

Project Paul St. Paul, Minnesota

PRELIMINARY PLAT OF FORD

GENERAL DRAWINGS

<u>DWG. NO.</u>	<u>TITLE</u>
SHEET 2	BOUNDARY DEPICTION, TITLE COMMITMENT, SCHEDULE B, SECTION II EXCEPTIONS AND LEGAL DESCRIPTIONS
SHEET 3	EXISTING CONDITIONS, PROPOSED AREA AND SETBACK INFORMATION
SHEETS 4-8	DETAILED PRELIMINARY PLAT SHEETS

GENERAL NOTES

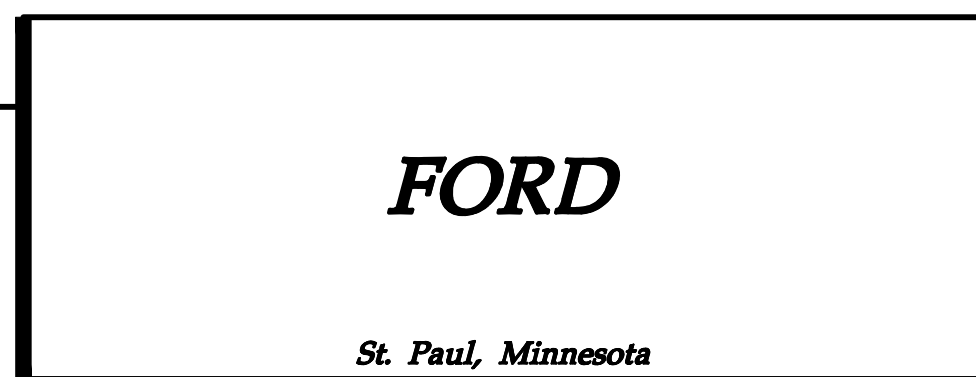
- Date of preparation: 11/01/2019
- Address: 966 Mississippi River Blvd. S. St. Paul, MN 55116.
- FEMA: Subject property appears to be classified as Zone X when scaled from Flood Insurance Rate Map Community - Panel Number 27123C0087G dated 06/04/2010.
- Area: Subject property contains 5,302,585 Sq.Ft. or 121.73 acres.
- Existing Zoning:
 - F1- Ford River Residential
 - F2- Ford Residential Mixed Low District
 - F3- Ford Residential Mixed Mid District
 - F4- Ford Residential Mixed High District
 - F5- Ford Business Mixed District
 - F6- Ford Gateway District
- Contours are processed at 1 foot intervals from survey data obtained during the process of fieldwork. MNDOT monument "SNELLING ECC 1 MNDT" was used as a vertical benchmark with the elevation of 1022.56 (NAVD88).
- Bearings shown are based upon the Ramsey County Coordinate System, NAD83 (2007 Adj.) US Survey Feet.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (State One Call Ticket No. 181912733).
- Existing conditions are based on field collection performed by Westwood in June of 2018 and August 2019.

DEVELOPMENT SUMMARY

Owner Information: Ford Motor Company

Developer Information: Ryan Companies US, Inc.
 533 South 3rd Street, Suite 100
 Minneapolis, MN 55415

Surveyor Information: Westwood Professional Services
 12701 Whitewater Drive, Suite 300
 Minnetonka, MN 55343



LEGAL DESCRIPTION (PER TITLE COMMITMENT No. NCS-904994-MPLS)

The land referred to in this Commitment is situated in the City of St. Paul, County of Ramsey, State of Minnesota, and is described as follows:

Parcel A1 (Abstract property):

That part of Lot 1, Auditor's Subdivision No. 87, lying north of the plot of Ford Motor Company First Addition, Except that part of said Lot 1 lying within the east 671.40 feet of the Northeast Quarter of Section 17, Township 28, Range 23, and lying north of a line drawn at right angles to the east line of said Northeast Quarter from a point on said east line distant 1330.54 feet south from the intersection of the south line of Ford Parkway with the east line of said Northeast Quarter.

And except that part of said Lot 1 contained within the following: Beginning at the intersection of the southerly right-of-way of Ford Parkway, as now established, with a line distant westerly 671.40 feet from and parallel with the east line of Section 17, Township 28, Range 23, thence southerly 500 feet along a line distant 671.40 feet parallel with the east line of said Section 17, thence westerly and parallel with the southerly right-of-way line of Ford Parkway, as now established, a distance of 328 feet; thence northerly along a line distant westerly 999.40 feet and parallel with the east line of said Section 17, a distance of 500 feet to the southerly right-of-way line of Ford Parkway, as now established, thence easterly along the said southerly right-of-way line of Ford Parkway, a distance of 328 feet to the point of beginning.

And except the following described parcel: All of the North half of the Southeast quarter of the Northeast quarter of Section 17, Township 28, Range 23 West of the Fourth Principal Meridian, except the East 671.40 feet thereof (being part of Lot 1, Auditor's Subdivision No. 87).

And except the following described parcel: All that part of the Southeast quarter of the Northeast quarter of Section 17, Township 28, Range 23 lying South of a line dividing the North and South halves of the Southeast quarter of the Northeast quarter of said Section 17 except those parts of said Tract taken and condemned by the City of St. Paul, Minnesota for the widening of Cleveland Avenue, and also except from the above property that part described as follows: Beginning at a point in the East line of said Section 17 which point is 1280.54 feet south from the intersection of the present south line of the Ford Road with the said East line of said Section 17, thence West at right angles with said East line of Section 17, a distance of 671.40 feet to a point; thence North and parallel with the said East line of Section 17, a distance of 22.66 feet to a point in the North line of said South half of the Southeast quarter of the Northeast quarter of said Section 17, thence East along the North line of the South half of the Southeast quarter of the Northeast quarter of Section 17, 671.40 feet to the said East line of Section 17 aforesaid; thence South 26.34 feet to the place of beginning, also except that part described as follows: Beginning at a point in the East line of Section 17 which point is 1280.54 feet South of the intersection of the present South line of Ford Road with the said East line of Section 17, thence West at right angles with the said East line of Section 17 a distance of 671.40 feet to a point; thence South and parallel with the said East line of Section 17 a distance of 250.00 feet to a point; thence East and parallel with the first course of the land herein described 671.40 feet to a point in the said East line of Section 17; thence North along the said East line of Section 17 a distance of 250.00 feet to the point of beginning.

Parcel A2 (Certificate of Title No. 231951): All of the North half of the Southeast quarter of the Northeast quarter of Section 17, Township 28, Range 23 West of the Fourth Principal Meridian, except the East 671.40 feet thereof, (being part of Lot 1, Auditor's Subdivision No. 87).

Parcel A3 (Certificate of Title No. 231951): All that part of the Southeast quarter of the Northeast quarter of Section 17, Township 28, Range 23 lying South of a line dividing the North and South halves of the Southeast quarter of the Northeast quarter of said Section 17 except those parts of said Tract taken and condemned by the City of St. Paul, Minnesota for the widening of Cleveland Avenue, and also except from the above property that part described as follows: Beginning at a point in the East line of said Section 17 which point is 1280.54 feet south from the intersection of the present south line of the Ford Road with the said East line of said Section 17, thence West at right angles with said East line of Section 17, a distance of 671.40 feet to a point; thence North and parallel with the said East line of Section 17, a distance of 22.66 feet to a point in the North line of said South half of the Southeast quarter of the Northeast quarter of said Section 17, thence East along the North line of the South half of the Southeast quarter of the Northeast quarter of Section 17, 671.40 feet to the said East line of Section 17 aforesaid; thence South 26.34 feet to the place of beginning, also except that part described as follows: Beginning at a point in the East line of Section 17 which point is 1280.54 feet South of the intersection of the present South line of Ford Road with the said East line of Section 17, thence West at right angles with the said East line of Section 17 a distance of 671.40 feet to a point; thence South and parallel with the said East line of Section 17 a distance of 250.00 feet to a point; thence East and parallel with the first course of the land herein described 671.40 feet to a point in the said East line of Section 17; thence North along the said East line of Section 17 a distance of 250.00 feet to the point of beginning.

Parcel B1 (Abstract property): Lot 2, Auditor's Subdivision No. 87, Except that part thereof lying within the plot of Ford Motor Company First Addition, And except the following described parcel: All of the North Half of Lot 2, Section 17, Township 28, Range 23 according to the Government Survey thereof, which is situated East of the Easterly line of the Mississippi River Boulevard Number 2 as sold easterly line is determined and defined by the recorded plat of said Mississippi River Boulevard Number 2 on file and of record in the office of the Register of Deeds in and for said County of Ramsey and State of Minnesota.

And except the following described parcel: That part of Government Lot 2, Section 17, Township 28, Range 23, lying southerly of a line dividing the North and South halves of the Southeast Quarter of the Northeast Quarter of said Section 17 and extended in a straight line in a West direction to the Mississippi River and lying Easterly of the Easterly line of the Southeast Quarter of the Northeast Quarter of said Section 17, thence East along the North line of the Southeast Quarter of the Northeast Quarter of said Section 17, thence West at right angles with the said East line of Section 17, a distance of 126.12 feet, thence South 60 degrees 37 minutes 58 seconds West, to the Mississippi River and there terminating; excepting however from said tract, that part taken for Mississippi River Blvd.

Parcel B2 (Certificate of Title No. 81985): All of the North half of Lot 2, Section 17, Township 28, Range 23, according to the Government Survey thereof, which is situated East of the Easterly line of the Mississippi River Boulevard Number 2 as sold Easterly line is determined and defined by the recorded plat of said Mississippi River Boulevard Number 2 on file and of record in the office of the Register of Deeds in and for said County of Ramsey and State of Minnesota.

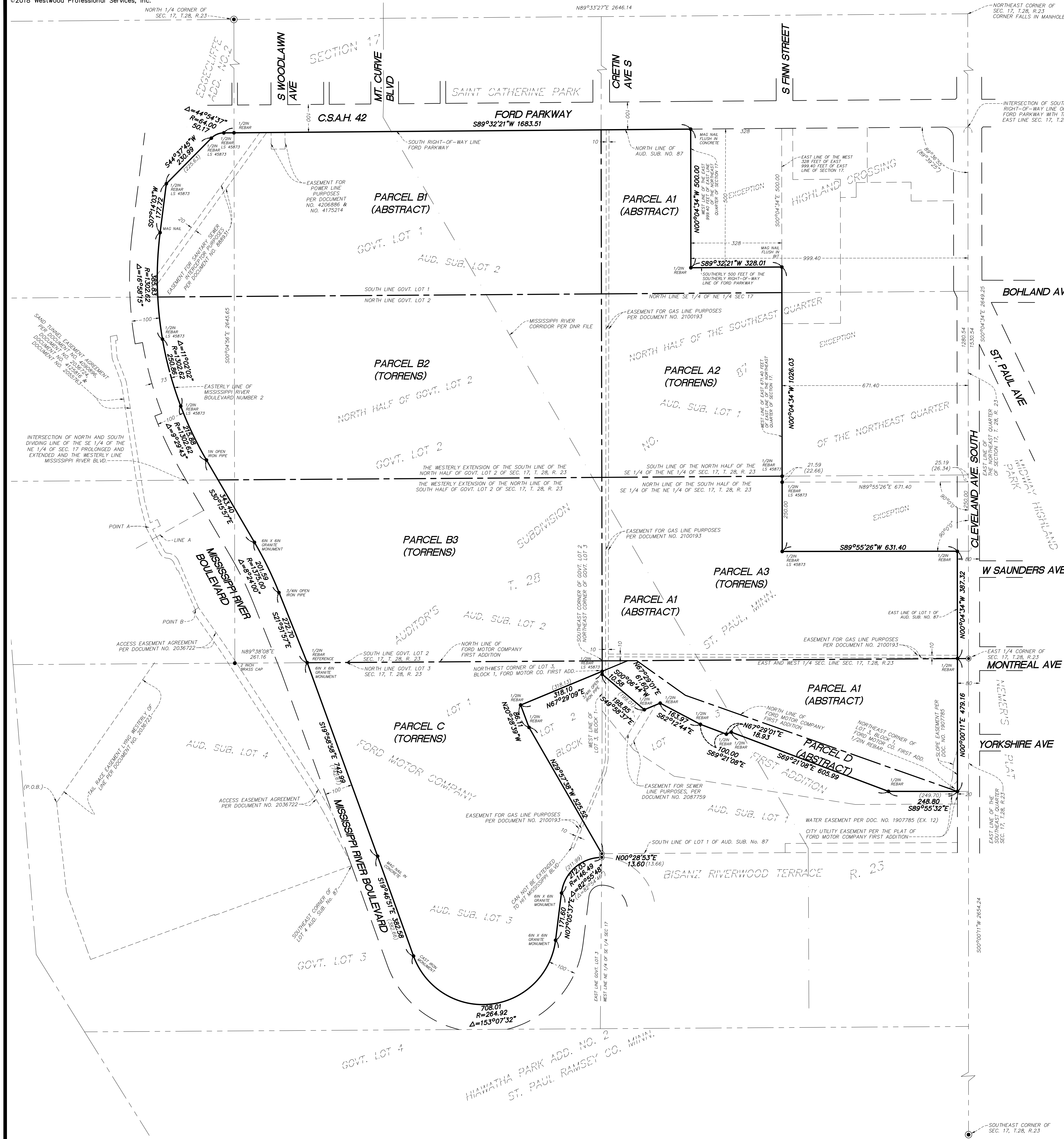
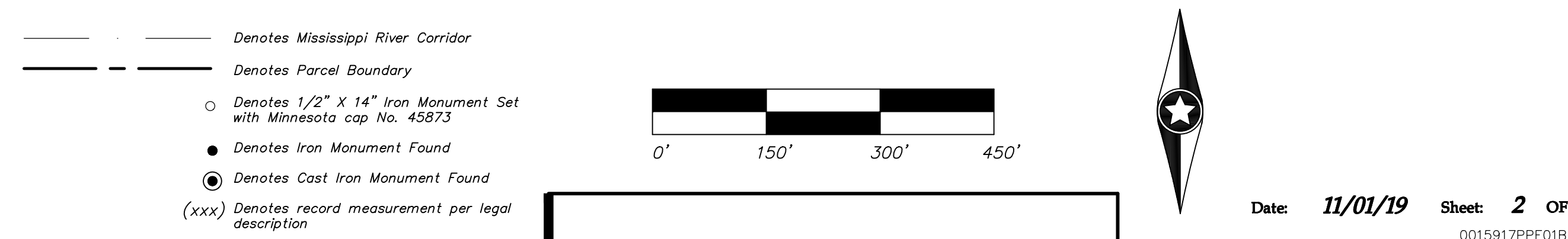
Parcel B3 (proposed subdivision of the land on Certificate of Title No. 570430): That part of Government Lot 2, Section 17, Township 28, Range 23, lying southerly of a line dividing the North and South halves of the Southeast Quarter of the Northeast Quarter of said Section 17 prolonged and extended in a straight line in a West direction to the Mississippi River and lying Easterly of the Easterly line of the Southeast Quarter of the Northeast Quarter of said Section 17, thence East along the North line of the Southeast Quarter of the Northeast Quarter of said Section 17, thence West at right angles with the said East line of Section 17, a distance of 126.12 feet, thence South 60 degrees 37 minutes 58 seconds West, to the Mississippi River and there terminating; excepting however from said tract, that part taken for Mississippi River Blvd.

Parcel C (Certificate of Title No. 270211): Lot 1, Block 1, Ford Motor Company First Addition.

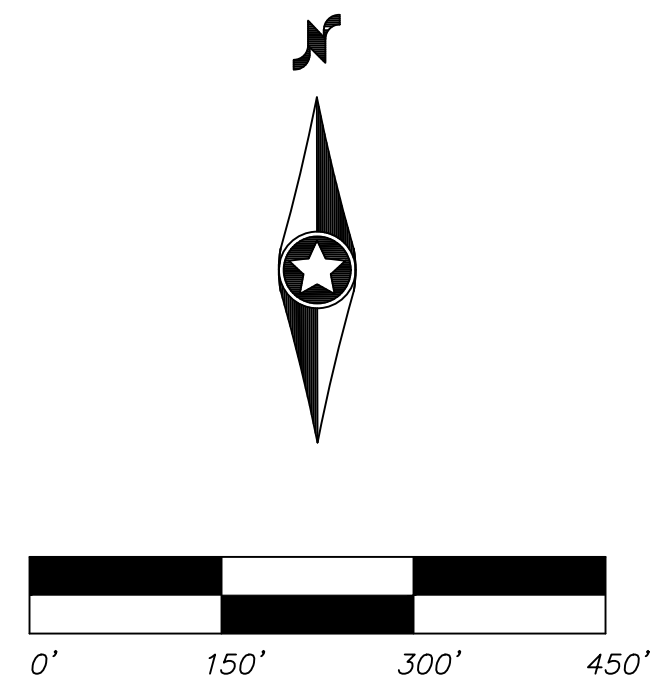
Parcel D (Abstract property): That part of Lot 3, Block 1, Ford Motor Company First Addition, lying northeasterly, northerly and northwesterly of the following described line: Beginning at a point on the west line of said Lot 3, said point of beginning being located along said west line South 00 degrees 06 minutes 52 seconds West, assumed bearing, a distance of 10.58 feet from the northwest corner of said Lot 3; thence South 49 degrees 54 minutes 31 seconds East a distance of 159.07 feet; thence North 67 degrees 29 minutes 09 seconds East a distance of 61.60 feet; thence South 62 degrees 12 minutes 36 seconds East a distance of 163.97 feet; thence South 69 degrees 21 minutes 00 seconds East a distance of 100.00 feet; thence North 67 degrees 29 minutes 09 seconds East a distance of 18.93 feet; thence South 69 degrees 21 minutes 00 seconds East a distance of 605.99 feet; thence North 89 degrees 37 minutes 00 seconds East a distance of 249.70 feet to the northeast corner of said Lot 3 and there terminating.

SCHEDULE B SECTION II, EXCEPTIONS

- The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment. (1) Rights of the City of Saint Paul in the right of way for Mississippi River Boulevard, as said road is presently laid out and traveled, and as shown on the following: (a) Plat of Mississippi River Boulevard No. 2, recorded August 13, 1906, in the office of the County Recorder as Doc. No. 328682; and (b) Plat of Auditor's Subdivision No. 87, recorded March 6, 1934, in the office of the County Recorder as Doc. No. 860584, and recorded March 6, 1934, in the office of the Registrar of Titles as Doc. No. 143657. RIGHT OF WAY IS SHOWN ON SURVEY. (11) Rights of the City of Saint Paul in the right of way for Ford Parkway, including easements for slopes, cuts and fills, as said road is presently laid out and traveled and as contained in the following: (a) Deed to the City of Saint Paul, dated March 31, 1923, recorded April 24, 1923, in the office of the County Recorder as Doc. No. 632082; and (b) Final Order, recorded September 13, 1923, in the office of the County Recorder as Doc. No. 642842. RIGHT OF WAY IS SHOWN ON SURVEY; THERE ARE SLOPE EASEMENTS ALONG THE SOUTH RIGHT OF WAY OF FORD PARKWAY WHICH APPEAR TO AFFECT THE SUBJECT PROPERTY, HOWEVER THE SLOPE MAPS ARE UNREADABLE. EASEMENTS ARE NOT SHOWN. (12) Rights of the City of Saint Paul in the right of way for Cleveland Avenue, including easements for slopes and water purposes, as said road is presently laid out and traveled and as shown on the instrument recorded in the office of the County Recorder as Doc. No. 1907785. The following, which appears as a recital on the Certificate of Title for Parcel A3: Subject to the rights acquired by the City of St. Paul in Cleveland Avenue. RIGHT OF WAY, WATER EASEMENT, AND SLOPE EASEMENT ARE SHOWN ON SURVEY. (13) Easement for sanitary sewer interceptor purposes in favor of the City of St. Paul, as contained in Council File 100314 by the City of St. Paul, recorded November 18, 1935, in the office of the County Recorder as Doc. No. 888931. AS SHOWN. (14) City utility easement along Cleveland Avenue, as shown on the plat of Ford Motor Company First Addition. AS SHOWN. (15) Reservation of all minerals and mineral rights by the grantor in the Quit Claim Deed, from the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, to Ford Motor Company, dated July 14, 1980, recorded August 20, 1980, in the office of the County Recorder as Doc. No. 2087758. BLANKET IN NATURE OVER PARCEL D, NOT GRAPHICALLY SHOWN. (16) Terms and conditions of the easement for sewerline purposes, as contained in the Easement, dated July 14, 1980, recorded August 20, 1980, in the office of the County Recorder as Doc. No. 2087759. DOES NOT LIE ON SUBJECT PROPERTY, AS SHOWN. (17) Easement for gas line purposes in favor of Northern States Power Company, as contained in the Gas Line Easement, dated August 20, 1974, recorded December 11, 1980, in the office of the County Recorder as Doc. No. 2100193. AS SHOWN. (18) Terms and conditions of the Sand Tunnel Easement Agreement, between Twin Cities Hydro LLC, and Ford Motor Company, dated March 31, 2008, recorded April 1, 2008, in the office of the County Recorder as Doc. No. 2036722. DOES NOT LIE ON SUBJECT PROPERTY, AS SHOWN. (19) The following, which appears as a recital on the Certificate of Title for Parcel B3: Access Easement Agreement, dated March 31, 2008, recorded April 1, 2008, in the office of the Registrar of Titles as Doc. No. 2036722. DOES NOT LIE ON SUBJECT PROPERTY, AS SHOWN. (20) The following, which appears as a recital on the Certificate of Title for Parcel B3: Talrace Easement Agreement, dated March 31, 2008, recorded April 1, 2008, in the office of the Registrar of Titles as Doc. No. 2036722. DOES NOT LIE ON SUBJECT PROPERTY, AS SHOWN. (21) Easement for power line purposes in favor of Northern States Power Company, as contained in the Electric Easement, dated June 22, 2009, recorded August 7, 2009, in the office of the County Recorder as Doc. No. 4175214, and recorded February 5, 2010, in said office as Doc. No. 4206886. AS SHOWN. (22) NOTE: Please see the following, all in connection with the vacation of the plat of Edgcliffe Addition No. 2 and the plat of Saint Catherine Park: (a) Resolution in Council File 44574 by the City of Saint Paul, recorded June 13, 1923, in the office of the County Recorder as Doc. Nos. 636205 and 636206, and recorded June 13, 1923, in the office of the Registrar of Titles as Doc. No. 60935; and (b) Order by the Ramsey County District Court, recorded April 28, 1924, as Doc. No. 657570. APPEARS TO AFFECT SUBJECT PROPERTY, NOT GRAPHICALLY SHOWN. (23) The following, which appears as a recital on the Certificate of Title for Parcel B2: Subject to a Lease in favor of United States of America dated May 24, 1901. NO DOCUMENT PROVIDED, NOT SHOWN. (24) The following, which appears on the Certificate of Title for Parcel A2: This Certificate is issued pursuant to an Order of the District Court, see document no. 451078. NOT GRAPHICALLY SHOWN. (25) The following, which appears as a recital on the Certificate of Title for Parcel A3: Action by the City Council regarding the opening of St. Paul Avenue, recorded March 30, 1927, in the office of the Registrar of Titles as Doc. No. 96011. DOES NOT LIE ON SUBJECT PROPERTY, NOT GRAPHICALLY SHOWN, APPEARS TO LIE NORTHEAST AND NORTHWEST OF SOUTHWEST CORNER OF FORD PARKWAY AND CLEVELAND AVE. (26) Modification of River Corridor Standards by the City of Saint Paul, recorded July 30, 1992, in the office of the County Recorder as Doc. No. 3259864, and recorded July 30, 1999, in said office as Doc. No. 3259969. APPEARS TO AFFECT SUBJECT PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY SHOWN. (27) Modification of River Corridor Standards by the City of Saint Paul, recorded September 3, 1999, in the office of the County Recorder as Doc. No. 3267195. MAY OR MAY NOT AFFECT SUBJECT PROPERTY, NOT GRAPHICALLY SHOWN. (28) Modification of River Corridor Standards by the City of Saint Paul, recorded September 3, 1999, in the office of the County Recorder as Doc. No. 3267196. MAY OR MAY NOT AFFECT SUBJECT PROPERTY, NOT GRAPHICALLY SHOWN. (29) Modification of River Corridor Standards by the City of Saint Paul, recorded August 25, 2000, in the office of the County Recorder as Doc. No. 3340654. MAY OR MAY NOT AFFECT SUBJECT PROPERTY, NOT GRAPHICALLY SHOWN. (30) Rights of tenants under unrecorded leases. NOT GRAPHICALLY SHOWN.

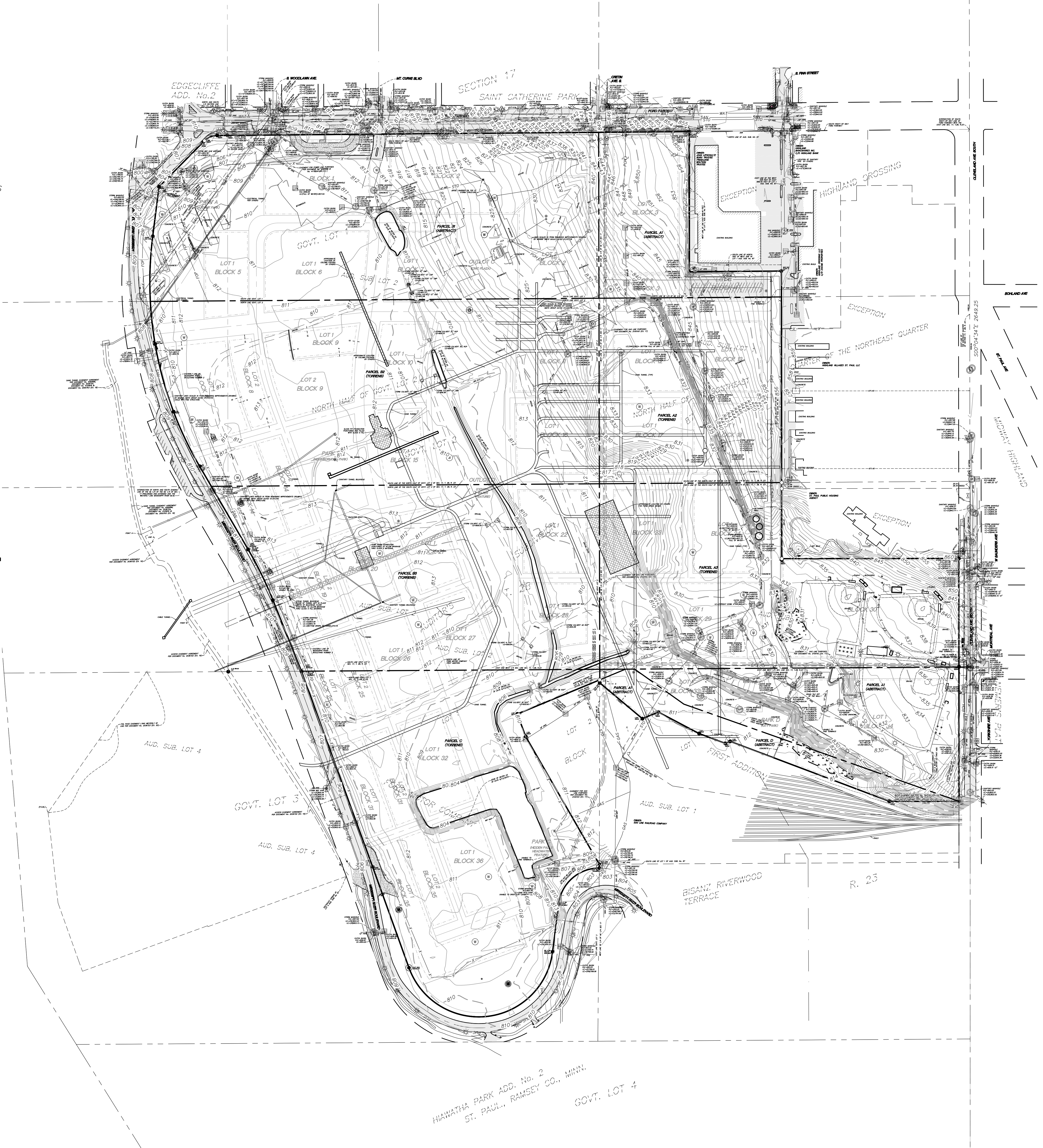


SEE SHEETS 4 THRU 8 FOR DETAIL OF PROPOSED LOTS



LEGEND

- | | |
|------------------------|-------------------------|
| ○ SANITARY MANHOLE | □ TELEPHONE BOX |
| ⊙ SEWER CLEANOUT | ⊙ TELEPHONE MANHOLE |
| ⊙ STORM MANHOLE | □ CABLE TV BOX |
| ⊙ CATCH BASIN | ⊙ TRAFFIC CONTROL BOX |
| ⊙ BEEHIVE CATCH BASIN | ⊙ HAND HOLE |
| ⊙ FLARED END SECTION | ⊙ STREET LIGHT |
| ⊙ POWER POLE | ⊙ TRAFFIC LIGHT |
| ⊙ GUY WIRE | ⊙ BUSH/SHRUB |
| ⊙ ELECTRIC BOX | ⊙ CONIFEROUS TREE |
| ⊙ ELECTRIC METER | ⊙ DECIDUOUS TREE |
| ⊙ ELECTRIC MANHOLE | ⊙ WETLAND |
| ⊙ ELECTRIC TOWER | ⊙ TREE LINE |
| ⊙ GATE VALVE | ⊙ CABLE TV |
| ⊙ HYDRANT | ⊙ GAS LINE |
| ⊙ WATER METER | ⊙ POWER OVERHEAD |
| ⊙ CURB STOP BOX | ⊙ POWER UNDERGROUND |
| ⊙ WATER MANHOLE | ⊙ SANITARY SEWER |
| ⊙ WELL | ⊙ STORM SEWER |
| ⊙ GAS METER | ⊙ TELEPHONE OVERHEAD |
| ⊙ STEEL/WOOD POST | ⊙ TELEPHONE UNDERGROUND |
| ⊙ SIGN-TRAFFIC/OTHER | ⊙ WATERMAIN |
| ⊙ SIGN-TRAFFIC/OTHER | ⊙ FIBER OPTIC |
| ⊙ MAIL BOX | ⊙ FENCE LINE |
| ⊙ HANDICAPPED STALL | ⊙ CURB & GUTTER |
| ⊙ PERC TEST | ⊙ ACCESS CONTROL |
| ⊙ MONITORING WELL | ⊙ GAS VALVE |
| ⊙ FIRE HOSE CONNECTION | ▨ CONCRETE SURFACE |
| ⊙ CULVERT | ▨ BITUMINOUS SURFACE |
| ⊙ FLOOD LIGHT | ▨ GRAVEL SURFACE |
| ⊙ SOL BORING | |



PROPOSED AREA SUMMARY AND BUILDING SETBACK

PARCEL	AREA	ZONING	PUBLIC ROW SETBACK (FEET)	INTERIOR LOT LINE SETBACK (FEET)
OUTLOT A	0.49± ACRES	F5	0	0
OUTLOT B	0.38± ACRES	F5	0	0
OUTLOT C	1.70± ACRES	F5	0	0
OUTLOT D	5.44± ACRES	F3	0	0
PARK A	3.65± ACRES	F6	0	0
PARK B	1.55± ACRES	F2	0	0
PARK C	6.39± ACRES	F1/F6	0	0
PARK D	1.50± ACRES	F6	0	0
LOT 1, BLOCK 1	2.29± ACRES	F6	5	6
LOT 1, BLOCK 2	3.40± ACRES	F5	5	6
LOT 2, BLOCK 2	2.37± ACRES	F5	5	6
LOT 1, BLOCK 3	2.65± ACRES	F5	5	6
LOT 2, BLOCK 3	0.53± ACRES	F5	5	6
LOT 1, BLOCK 4	0.63± ACRES	F5	5	6
LOT 1, BLOCK 5	1.13± ACRES	F6	5	6
LOT 1, BLOCK 6	2.30± ACRES	F6	5	6
LOT 1, BLOCK 7	1.30± ACRES	F5	5	6
LOT 1, BLOCK 8	1.94± ACRES	F1	10	10
LOT 2, BLOCK 8	0.74± ACRES	F2	10	6
LOT 1, BLOCK 9	0.58± ACRES	F2	10	6
LOT 2, BLOCK 9	1.53± ACRES	F2	10	6
LOT 1, BLOCK 10	1.07± ACRES	F3	10	6
LOT 1, BLOCK 11	1.47± ACRES	F3	5	6
LOT 1, BLOCK 12	1.43± ACRES	F4	5	6
LOT 1, BLOCK 13	1.43± ACRES	F4	5	6
LOT 1, BLOCK 14	1.44± ACRES	F1	10	10
LOT 2, BLOCK 14	0.76± ACRES	F1	10	6
LOT 1, BLOCK 15	1.21± ACRES	F3	10	6
LOT 1, BLOCK 16	1.49± ACRES	F3	5	6
LOT 1, BLOCK 17	1.43± ACRES	F4	5	6
LOT 1, BLOCK 18	1.43± ACRES	F4	5	6
LOT 1, BLOCK 19	0.86± ACRES	F1	10	10
LOT 2, BLOCK 19	0.68± ACRES	F1	10	6
LOT 1, BLOCK 20	1.21± ACRES	F2	10	6
LOT 1, BLOCK 21	1.14± ACRES	F3	10	6
LOT 1, BLOCK 22	1.64± ACRES	F3	5	6
LOT 1, BLOCK 23	1.70± ACRES	F4	5	6
LOT 1, BLOCK 24	1.70± ACRES	F4	5	6
LOT 2, BLOCK 25	0.79± ACRES	F1	10	10
LOT 2, BLOCK 25	0.68± ACRES	F1	10	6
LOT 1, BLOCK 26	1.21± ACRES	F2	10	6
LOT 1, BLOCK 27	1.21± ACRES	F3	10	6
LOT 1, BLOCK 28	1.26± ACRES	F3	5	6
LOT 1, BLOCK 29	2.98± ACRES	F3	5	6
LOT 1, BLOCK 30	5.15± ACRES	F6	5	6
LOT 1, BLOCK 31	0.89± ACRES	F1	10	10
LOT 2, BLOCK 31	0.76± ACRES	F1	10	6
LOT 1, BLOCK 32	1.37± ACRES	F2	10	6
LOT 1, BLOCK 33	1.75± ACRES	F6	5	6
LOT 1, BLOCK 34	5.36± ACRES	F6	5	6
LOT 1, BLOCK 35	2.15± ACRES	F1	10	10
LOT 2, BLOCK 35	0.76± ACRES	F1	10	6
LOT 1, BLOCK 36	1.37± ACRES	F2	10	6

Revisions:
 09/25/2019 - City Comments (KJK)
 10/22/2019 - City Comments (KJK)
 11/01/2019 - City Comments (SBL) (KJK)

Crew:
 Checked: **NHC/KJK**
 Drawn: **BY**
 Record Drawing by/date:

Prepared for:

Ryan Companies US, Inc.
 533 South 3rd Street, Suite 100
 Minneapolis, MN 55415

FORD
 St. Paul, Minnesota

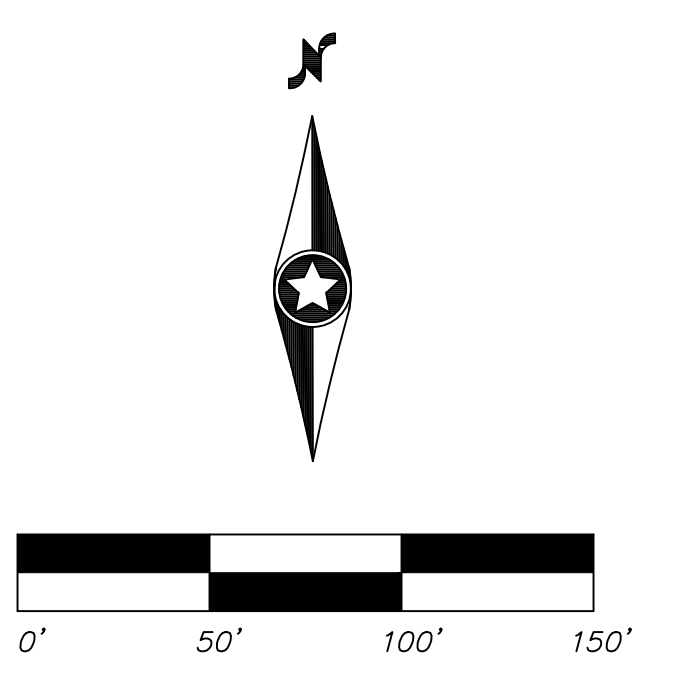
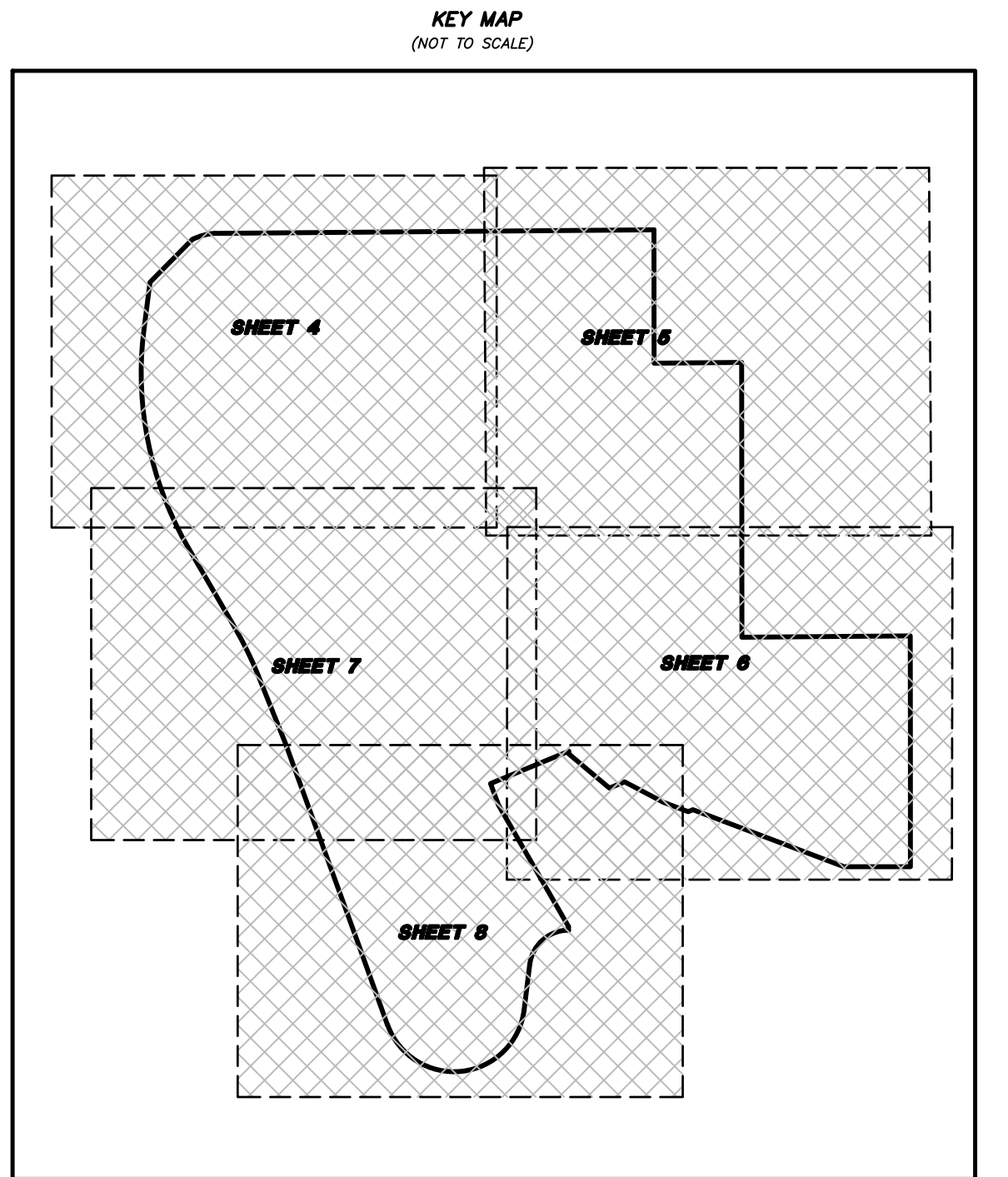
EDGECLIFFE
ADD. No.2

SECTION 11
SAINT CATI

LEGEND

○	SANITARY MANHOLE	□	TELEPHONE BOX
⊖	SEWER CLEANOUT	⊖	TELEPHONE MANHOLE
⊖	STORM MANHOLE	⊖	CABLE TV BOX
⊖	CATCH BASIN	⊖	TRAFFIC CONTROL BOX
⊖	BEEHIVE CATCH BASIN	⊖	HAND HOLE
⊖	FLARED END SECTION	⊖	TRAFFIC LIGHT
⊖	POWER POLE	⊖	STREET LIGHT
⊖	GUY WIRE	⊖	BUSH/SHRUB
⊖	ELECTRIC BOX	⊖	CONIFEROUS TREE
⊖	ELECTRIC METER	⊖	DECIDUOUS TREE
⊖	ELECTRIC MANHOLE	⊖	WETLAND
⊖	ELECTRIC TOWER	⊖	TREE LINE
⊖	GATE VALVE	⊖	CABLE TV
⊖	HYDRANT	⊖	GAS LINE
⊖	WATER METER	⊖	POWER OVERHEAD
⊖	CURB STOP BOX	⊖	POWER UNDERGROUND
⊖	WATER MANHOLE	⊖	SANITARY SEWER
⊖	WELL	⊖	STORM SEWER
⊖	GAS METER	⊖	TELEPHONE OVERHEAD
⊖	STEEL/WOOD POST	⊖	TELEPHONE UNDERGROUND
⊖	SIGN-TRAFFIC/OTHER	⊖	WATERMAIN
⊖	SIGN-TRAFFIC/OTHER	⊖	FIBER OPTIC
⊖	MAIL BOX	⊖	FENCE LINE
⊖	HANDICAPPED STALL	⊖	CURB & GUTTER
⊖	PERC TEST	⊖	ACCESS CONTROL
⊖	MONITORING WELL	⊖	GAS VALVE
⊖	FIRE HOSE CONNECTION	⊖	CONCRETE SURFACE
⊖	CULVERT	⊖	BITUMINOUS SURFACE
⊖	FLOOD LIGHT	⊖	GRAVEL SURFACE
⊖	SOIL BORING		

Denotes Mississippi River Corridor
Denotes Major Contour
Denotes Minor Contour
Denotes Easements
Denotes Building Setback
Denotes Parcel Boundary
○ Denotes 1/2" x 14" Iron Monument Set with Minnesota cap No. 45873
● Denotes Iron Monument Found
⊖ Denotes Cast Iron Monument Found
(xxx) Denotes record measurement per legal description



Westwood
 Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (952) 937-5822 Minneapolis, MN 55434
 Toll Free (888) 937-5150 westwoods.com
 Westwood Professional Services, Inc.

Revisions
 10/25/2019 - City Comments (KJK)
 10/22/2019 - City Comments (KJK)
 11/02/2019 - City Comments (SBL, KJK)

Crew:
 Checked: *NJK/KJK*
 Drawn: *BTJ*
 Record Drawing by date:

Prepared for:
Ryan Companies US, Inc.
 533 South 3rd Street, Suite 100
 Minneapolis, MN 55415

FORD
 St. Paul, Minnesota

Date: 11/01/19 Sheet: 4 of 8
 00159177P01-SHEETS.dwg

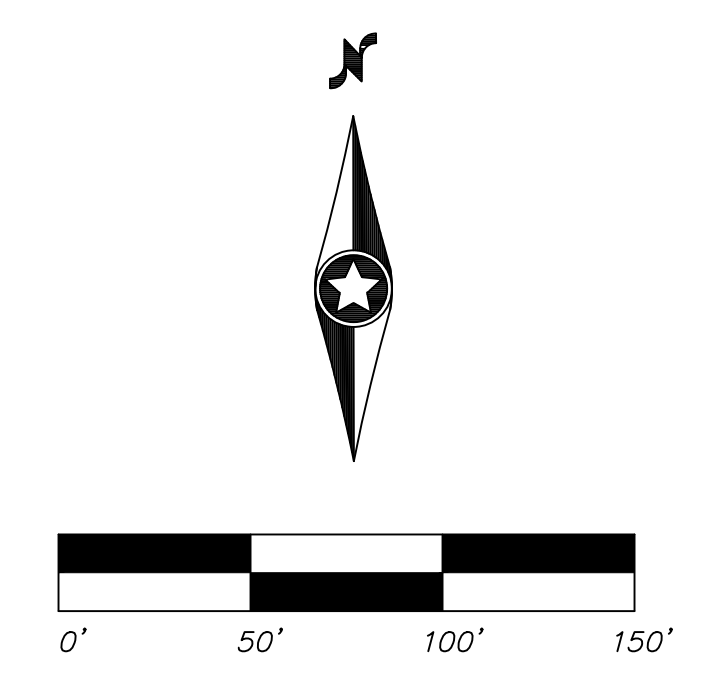
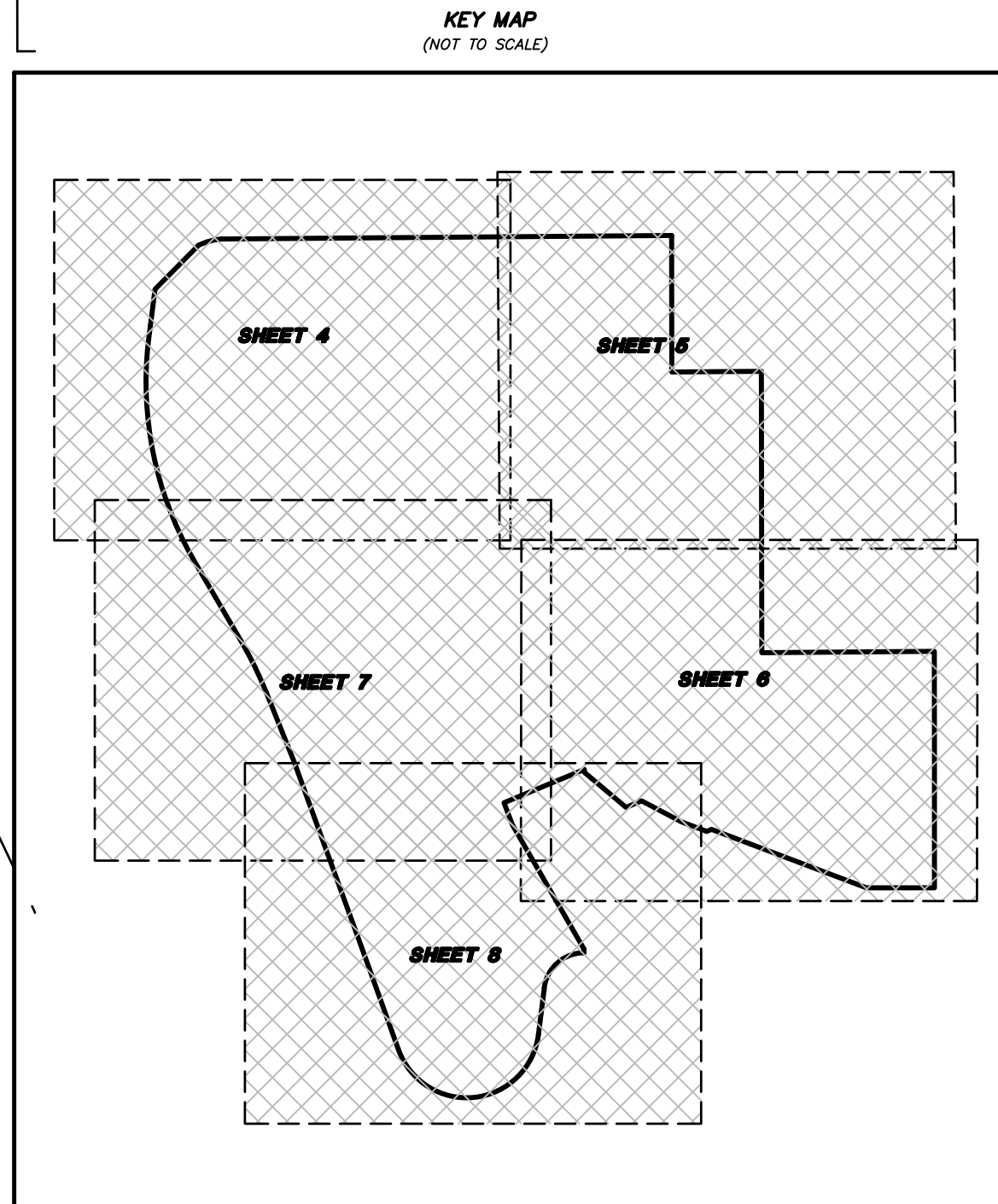
PRELIMINARY PLAT
 (DETAIL)



LEGEND

⊙	SANITARY MANHOLE	⊠	TELEPHONE BOX
⊖	SEWER CLEANOUT	⊕	TELEPHONE MANHOLE
⊙	STORM MANHOLE	⊠	CABLE TV BOX
⊙	CATCH BASIN	⊠	TRAFFIC CONTROL BOX
⊙	BEEHIVE CATCH BASIN	⊠	HAND HOLE
⊙	FLARED END SECTION	⊠	TRAFFIC LIGHT
⊙	POWER POLE	⊠	STREET LIGHT
⊙	GUY WIRE	⊠	BUSH/SHRUB
⊙	ELECTRIC BOX	⊠	CONIFEROUS TREE
⊙	ELECTRIC METER	⊠	DECIDUOUS TREE
⊙	ELECTRIC MANHOLE	⊠	WETLAND
⊙	ELECTRIC TOWER	⊠	TREE LINE
⊙	GATE VALVE	⊠	CABLE TV
⊙	HYDRANT	⊠	GAS LINE
⊙	WATER METER	⊠	POWER OVERHEAD
⊙	CURB STOP BOX	⊠	POWER UNDERGROUND
⊙	WATER MANHOLE	⊠	SANITARY SEWER
⊙	WELL	⊠	STORM SEWER
⊙	GAS METER	⊠	TELEPHONE OVERHEAD
⊙	STEEL/WOOD POST	⊠	TELEPHONE UNDERGROUND
⊙	SIGN-TRAFFIC/OTHER	⊠	WATERMAIN
⊙	SIGN-TRAFFIC/OTHER	⊠	FIBER OPTIC
⊙	MAIL BOX	⊠	FENCE LINE
⊙	HANDICAPPED STALL	⊠	CURB & GUTTER
⊙	PERC TEST	⊠	ACCESS CONTROL
⊙	MONITORING WELL	⊠	GAS VALVE
⊙	FIRE HOSE CONNECTION	⊠	CONCRETE SURFACE
⊙	CULVERT	⊠	BITUMINOUS SURFACE
⊙	FLOOD LIGHT	⊠	GRAVEL SURFACE
⊙	SOIL BORING		

--- Denotes Mississippi River Corridor
 --- Denotes Major Contour
 --- Denotes Minor Contour
 --- Denotes Easements
 --- Denotes Building Setback
 --- Denotes Parcel Boundary
 ○ Denotes 1/2" x 14" Iron Monument Set with Minnesota cap No. 45222
 ● Denotes Iron Monument Found
 ● Denotes Cast Iron Monument Found
 (xxx) Denotes record measurement per legal description

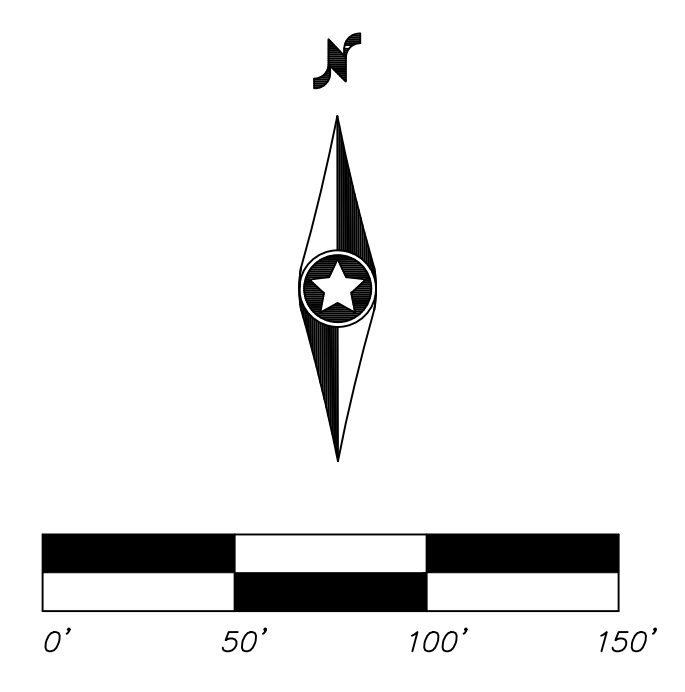
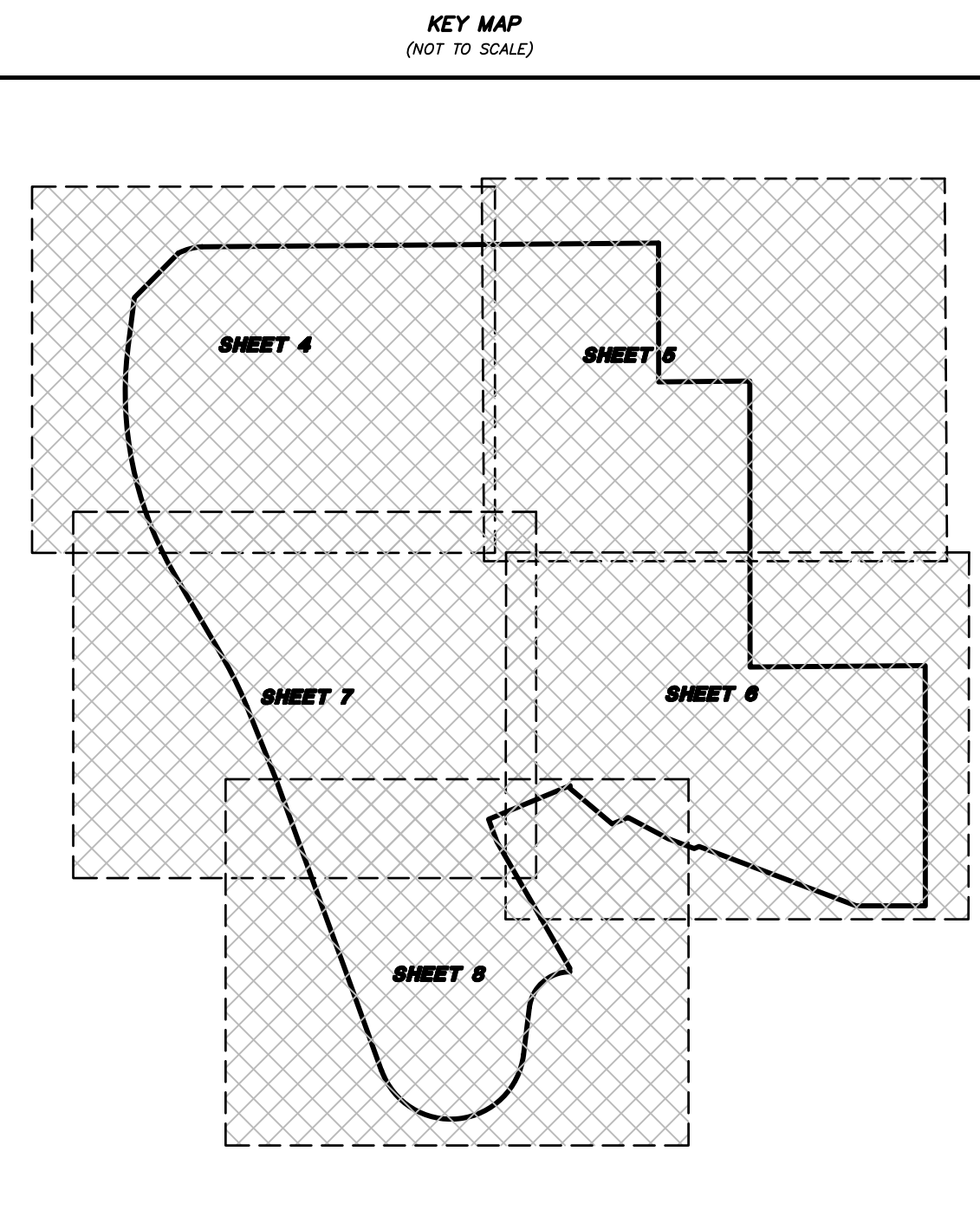




LEGEND

○	SANITARY MANHOLE	□	TELEPHONE BOX
⊙	SEWER CLEANOUT	⊙	TELEPHONE MANHOLE
⊙	STORM MANHOLE	⊙	CABLE TV BOX
⊙	CATCH BASIN	⊙	TRAFFIC CONTROL BOX
⊙	BEEHIVE CATCH BASIN	⊙	HAND HOLE
⊙	FLARED END SECTION	⊙	TRAFFIC LIGHT
⊙	POWER POLE	⊙	STREET LIGHT
⊙	GUY WIRE	⊙	BUSH/SHRUB
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⊙	ELECTRIC METER	⊙	DECIDUOUS TREE
⊙	ELECTRIC MANHOLE	⊙	WETLAND
⊙	ELECTRIC TOWER	⊙	TREE LINE
⊙	GATE VALVE	⊙	CABLE TV
⊙	HYDRANT	⊙	GAS LINE
⊙	WATER METER	⊙	POWER OVERHEAD
⊙	CURB STOP BOX	⊙	POWER UNDERGROUND
⊙	WATER MANHOLE	⊙	SANITARY SEWER
⊙	WELL	⊙	STORM SEWER
⊙	GAS METER	⊙	TELEPHONE OVERHEAD
⊙	STEEL/WOOD POST	⊙	TELEPHONE UNDERGROUND
⊙	SIGN-TRAFFIC/OTHER	⊙	WATERMAIN
⊙	SIGN-TRAFFIC/OTHER	⊙	FIBER OPTIC
⊙	MAIL BOX	⊙	FENCE LINE
⊙	HANDICAPPED STALL	⊙	CURB & GUTTER
⊙	PERC TEST	⊙	ACCESS CONTROL
⊙	MONITORING WELL	⊙	GAS VALVE
⊙	FIRE HOSE CONNECTION	⊙	CONCRETE SURFACE
⊙	CULVERT	⊙	BITUMINOUS SURFACE
⊙	FLOOD LIGHT	⊙	GRAVEL SURFACE
⊙	SOIL BORING		

Denotes Mississippi River Corridor
 Denotes Major Contour
 Denotes Minor Contour
 Denotes Easements
 Denotes Building Setback
 Denotes Parcel Boundary
 ○ Denotes 1/2" x 14" Iron Monument Set with Minnesota Cap No. 45873
 ● Denotes Iron Monument Found
 ● Denotes Cast Iron Monument Found
 (xxx) Denotes record measurement per legal description



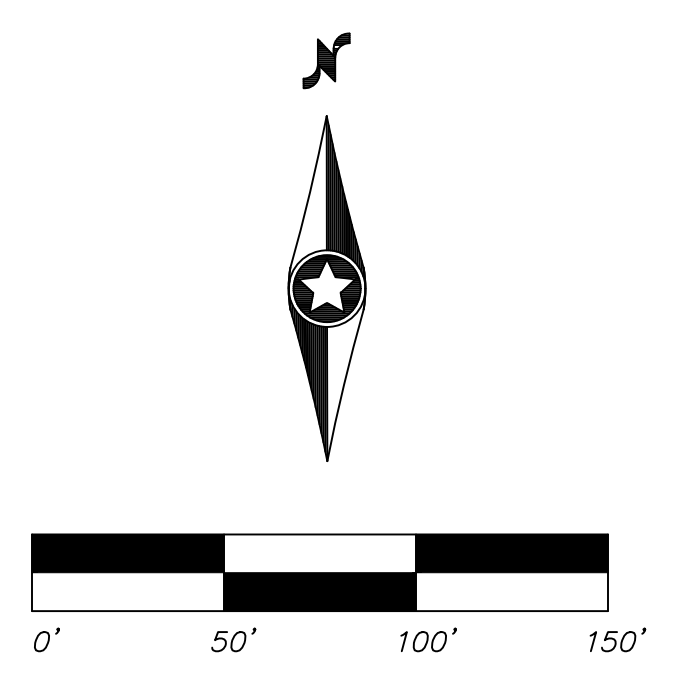
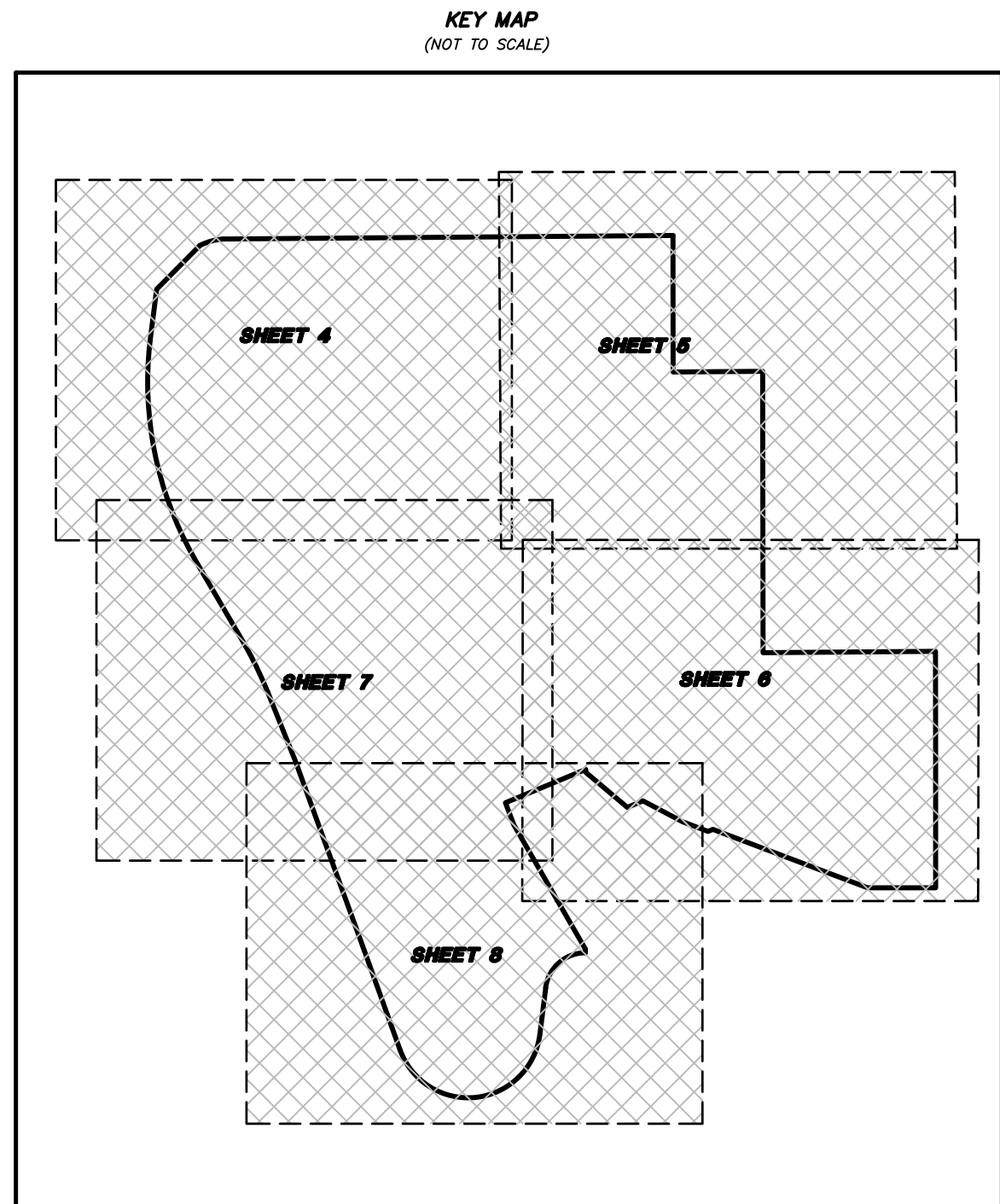


LEGEND

○	SANITARY MANHOLE	□	TELEPHONE BOX
⊙	SEWER CLEANOUT	⊙	TELEPHONE MANHOLE
⊙	STORM MANHOLE	□	CABLE TV BOX
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⊙	ELECTRIC TOWER	⊙	TREE LINE
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⊙	HYDRANT	⊙	GAS LINE
⊙	WATER METER	⊙	POWER OVERHEAD
⊙	CURB STOP BOX	⊙	POWER UNDERGROUND
⊙	WATER MANHOLE	⊙	SANITARY SEWER
⊙	WELL	⊙	STORM SEWER
⊙	GAS METER	⊙	TELEPHONE OVERHEAD
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⊙	SOIL BORING		

Denotes Mississippi River Corridor
 Denotes Major Contour
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 Denotes Parcel Boundary

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 ● Denotes Iron Monument Found
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AUD. SUB. LOT 4

Revisions

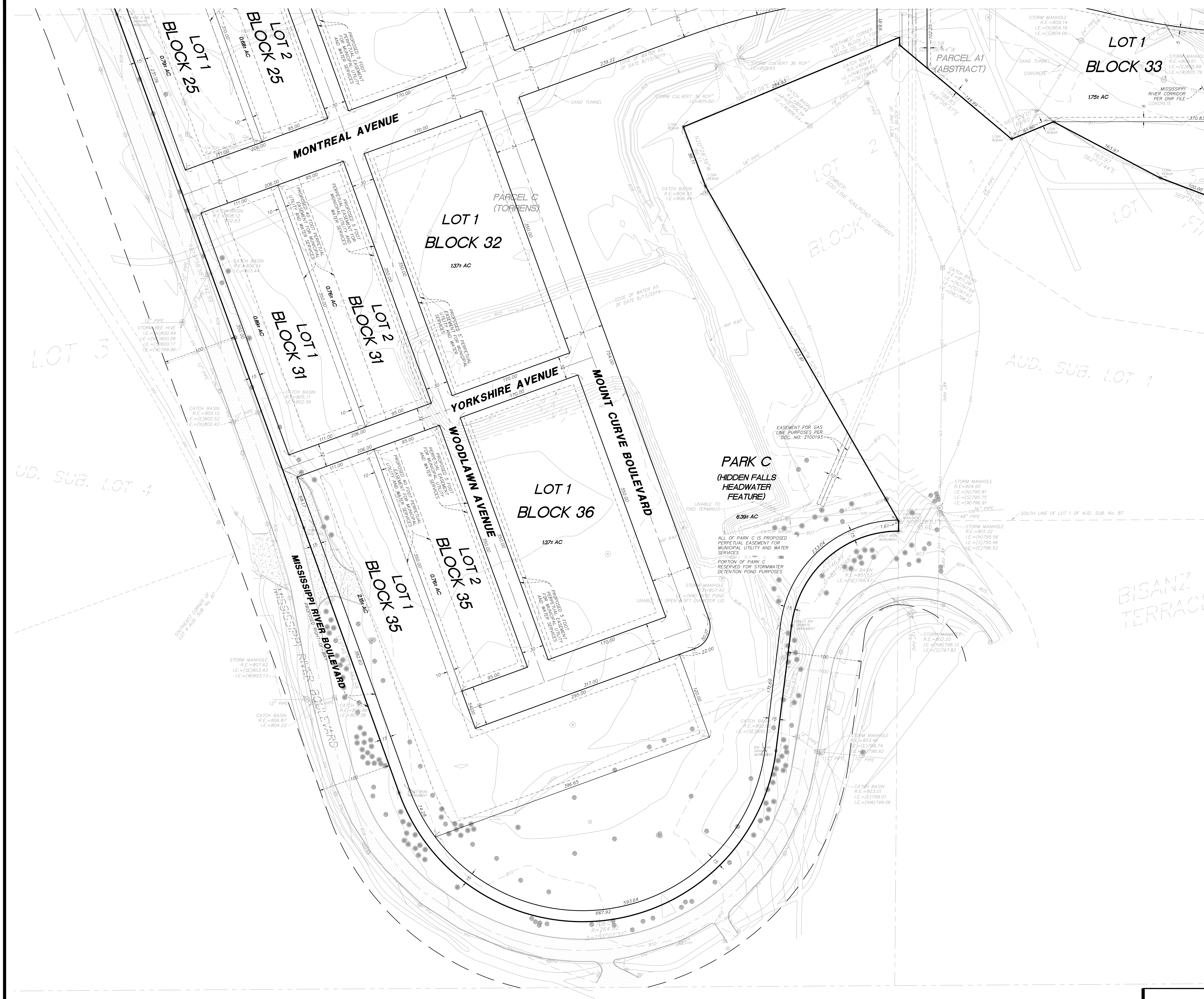
09/29/2019	- City Comments (KJK)
10/22/2019	- City Comments (KJK)
11/01/2019	- City Comments (SBL, KJK)

Crew:
Checked: *NJK/KJK*
Drawn: *BY*
Record Drawing by date:

Prepared for:

Ryan Companies US, Inc.
533 South 3rd Street, Suite 100
Minneapolis, MN 55415

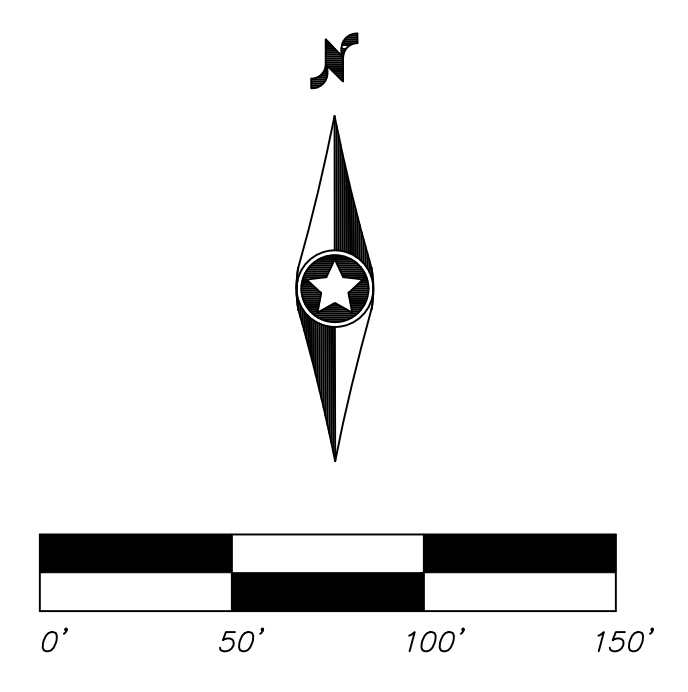
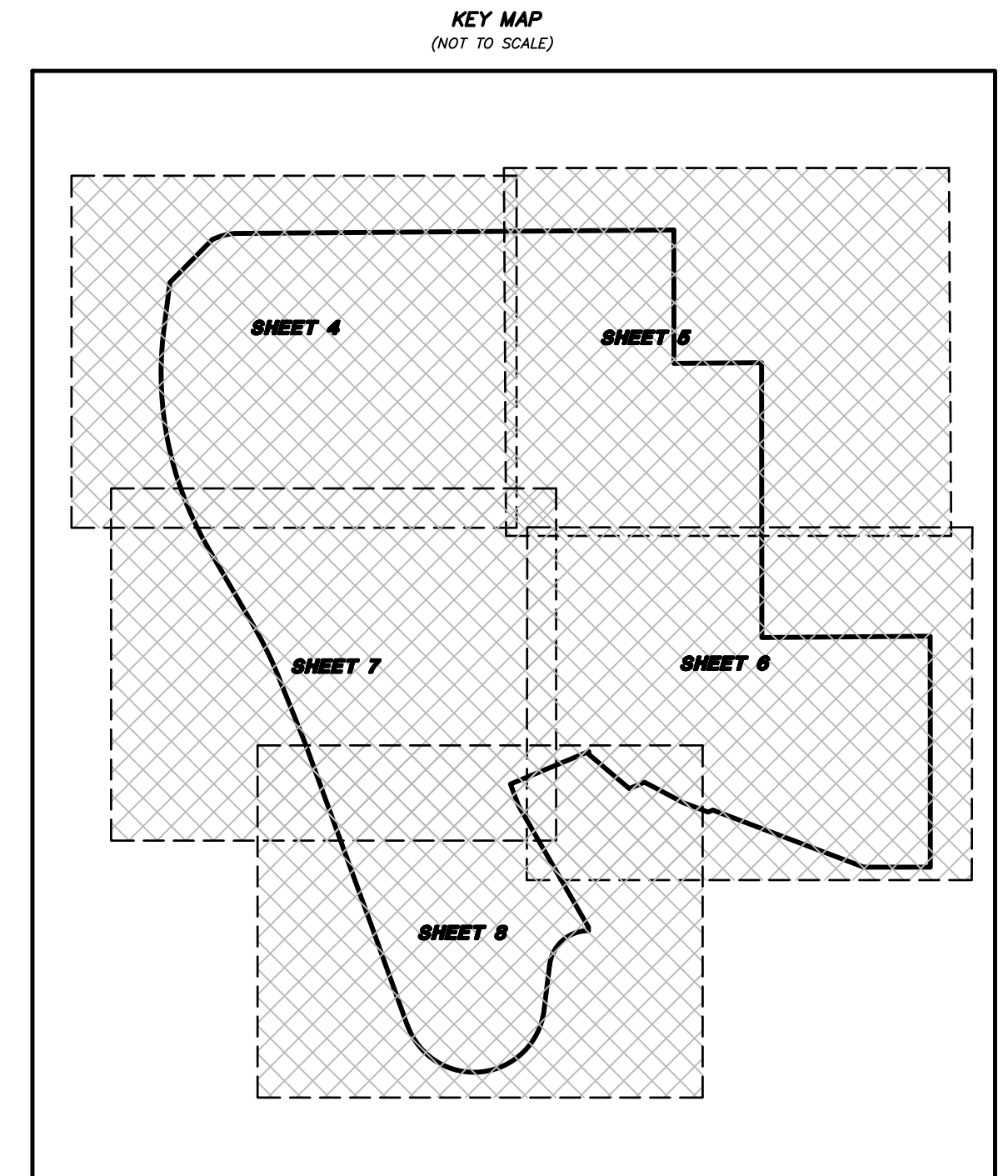
FORD
St. Paul, Minnesota



LEGEND

	SANITARY MANHOLE		TELEPHONE BOX
	SEWER CLEANOUT		TELEPHONE MANHOLE
	STORM MANHOLE		CABLE TV BOX
	CATCH BASIN		TRAFFIC CONTROL BOX
	BEEHIVE CATCH BASIN		HAND HOLE
	FLARED END SECTION		TRAFFIC LIGHT
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Westwood
 Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (952) 937-5822 Minneapolis, MN 55443
 Toll Free (888) 937-5150 westwoods.com
 Westwood Professional Services, Inc.

Revisions:
 09/29/2019 - City Comments (KJK)
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Crew:
 Checked: NHC/KJK
 Drawn: BY
 Record Drawing by/date:

Prepared for:

Ryan Companies US, Inc.
 533 South 3rd Street, Suite 100
 Minneapolis, MN 55415

FORD
 St. Paul, Minnesota

Date: **11/01/19** Sheet: **8** OF **8**
 00159177P01-SHEETS.dwg
PRELIMINARY PLAT
(DETAIL)