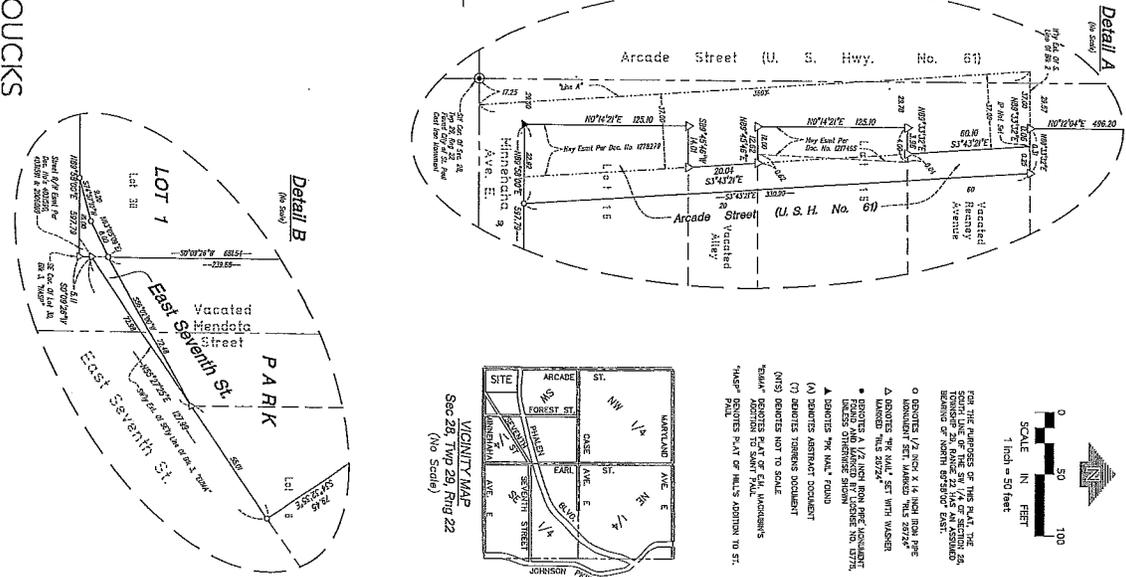


# BEACON BLUFF BUSINESS CENTER WEST

LOCKES

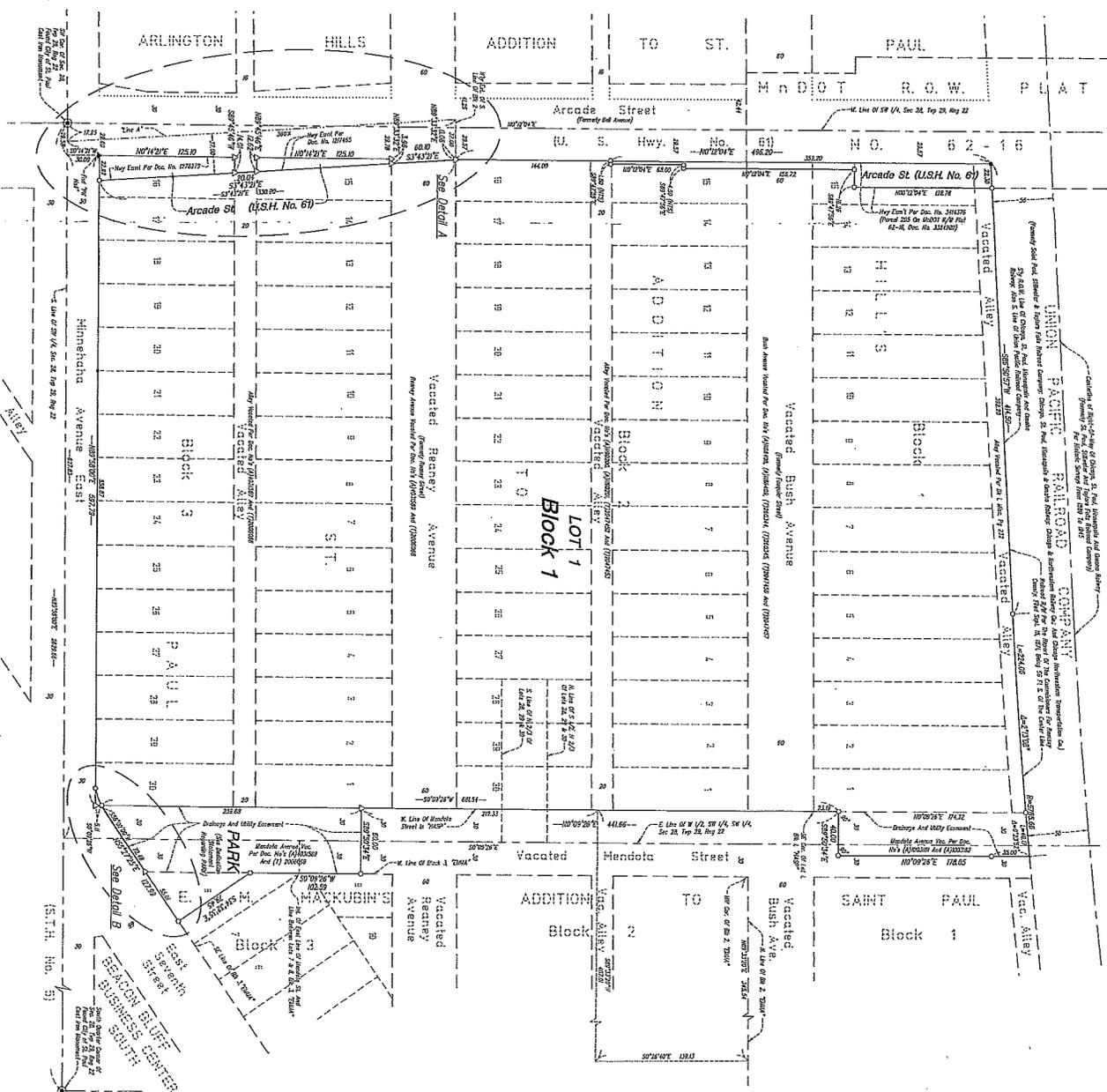


VICINITY MAP  
Sec 26, Twp 59, Rng 22  
(No Scale)



FOR THE PURPOSES OF THIS PLAN, THE BEACON BLUFF BUSINESS CENTER WEST TRACT, AS SHOWN ON THE PLAN, IS A TRACT OF LAND IN THE CITY OF MADISON, WISCONSIN, AND IS SUBJECT TO THE FOLLOWING:

- PROPERTY IS A PART OF THE BEACON BLUFF BUSINESS CENTER WEST TRACT.
- BEACON BLUFF BUSINESS CENTER WEST TRACT IS SUBJECT TO THE FOLLOWING:
- (A) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (B) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (C) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (D) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (E) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (F) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (G) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (H) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (I) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (J) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (K) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (L) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (M) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (N) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (O) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (P) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (Q) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (R) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (S) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (T) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (U) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (V) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (W) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (X) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (Y) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT
- (Z) BEACON BLUFF BUSINESS CENTER WEST TRACT DOCUMENT



# BEACON BLUFF BUSINESS CENTER WEST

INWITNESS WHEREOF, the undersigned, Clerk of the City of Saint Paul, a Minnesota public body, corporate and politic, cause of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 1 through 15 inclusive, Block 1, Hill's Addition to St. Paul, together with all of the vacant alley lying north of and abutting said lots 1 through 15 between Acadia Street and Mendota Street.

AND  
 Lots 1 through 30 inclusive, Block 2, Hill's Addition to St. Paul, together with that part of the vacant alley in said Block 2 lying between Acadia Street and Mendota Street.

AND  
 Vacated Bluff Avenue (formerly Raquette Street) lying between said Blocks 1 and 2 and lying between Acadia Street and Mendota Street.

AND  
 Lot 1 through 30 inclusive, Block 3, Hill's Addition to St. Paul, together with that part of the vacant alley in said Block 3 lying west of Mendota Street and lying east of a line 37.00 feet east of and parallel with LINE A described below.

AND  
 Beginning at a point on the South line of Section 26, Township 27 North, Range 22 West, distant 07.22 feet east of the southwest corner of said Section 26; hence northwesterly for 528.11 feet from the southwest corner of said Section 26 to the southwest corner of said Block 2; and thence said line terminating at St. Paul, 37.00 feet West of the Southwest corner of said Block 2, and thence said line terminating:

AND  
 Vacated Reaney Avenue (formerly Reaney Street) lying West of Mendota Street and lying East of a line 37.00 feet East of and parallel with the aforesaid LINE A.

AND  
 That part of the east and west halves of vacant Mendota Street, and the vacated line of E. M. Mackdon's Addition to Saint Paul and Hill's Addition to St. Paul, lying south of the said right-of-way line of the Union Pacific Railroad and west and north of the following described line:

Comprising at the southeast corner of Lot 1, Block 1, said Hill's Addition to St. Paul, thence northerly along the east line of said Lot 1, a distance of 23.19 feet to the point of beginning of the line to be described; thence easterly at a right angle 40.00 feet; thence northerly at a right angle 176.03 feet; more or less, to the south right-of-way line of the Union Pacific Railroad and thence westerly.

AND  
 Those parts of Lot 6, Block 3, E. M. Mackdon's Addition to Saint Paul, and the east and west halves of said vacated Mendota Street lying northwesterly of the southeasterly extension of the southeasterly line of said Block 3, E. M. Mackdon's Addition to Saint Paul, and lying south, west and southwest of the following described line:

Commencing at the northwest corner of Block 2, said E. M. Mackdon's Addition to Saint Paul; thence easterly 89 degrees 23 minutes 28 seconds; thence along the north line of said Block 2, a distance of 176.03 feet to the point of beginning of the line to be described; thence southerly 89 degrees 23 minutes 28 seconds; thence along the west line of said Block 2, a distance of 201.23 feet, to the point of beginning of the line to be described; thence southerly 89 degrees 23 minutes 28 seconds; thence along the east line of said Block 2, a distance of 102.59 feet; thence South, 34 degrees 32 minutes 35 seconds East 79.45 feet, to the southeasterly line of said Block 3, and thence easterly.

He has caused the same to be surveyed and platted as BEACON BLUFF BUSINESS CENTER WEST and does hereby declare or declare to the public for public use former the public ways and the drainage and utility lines within this plat, has caused a public park, but not an arable out of a park to be public by virtue of the plat, as contemplated by Minnesota Statutes Section 553.01. This PARK hereon is currently a public park and recreation facility, established by Proclamation of the City of Saint Paul Resolution No. 4463, City of Saint Paul intended to remain fee title to the Park shown on this plat for continued use as a public park and recreation facility.

In witness whereof, said Prothonotary of the City of Saint Paul, a Minnesota public body corporate and politic, has hereunto set her hand and official seal of said City of Saint Paul, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Signed: PROTHONOTARY OF THE CITY OF SAINT PAUL.

\_\_\_\_\_  
 He  
 \_\_\_\_\_  
 is  
 \_\_\_\_\_  
 the  
 \_\_\_\_\_  
 County of \_\_\_\_\_  
 State of Minnesota  
 \_\_\_\_\_  
 by \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by \_\_\_\_\_ a Minnesota public body corporate and politic, on behalf of the public body.

(Signature)  
 \_\_\_\_\_  
 Prothonotary  
 \_\_\_\_\_  
 County, Minnesota  
 My Commission Expires January 31, 201\_\_\_\_

**SURVEYORS CERTIFICATION**

I, Paul J. McGinley, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on the plat prepared by 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 data thereon were prepared and computed by me or under my direct supervision; that all mathematical data and data thereon were carefully checked and are correct; that all measurements were made by me or under my direct supervision; that the surveyor's certification is shown and labeled on this plat and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Paul J. McGinley, Professional Land Surveyor  
 Minnesota License No. 14097

State of Minnesota  
 County of Ramsey

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by Paul J. McGinley, a Professional Land Surveyor.

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

(Printed Name)  
 Notary Public (Ramsey County, Minnesota)  
 My Commission Expires January 31, 2020

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 553.03, Subsection 2, have been fulfilled.

Clerk  
 \_\_\_\_\_  
 PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT  
 Payment to Minnesota Statutes, Section 553.02(1), Subd. 9, taxes payable in the year \_\_\_\_\_ on the land described herein and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By \_\_\_\_\_ Deputy  
 COUNTY SURVEYOR  
 Payment to Minnesota Statutes, Section 355A.42, this plat is approved this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Paul J. McGinley, Professional Land Surveyor  
 Ramsey County Surveyor

COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plat of BEACON BLUFF BUSINESS CENTER WEST 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 Pages \_\_\_\_\_ and \_\_\_\_\_ 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 WEST 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 Pages \_\_\_\_\_ and \_\_\_\_\_ Document No. \_\_\_\_\_.

Deputy Registrar of Titles  
 \_\_\_\_\_