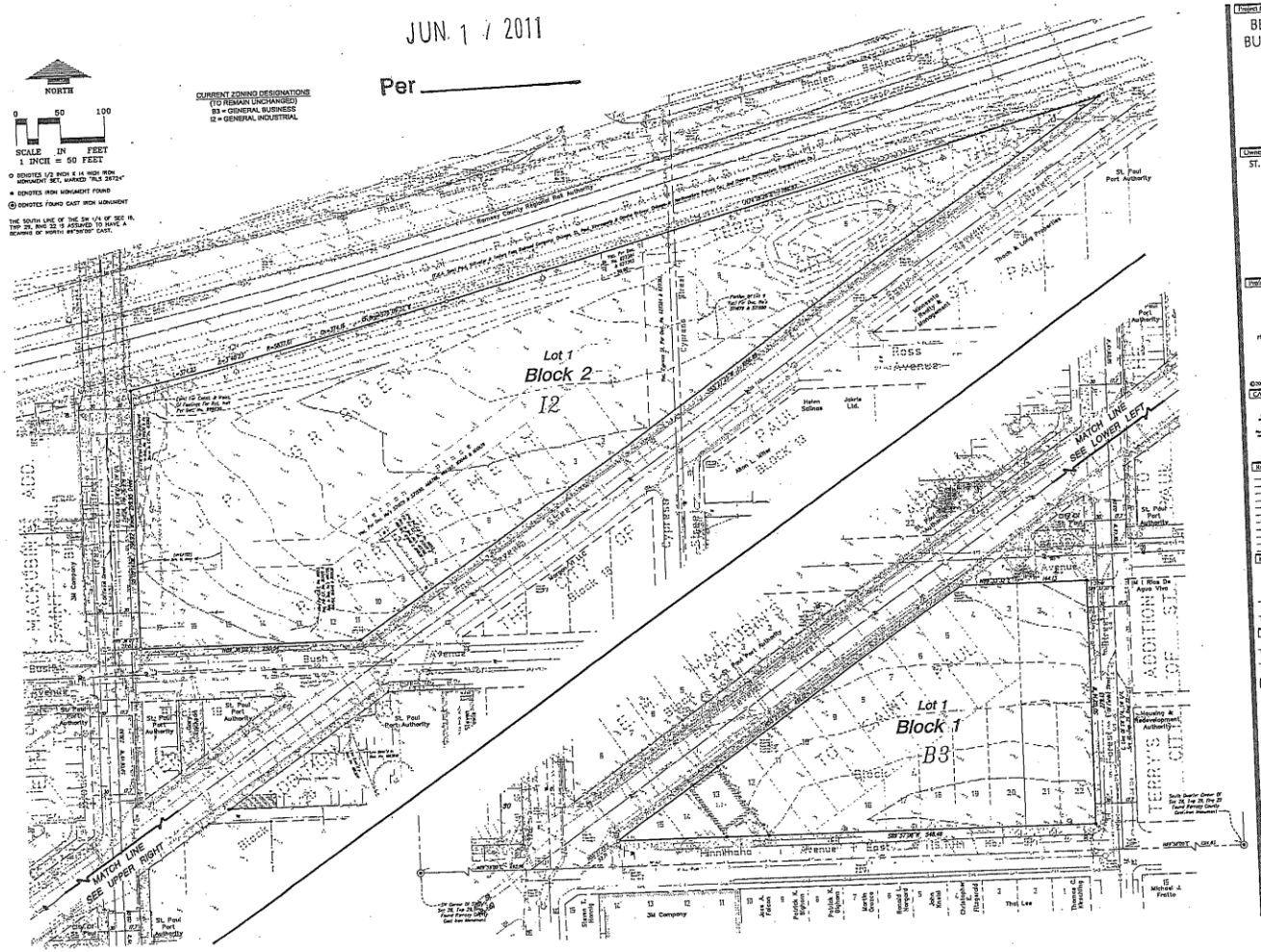
RECEIVED

JUN 1 7 2011

Per _____



Project Name:

BEACON BLUFF BUSINESS CENTER SOUTH

St. Paul, Minnesota

Owner/Developer:

ST. PAUL PORT AUTHORITY
Monte Hilleman
1900 Landmark Tower
345 Saint Peter Street
St. Paul, MN 55102
Phone: 651-224-5606

Professional Services:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
Maple Grove, Minnesota 55369
Telephone: (763) 424-5505
www.LoucksAssociates.com

©2011

CAD/2 Qualification:

Revisions:

Professional Signature:

Quality Control:

N/A SFM

RLL

Vicinity Map:

Sheet Title:

PRELIMINARY PLAT

Project No.:

08-244

Sheet No.:

Sheet 2 of 2

RECEIVED

JUN 17 2011

Per_____

PRELIMINARY PLAT GENERAL NOTES

SURVEYOR:
Loucks Associates, Inc.
7200 Hawkins Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
St Paul Port Authority
1900 Landmark Tower
345 Saint Peter Street
St. Paul, MN 55102
651-224-5586

LEGAL DESCRIPTION:
Beginning at a point where the North line of Fauquier Avenue intersects the East line of Forest Street; thence in a Northerly direction along said East line of Forest Street to a point where said line intersects the Southerly line of the right-of-way of the Chicago, St. Paul, Minneapolis and Omaha Railway as now laid out (the same being approximately 299.25 feet North of the place of beginning); thence in a Northeasterly direction along the said Southerly line of said railroad right-of-way approximately 1183.75 feet to the Northeasterly corner of Lot 1, Block 15, Terry's Addition; thence in a Southwesterly direction along the Northwesterly line of the East Seventh Street approximately 1081.30 feet to a point where the Northwesterly line of East Seventh Street intersects the North line of Fauquier Avenue; thence West along the North line of Fauquier Avenue to the place of beginning except Lots 10, 11, 12 and the East 6.00 feet of Lot 13, and those portions of Lots 17, 18 and the Westerly 10.00 feet of Lot 16, lying South of Vernon Place as originally platted, all in Block 1, J.P. Gibbon's Re-arrangement "A," all of said property being in the City of St. Paul, County of Ramsey, and State of Minnesota.

AND

Lots 1 trough 22, inclusive, Block 4, E.M. Mackobin's Addition to Saint Paul, according to the plat thereof, and situate in Ramsey County, Minnesota.

DATE OF PREPARATION:
June 2011

BENCHMARK:
Top nut of hydrant located at the intersection of Bush Avenue and Wells Street.
Elev. = 187.25 (City of St. Paul Datum)

ZONING: (To Remain Unchanged)
Proposed Block 1 is currently Zoned B-3 (General Business)
Proposed Block 2 is currently Zoned I-2 (General Industrial)

AREAS:
Proposed Block 1 = 38,391± Sq.Ft. or 0.21± Acres
Proposed Block 2 = 238,343± Sq.Ft. or 5.42± Acres
Total Plat Area = 332,734± Sq.Ft. or 7.63± Acres

FLOOD ZONE DESIGNATION:
This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27123C0105G, effective date of June 4, 2010.

SURVEY LEGEND

STORM SEWER
STORM SEWER (PER MAPPING)
STORM SEWER (ABANDONED)
SANITARY SEWER
SANITARY SEWER (PER MAPPING)
SANITARY SEWER (ABANDONED)
WATERMAIN (PER MAPPING)
SANITARY SEWER SERVICE (PER MAPPING)
WATER SERVICE (PER MAPPING)
DRAINTILE
U.S. FIBER OPTIC (AS MARKED)
U.S. ELECTRIC (AS MARKED)
U.S. GAS (AS MARKED)
U.S. GAS (PER MAPPING)
U.S. TELEPHONE (AS MARKED)
U.S. TELEPHONE (PER MAPPING)
U.S. TELE. AER (AS MARKED)
U.S. TELE. AER (PER MAPPING)
U.S. TELE. CONDUIT (AS MARKED)
U.S. TELE. CONDUIT (PER MAPPING)
OVERHEAD UTILITY
CHAIN LINK FENCE
GUARD POST WITH WIRE
GUARDRAIL
TRAFFIC SIGNAL
RETAINING WALL
CONCRETE CURB
CONCRETE
RAILROAD TRACKS
PARKING STRIPING
DITCH SIGN
STORM MANHOLE
SANITARY MANHOLE
WATER MANHOLE
HYDRANT
CURB STOP
GATE VALVE
POWER POLE
LIGHT POLE
TATO LIGHT
CUT WIRE
SIGN
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
ELECTRIC MANHOLE
TELEPHONE MANHOLE
UTILITY MANHOLE
ELECTRIC METER
HAND HOLE
POST INDICATOR VALVE
MONITORING WELL
AS ASH
EL ELM
FR FRUIT
LO LOCUST
MA MAPLE
PI PINE
TR TREE
SP SPRUCE
CONIFEROUS TREE
DECIDUOUS TREE

Project Name
BEACON BLUFF BUSINESS CENTER SOUTH

St. Paul, Minnesota

Owner/Developer
ST. PAUL PORT AUTHORITY
Monte Hillerman
1900 Landmark Tower
345 Saint Peter Street
St. Paul, MN 55102
Phone: 651-224-5586

Professional Services
LOUCKS ASSOCIATES
Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental
7200 Hawkins Lane Suite 300
Maple Grove, Minnesota 55311
Telephone: (763) 424-5505
www.LoucksAssociates.com

Qtrs

CADD Qualification
[illegible]

Revisions

Professional Signature
[illegible]

Quality Controls
NPA SPM
BLL

Monitor Mark

Sheet Title
PRELIMINARY PLAT

Project No.
08-244

Sheet No.
Sheet 1 of 2