

# WEST SIDE FLATS

N=156192.903  
E=575004.021  
S34°32'47"E  
51.44  
Center line of  
Wabasha Street

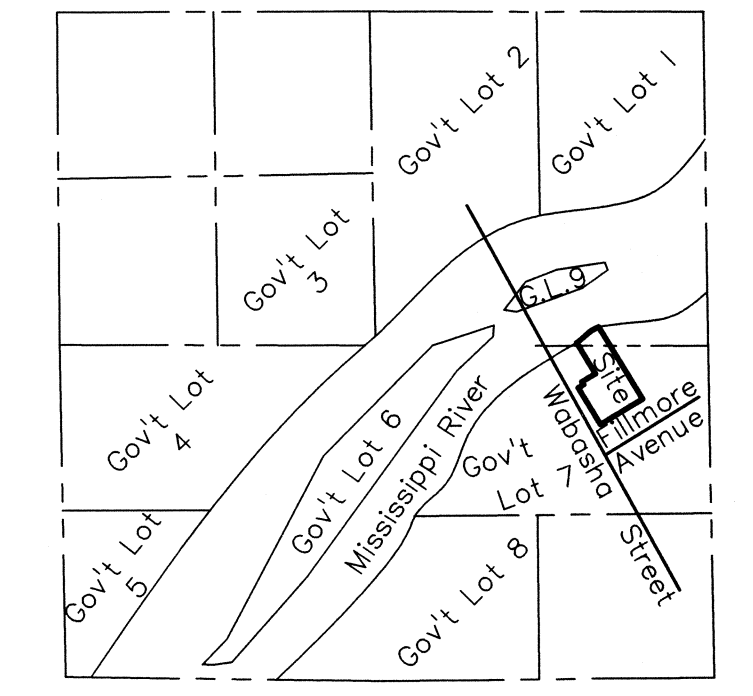
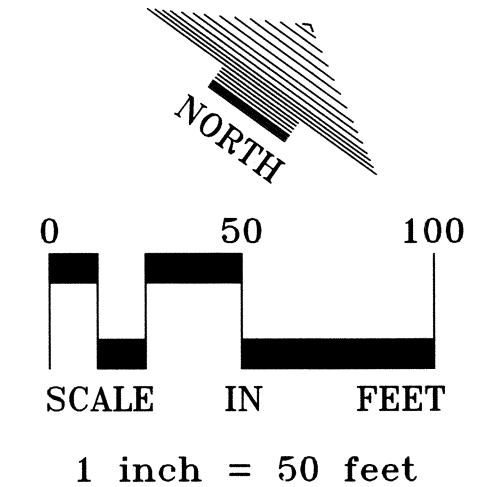
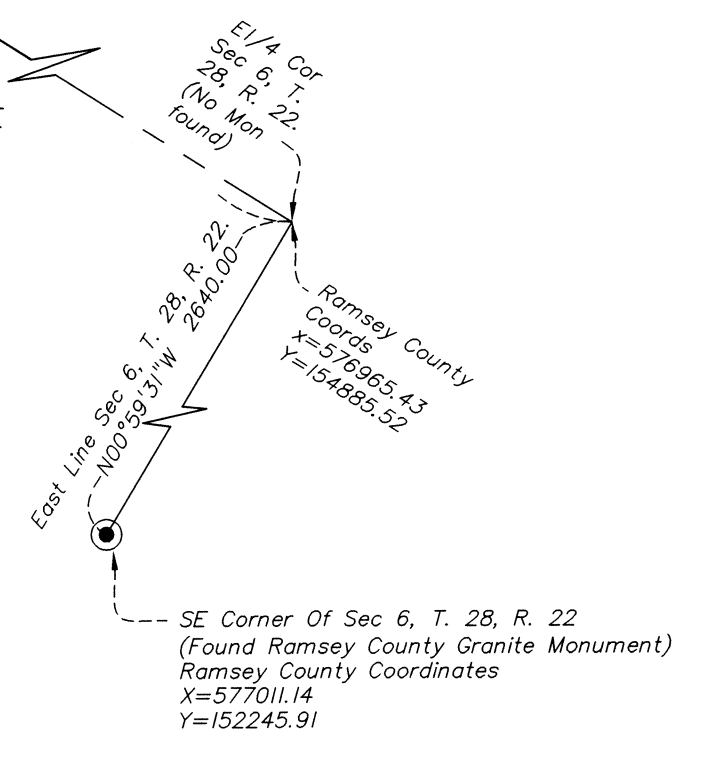
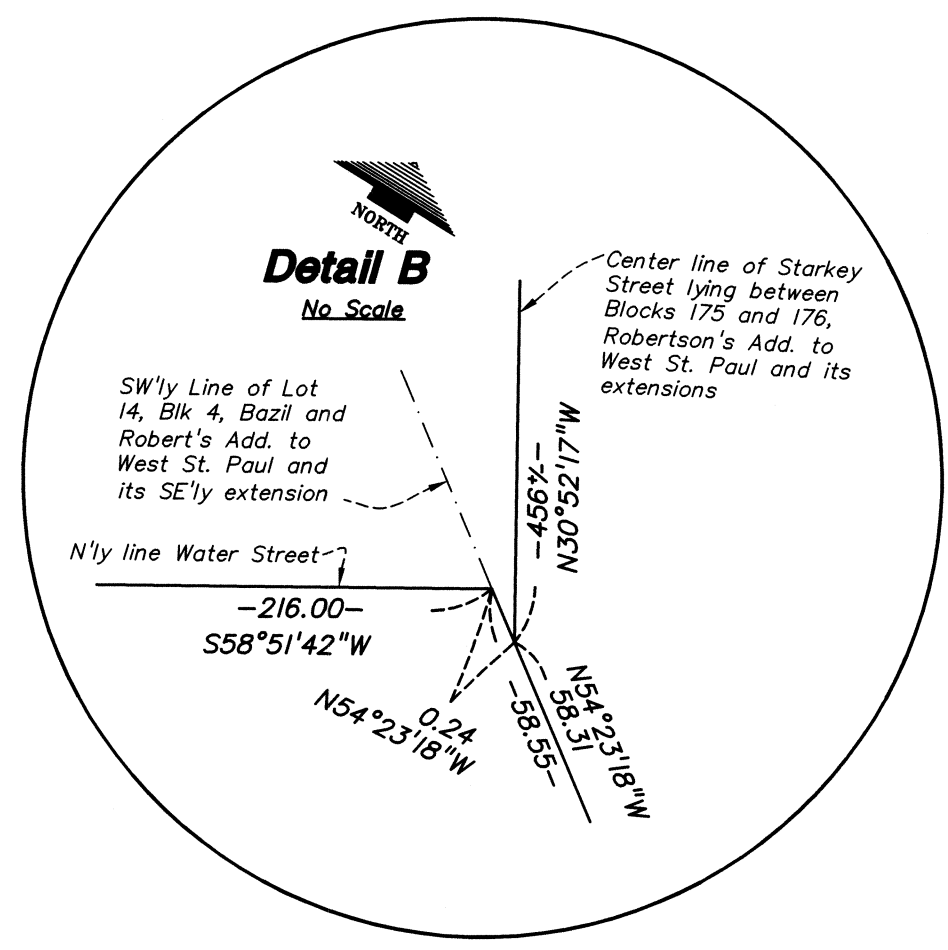
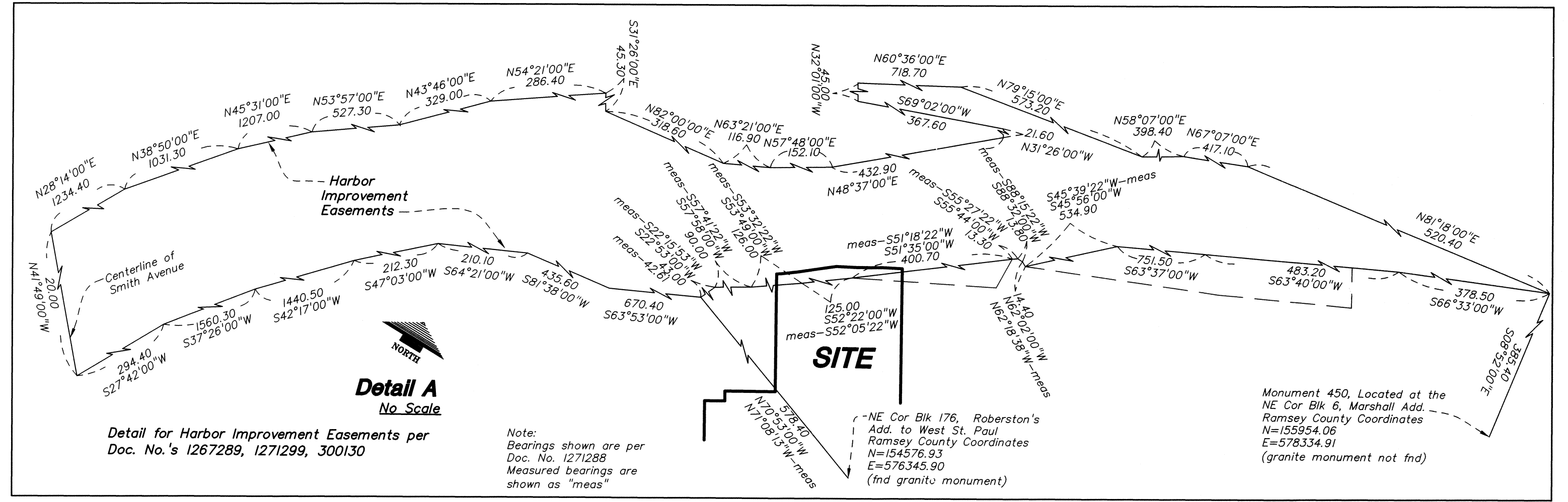
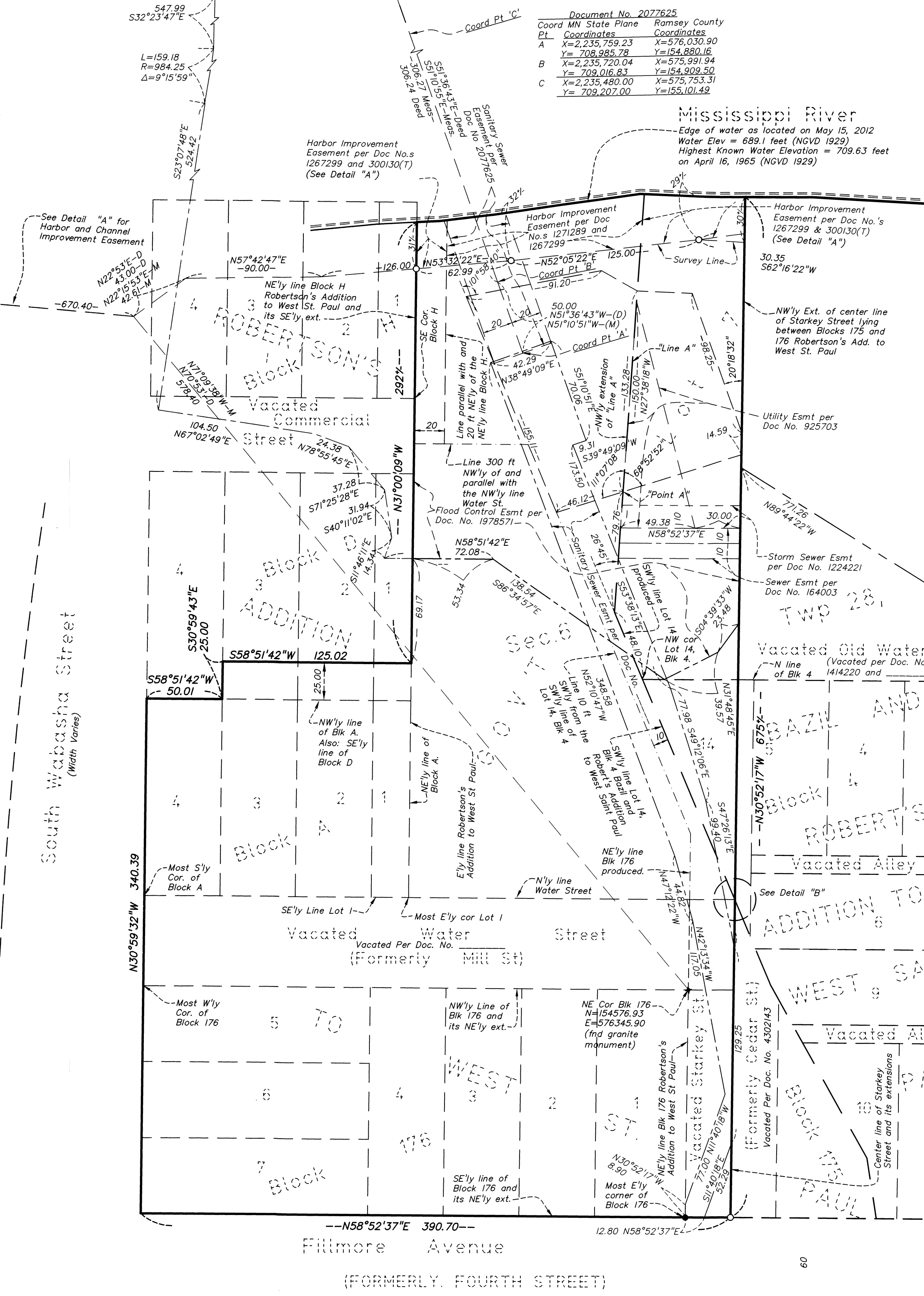
N=155903.433  
E=575203.314  
S34°32'47"E  
19.60  
547.99  
S32°23'47"E

L=159.18  
R=984.25  
Δ=9°15'59"

Document No. 2077625  
Coord MN State Plane Ramsey County

Pt	Coordinates	Coordinates
A	X=2,235,759.23 Y=708,985.78	X=576,030.90 Y=154,880.16
B	X=2,235,720.04 Y=709,016.63	X=575,991.94 Y=154,909.50
C	X=2,235,480.00 Y=709,207.00	X=575,743.31 Y=155,101.49

Mississippi River  
Edge of water as located on May 15, 2012  
Water Elev = 689.1 feet (NGVD 1929)  
Highest Known Water Elevation = 709.63 feet  
on April 16, 1965 (NGVD 1929)



○ DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET, MARKED "RLS 26724"

● DENOTES IRON MONUMENT FOUND

FOR THE PURPOSES OF THIS PLAT, THE EAST LINE OF SEC 6, T. 28, R. 22 IS ASSUMED TO HAVE A BEARING OF N 00° 59' 31" W

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)

NOTE  
This sheet is provided for the purpose of showing the legal descriptions of the parcels described on Sheet 1.

**LOUCKS ASSOCIATES**