



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 # 12-004413

Fee: _____

Tentative Hearing Date: _____

PD=4
To Be Scheduled

28292233 0052

APPLICANT

Name LOUCKS ASSOCIATES (LEAD CONSULTANT FOR PORT AUTH.)
Address 7200 HEMLOCK LANE, SUITE 300
City MAPLE GROVE ST. MN Zip 55369 Daytime Phone 612-237-8393
Name of Owner (if different) SAINT PAUL PORT AUTHORITY
Contact Person (if different) PAUL MCGINLEY, PLS Phone 612-237-8393

PROPERTY LOCATION

Address / Location 12.0 ACRES E. OF ARCADE & N. OF MINNEAPOLIS
Legal Description ATTACHED
Current Zoning I-1 & I-2
(attach additional sheet if necessary)

TYPE OF SUBDIVISION:

☐ Lot Split

☐ Lot Split with Variance

☐ Reg. Land Survey

☐ Preliminary Plat

☐ Final Plat

☒ Combined Plat

STAFF USE ONLY

Planning District _____ Land Use Map _____ Tax Map _____ Zoning _____

Plans Distributed _____ Return by _____ Reviewed by _____

Comments:

(attach additional sheets if necessary)

Applicant's Signature

Date 3/8/12

City Agent

pdd 3/9/12

BEACON BLUFF BUSINESS CENTER WEST

Legal Description

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.

Project Name: BEACON BLUFF
BUSINESS CENTER
WEST



ST. PAUL PORT AUTHORITY
1900 Landmark Towers
345 St. Peter Street
St. Paul, MN 55102



Professional Services: _____

LOUCKS
ASSOCIATES

ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

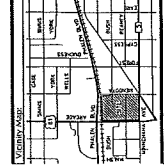
7209 Healdt Lane • Suite 200
Maple Grove, Minnesota 55369
Telephone: (763) 424-3525
www.LandmarkAssociates.com

CADD Qualification:

[illegible]

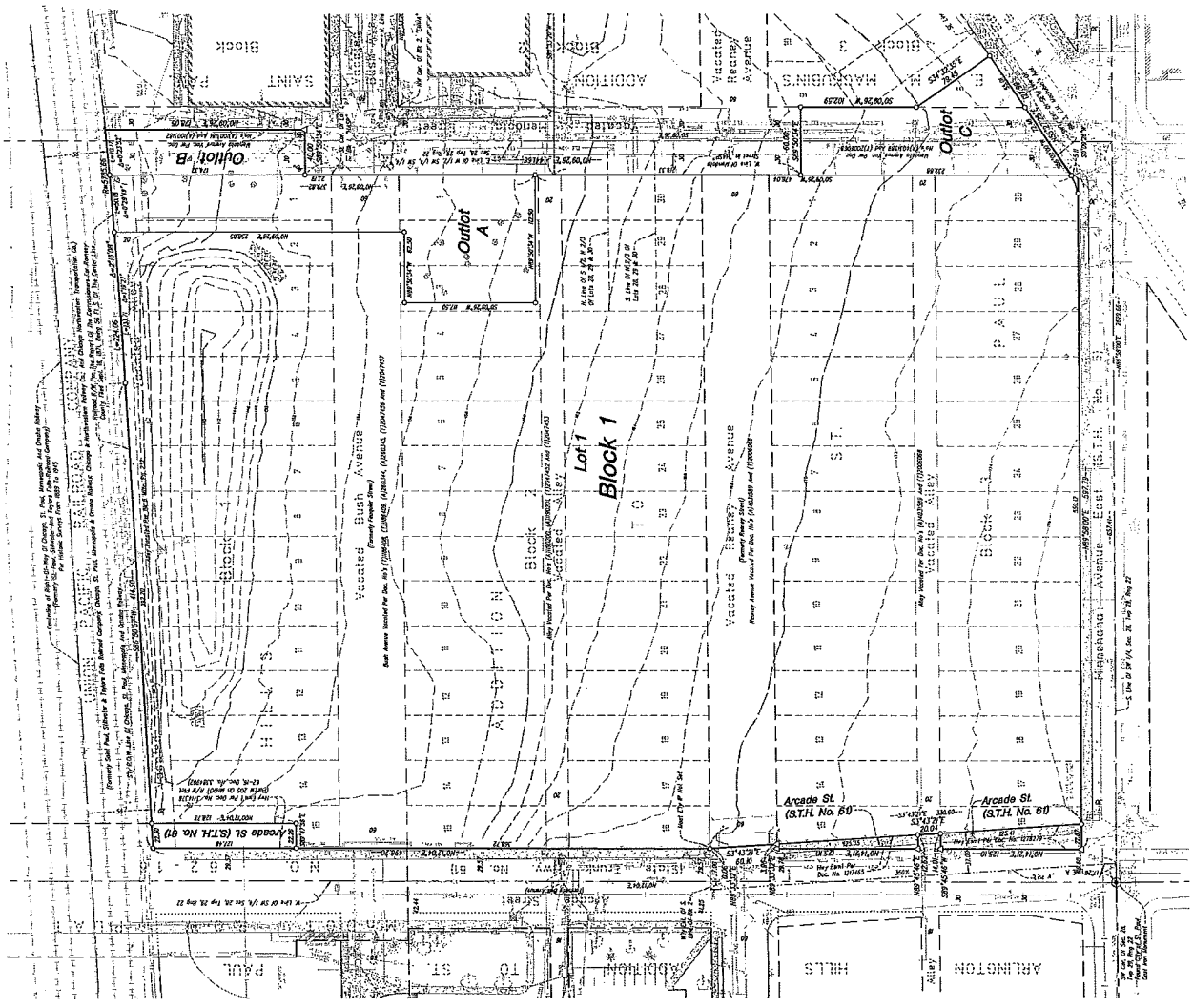
Professional Signature:

16095	Paul L. McElwain - PLS	Date	5/24/01
Licence No.			
Quality Control:		N/A	5/24/01
Project Lead		Review By:	
Oversee By:		Review Date:	

PRELIMINARY
PLAT

Project No.: 08-244
Sheet No.:

Sheet 1 of 1

[illegible]

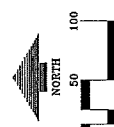
LINE A
Beginning at a point on the South line of Section 28, Township 29 North, Range 22 West, distant 17.25 feet East of the Southwest corner of said Section 28; thence Northwesterly for 360 feet more or less to the intersection with the Westerly extension of the South line of said Block 2, Nitra Addition 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. Markubin'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 Vile's Addition to St. Paul; thence northerly, along the east line of said Lot 1, a distance of 231.19 feet to the point of beginning of the line to be described; thence easterly at a right angle 43.03 feet; thence northerly at a right angle 175.05 feet, more or less, to the south right-of-way line of the Union Pacific Railroad and there terminating.

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 southeasterly 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:

[illegible]ND _____
BOOK 27, 28 AND 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 8

CONTOURS SHOWN ARE AT 2 FOOT INTERVALS

BENCHMARKS:
ELEVATION OF PERMANENT LOCATION AT THE NE CORNER OF THE INTERSECTION OF BUSH AVE. AND WEDGE ST. (SEE PLAT FOR LOCATION OF BUSH AVE. AND WEDGE ST. (CITY OF ST. PAUL, MINN.))

FLOOD ZONE: THIS PROPERTY IS CONTAINED IN FLOOD ZONE (S) DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD ZONE. THE PROPERTY IS ALSO INSURANCE RATE MAP COMMUNITY FLOOD ZONE MAP NO. 273230004Q, EFFECTIVE DATE OF JUNE 4, 2010.

- DIMOTES 1/2" HIGH X 14" HIGH IRON MONUMENT SET MARKED NELS 201724"
- DIMOTES FOUND IRON MONUMENT
- DIMOTES FOUND CITY OF ST. PAUL

CURRENT ZONING DESIGNATIONS:
 1-1 = LIGHT INDUSTRIAL
 1-2 = GENERAL INDUSTRIAL
 (In Process Of Being Rezoned to all 1-1)

[illegible]

Proposed! of Access:

Proposed Lot Areas:	
Lot 1 =	470,736± SF or 10.81± Ac
Cullat A =	26,227± SF or 0.60± Ac
Cullat B =	7,047± SF or 0.16± Ac
Cullat C =	15,359± SF or 0.35± Ac
Arcade ROW =	6,163± SF or 0.14± Ac
Seventh ROW =	57± SF or 0.00± Ac
Total =	525,891± SF or 12.06± Ac

SURVEY

- ☒ CATCH BASIN
- ☒ STORM MANHOLE
- ☐ SANITARY MANHOLE
- ☐ HYDRANT

☐ WATER MAINHOLE
☒ CLIND STOP
☐ DATE VALVE
☒ POWER POLE

☐ 1.000000
☐ 2.000000
☐ 3.000000
☐ 4.000000
☐ 5.000000
☐ 6.000000
☐ 7.000000
☐ 8.000000
☐ 9.000000
☐ 10.000000
☐ 11.000000
☐ 12.000000
☐ 13.000000
☐ 14.000000
☐ 15.000000
☐ 16.000000
☐ 17.000000
☐ 18.000000
☐ 19.000000
☐ 20.000000
☐ 21.000000
☐ 22.000000
☐ 23.000000
☐ 24.000000
☐ 25.000000
☐ 26.000000
☐ 27.000000
☐ 28.000000
☐ 29.000000
☐ 30.000000
☐ 31.000000
☐ 32.000000
☐ 33.000000
☐ 34.000000
☐ 35.000000
☐ 36.000000
☐ 37.000000
☐ 38.000000
☐ 39.000000
☐ 40.000000
☐ 41.000000
☐ 42.000000
☐ 43.000000
☐ 44.000000
☐ 45.000000
☐ 46.000000
☐ 47.000000
☐ 48.000000
☐ 49.000000
☐ 50.000000
☐ 51.000000
☐ 52.000000
☐ 53.000000
☐ 54.000000
☐ 55.000000
☐ 56.000000
☐ 57.000000
☐ 58.000000
☐ 59.000000
☐ 60.000000
☐ 61.000000
☐ 62.000000
☐ 63.000000
☐ 64.000000
☐ 65.000000
☐ 66.000000
☐ 67.000000
☐ 68.000000
☐ 69.000000
☐ 70.000000
☐ 71.000000
☐ 72.000000
☐ 73.000000
☐ 74.000000
☐ 75.000000
☐ 76.000000
☐ 77.000000
☐ 78.000000
☐ 79.000000
☐ 80.000000
☐ 81.000000
☐ 82.000000
☐ 83.000000
☐ 84.000000
☐ 85.000000
☐ 86.000000
☐ 87.000000
☐ 88.000000
☐ 89.000000
☐ 90.000000
☐ 91.000000
☐ 92.000000
☐ 93.000000
☐ 94.000000
☐ 95.000000
☐ 96.000000
☐ 97.000000
☐ 98.000000
☐ 99.000000
☐ 100.000000
☐ 101.000000
☐ 102.000000
☐ 103.000000
☐ 104.000000
☐ 105.000000
☐ 106.000000
☐ 107.000000
☐ 108.000000
☐ 109.000000
☐ 110.000000
☐ 111.000000
☐ 112.000000
☐ 113.000000
☐ 114.000000
☐ 115.000000
☐ 116.000000
☐ 117.000000
☐ 118.000000
☐ 119.000000
☐ 120.000000
☐ 121.000000
☐ 122.000000
☐ 123.000000
☐ 124.000000
☐ 125.000000
☐ 126.000000
☐ 127.000000
☐ 128.000000
☐ 129.000000
☐ 130.000000
☐ 131.000000
☐ 132.000000
☐ 133.000000
☐ 134.000000
☐ 135.000000
☐ 136.000000
☐ 137.000000
☐ 138.000000
☐ 139.000000
☐ 140.000000
☐ 141.000000
☐ 142.000000
☐ 143.000000
☐ 144.000000
☐ 145.000000
☐ 146.000000
☐ 147.000000
☐ 148.000000
☐ 149.000000
☐ 150.000000
☐ 151.000000
☐ 152.000000
☐ 153.000000
☐ 154.000000
☐ 155.000000
☐ 156.000000
☐ 157.000000
☐ 158.000000
☐ 159.000000
☐ 160.000000
☐ 161.000000
☐ 162.000000
☐ 163.000000
☐ 164.000000
☐ 165.000000
☐ 166.000000
☐ 167.000000
☐ 168.000000
☐ 169.000000
☐ 170.000000
☐ 171.000000
☐ 172.000000
☐ 173.000000
☐ 174.000000
☐ 175.000000
☐ 176.000000
☐ 177.000000
☐ 178.000000
☐ 179.000000
☐ 180.000000
☐ 181.000000
☐ 182.000000
☐ 183.000000
☐ 184.000000
☐ 185.000000
☐ 186.000000
☐ 187.000000
☐ 188.000000
☐ 189.000000
☐ 190.000000
☐ 191.000000
☐ 192.000000
☐ 193.000000
☐ 194.000000
☐ 195.000000
☐ 196.000000
☐ 197.000000
☐ 198.000000
☐ 199.000000
☐ 200.000000
☐ 201.000000
☐ 202.000000
☐ 203.000000
☐ 204.000000
☐ 205.000000
☐ 206.000000
☐ 207.000000
☐ 208.000000
☐ 209.000000
☐ 210.000000
☐ 211.000000
☐ 212.000000
☐ 213.000000
☐ 214.000000
☐ 215.000000
☐ 216.000000
☐ 217.000000
☐ 218.000000
☐ 219.000000
☐ 220.000000
☐ 221.000000

+	SALE				
□	ELECTRIC TRANSFORMER	900	—	—	—
□	TELEPHONE FEEDBACK	10	—	—	—
○	ELECTRIC SAMPLE	50	—	—	—
○	TELEPHONE MARKING	50	—	—	—

- ④ UTILITY MANHOLE
- ④ ELECTRIC METER
- ④ HAND HOLE
- ④ RING INDICATOR VALVE

[illegible]

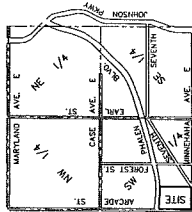
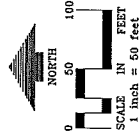
BO	BOXELDER	
CO	COTTONWOOD	
EL	ELM	
FR	FRUIT	

NOVO
THAM VM
LENDOT OT
KESONT FI

PI PAGE
TR TRICE
SP SPURGE
CONFIDENTIAL TRICE

 DECIDUOUS TREE

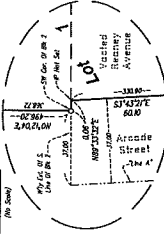
BEACON BLUFF BUSINESS CENTER WEST



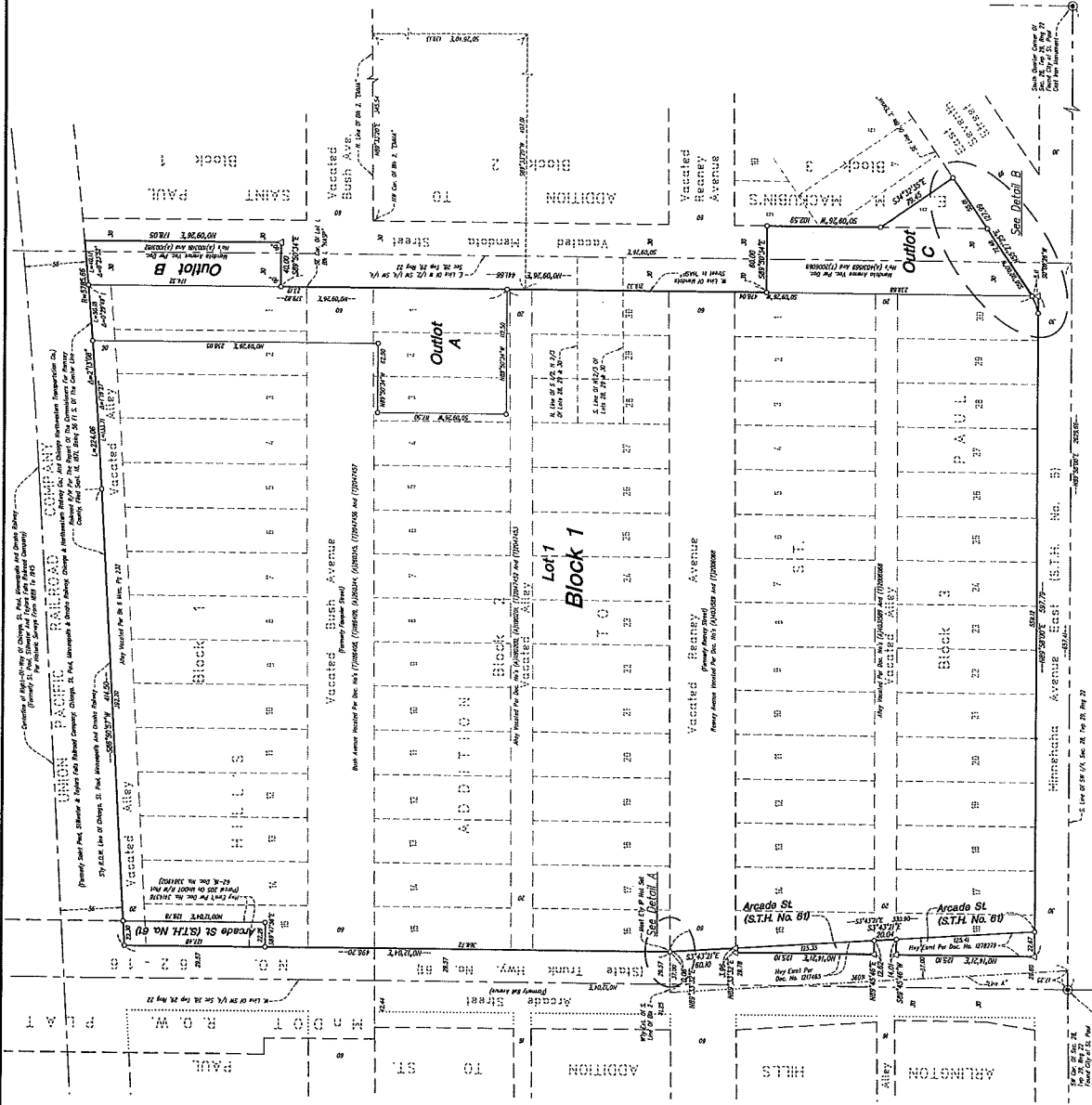
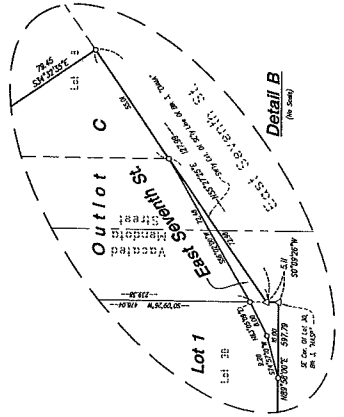
VICINITY MAP
Sec 28, Twp 23, Rng 22
(No Scale)

- FOR THE PURPOSES OF THIS PLAN, THE FOLLOWING DEFINITIONS SHALL APPLY:
- DENOTES 1/2 INCH X 1/4 INCH IRON PIPE MONUMENT SET, MARKED "T.S. 2074"
 - △ DENOTES "T.S. 2074" SET WITH WALKER MARKED "T.S. 2074"
 - * DENOTES "T.S. 2074" SET WITH WALKER MARKED "T.S. 2074"
 - DENOTES "T.S. 2074" SET WITH WALKER MARKED "T.S. 2074"
 - UNLESS OTHERWISE SHOWN
 - (A) DENOTES ABSTRACT DOCUMENT
 - (T) DENOTES TOWNSHIP DOCUMENT
 - "T.M.A." DENOTES TOWN MAP ACTING AS TO SAINT PAUL
 - "M.A.S.P." DENOTES PART OF HILLS ADDITION TO ST. PAUL

Detail A
(No Scale)



Detail B
(No Scale)



**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

located 20th Avenue (formerly Paquette 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 thence said line Northwesterly.

Vacated Reaney Avenue (formerly Reaney Street) lying West of Mendola Street and lying East of a line 37.00 feet East of and parallel with the aforementioned 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 40.03 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 termination.

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 lines.

Commencing at the southeast corner of Block 2, said E. M. Mackabish's Addition to said Saint Paul, thence North 19 degrees 33 minutes 20 seconds East, along the north line of said Block 2, a distance of 3465.54 feet; thence South 2 degrees 25 minutes 40 seconds East 139.13 feet; thence South 13 degrees 11 minutes 20 seconds West 427.01 feet to the west line of Mendota Street in said City of Saint Paul; thence 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 along said line of 219.33 feet 50 minutes 34 seconds East 60.00 feet to the west line of said Block 3, S. M. Macaulish's Addition to said Saint Paul, thence North 9 degrees 09 minutes 26 seconds West, along said west line of Block 3, a distance of 102.69 feet; thence South 34 degrees 32 minutes 35 seconds East, along said east line of Block 3, a distance of 102.69 feet to the point of beginning of the line to be described; thence along said line of 102.69 feet 50 minutes 34 seconds East 60.00 feet to the west line of said Block 2, said E. M. Mackabish's Addition to said Saint Paul, thence North 19 degrees 33 minutes 20 seconds East, along the north line of said Block 2, a distance of 3465.54 feet to the point of beginning of the line to be described.

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 as shown on this plat.

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 _____, 2011.

Signed: PORT AUTHORITY OF THE CITY OF SAINT PAUL

15

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) _____
County, Minnesota
Notary Public
My Commission Expires January 31, 2011 _____

SURVEYORS CERTIFICATION

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, and am duly qualified by education, training and experience to prepare such a plat; that all measurements taken in connection with this plat are a correct representation of the boundary survey; that all mathematical data and facts are correctly designated on this plat; that all comments indicated on this plat are true and correct; that all water boundaries and wet lands, as defined in Minnesota Statutes, section 563.01, Subd. 3, as of the date of the survey, are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2011

Defect	Amount	Amount of
Defect	Amount	Amount of

Richard L. Licht, Professional Land Surveyor
Minnesota License No. 25724

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

Click here to download

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

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

Property Records and Revenue: Director

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 said records.

of Plates, Pages and as Document No.

Manitoba Councils Reconsider

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 Register of Titles for public record on this day of _____, 201____ at _____ of Plats, Pages _____ and _____, 32 Document No. _____.

Deputy Registrar of Titles

**LOUCKS
ASSOCIATES**