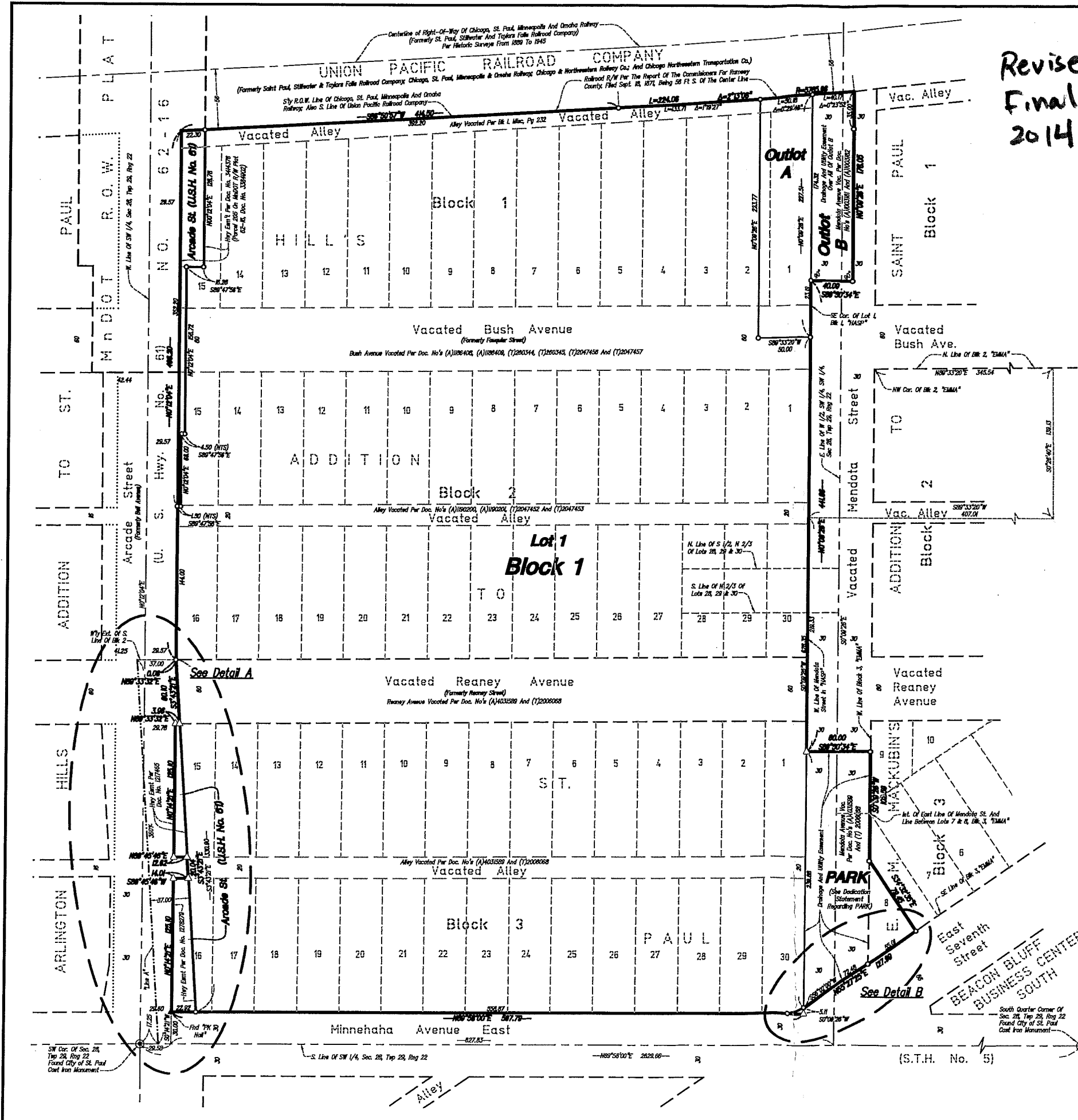
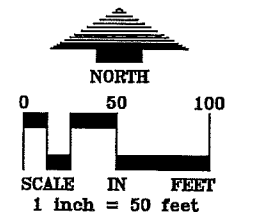
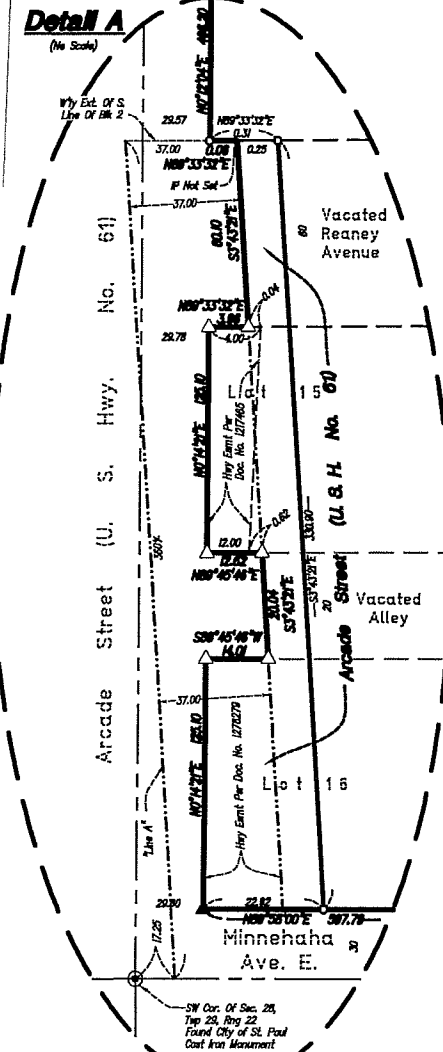




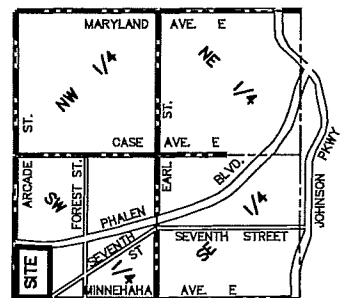
BEACON BLUFF BUSINESS CENTER WEST

Detail A
(No Scale)



FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SW 1/4 OF SECTION 28, TOWNSHIP 28, RANGE 22 HAS AN ASSUMED BEARING OF NORTH 89°58'00" EAST.

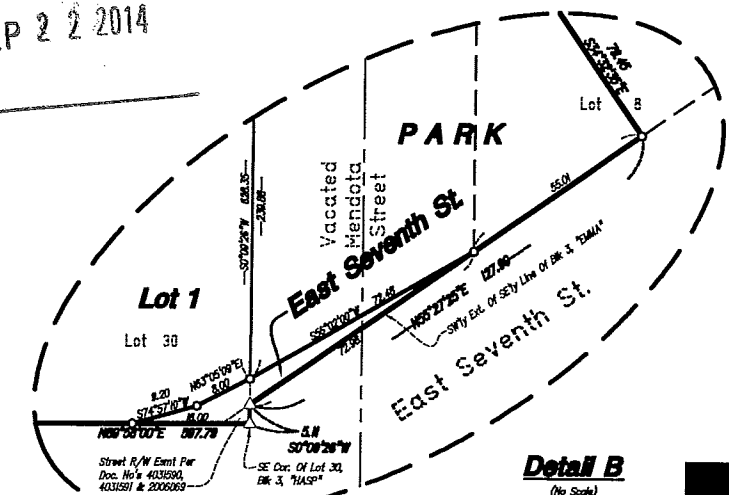
- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET, MARKED "RLS 28724"
- △ DENOTES "PK NAIL" SET WITH WASHER MARKED "RLS 28724"
- DENOTES A 1/2 INCH IRON PIPE MONUMENT FOUND AND MARKED BY LICENSE NO. 13773, UNLESS OTHERWISE SHOWN
- ▲ DENOTES "PK NAIL" FOUND
- (A) DENOTES ABSTRACT DOCUMENT
- (T) DENOTES TORRENS DOCUMENT
- (NTS) DENOTES NOT TO SCALE
- "EMMA" DENOTES PLAT OF E.M. MACKUBIN'S ADDITION TO SAINT PAUL
- "HASP" DENOTES PLAT OF HILL'S ADDITION TO ST. PAUL



VICINITY MAP
Sec 28, Twp 29, Rng 22
(No Scale)

RECEIVED
SEP 22 2014

Per _____



Detail B
(No Scale)

**LOUCKS
ASSOCIATES**

BEACON BLUFF
BUSINESS CENTER WEST

KNOW ALL PERSONS BY THESE PRESENTS: That Port Authority of the City of Saint Paul, a Minnesota public body corporate and politic, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 1 through 15 inclusive, Block 1, Hill's Addition to St. Paul, together with all of the vacated alley lying North of and abutting said Lots 1 through 15 between Arcade Street and Mendota Street;

AND

Lots 1 through 30 inclusive, Block 2, Hill's Addition to St. Paul, together with that part of the vacated alley in said Block 2 lying between Arcade Street and Mendota Street;

AND

Vacated Bush Avenue (formerly Fauquier Street) lying between said Blocks 1 and 2 and lying between Arcade Street and Mendota Street;

AND

Lots 1 through 30 inclusive, Block 3, Hill's Addition to St. Paul, together with that part of the vacated alley in said Block 3 lying West of Mendota Street and lying East of a line 37.00 feet East of and parallel with LINE A described below;

LINE A

Beginning at a point on the South line of Section 28, Township 29 North, Range 22 West, distant 17.25 feet East of the Southwest corner of said Section 28; thence Northwesterly for 360 feet more or less to the intersection with the Westerly extension of the South line of said Block 2, Hill's Addition to St. Paul, 37.00 feet West of the Southwest corner of said Block 2, and there said line terminating;

AND

Vacated Reaney Avenue (formerly Reaney Street) lying West of Mendota Street and lying East of a line 37.00 feet East of and parallel with the aforescribed LINE A;

AND

Those parts of the east and west halves of vacated Mendota Street, per the recorded plats of E. M. MacKubin's Addition to Saint Paul and Hill's Addition to St. Paul, lying south of the south right-of-way line of the Union Pacific Railroad and west and north of the following described line:

Commencing at the southeast corner of Lot 1, Block 1, said Hill's Addition to St. Paul; thence northerly, along the east line of said Lot 1, a distance of 23.19 feet to the point of beginning of the line to be described; thence easterly at a right angle 40.00 feet; thence northerly at a right angle 178.05 feet, more or less, to the south right-of-way line of the Union Pacific Railroad and there terminating;

AND

Those parts of Lot 8, Block 3, E. M. MacKubin's Addition to Saint Paul, and the east and west halves of said vacated Mendota Street lying northwesterly of the southwesterly extension of the southeasterly line of said Block 3, E. M. MacKubin's Addition to Saint Paul, and lying south, west and southwest of the following described line:

Commencing at the northwest corner of Block 2, said E. M. MacKubin's Addition to Saint Paul; thence North 89 degrees 33 minutes 20 seconds East, along the north line of said Block 2, a distance of 345.54 feet; thence South 0 degrees 26 minutes 40 seconds East 139.13 feet; thence South 89 degrees 33 minutes 20 seconds West 407.01 feet to the west line of Mendota Street in said Hill's Addition to St. Paul; thence South 0 degrees 09 minutes 26 seconds West, along said west line of Mendota Street, a distance of 219.33 feet, to the point of beginning of the line to be described; thence South 89 degrees 50 minutes 34 seconds East 60.00 feet to the west line of said Block 3, E. M. MacKubin's Addition to Saint Paul; thence South 0 degrees 09 minutes 26 seconds West, along said west line of Block 3, a distance of 102.59 feet; thence South 34 degrees 32 minutes 35 seconds East 79.45 feet, to the southeasterly line of said Block 3, and there terminating.

Has caused the same to be surveyed and platted as BEACON BLUFF BUSINESS CENTER WEST and does hereby dedicate or donate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat. The Port Authority of the City of Saint Paul, as owner and proprietor of the land within this plat, has created a public park, but not one arising out of a donation of a park to the public by virtue of this plat, as contemplated by Minnesota Statutes Section 505.01. The PARK hereon is currently a public park and recreation facility, established by Port Authority of the City of Saint Paul Resolution No. 4463, adopted May 28, 2013 by authority of Minnesota Statutes Section 489.084 subd. 1. The Port Authority of the City of Saint Paul intends to retain fee title to the PARK shown on this plat for continued use as a public park and recreation facility.

In witness whereof said Port Authority of the City of Saint Paul, a Minnesota public body corporate and politic, has caused these presents to be signed by its proper officers this ____ day of _____, 201____.

Signed: PORT AUTHORITY OF THE CITY OF SAINT PAUL.

____ its

____ its

State of Minnesota
County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 201____ by _____ and _____ of Port Authority of the City of Saint Paul, a Minnesota public body corporate and politic, on behalf of the public body.

(Signature)

(Printed Name)
Notary Public _____ County, Minnesota
My Commission Expires January 31, 201____

SURVEYORS CERTIFICATION

I, Richard L. Licht, 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 _____, 201____.

Richard L. Licht, Professional Land Surveyor
Minnesota License No. 26724

State of Minnesota
County of Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 201____ by Richard L. Licht, a Professional Land Surveyor.

(Signature)

(Printed Name)
Notary Public Hennepin County, Minnesota
My Commission Expires January 31, 2015

CITY OF SAINT PAUL

I do hereby certify that on the ____ day of _____, 201____, the City Council of the City 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 ____ 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 _____, 201____.

____, Director
Property Records and Revenue

By: _____, Deputy

COUNTY SURVEYOR

I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this ____ day of _____, 201____.

Craig W. Hinzman, Land Surveyor
Ramsey County Surveyor

COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plat of BEACON BLUFF BUSINESS CENTER WEST was filed in the office of the County Recorder for public record on this ____ day of _____, 201____, at ____ o'clock ____M. and was duly filed in Book _____ of Plats, Pages _____ and _____, as Document No. _____.

Deputy County Recorder

REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

I hereby certify that this plat of BEACON BLUFF BUSINESS CENTER WEST was filed in the office of the Registrar of Titles for public record on this ____ day of _____, 201____, at ____ o'clock ____M. and was duly filed in Book _____ of Plats, Pages _____ and _____, as Document No. _____.

Deputy Registrar of Titles

RECEIVED

SEP 22 2014

Per _____