

BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF OTSEGO STREET WHICH IS ASSUMED TO HAVE A BEARING OF N 00° 02' 04" E

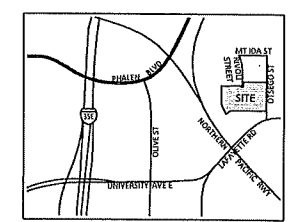
LEGEND

- IRON SET
- IRON FOUND
- ◻ CONCRETE MONUMENT FOUND

SITE DATA

TOTAL SITE AREA	3.5133 AC.
# OF LOTS	26 LOTS
LOT AREA	1.4191 AC.
OUTLOT AREA	2.0883 AC.
RIGHT-OF-WAY AREA	0.0059 AC.

VICINITY MAP



LEGAL DESCRIPTION

That part of Lots 15, 16, 17, 18, 19, 20 and 21, Block 7, and Lots 5, 6, 7, 8, 9, 30, 31, and 32, Block 9, all in Warren and Winslow's Addition, together with that part of vacated Rivoli Street, accruing thereto described as follows:

Commencing at the intersection of the west right of way line of Otsego Street and the northwesterly right of way line of Lafayette Road (Herkimer Avenue) as originally platted in said Warren and Winslow's Addition to St. Paul; thence on an assumed bearing of North 00 degrees 02 minutes 04 seconds East, along said west right of way line, a distance of 99.84 feet to the point of beginning of the land to be described; thence North 89 degrees 57 minutes 56 seconds West, a distance of 400.00 feet thence South 52 degrees 02 minutes 04 seconds West, a distance of 64.22 feet to the easterly right of way line of Arkwright Street; thence North 25 degrees 42 minutes 36 seconds West, along said easterly right of way line, a distance of 209.03 feet to the northwest corner of said Lot 21; thence North 88 degrees 05 minutes 34 seconds East, along the north line of said Lot 21, a distance of 198.27 feet to the northeast corner of said Lot 21; thence North 88 degrees 42 minutes 46 seconds East, a distance of 25.00 feet; thence South 01 degrees 17 minutes 14 seconds East, a distance of 10.36 feet; thence North 88 degrees 42 minutes 46 seconds East, a distance of 25.00 feet to the northwest corner of said Lot 30; thence North 88 degrees 37 minutes 52 seconds East, along the north line of said Lot 30, a distance of 128.37 feet to the northeast corner of said Lot 30 also being the southwest corner of said Lot 8; thence North 00 degrees 02 minutes 04 seconds East, along the west line of said Lots 8 and 9, a distance of 100.93 feet to the northwest corner of said Lot 9; thence North 89 degrees 02 minutes 10 seconds East, along the north line of said Lot 9, a distance of 123.95 feet to the northeast corner of said Lot 9 also being said west right of way line of Otsego Street; thence South 00 degrees 02 minutes 04 seconds West, along said west right of way line, a distance of 228.43 feet to the point of beginning. EXCEPT: The East Half of vacated Rivoli Street lying between the extensions across it of the north line and the south line of Lot 27, Block 9, Warren and Winslow's Addition.

- AND
- Lots 10 and 11, Block 9, Warren and Winslow's Addition to St. Paul;
- AND
- Lots 26, 27, 28 and 29, Block 9, Warren and Winslow's Addition to St. Paul;
- AND
- The East Half of vacated Rivoli Street lying between the extensions across it of the north line and the south line of Lot 27, Block 9, Warren and Winslow's Addition.

SURVEYOR'S CERTIFICATE

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. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

Signed this 6th day of February, 2018
 Marcus F. Hampton MIN L.S. No. 47481

James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS
 2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
 PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, report or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

RIVOLI BLUFF
 ST. PAUL, MINNESOTA
PRELIMINARY PLAT
 FOR
DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES
 823 EAST SEVENTH STREET, ST. PAUL, MN 55106

DRAWN BY	SHP
DATE	02/12/2018
REVISIONS	
	08/04/2018 ISSUE FOR BIDS
	08/28/2018 CITY SUBMITTAL
CAD FILE	21823-40PP
PROJECT NO.	21823-40
	C2.0