

# BEACON BLUFF BUSINESS CENTER NORTH

RECEIVED

JAN 11 2012

Per \_\_\_\_\_

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 17, 18, 19, 20, 21, 22, 23, 25 and 27, Block 1, Auditor's Subdivision No. 7;

AND

Lot 17 Block 2, Auditor's Subdivision No. 7 and that part of Lot 18, said Block 2 lying northerly of the following described line:

Commencing at the southwest corner of said Lot 18, Block 2; thence northerly, along the west line of said Lot 18, Block 2, a distance of 39.03 feet, to the point of beginning of the line to be described; thence deflecting to the right 88 degrees 08 minutes 19 seconds a distance of 150.00 feet and there terminating.

Together with that part of said Lot 18, Block 2 lying within the circumference of a 45.00-foot radius circle, the center of circle of which is described as follows:

Commencing at the northwest corner of Lot 17, said Block 2; thence easterly, along the north line of said Lot 17, a distance of 87.05 feet; thence deflecting to the right 42 degrees 26 minutes 01 seconds a distance of 45.00 feet to the center of circle to be described and there terminating.

Together with that part of Lot 20, Block 2, Auditor's Subdivision No. 7, lying southerly of the following described Line 5:

Line 5  
Commencing at the southwest corner of the Southwest Quarter of Section 28, T.29N., R.22W., Ramsey County, Minnesota; thence North 0 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 1703.12 feet to the point of beginning of the line to be described; thence North 89 degrees 36 minutes 05 seconds East, 1450.23 feet; thence South 85 degrees 38 minutes 09 seconds East, 72.26 feet; thence North 89 degrees 36 minutes 05 seconds East, 234.42 feet; thence southeasterly, along a 103.00 foot radius tangential curve, concave to the southwest, central angle 90 degrees 27 minutes 20 seconds a distance of 162.61 feet, and there terminating.

AND

The North 109 feet of Lot 6, Block 4, Auditor's Subdivision No. 7;

AND

The South 30 feet of Lot 26, Block 2, Auditor's Subdivision No. 7;

AND

Lots 27, 28, 31, 32 and 33, Block 2, Auditor's Subdivision No. 7;

AND

Those parts of Lots 29 and 30, Block 2, Auditor's Subdivision No. 7, lying northerly of Line A described below:

Line A:  
Commencing at the southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence easterly 244.73 feet along a tangential curve concave to the north having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence northeasterly 352.03 feet along a compound curve concave to the northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.61 feet and said Line A there terminating;

AND

That part of Lot 6, Block 4, Auditor's Subdivision No. 7, lying northerly of Line A described below and except the North 109 feet thereof, and also except that part bounded by a line described as follows:

Beginning on the South line of the North 109 feet of said Lot 6, 40 feet East of the Southwest corner of said North 109 feet; thence to the Southwest corner of said North 109 feet; thence South on the West line of said Lot 6, 20 feet; thence Northeasterly to the point of beginning;

Line A:  
Commencing at the southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence easterly 244.73 feet along a tangential curve concave to the north having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence northeasterly 352.03 feet along a compound curve concave to the northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.61 feet and said Line A there terminating;

AND

That part of Lot 7, Block 4, Auditor's Subdivision No. 7, lying northerly of Line A described below:

Line A:

Commencing at the southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence easterly 244.73 feet along a tangential curve concave to the north having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence northeasterly 352.03 feet along a compound curve concave to the northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.61 feet and said Line A there terminating;

AND

That part of Lot 6, Block 4, Auditor's Subdivision No. 7, bounded by a line described as follows:

Beginning on the South line of the North 109 feet of said Lot 6, 40 feet East of the Southwest corner of said North 109 feet; thence to the Southwest corner of said North 109 feet; thence South on the West line of said Lot 6, 20 feet; thence Northeasterly to the point of beginning;

Torrens Property

AND

Lots 8, 9, 10, 11, 12, 13, 14 and 15, Block 77, Dawson's Earl St. Addition to St Paul Minn., together with all that part of vacated Cypress Street as dedicated in the plat of Dawson's Earl St. Addition to St Paul Minn., Ramsey County, Minnesota, which lies South of York Avenue and North of the North line of Block 1, Auditor's Subdivision No. 7 St Paul Minn., except that part of Lot 8 described as follows:

That part of Lot 8, Block 77, Dawson's Earl St. Addition to St Paul Minn., lying Easterly of the extension Northerly of a line bisecting Lot 37, in Block 1 of Auditor's Subdivision No. 7 St Paul Minn, Ramsey County, Minnesota, from North to South, parallel with the Easterly line of said Lot 37 and 129.97 feet Westerly therefrom, measured at right angles to said Easterly line of Lot 37;

AND

Lots 24, 26, 28, 29, 30, 31, 32, 33, 34, 35 and 36, Block 1, Auditor's Subdivision No. 7 St. Paul Minn, EXCEPT that part of Lot 35, Block 1, Auditor's Subdivision No. 7 St Paul Minn lying Southerly of the hereinafter described Line A:

Line A  
Commencing at the Southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the West line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence Easterly 244.73 feet along a tangential curve concave to the North having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence Northeasterly 352.03 feet along a compound curve concave to the Northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.61 feet and said Line A there terminating;

AND

All that portion of Lot 37 in Block 1 of Auditor's Subdivision No. 7 St Paul Minn, lying Westerly of a line bisecting said Lot 37 from North to South parallel to the Easterly line of said Lot 37 and 129.97 feet Westerly therefrom, measured at right angles to said Easterly line of said Lot 37;

AND

Lots 22, 23, 24, 25, 34, 35, 36, 37 and 38, Block 2, Auditor's Subdivision No. 7 St Paul Minn;

AND

That part of Lot 26, Block 2, Auditor's Subdivision No. 7 St Paul Minn, lying North of the South 30 feet thereof;

AND

Those parts of Lots 21 and 39, Block 2, and Lot 20, Block 3, all in Auditor's Subdivision No. 7 St Paul Minn lying southerly of the following described Line 5:

Line 5  
Commencing at the southwest corner of the Southwest Quarter of Section 28, T.29N., R.22W., Ramsey County, Minnesota; thence North 0 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 1703.12 feet to the point of beginning of the line to be described; thence North 89 degrees 36 minutes 05 seconds East, 1450.23 feet; thence South 85 degrees 38 minutes 09 seconds East, 72.26 feet; thence North 89 degrees 36 minutes 05 seconds East, 234.42 feet; thence southeasterly, along a 103.00 foot radius tangential curve, concave to the southwest, central angle 90 degrees 27 minutes 20 seconds a distance of 162.61 feet, and there terminating.

AND

Lots 1, 2, 3, 4, and 5, Block 4, Auditor's Subdivision No. 7 St Paul Minn;

AND

Those parts of Lots 18, 19 and 20, Block 3, Auditor's Subdivision No. 7 St Paul Minn, lying within the circumference of a 60.00 foot radius circle the center of circle of which is described as follows:

Commencing at the northwest corner of said Lot 18, Block 3; thence easterly, on an assumed bearing of North 89 degrees 36 minutes 39 seconds East, along the north line of said Lot 18, Block 3, a distance of 132.54 feet, to the northeast corner of said Lot 18, Block 3; thence southeasterly, on a bearing of South 10 degrees 36 minutes 29 seconds East a distance of 60.00 feet to the center of circle to be described and there terminating.

AND

That part of Russell Street, as shown on Auditor's Subdivision No. 7 St. Paul Minn, lying South of the Easterly extension of the North line of Lot 19, Block 2, said Auditor's Subdivision No. 7 St. Paul Minn, and lying North of the following described Line A:

Line A  
Commencing at the Southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the West line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence Easterly 244.73 feet along a tangential curve concave to the North having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence Northeasterly 352.03 feet along a compound curve concave to the Northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.61 feet and said Line A there terminating;

AND

That part of the west half of said Russell Street lying within the circumference of a 45.00 foot radius circle, the center of circle of which is described as follows:

Commencing at the northwest corner of Lot 17, Block 2, said Auditor's Subdivision No. 7 St. Paul Minn; thence easterly, along the north line of said Lot 17, a distance of 87.05 feet; thence deflecting to the right 42 degrees 26 minutes 01 seconds a distance of 45.00 feet to the center of circle to be described and there terminating.

AND

That part of the East half of said Russell Street lying North of the Easterly extension of the North line of Lot 19, said Block 2 and lying South of the Westerly extension of the North line of Lot 17, Block 1, said Auditor's Subdivision No. 7 St. Paul Minn;

AND

That part of Duchess Street, as shown on said Auditor's Subdivision No. 7 St. Paul Minn, lying South of the following described Line 5 and lying North of the following described Line A:

Line 5  
Commencing at the southwest corner of the Southwest Quarter of Section 28, T.29N., R.22W., Ramsey County, Minnesota; thence North 0 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 1703.12 feet to the point of beginning of the line to be described; thence North 89 degrees 36 minutes 05 seconds East, 1450.23 feet; thence South 85 degrees 38 minutes 09 seconds East, 72.26 feet; thence North 89 degrees 36 minutes 05 seconds East, 234.42 feet; thence southeasterly, along a 103.00 foot radius tangential curve, concave to the southwest, central angle 90 degrees 27 minutes 20 seconds a distance of 162.61 feet, and there terminating.

Line A  
Commencing at the Southwest corner of Section 28, Township 29, Range 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the West line of said Section 28 a distance of 1128.71 feet to the point of beginning of Line A to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence Easterly 244.73 feet along a tangential curve concave to the North having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence Northeasterly 352.03 feet along a compound curve concave to the Northwest having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 849.61 feet and said Line A there terminating;

AND

That part of Duchess Street as shown on said Auditor's Subdivision No. 7 St. Paul Minn, lying South of the following described Line:

Beginning at the northwest corner of Lot 18, Block 3, said Auditor's Subdivision No. 7 St. Paul Minn; thence easterly, along the north line of said Lot 18, Block 3 and its extension, 167.54 feet, to the center line of said Duchess Street; thence southerly, along said center line, to its intersection with the westerly extension of the north line of Lot 40, Block 2, said Auditor's Subdivision No. 7 St. Paul Minn; thence easterly, along said westerly extension and along the north line of said Lot 40, a distance of 197.01 feet to the southwest corner of Lot 18, said Block 2 and said line there terminating.

and lying within the circumference of a 60.00 foot radius circle the center of circle of which is described as follows:

Commencing at the northwest corner of said Lot 18, Block 3; thence easterly, on an assumed bearing of North 89 degrees 36 minutes 39 seconds East, along the north line of said Lot 18, Block 3, a distance of 132.54 feet, to the northeast corner of said Lot 18, Block 3; thence southeasterly, on a bearing of South 10 degrees 36 minutes 29 seconds East a distance of 60.00 feet to the center of circle to be described and there terminating.

and that part of the west half of said Duchess Street, lying northerly of the aforescribed 60.00 foot radius circle and lying south of the easterly extension of the north line of said Lot 18, Block 3.

AND

That part of Wells Street lying East of the East line of Forest Street and lying West of the West line of Duchess Street, all as shown on said Auditor's Subdivision No. 7 St. Paul Minn.

Abstract Property

LOUCKS  
ASSOCIATES

# BEACON BLUFF BUSINESS CENTER NORTH

RECEIVED

JAN 1 1 2012

Per \_\_\_\_\_

And City of St. Paul, a Minnesota Home Rule Charter City, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Those parts of Lots 18, 19 and 20, Block 2, Auditor's Subdivision No. 7 lying northerly and easterly of the hereinafter described Line 5 and lying southerly of the following described line:

Commencing at the southwest corner of said Lot 18, Block 2; thence northerly, along the west line of said Lot 18, Block 2, a distance of 39.03 feet, to the point of beginning of the line to be described; thence deflecting to the right 88 degrees 08 minutes 19 seconds a distance of 150.00 feet and there terminating.

**Line 5**

Commencing at the southwest corner of the Southwest Quarter of Section 28, T.29N., R.22W., Ramsey County, Minnesota; thence North 0 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 1703.12 feet to the point of beginning of the line to be described; thence North 89 degrees 36 minutes 05 seconds East, 1450.23 feet; thence South 85 degrees 38 minutes 09 seconds East, 72.26 feet; thence North 89 degrees 36 minutes 05 seconds East, 234.42 feet; thence southeasterly, along a 103.00 foot radius tangential curve, concave to the southwest, central angle 90 degrees 27 minutes 20 seconds a distance of 162.61 feet, and there terminating.

**EXCEPTING THEREFROM**

That part of said Lot 18, Block 2 lying within the circumference of a 45.00-foot radius circle, the center of circle of which is described as follows:

Commencing at the northwest corner of Lot 17, said Block 2; thence easterly, along the north line of said Lot 17, a distance of 87.05 feet; thence deflecting to the right 42 degrees 26 minutes 01 seconds a distance of 45.00 feet to the center of circle to be described and there terminating.

**Torrens Property**

Those parts of Lots 21, 39 and 40, Block 2; Lots 18, 19 and 20, Block 3; that part of the west half of Russell Street lying northerly of the easterly extension of the north line of Lot 19, Block 2; and Duchess Street; all in Auditor's Subdivision Number 7, St. Paul Minn., Ramsey County, Minnesota, lying northerly and easterly of the hereinafter described Line 5 and lying southerly of the following described line:

Beginning at the northwest corner of said Lot 18, Block 3; thence easterly, along the north line of said Lot 18, Block 3 and its extension, 167.54 feet, to the center line of said Duchess Street; thence southerly, along said center line, to its intersection with the westerly extension of the north line of said Lot 40; thence easterly, along said westerly extension and along the north line of said Lot 40, a distance of 197.01 feet to the southwest corner of Lot 18, said Block 2; thence northerly, along the west line of said Lot 18, Block 2, a distance of 39.03 feet; thence deflecting to the right 88 degrees 08 minutes 19 seconds a distance of 150.00 feet and there terminating.

**Line 5**

Commencing at the southwest corner of the Southwest Quarter of Section 28, Township 29 North, Range 22 West, Ramsey County, Minnesota; thence North 0 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 1703.12 feet to the point of beginning of the line to be described; thence North 89 degrees 36 minutes 05 seconds East, 1450.23 feet; thence South 85 degrees 38 minutes 09 seconds East, 72.26 feet; thence North 89 degrees 36 minutes 05 seconds East, 234.42 feet; thence southeasterly, along a 103.00 foot radius tangential curve, concave to the southwest, central angle 90 degrees 27 minutes 20 seconds a distance of 162.61 feet, and there terminating.

**EXCEPTING THEREFROM**

That part of said west half of Russell Street lying within the circumference of a 45.00 foot radius circle, the center of circle of which is described as follows:

Commencing at the northwest corner of Lot 17, said Block 2; thence easterly, along the north line of said Lot 17, a distance of 87.05 feet; thence deflecting to the right 42 degrees 26 minutes 01 seconds a distance of 45.00 feet to the center of circle to be described and there terminating.

**FURTHER EXCEPTING THEREFROM**

Those parts of Lots 18, 19 and 20, Block 3; and Duchess Street; all in said Auditor's Subdivision Number 7, St. Paul Minn., lying within the circumference of a 60.00 foot radius circle the center of circle of which is described as follows:

Commencing at the northwest corner of said Lot 18, Block 3; thence easterly, on an assumed bearing of North 89 degrees 36 minutes 39 seconds East, along the north line of said Lot 18, Block 3, a distance of 132.54 feet, to the northeast corner of said Lot 18, Block 3; thence southeasterly, on a bearing of South 10 degrees 36 minutes 29 seconds East a distance of 60.00 feet to the center of circle to be described and there terminating.

**FURTHER EXCEPTING THEREFROM**

That part of said Duchess Street in said Auditor's Subdivision Number 7, St. Paul Minn., lying northerly of the aforedescribed 60.00 foot radius circle.

**Abstract Property**

Have caused the same to be surveyed and platted as BEACON BLUFF BUSINESS CENTER NORTH and do hereby dedicate or donate to the public for public use forever the public ways and the drainage and utility easements 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 \_\_\_\_\_, 201\_\_\_\_.

Signed: PORT AUTHORITY OF THE CITY OF SAINT PAUL

\_\_\_\_\_ its \_\_\_\_\_

\_\_\_\_\_ its \_\_\_\_\_

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_ by \_\_\_\_\_, and by \_\_\_\_\_, 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)  
Notary Public \_\_\_\_\_ County, Minnesota  
My Commission Expires January 31, 201\_\_\_\_

In witness whereof said City of Saint Paul, a Minnesota Home Rule Charter City, has caused these presents to be signed by its proper officers this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Signed: CITY OF SAINT PAUL

\_\_\_\_\_ its Mayor/Deputy Mayor

\_\_\_\_\_ its City Clerk

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_ by \_\_\_\_\_, Mayor/Deputy Mayor, and by \_\_\_\_\_, City Clerk of City of Saint Paul, a Minnesota Home Rule Charter City, on behalf of the city.

(Signature)

(Printed Name)  
Notary Public \_\_\_\_\_ County, Minnesota  
My Commission Expires January 31, 201\_\_\_\_

**SURVEYORS CERTIFICATION**

I, 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; 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\_\_\_\_.

Richard L. Licht, Professional Land Surveyor  
Minnesota License No. 26724

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**

I do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

Clerk

**DEPARTMENT OF PROPERTY RECORDS AND REVENUE**

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\_\_\_\_.

By \_\_\_\_\_, Director By \_\_\_\_\_, 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 363A.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 NORTH 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 Plats, Pages \_\_\_\_\_ and \_\_\_\_\_, as Document No. \_\_\_\_\_.

Deputy County Recorder

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

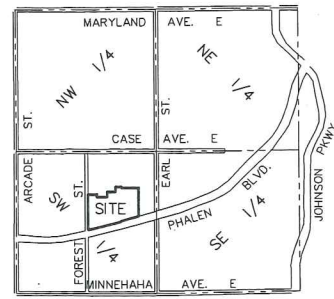
I hereby certify that this plat of BEACON BLUFF BUSINESS CENTER NORTH was filed in the office of the Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and was duly filed in

Book \_\_\_\_\_ of Plats, Pages \_\_\_\_\_ and \_\_\_\_\_, as Document No. \_\_\_\_\_.

Deputy Registrar of Titles

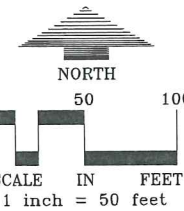
**LOUCKS ASSOCIATES**

# BEACON BLUFF BUSINESS CENTER NORTH



VICINITY MAP  
Sec 28, Twp 29, Rng 22

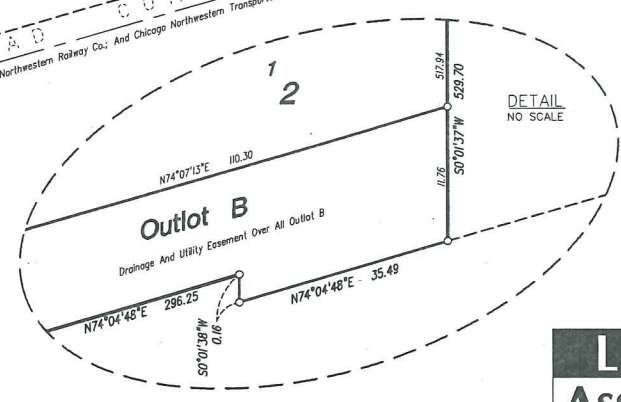
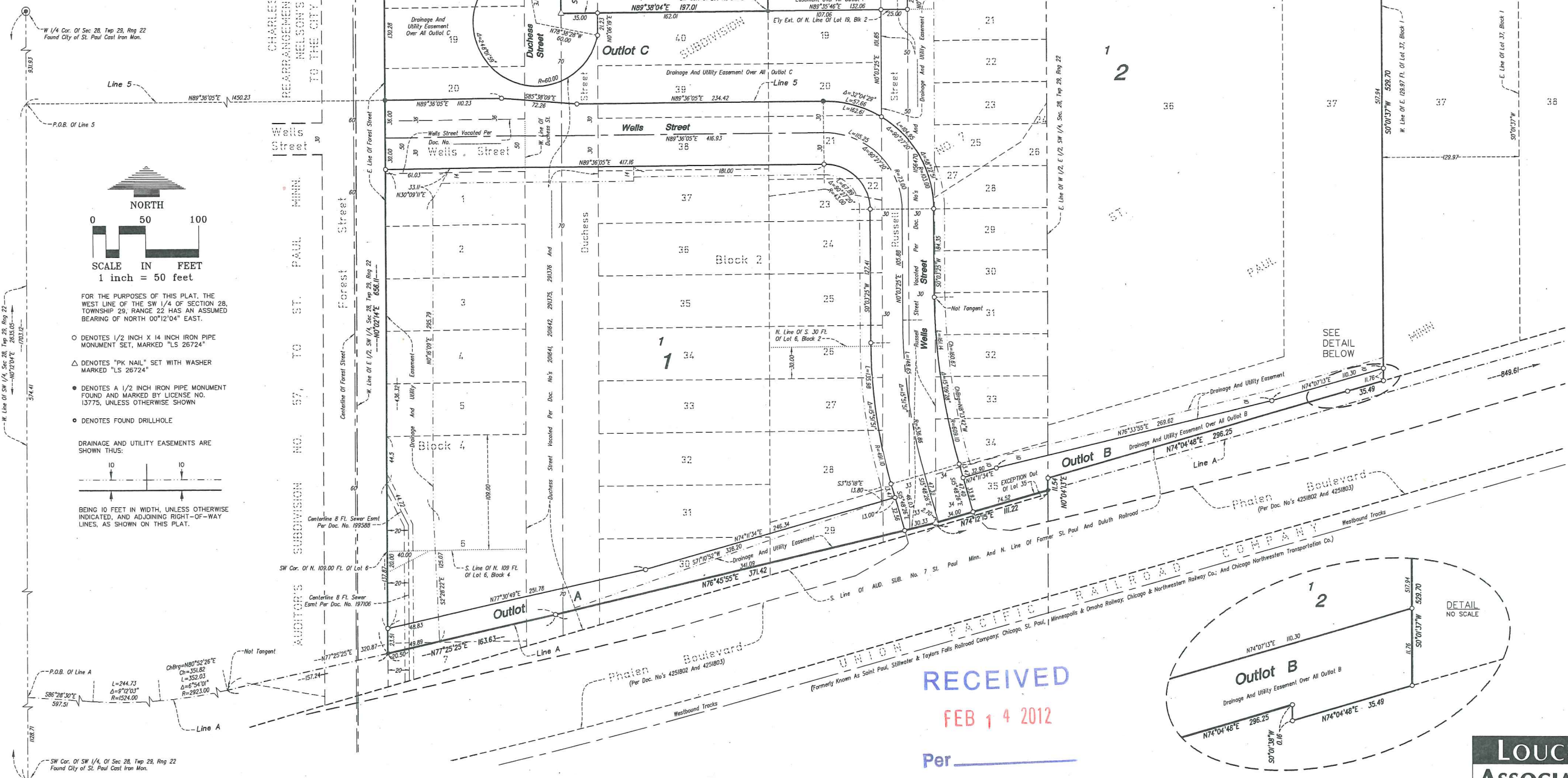
W 1/4 Cor. Of Sec 28, Twp 29, Rng 22  
Found City of St. Paul Cast Iron Mon.



FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE SW 1/4 OF SECTION 28, TOWNSHIP 29, RANGE 22 HAS AN ASSUMED BEARING OF NORTH 00°12'04" EAST.

- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET, MARKED "LS 26724"
- △ DENOTES "PK NAIL" SET WITH WASHER MARKED "LS 26724"
- DENOTES A 1/2 INCH IRON PIPE MONUMENT FOUND AND MARKED BY LICENSE NO. 13775, UNLESS OTHERWISE SHOWN
- DENOTES FOUND DRILLHOLE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
  
 BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THIS PLAT.



RECEIVED  
FEB 14 2012

Per \_\_\_\_\_

**LOUCKS ASSOCIATES**