# Leiter of Transmitial

Loucks	
ASSOCIATES	

7200 Hemlock Lane - Suite #300 Minneapolis, MN 55369-5592

Phone: 763-424-5505

Fax: 763-424-5822

E-Mail: home@loucksassociates.com

Date:	Project Number:
May 16, 2012	03-148C

Recipient:

City of St. Paul 1400 City Hall Annex

25 West Fourth Street St. Paul, Minnesota 55102 Attn: Paul Dubruiel

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Copies:	Date:		Sheet No:	Description:				
				West Side Flats - Preliminary Plat  5 - Full Size and 1 - 11x17  Revise				
Message:								

Сору То:		
☐ Client ☐ Field Representative	☐ Government Agency ☐ Surveyor	☐ Contractor ☐ File
Planning • Civil Engineering	◆ Land Surveying ◆	Landscape Architecture • Environmental

# <u>Legal Description of</u> West Side Flats Urban Development, LLC

Lots 1, 2, 3, 4, 5, 6, and 7, Block 176, ROBERTSON'S ADDITION TO WEST ST. PAUL, Ramsey County, Manuscola:

That part of vacated Starkey Street, originally dedicated as Codar Street, in ROBERTSON'S ADDITION TO WEST ST. PALL, according to the recorded plat thereof, Ramsey County, Minnesota, which lies southwestedly of the center lies and its northwesterly ustension of that part of said Starkey Street fying between Blocks 175 and 176, said ROBERTSON'S ADDITION TO WEST ST. PALL, which lies northwesterly of the northeasterly extension of the southeasterly fine of said Block 176 and which fies southeasterly of the northeasterly extension of the northwesterly lies of said Block 176.

Lots 1, 2, 3 and 4, Block A, ROBERTSON'S ADDITION TO WEST ST. PAUL except that part of said Lot 1, which lies northeasterly of the following described Line A.

Line A is described as being a line drawn parallel with and 30.00 feet southwesterly of and measured at a right angle to the following described line:

Commencing at the intersection of the center lines of Wabasha and Fourth Streets as shown on the recorded plat off the City of St. Paul, Ramsey County, Minusosta, said Intersection more specifically described as being the following point in the Ramsey County Coordinate System as published by Ramsey County Public Works Department, Land Survey Division, final adjustment December 17, 1991, based upon the North American Datum of 1883 (1988 digitation)(Y-coordinate = 156182930). Hallinsky County Probac virolins beparations, Ladir Survey Livinson, Irusa systeman to-deminate 17, 1991, based upon the North American Datum of 1983 (1986 adjustment)/Y-coordinate = 156192.003 feet and X-coordinate = 575000 foz 1 feet), thereon South 34 degrees 32 minutes 47 seconds East (all bearings herein bedge per said Ramsey County Coordinate System) along the center fine of add VX-coordinate = 155003.43 feet and X-coordinate = 575003.31 feet), thereon North 55 degrees 41 minutes 11 seconds East 3, 1980 feet; thereon South 35 degrees 42 minutes 35 feet and X-coordinate = 575003.31 feet), thereon North 55 degrees 41 minutes 11 seconds East 1980 feet theman South 32 degrees 25 minutes 48 seconds East 1980 feet theman South 32 degrees 25 minutes 48 seconds East 1980 feet theman South 32 degrees 27 minutes 48 seconds East 1500 feet theman South 32 degrees 27 minutes 48 seconds East 1000 feet theman South 32 degrees 27 minutes 48 seconds East 1000 feet theman South 32 degrees 27 minutes 48 seconds East 1000 feet theman South 32 degrees 30 minutes 48 seconds East 1000 feet theman South 32 degrees 30 minutes 48 seconds East 1000 feet theman South 32 degrees 30 minutes 48 seconds East 1000 feet theman South 32 degrees 30 minutes 48 seconds East 1000 feet theman South 32 degrees 30 minutes 48 seconds East 1000 feet 10

# Also except that part of Lot 1, sald Block A, described as follows:

Beginning at the intersection of the aforedescribed Line A and the Southeasterly line of said Lot 1; theroe Southwasterly along said Southeasterly line, 15,00 feet; thence Northeasterly to a point on said Line A which is 15,00 feet Northwasterly of the aforedescribed point of beginning, measured along said Line A: thence Southeasterly 15,00 feet to be point of beginning and line terminating.

The southeasterly 25.00 feet of Lots 1, 2 and 3, Block D, ROBERTSON'S ADDITION TO WEST ST. PAUL, Ramsey County, Minnesota;

That part of Government Lot Seven (7) in Section Six (6), Township Twenty-eight (28), Range Twenty-two (22) described as follows:

Beginning at the Intersection of the Northerty line of Water Street and the Northeasterly line of Block. One Hundred Serventy-site (176), ROBERTSON'S ADDITION TO WEST ST. PAIL, produced: there have have been asked produced into the Intersection with a line inen (10) leet Southwesterly from and parallet with the Southwesterly line of Lot Fourteen (14), Block Four (4), BAZIL AND ROBERTS ADDITION TO WEST SAINT PAIL: thereon Rothwesterly along said parallel line and protologistic literact to Intersection of a line three hundred (300) feet Northwesterly from and parallel with the Northerly line of Water Steet; hence Southwesterly along said parallel line to the intersection with the Easterly line of ROBERTSON'S ADDITION TO WEST ST. PAIL: thereon Southwesterly along said parallel line to the alongsaid Northerly line of Water Steet; the Northerly line of Water Steet to the point of beginning.

That part of Government Lot 7, Section 6, Township 28, Range 22, bounded by a fine described as follows:

Beginning at the Intersection of the North line of Water Street and the Southwesterly line of Lot 14, Block 4, BAZIL AND ROBERTS ADDITION TO WEST SAINT PALE produced Southeasterly; thence Northwesterly along the Southwesterly line of add Lot 14 and that line produced to the Northwesterly corner of said Lot 14; thence Northwesterly and said Lot 14 of that line produced do the Northwesterly at analysis to the right of 26 degrees 45 minutes a distance of 7376 feet thence southwesterly, deflecting to the left 111 degrees 07 minutes 08 seconds, a distance of 46 12 feet to the intersection with a line 10.00 feet distant from, southwesterly and parallel to a proforgation of the southwesterly line of said Lot 14, the condition of the Northwesterly line of Northwesterly line of the Northwesterly line of Northwes

Boginning at the Northwest corner of Lot 14, Block 4, BAZIL AND ROBERTS ADDITION TO WEST SAINT, PAUL; thence Northwesterly along the southwesterly line of said Lot 14 produced a distance of 49 11 feet; thence Northwesterly alon an angle to the right limit sate described line 28 degrees 45 minutes a distance of 79.76 feet; thence northeasterly, deflecting to the right 68 degrees 52 minutes 52 seconds, to the northwesterly extension of the central free feet to the part of Starky Steel (tying between Blocks 175 and 176, ROBERTSOMS ADDITION TO WEST ST, PAUL; thence southeasterly along said centrefine to the contral free of the Starky Starky along said centrefine to the contral free of the part of Starky A produced southeasterly. The northwesterly has not fill of the Starky Starky

Together with:

Commencing at the Northwest corner of Lot 14, Block 4, BAZIL AND ROBERT'S ADDITION TO WEST SANTE PAUL; thence Northwesterly along the Southwesterly line of said Lot 14 produced a distance of 48.1 feet; thence Northwesterly at an angle to the right from last described line 26 degrees 45 minutes, along a line hereinafter mentioned as "The A", a distance of 19.78 feet to a point hereinafter mentioned as "The A", a distance of 19.78 feet to a point hereinafter mentioned as "Point A"; thence northwesterly, a distance of 19.78 feet to a point hereinafter mentioned as "Point A"; thence northwesterly attention of the content line of that part of Starbay Steet I play polvered Blocks 175 and 176, ROBERTSON'S ADDITION TO WEST ST. PAUL, Ramsey County, Minnescia; thence northwesterly, along the order of said Starbay Street, a distance of 14.59 feet to the point of beginning; thence northwesterly, deflecting to the left 20 degrees 18 minutes 32 seconds a distance of 98.25 feet thence southwesterly of the allorementativesterly entended on of the aforementation 4"Line A", distant 133.28 feet northwesterly or the allorementativesterly entended on the aforementation 4"Line A", to the Mississippia River, thence northwesterly, along the northwesterly states and the aforementation 4"Line A", to the Mississippia River, thence northwesterly, along the northwesterly states and the aforementation 4"Line A", to the Mississippia River, to the northwesterly ortension of the center fine of said Starkey Street therce southeasterly to the point of beginning.

Togather with:

That past described as commencing at the Northwest corner of Lot 14, Block 4, BAZIL AND ROBERTS ADDITION TO WEST SAINT PAUL, thence Northwesterly, along the Southwesterly line of said Lot 14 produced, a destance of 48.1 feet; thence Northwesterly at an angle to the right from 1st described in a 25 degrees 4.5 minutes, along a fine herefaralter mentioned at "Line A", a distance of 79.76 feet to a point herefaralter mentioned as "Point A", a distance of 79.76 feet to a point herefaralter mentioned as "Point A", thence southwesterly deflecting to the left 111 degrees O'minutes 08 and the production of the 15 degree of the described from southwesterly on 24 degrees of the 15 degrees of the 15 degree of the 15 degree

Those parts of vacated Water Street and Starkey Street, originally dedicated as Mill Street and Cedar Street in ROBERTSON'S ADDITION TO WEST ST. PAUL. according to the recorded plat thereof. Ramsey County, Memosola, which he southwesterly extensive nor that part of said Starkey Street lying between Blocks 175 and 176, said ROBERTSON'S ADDITION TO WEST ST. PAUL, which his northwesterly let northwesterly in 6 said Block 176 and Its northwesterly action show and which you can be said block 176 and Its northwesterly of his northwesterly order of said Block 176 and Its northwesterly order of said Block 176 to the most sewhelp comer of Block A. Said ROBERTSON'S ADDITION TO WEST ST. PAUL.

# Legal Description of City of Saint Paul, Minneso

Commencing at the Northwest corner of Lot 14, Block 4, BAZIL AND ROBERT'S ADDITION TO WEST SANIT FAMIL. Themos Northwesterly along the Southwesterly line of said to 114 produced a distance of 48 of 1 feet, thereo. Northwesterly at an angle to be eight from test described line 25 degrees 45 minutes, along a fine horeinalter mentioned as: 'Line A': a distance of 70 f6 feet to the point of beginning; thence northwesterly, affecting to be right 68 degrees 52 minutes 52 seconds to the northwesterly asterision of the center line of that part of Stadry Street lying between Blocks 175 and 176, ROBERTSON'S ADDITION TO WEST ST. PAUL, Ransay Courty, Minnesota, thence northwesterly, along said extanded center line of said Stadrey Street, a distance of 14.59 feet; thence northwesterly to a point on the northwesterly extension of line 35 feet hence southwesterly to a point on the northwesterly extension of line aforementioned 'Unio A' distant 133.28 feet northwesterly of the point of beginning; thence southwesterly of the point of beginning;

That part described as commencing at the Northwest corner of Lot 14, Block 4, BAZIL AND ROBERTS ADDITION TO WEST SAINT PAME, thence Northwesterly, along the Southwesterly line of said Lot 14 produced, a distance of 4.8 if text blence Northwesterly at an angle to the right from last described line 26 degrees 45 minutes, along a line hereinafter mentioned as Tune A\*, a distance of 19.76 feet to the point of beginning; thence southwesterly, deficiency to the left 11 degrees 07 minutes 08 seconds, to the intersection with a line 10.00 feet distant from, southwesterly of and parallel to a printing line of the southwesterly, along said parallel fice, a distance of 15.5 it feet, bence no orthwesterly in a point on the northwesterly extension of the afformation of 91.20 feet, thence northwesterly is a point on the northwesterly extension of the afformation of "Line A\* distant 133.28 feet northwesterly of the point of beginning.

That part of Government Lot Seven (7), Section (6), Township (28), Range (22), lying within the following described lines:

Beginning at the Southeast corner of Block H, ROBERTSONS ADDITION TO WEST ST. PAUL: thence bearing Northwesterly along the Northeasterly line of sald block to the shore line of the Mississippi River; thence Northeasterly along the shore line to the Intersection with a line parallel to and 20 feet Northeasterly from the Northeasterly line of sald Block H; thence bearing Southeasterly on sald parallel fine to the Intersection with a line parallel to and 300 feet Northwesterly from the northwesterly from the northwesterly from the northwesterly from the Northwesterly along said parallel fine a distance of 20 feet to the extended Northwesterly line of sald Block H, thence bearing Northwesterly along sald extended Northwesterly line of sald Block H, thence

That part of Lot 1, Block A. Robertson's Addition to West St. Paul, Ramsey County, Minnesota, which lies northeasterly of the following described Line A.

Line A is described as being a line drawn parallel with and 30.00 feet southwesterly of and measured at a right angle to the following described line:

at a right angle to the following described inco.

Commencing at this intersection of the centur lines of Wabasha and Fourth Streets as shown on the recorded plat of the City of St. Paul, Ramsey County, Minnesola, said intersection more specifically described as being the following point in the Ramsey County Coordinate System as published by Ramsey County Public Works Department, Land Survey Drisbiani, final adjustment Decombor 17, 1991, based upon the North American Datum of 1980 (1986 adjustment)(P.coordinate 1 = 158192.903 etcal and Xoordinate 1 = 159903.433 feet and Xoordinate System along the center line of said Wabasha Street. 351.44 feet to the following point in said Ramsey County Coordinate System (Y-coordinate 1 = 159903.433 feet and X-coordinate = 57503.314 feet); thence North 55 degrees 41 minutes 11 seconds East. 104 etc. thence South 34 degrees 22 minutes 47 seconds East 1919.00 feet thence South 32 degrees 22 minutes 47 seconds East 1919.00 feet thence South 32 degrees 57 minutes 19 seconds East 1919.00 feet thence South 34 degrees 52 minutes 47 seconds East 1919.00 feet thence South 34 degrees 52 minutes 47 seconds East 1919.00 feet thence South 34 degrees 57 minutes 1919.00 feet 2019 feet feet 2019

Together with that part of Lot 1, Block A, Robertson's Addition to West St. Paul, Ramsey County,

Beginning at the Intersection of the aforedescribed Line A and the Southeasterly line of said Lot 1; thence Southwesterly along said Southeasterly line, 1500 feet; thence Northeasterly to a point or said Line A which is 15.00 feet Northwesterly of the aforedescribed point of beginning, measured along said Line A; thence Southeasterly 15.00 feet to the point of beginning and there terminating.

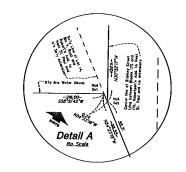
# Preliminary Plat of: WEST SIDE FLATS

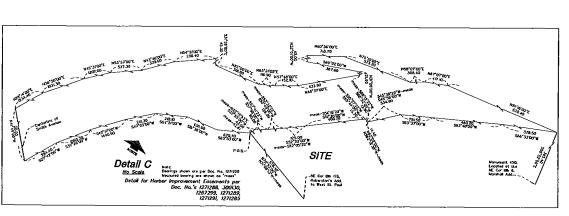
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SOIL BORING

RECEIVED MAY , 8 2012

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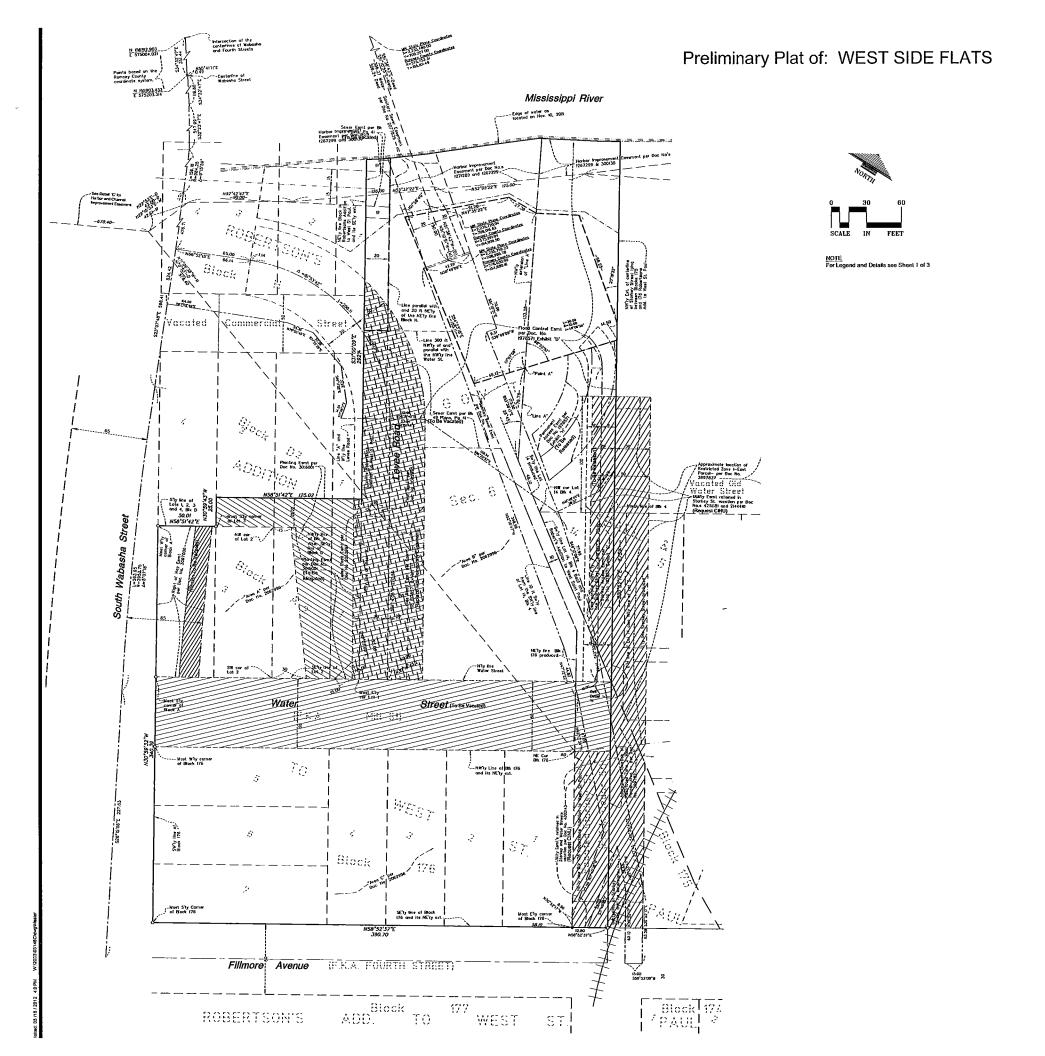
West Side Flats St Paul, Minnesota wner/Developer Name: Sherman Associates ASSOCIATES COST Section of colors.

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> Preliminary Plat-Legal Description and Details

Sheet 1 of 4

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West Side Flats St Paul, Minnesota LOUCKS ASSOCIATES

> Preliminary Plat-Existing Easements

Sheet 2 of 4

# Mississippi River - Edge of mater as located on Nov. 10, 2011 OUTLOT B 8 WEST SIDE FLATS DR. Fillmore Avenue

# Preliminary Plat of: WEST SIDE FLATS



BEARINGS ARE BASED ON THE RAUS

DENOTES 1/2 INCH X 14 INCH IRGH MORUMENT SET, MARKED "RLS 26724"

DENOTES IRON MONUMENT FOUND

For Legend and Details see Sheet 1 of

# Property Areas:

perty Area = 207,567+f- Sq.Ft. or 4.77+f- Acres
ck 1 Area = 70,428+f- Sq.Ft. or 1.62+f- Acres
ck 2 Area = 40,065+f- Sq.Ft. or 0.92+f- Acres
Area = 23,832+f- Sq.Ft. or 0.54+f- Acres
Area = 12,668+f- Sq.Ft. or 0.29+f- Acres
area Dedication Area = 60,724+f- Sq.Ft. or 1.39+f- Acres

Project Name:

West Side Flats

St Paul, Minnesota

Sharman Associat

233 Park Ave S. Suite 201 Atinneapolis, MN 55415

Professional Services:

LOUCKS Associates

tankcape Authoritie - Ervision # 7200 Hewlork Lane - Suite X

Maple Grove, Mirmesota 551 Telephone: (763) 424-550 www.loucks/associates.com

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Professional Signature:

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Richard L. Liche - PLS
26724
License No.

Quality Control:

Vicinity Map:

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Preliminary Plat-Proposed Lots and Easements

Project No:

Sheet 3 of 4

# Mississippi River OUTLOT B

# Preliminary Plat of: WEST SIDE FLATS



NOTE For Legend and Details see Sheet 1 of 3

ENCHMARK

Avenue, 260 feet +/- east of the railroad tracks Elevation = 712.59 feet (NGVD 1929 datum) ■ 1 Prosect Name

West Side Flats

St Paul, Minnesota

Sherman Associates

233 Park Ave 5. Suite 201 Atinneapolis, AIN 55415

Professional Services:

LOUCKS ASSOCIATES

Landsupe Architecture - Ensistemer

III

7200 Hernicol Lane - Suite 200

Felephone: (76)) 424-550 www.tourksAssociates.com 2034

CADD Qualification().

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Professional Signature:

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Richard Litera (NS 1672) Twense No

Registration Residence Services

Vicinity Map:



Preliminary Plat-Existing Conditions

Project No:

Sheet 4 of 4