



- FOUND IRON MONUMENT AS DESCRIBED
- SET 1/2"x14" IRON PIPE MARKED
L.S. NO. 52134

SURVEY

SITE LOCATION
A PORTION OF
115 PLATO BOULEVARD W.



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SCALE IN FEET

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ANDERSON
ENGINEERING • ARCHITECTURE • LAND SURVEYING
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Anderson Engineering of Minnesota, LLC
13605 1st Avenue North, Suite 100
Plymouth, MN 55441
763-412-4000 (o) 763-412-4090 (f)
www.ae-mn.com

| DATE: | REVISIONS: |
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PROJECT NO.
17125
SHEET
2/2

PARENT PARCEL DESCRIPTION: Per Document No. 3272145.

All that part of Blocks 161 and 193, ROBERTSON’S ADDITION TO WEST ST. PAUL and of Blocks 161 and 193, IRVINE’S ADDITION TO WEST ST. PAUL and of the vacated alley in said Block 161 ROBERTSON’S ADDITION TO WEST ST. PAUL and of vacated West Fairview Avenue and of vacated Bidwell Street and of vacated Moses Street that is described as follows:

Beginning at the intersection of the centerlines of said vacated West Fairfield and Bidwell Street; thence South 30 degrees 19 minutes 30 seconds East, assumed bearing, along the centerline of vacated Bidwell Street, a distance of 229.96 feet to the northerly line of Plato Avenue as opened; thence South 59 degrees 34 minutes 30 seconds West, along said northerly line, a distance of 80.31 feet; thence to the right on a tangential curve having a central angle of 29 degrees 51 minutes 30 seconds and a radius of 471.00 feet for an arc distance of 245.45 feet; thence North 89 degrees 26 minutes West a distance of 208.05 feet to the centerline of vacated Fairfield Avenue; thence North 39 degrees 29 minutes 30 seconds East, along said centerline, a distance of 185.91 feet; thence North 59 degrees 34 minutes 15 seconds East a distance of 321.03 feet to the point of beginning, according to the recorded plats thereof, and situate in Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTION:

Those parts of Lot 1 and Lot 2, Block 193, IRVINE’S ADDITION TO WEST ST. PAUL and Block 193, ROBERTSON’S ADDITION TO WEST ST. PAUL, lying north of the northerly line of Plato Boulevard West as described in Document No. 527286, Ramsey County, Minnesota.

And

That part of the southeasterly half of vacated Fairfield Avenue, IRVINE’S ADDITION TO WEST ST. PAUL, lying southwesterly of the southwesterly line of vacated Moses Street, and lying northerly of the northerly line of Plato Boulevard West as described in Document No. 527286, Ramsey County, Minnesota, described as follows:

Beginning at the intersection of the northerly line of Plato Boulevard with the southwesterly line of vacated Moses Street; thence South 88 degrees 49 minutes 15 seconds West, assumed bearing, along said northerly line of Plato Boulevard, a distance of 195.18 feet to the centerline of vacated Fairfield Avenue; thence North 38 degrees 52 minutes 22 seconds East, along said centerline, a distance of 122.54 feet to the southwesterly line of vacated Moses Street; thence South 52 degrees 17 minutes 47 seconds East, along said southwesterly line, a distance of 149.43 feet to the point of beginning.

CERTIFICATION:

I hereby certify that this survey 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.

Dated: January 13, 2023

Anderson Engineering of Minnesota, LLC

by: 
Daniel Greenwald
Minnesota License No. 52134

SURVEY NOTES:

- 1. The horizontal datum and bearings are based on the Ramsey County Coordinate System NAD83(2011).
- 2. The total area of the property described hereon is 9,154 square feet or 0.2101 acres. The area of the portion of vacated Fairfield Avenue described hereon is 3,307 square feet or 0.0759 acres.