Saint Paul, a Minnesota municipal corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 1, Block 4, ST. PAUL COMPANIES PLAT NO. 1, according to the recorded plat thereof, Ramsey County, Minnesota;

And

Lots 9 and 10, Block 12, Lots 1 through 12 inclusive, Block 13, Lots 1 through 5 and Lots 7 through 12, Block 14, Lots 1 through 4 inclusive, Block 15, Lots 1 through 9 inclusive, Block 16, and Lots 3, 4, 5 and 6, Block 17, RICE AND IRVINE'S ADDITION TO ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota;

And

Those parts of Lots 8 and 11, Block 12, RICE AND IRVINE'S ADDITION TO ST. PAUL, lying westerly of a line 278.00 feet westerly of and parallel with the easterly line of said Block 12;

And

That part of the southerly 5.00 feet of said Lot 11, Block 12, RICE AND IRVINE'S ADDITION TO ST. PAUL, lying easterly of a line 278.00 feet westerly of and parallel with said easterly line of Block 12 and lying westerly of a line 258.00 feet westerly of and parallel with said easterly line of Block 12;

And

Those parts of Lots 2 and 7 of said Block 17, RICE AND IRVINE'S ADDITION TO ST. PAUL, lying westerly of a line described as beginning at a point on the southerly line of said Lot 7, distant 21.00 feet westerly of the southeast corner of said Lot 7; thence northerly a distance 100.00 feet to a point 21.50 feet westerly of the easterly line of said Lot 7; thence westerly, parallel with the southerly line of said Lot 7, a distance of 1.50 feet to a point 23.00 feet westerly of the said easterly line of Lot 7; thence northerly a distance of 98.70 feet to a point on the southerly line of West Fourth Street (formerly known as Main Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL, distant 23.00 feet westerly of the northeasterly corner of said Lot 2 and said line there terminating;

And

That part of said West Fourth Street (now vacated) lying westerly of a line distant 143.00 feet westerly of and parallel with the westerly line of Washington Street as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL and northerly and easterly of the northerly and easterly lines of West Kellogg Boulevard (formerly known as St. Anthony Street and West Third Street) and Main Street (formerly known as Fort Street) as said streets were dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL;

And

That part of the northerly half of said West Kellogg Boulevard (formerly known as St. Anthony Street and West Third Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL, lying easterly of the center line of said Main Street (formerly known as Fort Street) and westerly of a line drawn perpendicular to the center line of said West Kellogg Boulevard from a point on the southerly line of said Block 17 distant 21.00 feet westerly of the southeast corner of said Lot 7, Block 17;

And

That part vacated of Exchange Street as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL, lying northerly of said northerly line of West Kellogg Boulevard and southerly of the southerly line of West Fifth Street (formerly known as Pearl Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL;

And

That part of vacated Auditorium Street (formerly known as Franklin Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL, lying northerly of said northerly line of West Kellogg Boulevard and southerly of said southerly line of West Fifth Street;

And

Lots 1 through 7 inclusive, Block 24, Lots 5, 19, 20 and 21, Block 26, Lots 1 through 15 inclusive, Block 33, Lots 1 through 16 inclusive, Block 34, Lots 1, 2 and 3, Block 41, Lots 1 through 5 inclusive, Block 42, RICE AND IRVINE'S ADDITION TO ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota;

And

Lots 1 through 4 inclusive, AUDITOR'S SUBDIVISION NO. 29, ST. PAUL MINN., according to the recorded plat thereof, Ramsey County, Minnesota;

And

Lots 1 through 15 inclusive, AUDITOR'S SUBDIVISION NO. 44, ST. PAUL, MINN., according to the recorded plat thereof, Ramsey County, Minnesota;

And

Those parts of Lots 6 and 7, Block 21, and Lot 4, Block 44, said RICE AND IRVINE'S ADDITION TO ST. PAUL, lying westerly of a line hereinafter described as "Line A";

And

Those parts of said Lots 6 and 7, Block 21, lying easterly of said "Line A" and westerly of a line hereinafter described as "Line C";

And

That part of Lot 2, Block 22, said RICE AND IRVINE'S ADDITION TO ST. PAUL, lying westerly of said "Line C";

And

Those parts of Lots 1 through 4 inclusive, Block 45, said RICE AND IRVINE'S ADDITION TO ST. PAUL, lying northerly of a line hereinafter described as "Line B";

And

Those parts of Lots 4, 5, 6, 7, 8 and 9, said Block 41, lying northwesterly of a line hereinafter described as "Line D";

And

That part of Ontario Street (formerly known as Olive Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL, lying westerly of said "Line A", northwesterly of said "Line B" and southeasterly of the southerly line of Hill Street as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL;

And

That part of the southwesterly half of Eagle Street as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL, lying northwesterly of a line drawn perpendicular to the center line of said Eagle Street from the intersection of the center line of Spring Street as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL with the southwesterly line of said Eagle Street and southeasterly of a line drawn perpendicular to said center line of Eagle Street from the northwest corner of said Lot 5, Block 26;

And

That part of the northeasterly half of said Eagle Street lying northwesterly of a line drawn perpendicular to said center line of Eagle Street from the terminus of said "Line B" and southerly of the southerly line of Kellogg Boulevard (formerly known as St. Anthony Street and West Third Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL;

And

That part of the northeasterly half of Chestnut Street as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL, lying northwesterly of said "Line D" and southeasterly of the center line of Exchange Street as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL;

And

That part of the southerly half of said Kellogg Boulevard lying easterly of said center line of Eagle Street and westerly of a line drawn perpendicular to the center line of said Kellogg Boulevard from the terminus of said "Line C";

And

That part of the northwesterly half of said Exchange Street lying northeasterly of a line drawn perpendicular to the center line of said Exchange Street from the most southerly corner of said Lot 19, Block 26 and southerly of said southerly line of Kellogg Boulevard;

And

That part of the southeasterly half of said Exchange Street lying northeasterly of the northeasterly line of said Chestnut Street and southerly of said southerly line of Kellogg Boulevard;

And

That part of Ryan Avenue (formerly known as Franklin Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL, lying northeasterly of the southeasterly line of said Chestnut Street and southerly of said southerly line of Kellogg Boulevard;

And

Those parts of Hill Street (part of which was formerly known as Washington Street) as dedicated in said RICE AND IRVINE'S ADDITION TO ST. PAUL, lying northeasterly of said northeasterly line of Chestnut Street, westerly of said "Line C" and southerly of said southerly line of Kellogg Boulevard;

And

That part of said Spring Street lying northeasterly of the northeasterly line of said Eagle Street and westerly of said "Line A";

And

That part of the northwesterly half of said Spring Street adjoining said Lots 3, 4 and 5, Block 41, lying northwesterly of said "Line D" and southwesterly of said southwesterly line of Eagle Street;

"Line A" is described as commencing at the northwest corner of the easterly 25.00 feet of Lot 5, said Block 21; thence southwesterly, along the northerly line of said Lot 5 and said Lots 6 and 7, Block 21, a distance of 131.59 feet to the point of beginning of said "Line A" to be described; thence southeasterly deflecting to the left 104 degrees 53 minutes 10 seconds a distance of 312.91 feet to a line hereinafter described as "Line B" and said "Line A" there terminating.

"Line B" is described as commencing at the most easterly corner of said Block 43; thence southwesterly along the southeasterly line of said Block 43 a distance of 33.91 feet; thence southwesterly by an angle from said southeasterly line of said Block 43 of 22 degrees 25 minutes 47 seconds bearing South 70 degrees 21 minutes 08 seconds west a distance of 322.45 feet; thence South 66 degrees 42 minutes 33 seconds West a distance of 65.40 feet to the point of beginning of said "Line B" to be described; thence on a curve to the left having a central angle of 10 degrees 33 minutes 10 seconds and with a radius of 2435.86 feet for an arc distance of 448.64 feet; thence South 55 degrees 25 minutes 52 seconds West a distance of 186.64 feet to the westerly line of said Lot 4, Block 45 at a point 280.82 feet southerly from the most westerly point of said Block 42 and said "Line B" there terminating.

"Line C" is described as commencing at the point of beginning of said "Line A"; thence southeasterly, along said "Line A", a distance of 69.63 feet to the point of beginning of said "Line C" to be described; thence northerly deflecting to the left 142 degrees 14 minutes 53 seconds a distance of 184.99 feet to the northerly line of said Block 22 and said "Line C" there terminating.

"Line D" is described as a line 50.00 feet northwesterly of and parallel with a line drawn from a point on the southwesterly line of said Chestnut Street distant 77.10 feet northwesterly of the most northerly corner of Block 47, said RICE AND IRVINE'S ADDITION TO ST. PAUL to a point on the southwesterly line of said Block 45 distant 104.50 feet southeasterly of the most southerly corner of said Block 42 and said line there terminating.

Has caused the same to be surveyed and platted as KELLOGG CENTER and does hereby dedicate to the public for public use the public ways and the sewer easements as shown on this plat.

In witness whereof said City of Saint Paul, a Minnesota municipal corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: City of Saint Paul

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ of said City of Saint Paul, a Minnesota municipal corporation, on behalf of said corporation.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Mark S. Hanson, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Mark S. Hanson, Licensed Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me on this _____ day of _____, 20____, by Mark S. Hanson, a Professional Land Surveyor.

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the _____ day of _____, 20____, the City Council of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Department of Property Records and Revenue

By _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this _____ day of _____, 20____.

Craig W. Hinzman, L.S.
Ramsey County Surveyor

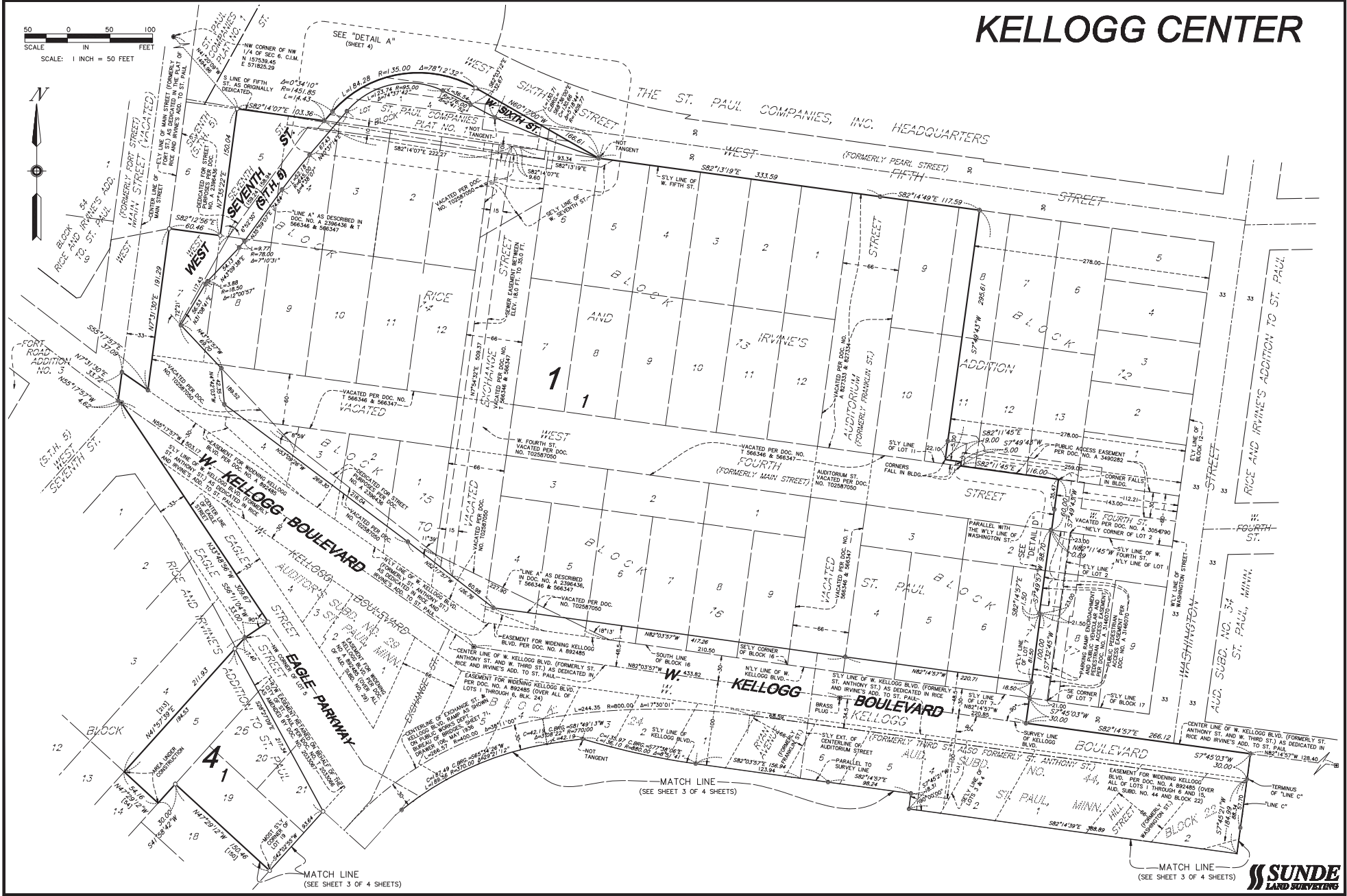
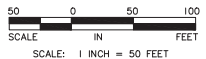
REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of KELLOGG CENTER was filed in the office of the Registrar of Titles for public record on this _____ day of _____, 20____ at _____ o'clock _____M. and was duly filed in Book _____ of Plats, Pages _____ and _____ as Document Number _____.

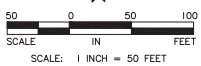
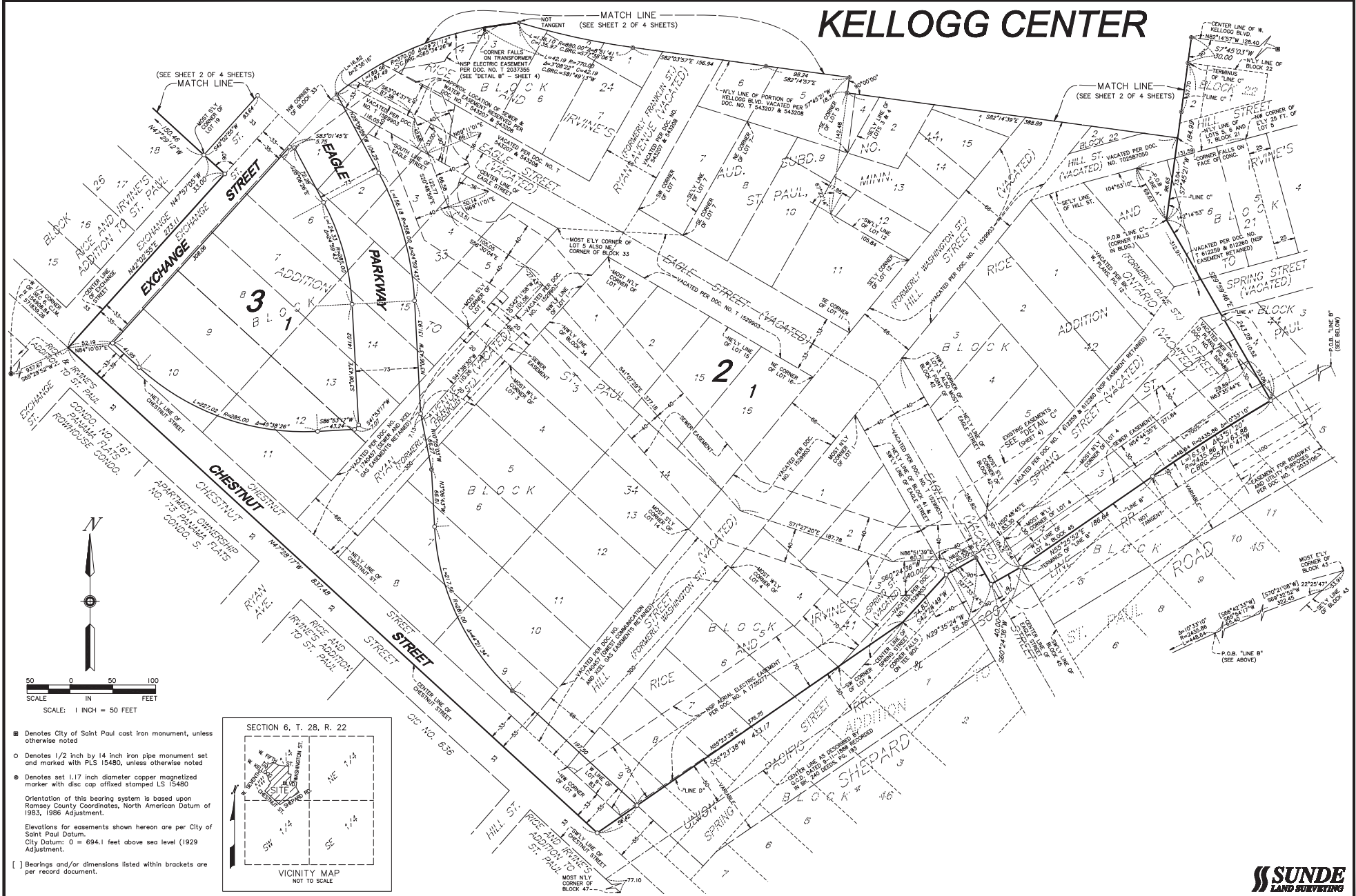
Deputy Registrar of Titles



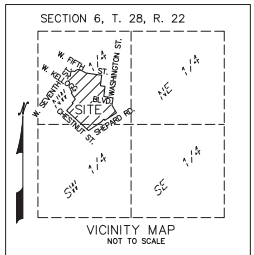
KELLOGG CENTER



KELLOGG CENTER

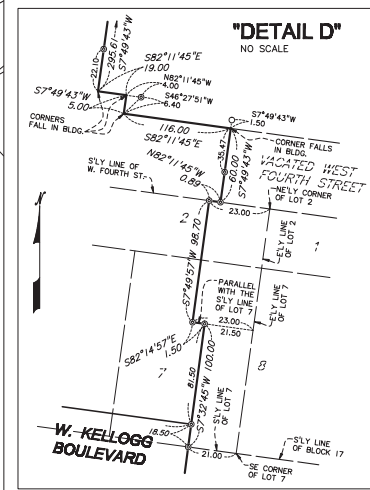
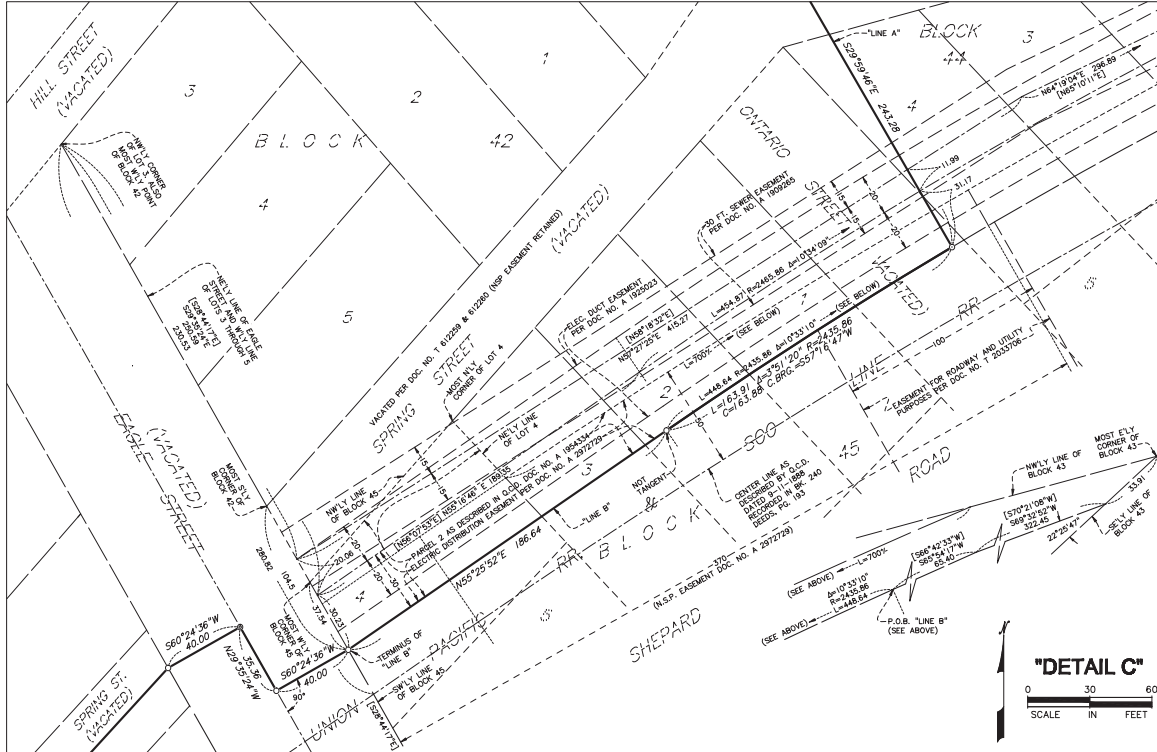
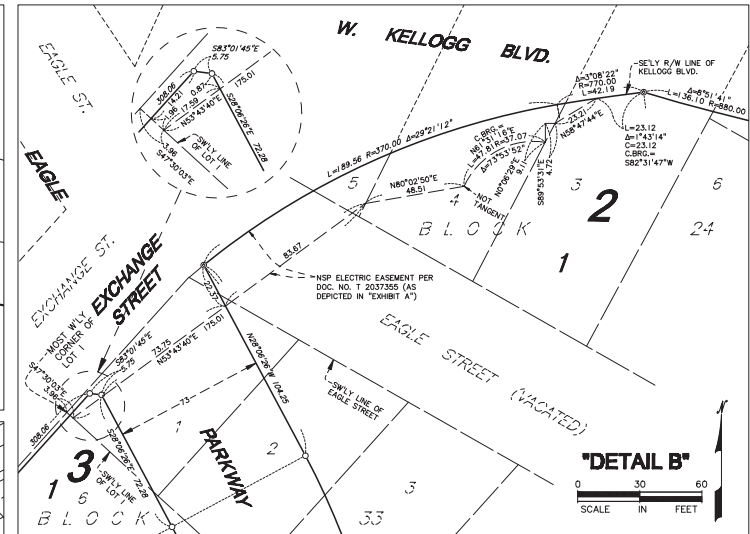
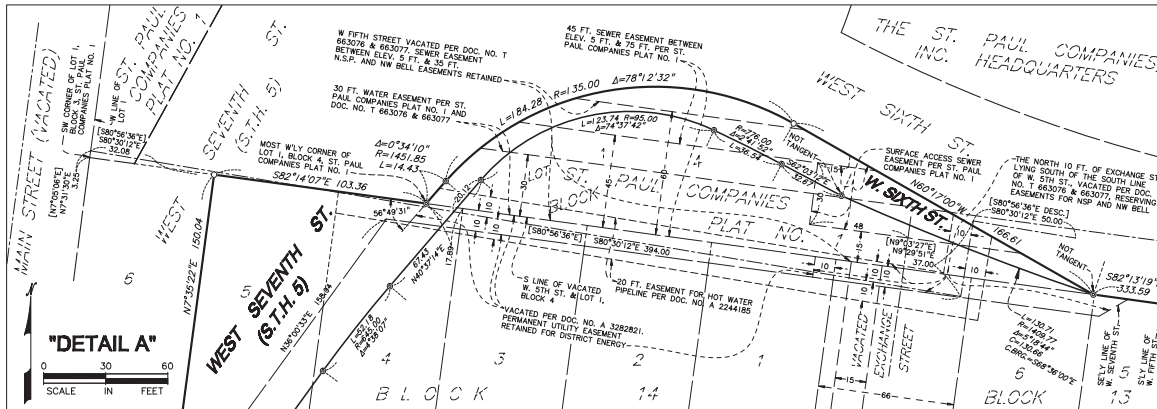


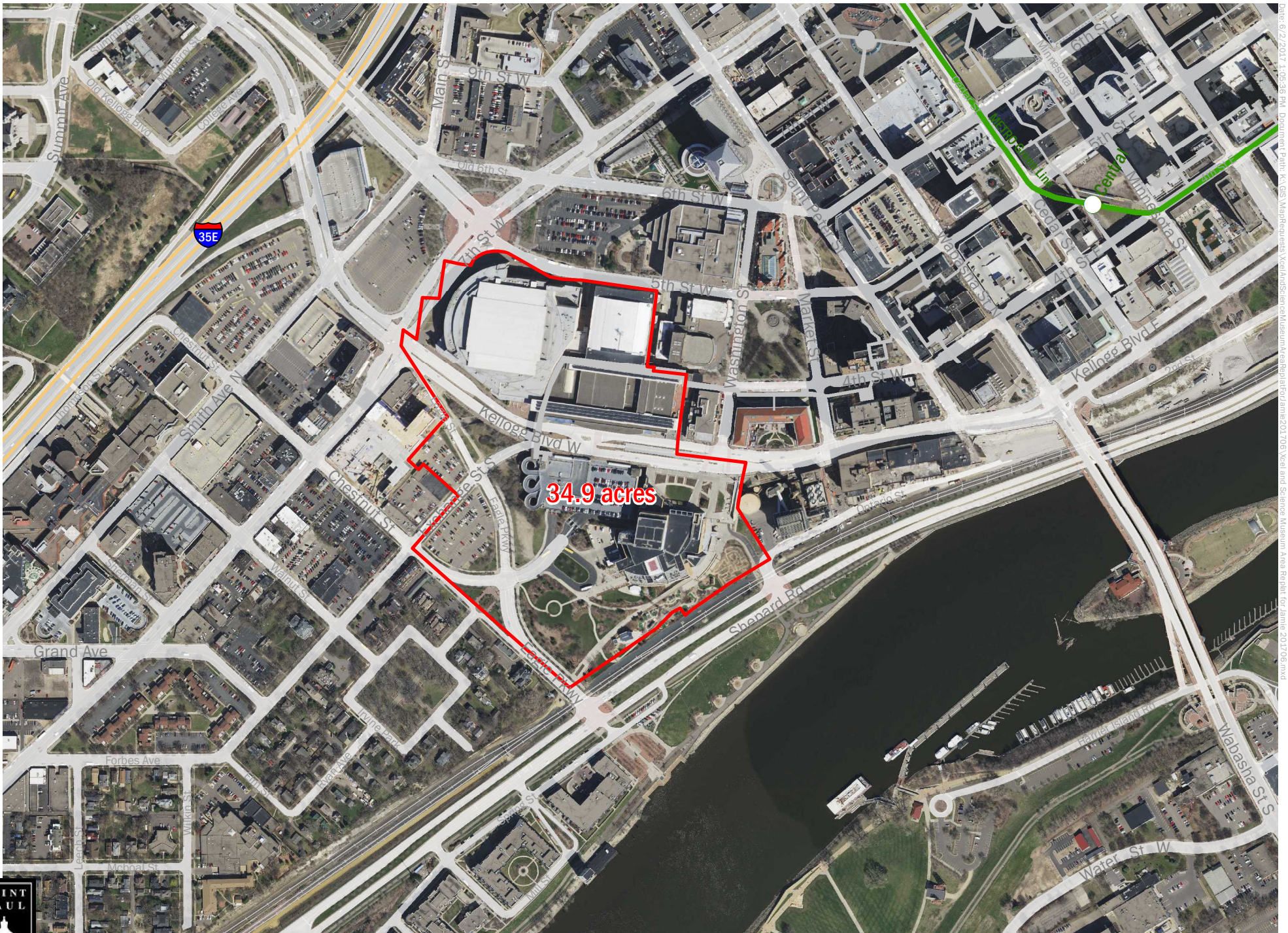
- Denotes City of Saint Paul cast iron monument, unless otherwise noted
 - Denotes 1/2 inch by 14 inch iron pipe monument set and marked with PLS 15480, unless otherwise noted
 - Denotes set 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS 15480
- Orientation of this bearing system is based upon Ramsey County Coordinates, North American Datum of 1983, 1986 Adjustment.
- Elevations for assessments shown hereon are per City of Saint Paul Datum.
City Datum: 0 = 694.1 feet above sea level (1929 Adjustment).



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

KELLOGG CENTER





File #07-052406 199 Kellogg et al Combined Plat

 Replat Boundary



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such.