

# WEST SIDE FLATS PHASE III

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

Outlots B and C, RIVERVIEW OFFICE ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota;

Together with those parts of Blocks 3 and 4, and vacated alleys within said Blocks 3 and 4, and vacated Custer Street (originally dedicated as Clay Street), and vacated Old Water Street (originally dedicated as Water Street), all in BAZIL AND ROBERT'S ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota; lying northerly of Fillmore Avenue, formerly Fourth Street; lying westerly and northerly of RIVERVIEW OFFICE ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota; lying southerly of the Mississippi River; and lying easterly of a line lying 30 feet easterly of, as measure at right angles to, and parallel with the following described Line "A";

Together with the Northwesterly half of Fillmore Avenue, formerly Fourth Street, vacated, lying Southwesterly of the centerline of Custer Street, vacated, adjoining said Block 4 and Northeasterly of the Northwesterly extensions of a line 20 feet Southwesterly of the Northeasterly line of Lot 1, Block 174, Robertson's Addition to West St. Paul, measured at right angles to said Northeasterly line, lying easterly of a line lying 30 feet easterly of, as measured at right angles to, and parallel with the following described Line "A";

Together with those parts of Block 175 and vacated Starkey Street (originally dedicated as Cedar Street) all in ROBERTSON'S ADDITION TO WEST SAINT PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, lying easterly of a line lying 30 feet easterly of, as measure at right angles to, and parallel with the following described Line "A";

Line "A" is described as:  
Commencing at the most easterly corner of Tract H, REGISTERED LAND SURVEY NO. 350, said Ramsey County; thence on an assumed bearing of South 79 degrees 16 minutes 24 seconds West, along the south line of said Tract H and its extension, a distance of 115.75 feet to the point of beginning of the centerline to be described; thence northwesterly a distance of 339.13 feet along a nontangential curve concave to the northeast, having a radius of 1279.05 feet, a central angle of 15 degrees 11 minutes 29 seconds and a chord which bears North 40 degrees 15 minutes 23 seconds West; thence northwesterly a distance of 102.60 feet along a compound curve concave to the northeast, having a radius of 4004.83 feet and a central angle of 1 degree 28 minutes 04 seconds; thence North 31 degrees 11 minutes 35 seconds West, tangent to the last described curve, a distance of 256.45 feet; thence northwesterly a distance of 146.74 feet on a tangential curve concave to the northeast, having a radius of 1450.15 feet and a central angle of 5 degrees 47 minutes 52 seconds; thence northerly a distance of 238.89 feet along a compound curve concave to the east, having a radius of 675.00 feet and a central angle of 20 degrees 16 minutes 38 seconds; thence northerly a distance of 88.77 feet along a compound curve concave to the east, having a radius of 1265.55 feet and a central angle of 4 degrees 01 minute 09 seconds; thence North 1 degrees 05 minutes 56 seconds West, tangent to the last described curve, a distance of 925.00 feet and said centerline there terminating. All in Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as WEST SIDE FLATS PHASE III and does hereby dedicate to the public for public use forever the public way and the sewer easement as shown on this plat.

In witness whereof said Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a public body corporate and politic, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Signed: HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

\_\_\_\_\_, its \_\_\_\_\_

State of Minnesota  
County of \_\_\_\_\_

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)  
Notary Public \_\_\_\_\_ County, Minnesota  
My Commission Expires January 31, 20\_\_\_\_

### SURVEYORS CERTIFICATION

I, Max L. Stanislawski, 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\_\_\_\_.

\_\_\_\_\_  
Max L. Stanislawski, Professional Land Surveyor  
Minnesota License No. 48988

State of Minnesota  
County of \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_ by Max L. Stanislawski, a Professional Land Surveyor.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)  
Notary Public \_\_\_\_\_ County, Minnesota  
My Commission Expires January 31, 20\_\_\_\_

### 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.

\_\_\_\_\_  
Clerk

### PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

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\_\_\_\_.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By: \_\_\_\_\_, Deputy

### COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

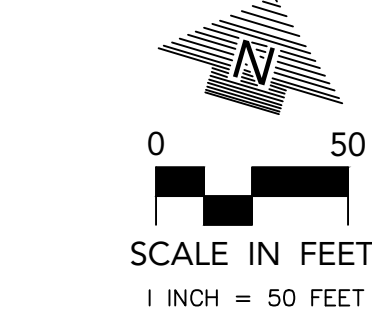
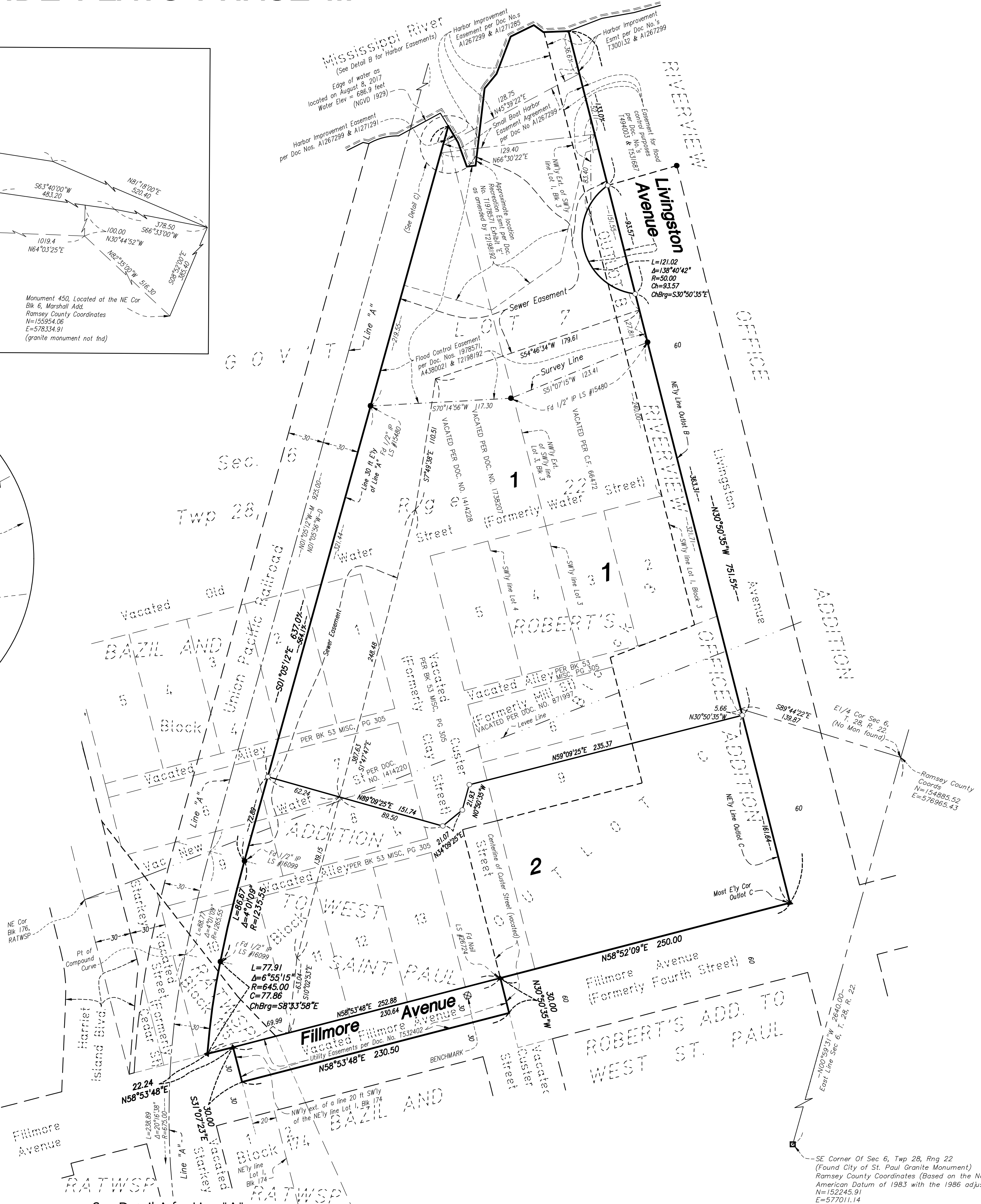
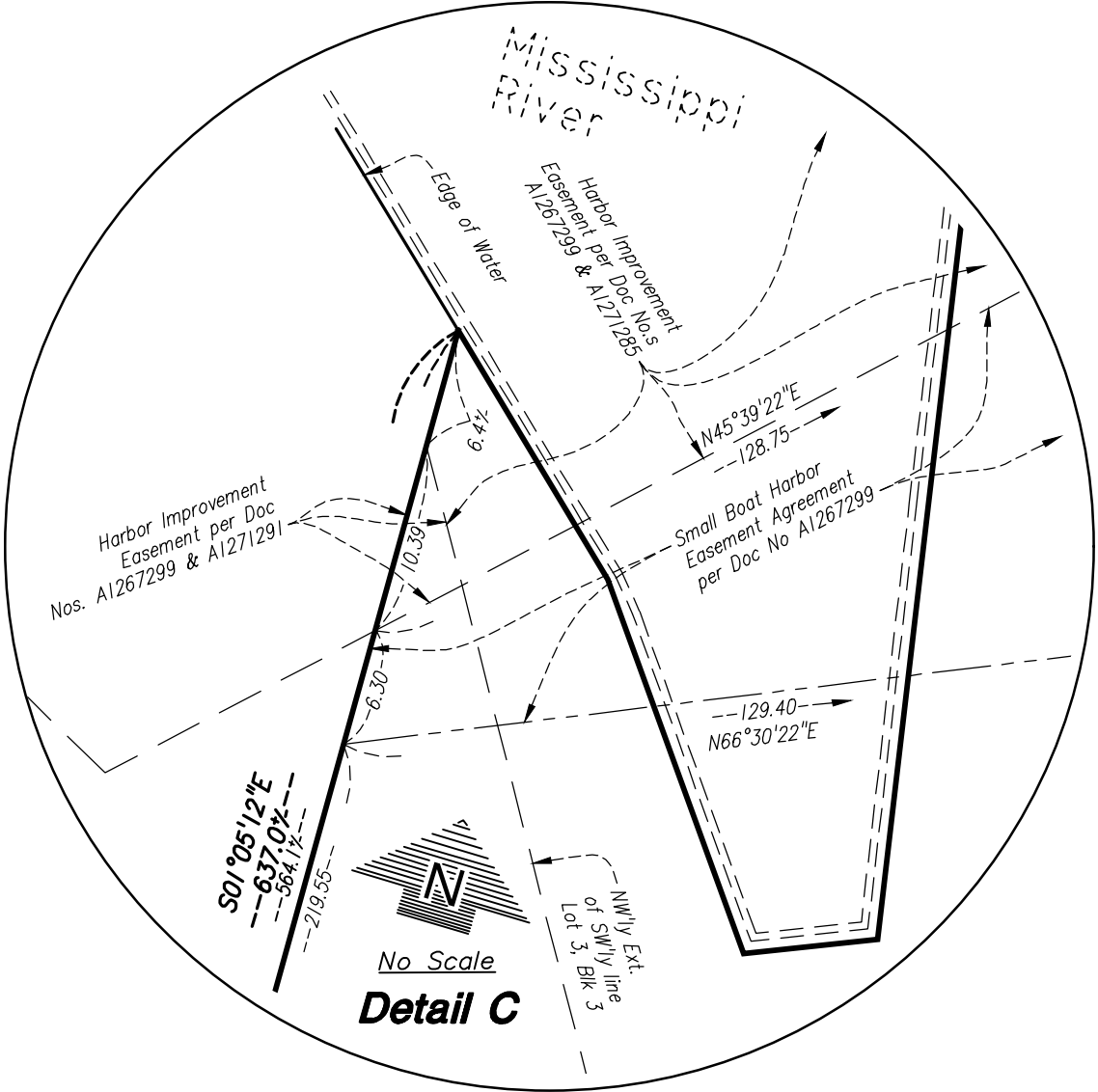
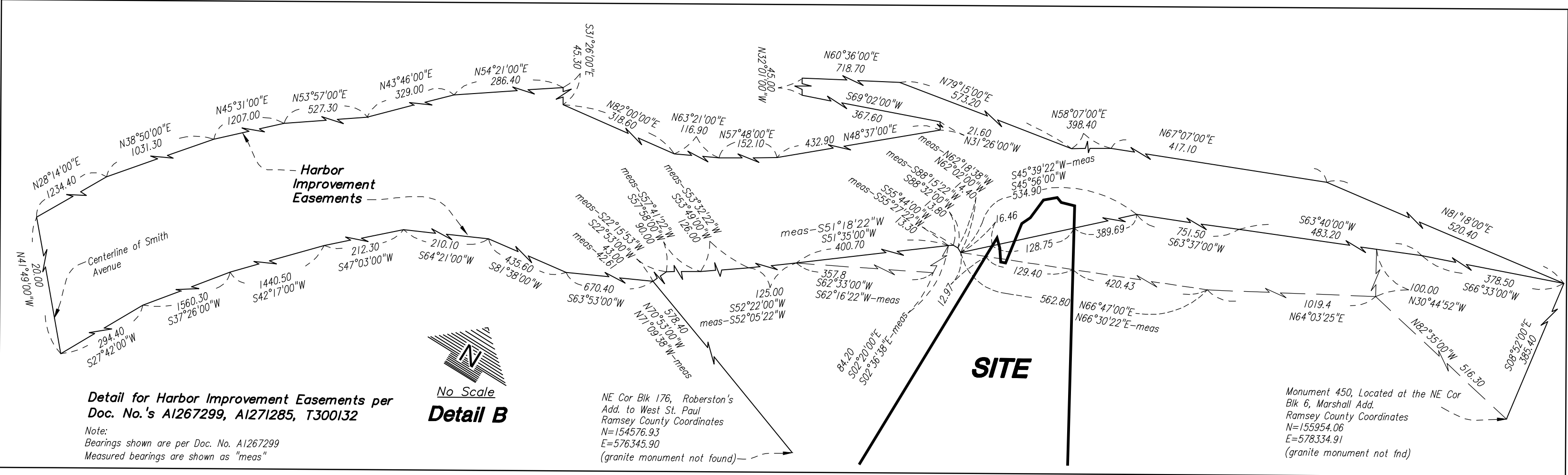
\_\_\_\_\_  
Daniel D. Baar, Land Surveyor  
Ramsey County Surveyor

### REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

I hereby certify that this plat of WEST SIDE FLATS PHASE III 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

# WEST SIDE FLATS PHASE III



THE NORTHEASTERLY LINE OF OUTLOT B, RIVERVIEW OFFICE ADDITION IS ASSUMED TO HAVE A BEARING OF N30°50'35"W

○ DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET, MARKED "LS 48988"

● DENOTES IRON MONUMENT FOUND

▲ DENOTES "PK NAIL" FOUND

RATWSP DENOTES PLAT OF ROBERTSON'S ADDITION TO WEST ST. PAUL

USACE DENOTES UNITED STATES ARMY CORPS OF ENGINEERS

RLS DENOTES REGISTERED LAND SURVEY

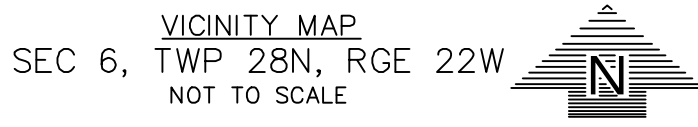
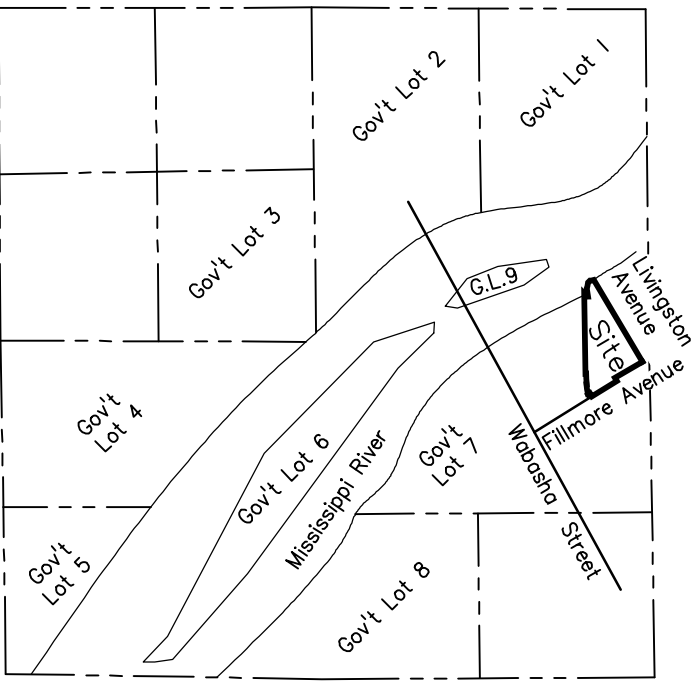
M DENOTES MEASURED

D DENOTES DESCRIPTION

**BENCHMARK**

Top Nut Hydrant on the north side of Fillmore Avenue, 260 feet +/- east of vacated Starkey Street

Elevation = 712.59 feet (NGVD 1929 datum)



**LOUCKS**