



SUBDIVISION REVIEW APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

File # _____

Fee Paid \$ _____

Received By / Date _____

APPLICANT

Property Owner(s) Ford Motor Company

Address 330 Town Center Drive, #1100 City Dearborn State MI Zip 48126

Email TFISSING@ford.com Phone (313) 323-8458

Contact Person (if different) Tony Barranco (Ryan Companies)

Address 533 South Third St, Suite 100 City Minneapolis State MN Zip 55415

Email tony.barranco@ryancompanies.com Phone 612-492-4000

PROPERTY INFO

Address / Location 966 Mississippi River Blvd S St. Paul, MN 55116

PIN(s) & Legal Description 172823130002

(Attach additional sheet if necessary.)

See Legal Description on Plat Documents

Lot Area 121.73 ac Current Zoning F1-F6

TYPE OF SUBDIVISION: Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustment of Common Boundary | <input type="checkbox"/> Registered Land Survey | <input checked="" type="checkbox"/> Combined Plat |
| <input type="checkbox"/> Lot Split | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat |

SUPPORTING INFORMATION: State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

Please refer to the attached Project Narrative for the supporting information listed above.

- ☐ For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
- ☐ For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.
- ☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature

Tony B

Date

9/20/19



September 20, 2019



Ms. Menaka Mohan
Ford Site Planner
City of Saint Paul
25 W 4th St, Suite 1400
Saint Paul, MN 55102

RE: Ford Site Preliminary & Final Plat Submittal

Dear Ms. Mohan:

Ryan Companies US, Inc. (Ryan) is submitting for a Combined Plat on the Ford Motor Company Property located at 966 Mississippi Blvd South, St. Paul, MN 55116, often referred to as the "Ford Site." Ryan will purchase the property from Ford Motor Company after approval of the plat and will begin implementing Ryan's development plan for the site thereafter. Included with this submittal is a letter from Ford Motor Company stating they are aware and in support of the plat submittal as the current property owner.

Included in this submittal is the following information:

- **Combined Plat Narrative**
- **Subdivision Review Application & Fee**
- **Combined Plat Documents (Preliminary & Final)**

We look forward to continuing to work with our trusted partners at the City of St. Paul to make the Ford Site redevelopment a 21st Century Community and truly a development which others strive to duplicate.

Please reach out if there are any questions or clarification with the documents.

Sincerely,

A handwritten signature in green ink that reads "Tony Barranco".

Tony Barranco
Senior Vice President, Real Estate Development
Ryan Companies US, Inc.

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

p: 612-492-4000
ryancompanies.com

Equal Opportunity Employer



Ford Motor Land Development Corporation
330 Town Center Drive, #1100
Dearborn, MI 48126

313.323.8458 Direct
jlynch11@ford.com

Timothy Fissinger, Vice President

September 17, 2019

Saint Paul Planning Commission
c/o Lucy Thompson
Interim Planning Director
Department of Planning & Economic Development
25 W. 4th Street, Suite 1300
Saint Paul, MN 55102

Re: Ford Motor Company Support of Ryan Plat
Saint Paul, Minnesota

Saint Paul Planning Commission:

Ford is the current owner of the 122-acre Ford site in Saint Paul. Ryan Companies is preparing to purchase the property. Ford is aware of and supports the preliminary plat submitted by Ryan Companies for City comment on or about the date hereof. Ford intends to sign the final plat, in substantially the form submitted to the City, immediately prior to the transfer of the property to Ryan. If the sale to Ryan is not finalized for any reason, Ford reserves the right to withdraw its support of the preliminary plat and/or the final plat.

Sincerely,
Ford Motor Land Development Company,
a wholly owned subsidiary of Ford Motor Company

A handwritten signature in black ink, appearing to read "T. Fissinger".

Timothy Fissinger,
Vice President

CITY OF ST. PAUL

FORD SITE REDEVELOPMENT

COMBINED PLAT PROJECT NARRATIVE

September 20th, 2019

Project Summary

Over roughly a ten-year period, the City of St. Paul (City) worked with Ford Motor Company (Ford) and area stakeholders to establish the Ford Site Zoning and Public Realm Master Plan (Public Realm Plan) for the former manufacturing plant in Highland Park to guide the future redevelopment of the site. The Public Realm Plan established six new zoning districts, provided the framework for the future public right-of-way and open spaces, provided guidance for private site design, and established development requirements for a Master Developer to bring the new mixed-use development to life.

Ryan Companies US, Inc. (Ryan) has been working with both the City and Ford since June of 2018 to purchase the property, become the Master Developer of the property, and bring the City's redevelopment vision to fruition. Ryan has participated in numerous neighbor and stakeholder meetings and has actively engaged with City staff to understand the Public Realm Plan culminating the approval of the Ryan masterplan and the completion of project design standards in preparation for the development. Ryan is now ready to submit for plat approval of the property through the Combined Plat process. The proposed FORD plat will split the existing parcel into public right-of-way, public parks, private open spaces, and private development sites. The plat will also allow Ryan to purchase the property from Ford and proceed to redevelop the property.

Site Description

The project site is located roughly five miles between both Minneapolis and St. Paul in Ramsey County, MN. The site is located east of the Mississippi River, specifically southeast of the Ford Pkwy and Mississippi River Blvd intersection.

The site information is listed below:

- Owner: Ford Motor Company
- PIN: 172823130002
- Site Address: 966 Mississippi River Blvd S St. Paul, MN 55116

- Site Area: 121.73 ac (Note: Ramsey County property maps show the site as 122.4 acres, but Ryan's recent site survey reflects 121.73 acres)
- Legal Description: Please refer to Appendix A and the plat documents for the detailed legal description

Block Numbering

The block numbering has been updated from what has been discussed and shown on documents in all previous correspondence between Ryan and the City. These assumptions were previously taken from the Public Realm Plan but have been revised in order to meet Minnesota State Statute 505.021 Subd. 4 that states "*All blocks shall be numbered consecutively with Arabic numerals beginning with numeral 1.*" The Public Realm Plan considers parcels outside of the Ford Site property, which disrupts the sequential numbering of the blocks and forces the renumbering. For example:

1. In the previous block numbering system, blocks referenced as 4 and 41 are outside of the Ford Site property and cannot be referenced on the proposed FORD Plat.
2. In addition, block numbers 36 and 37 were never listed in Ryan's plans or assumed in the Public Realm Plan. The new block numbering ends at number 36 once the revisions are considered.

Please refer to Appendix B for the new platted block numbers compared to what they previously were referred to as. The new plat block numbers should be used in all correspondence moving forward to avoid confusion.

Zoning

The zoning of the site is currently broken up into six zoning districts through the Public Realm Plan, listed below. Please refer to Appendix C and the plat documents for the specific zoning of each Lot and Outlot as well as the public right of way and interior building setbacks. Allowed uses within each zoning district are detailed out in the city's Public Realm Plan document.

1. F1 River Residential
2. F2 Residential Mixed Low
3. F3 Residential Mixed Mid
4. F4 Residential Mixed High
5. F5 Business Mixed
6. F6 Gateway

Proposed Site Uses

Ryan is proposing to develop the private sites to fit within the Development Range listed in the Public Realm Plan with a mix of housing, retail & service, office & employment, and civic and institutional. A spreadsheet is provided in Appendix D with the proposed uses for each individual block, listing out the proposed number of residential units and/or the square footage of use for non-residential projects.

Outlots

There are seven outlots designated on the plat documents. A brief description of each is listed below.

1. Outlot A – Outlot A (also referred to as Gateway Park) is located at the northwest corner of the development, will be dedicated to the city as part of the Park Dedication requirement, and will be used for both parks space and for stormwater management. A proposed drainage and utility easement is proposed over the entirety of the outlot for City Public Works to maintain the utility and stormwater management components within the outlot.
2. Outlot B – Outlot B (also referred to as Civic Square) is located at the north end of the development, will be privately owned but publicly accessible, and will be used as an open space amenity at the front entrance to the new development.
3. Outlot C – Outlot C (also referred to as Civic Plaza) is located at the north end of the development, will be privately owned but publicly accessible, and will be used as an open space amenity in the center of the mixed-use area of the development. A proposed drainage and utility easement is proposed over the entirety of the outlot for City Public Works to maintain the utility and stormwater management components within the outlot.
4. Outlot D – Outlot D (also referred to as Neighborhood Park) is located near the western portion of the development, will be dedicated to the city as part of the Park Dedication requirement, and will function as a full block city park.
5. Outlot E – Outlot E (also referred to as the Central Water Feature) is located at the center of the development, will be privately owned but publicly accessible, and will be used as an open space amenity as well as a stormwater management basin. A proposed drainage and utility easement is proposed over the entirety of the outlot for City Public Works to maintain the utility and stormwater management components within the outlot.
6. Outlot F – Outlot F (also referred to as the Hidden Falls Headwater Feature) is located at the south end of the development, will be dedicated to the city as part of the Park Dedication requirement, and will be used for both park space and for stormwater management. A proposed drainage and utility easement is proposed over the entirety of the outlot for City Public Works to maintain the utility and stormwater management components within the outlot.

7. Outlot G – Outlot G (also referred to as City Park) is located at the southeast part of the development, will be dedicated to the city as part of the Park Dedication requirement, and will function as a city park.
8. Outlot H – Outlot H is located between Blocks 3 & 4. Outlot H will be dedicated to the city but will be designed and function as a private service alley for the proposed uses on Block 3. This was not dedicated as public right of way due to Ramsey County concerns on a new public access point to Ford Pkwy at this location.

Street Names

As part of the combined plat process and outlined in the Public Realm Plan, a large amount of area will be dedicated for public right of way. The street names for each of the dedicated public right of ways were based on the street names listed in the Public Realm Plan. Two changes were made to the street names after discussion with city staff:

1. Woodlawn Ave that runs in the west to east direction from Gateway Park (Outlot A) to Mount Curve Blvd was changed to Hillcrest Ave to match the road name further to the east.
2. Galaxie Way that runs in the west to east direction between Mississippi River Blvd and Falls Passage West was changed to be Saunders Ave to match the road name further to the east.

Appendix A

That part of Lot 1, Auditor's Subdivision No. 87, lying north of the plat 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 1530.54 feet south from the intersection of the south line of Ford Road 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 westerly and 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, as now established, 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 of 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.

AND

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).

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 of 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.

Except that part thereof lying within the plat 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 said 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 prolonged and extended in a straight line in a West direction to the Mississippi River and lying East of the Easterly line of Mississippi River Boulevard Number 2 as said 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 County Recorder in and for said County of Ramsey and State of Minnesota.

AND

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 said 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

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 East of the Easterly line of the Mississippi River Boulevard Number 2 as said 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 County Recorder in and for said County of Ramsey and State of Minnesota.

AND

Lot 1, Block 1, Ford Motor Company First Addition.

AND

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 51 seconds East a distance of 199.01 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.

Appendix B

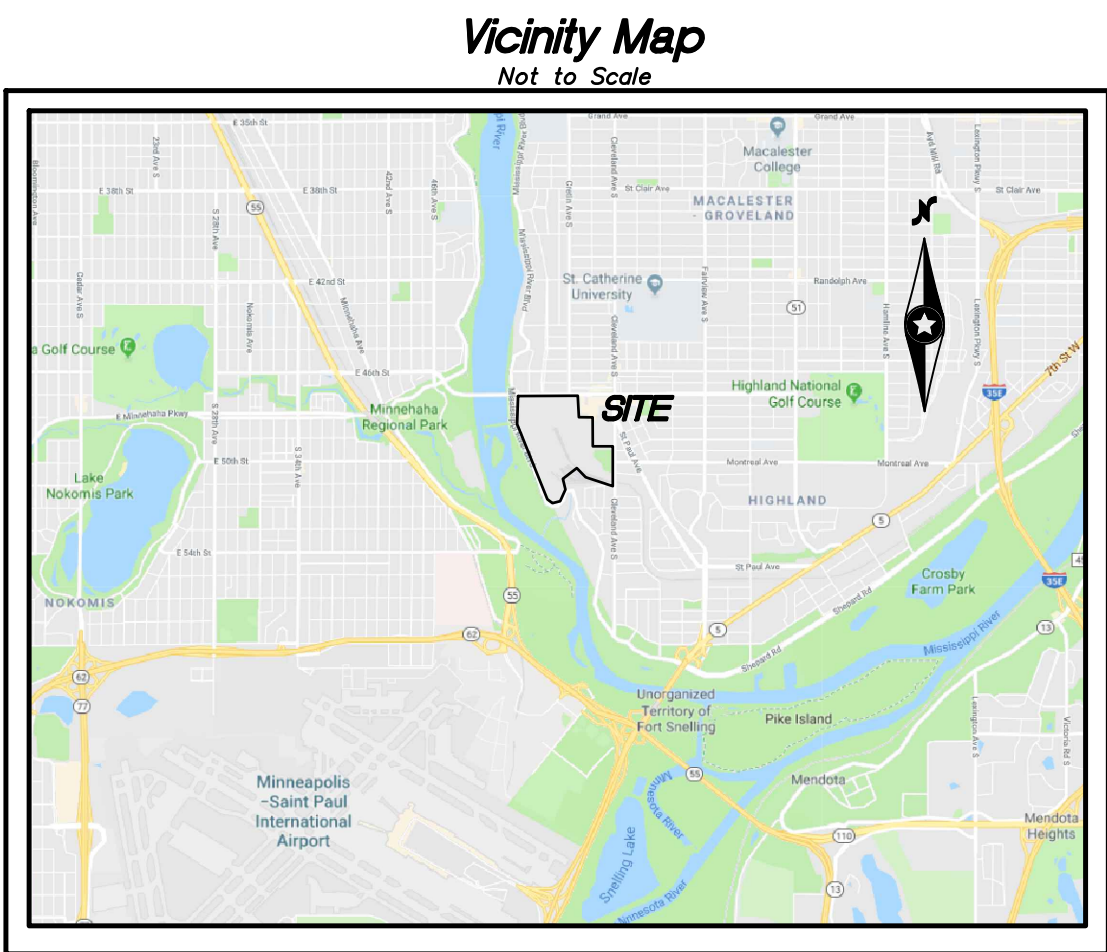
Block Number - Previous	Block Number - FORD Plat
1	1
2	2
3	3
4	Not on Ford Site Property
5	5
6	6
7	7
8	2
9	3
10	4
11	8
12	9
13	10
14	11
15	12
16	13
17	14
18	15
19	16
20	17
21	18
22	19
23	20
24	21
25	22
26	23
27	24
28	25
29	26
30	27
31	28
32	29
33	30
34	31
35	32
36	Did Not Exist
37	Did Not Exist
38	35
39	36
40	Split into 33 & 34
41	Not on Ford Site Property
42	35

Appendix C

Lot	Block	Zoning	Public ROW Setback	Interior Lot Line Setback
Outlot A		F6	0	0
Outlot B		F5	0	0
Outlot C		F5	0	0
Outlot D		F2	0	0
Outlot E		F3	0	0
Outlot F		F1/F6	0	0
Outlot G		F6	0	0
Outlot H		F5	0	0
1	1	F6	5	6
1	2	F5	5	6
2	2	F5	5	6
1	3	F5	5	6
2	3	F5	5	6
1	4	F5	5	6
1	5	F6	5	6
1	6	F6	5	6
1	7	F5	5	6
1	8	F1	10	10
2	8	F2	10	6
1	9	F2	10	6
2	9	F2	10	6
1	10	F3	10	6
1	11	F3	5	6
1	12	F4	5	6
1	13	F4	5	6
1	14	F1	10	10
2	14	F1	10	6
1	15	F3	10	6
1	16	F3	5	6
1	17	F4	5	6
1	18	F4	5	6
1	19	F1	10	10
2	19	F1	10	6
1	20	F2	10	6
1	21	F3	10	6
1	22	F3	5	6
1	23	F4	5	6
1	24	F4	5	6
1	25	F1	10	10
2	25	F1	10	6
1	26	F2	10	6
1	27	F3	10	6
1	28	F3	5	6
1	29	F3	5	6
1	30	F6	5	6
1	31	F1	10	10
2	31	F1	10	6
1	32	F2	10	6
1	33	F6	5	6
1	34	F6	5	6
1	35	F1	10	10
2	35	F1	10	6
1	36	F2	10	6

Appendix D

Lot	Block	Proposed Use	Number of Dwelling Units	Building Square Footage
Outlot A		Gateway Park	-	-
Outlot B		Civic Square	-	-
Outlot C		Civic Plaza	-	-
Outlot D		Neighborhood Park	-	-
Outlot E		Central Water Feature	-	-
Outlot F		Hidden Falls Headwater Feature	-	-
Outlot G		City Park	-	-
Outlot H		Private Ranger Way Extension	-	-
1	1	Medical Office & Affordable Housing	129 (Affordable)	75,000 (Medical Office)
1	2	Mixed Use Housing & Retail	149 (Multifamily)	80,000 (Retail)
2	2	Mixed Use Housing & Retail	138 (Multifamily)	20,000 (Retail)
1	3	Mixed Use Housing & Retail	200 (Multifamily)	50,000 (Retail)
2	3	Affordable Housing	62	-
1	4	N/A	-	-
1	5	Office	-	111,400
1	6	Senior Housing	242	-
1	7	Condominium	68	-
1	8	1-6 Unit Homes	5	-
2	8	Rowhomes	12	-
1	9	Affordable Housing	59	-
2	9	Rowhomes	21	-
1	10	Rowhomes	18	-
1	11	Multifamily Residential	170	-
1	12	MF Residential & Aff Housing	149 (MF) & 59 (Aff)	-
1	13	Affordable Housing	193	-
1	14	1-6 Unit Homes	5	-
2	14	Rowhomes	12	-
1	15	Rowhomes	22	-
1	16	Multifamily Residential	211	-
1	17	Multifamily Residential	192	-
1	18	Multifamily Residential	197	-
1	19	1-6 Unit Homes	5	-
2	19	Rowhomes	11	-
1	20	Rowhomes	22	-
1	21	Rowhomes	20	-
1	22	Multifamily Residential	129	-
1	23	MF Residential & Aff Housing	205 (MF) & 59 (Aff)	-
1	24	MF Residential & Aff Housing	159 (MF) & 55 (Aff)	-
1	25	1-6 Unit Homes	5	-
2	25	Rowhomes	11	-
1	26	Rowhomes	22	-
1	27	Rowhomes	22	-
1	28	Multifamily Residential	176	-
1	29	Multifamily Residential	392	-
1	30	N/A	-	-
1	31	1-6 Unit Homes	5	-
2	31	Rowhomes	13	-
1	32	Rowhomes	26	-
1	33	Affordable Housing	110	-
1	34	Office	-	100,000
1	35	1-6 Unit Homes	10	-
2	35	Rowhomes	13	-
1	36	Rowhomes	26	-



Project Paul

St. Paul, Minnesota

PRELIMINARY PLAT OF FORD

GENERAL DRAWINGS

DWG. NO.	TITLE
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: 9/20/2019
- 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

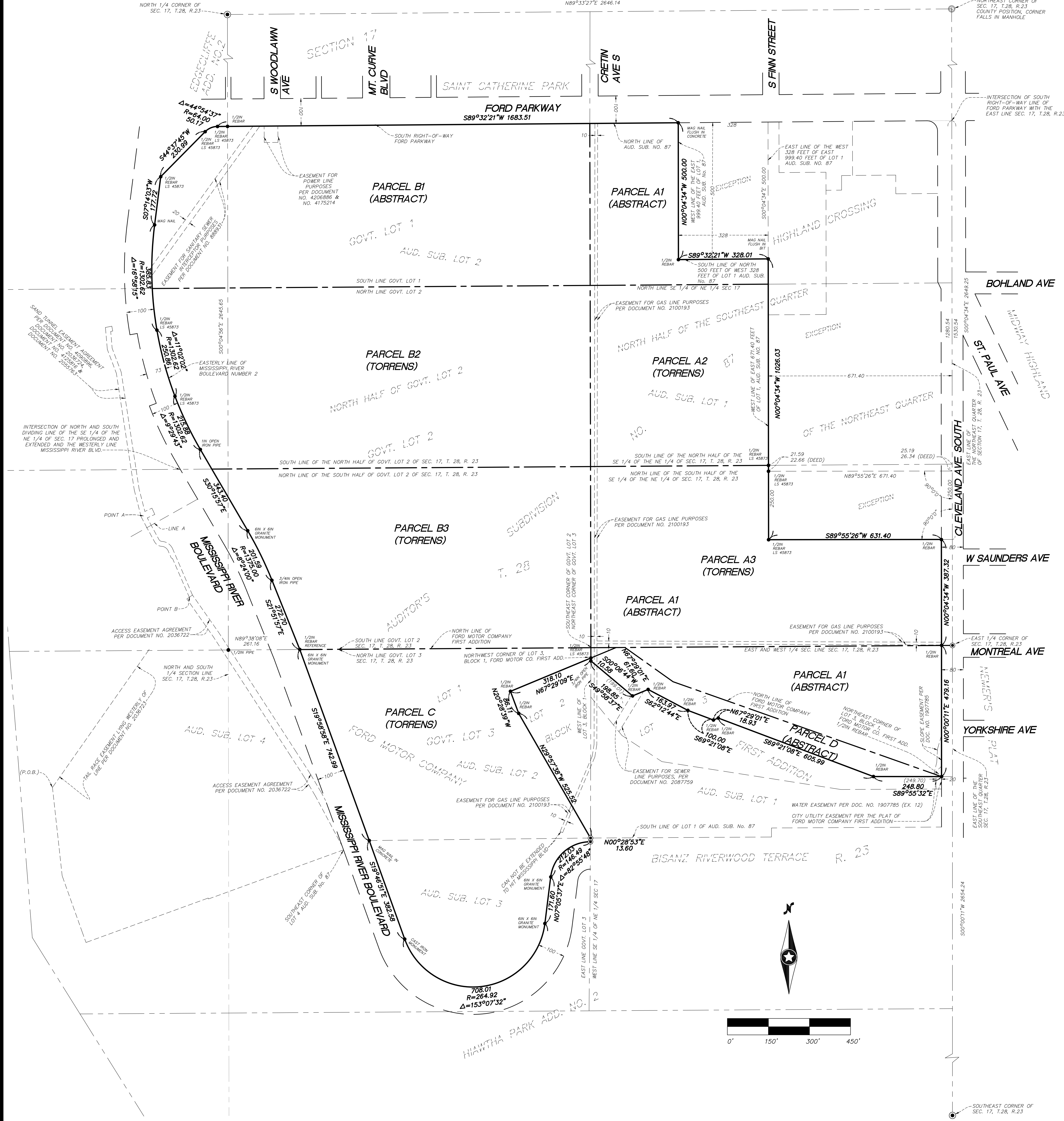
F6– Ford Gateway District
- Contours are processed at 1 foot intervals from survey data obtained during the process of fieldwork. MNDOT monument "SNELLING ECC 1 MNDT" was used as a vertical benchmark with the elevation of 1022.56 (NAVD88).
- Bearings shown are based upon the Ramsey County Coordinate 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 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 1530.54 feet south from the intersection of the south line of Ford Road 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, thence southerly 500 feet along a line distant 671.40 feet westerly and 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, as now established, 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 of 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 Section 17, thence East along the North line 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. 203819):
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 of 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 Section 17, thence East along the North line 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 prolonged and extended in a straight line in a West direction to the Mississippi River and lying easterly and southerly of the following described line: Beginning at the intersection 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 the westerly line of Mississippi River Blvd, thence South 30 degrees 15 minutes 28 seconds East, assumed bearing along said westerly line 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 and southerly of the following described line: Beginning at the intersection 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 the westerly line of Mississippi River Blvd, thence South 30 degrees 15 minutes 28 seconds East, assumed bearing along said westerly line 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.

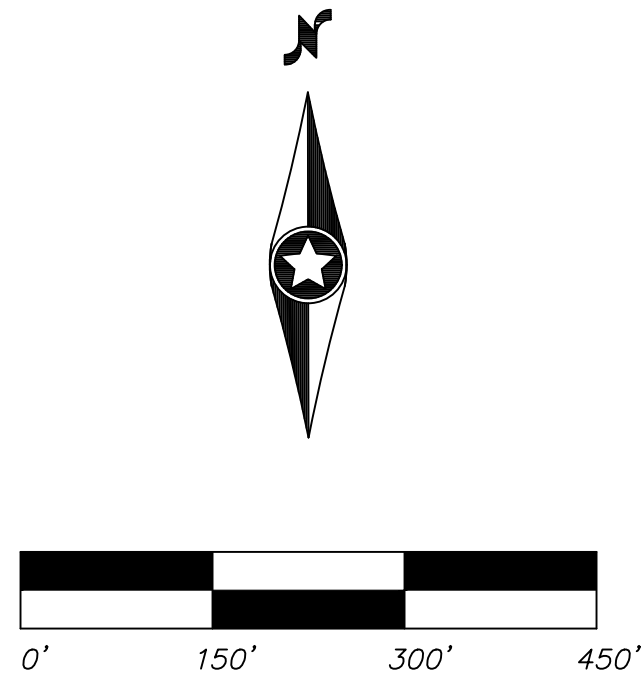
Parcel C (Certificate of Title No. 270211):
Lot 1, Block 1, Ford Motor Company First Addition.

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.

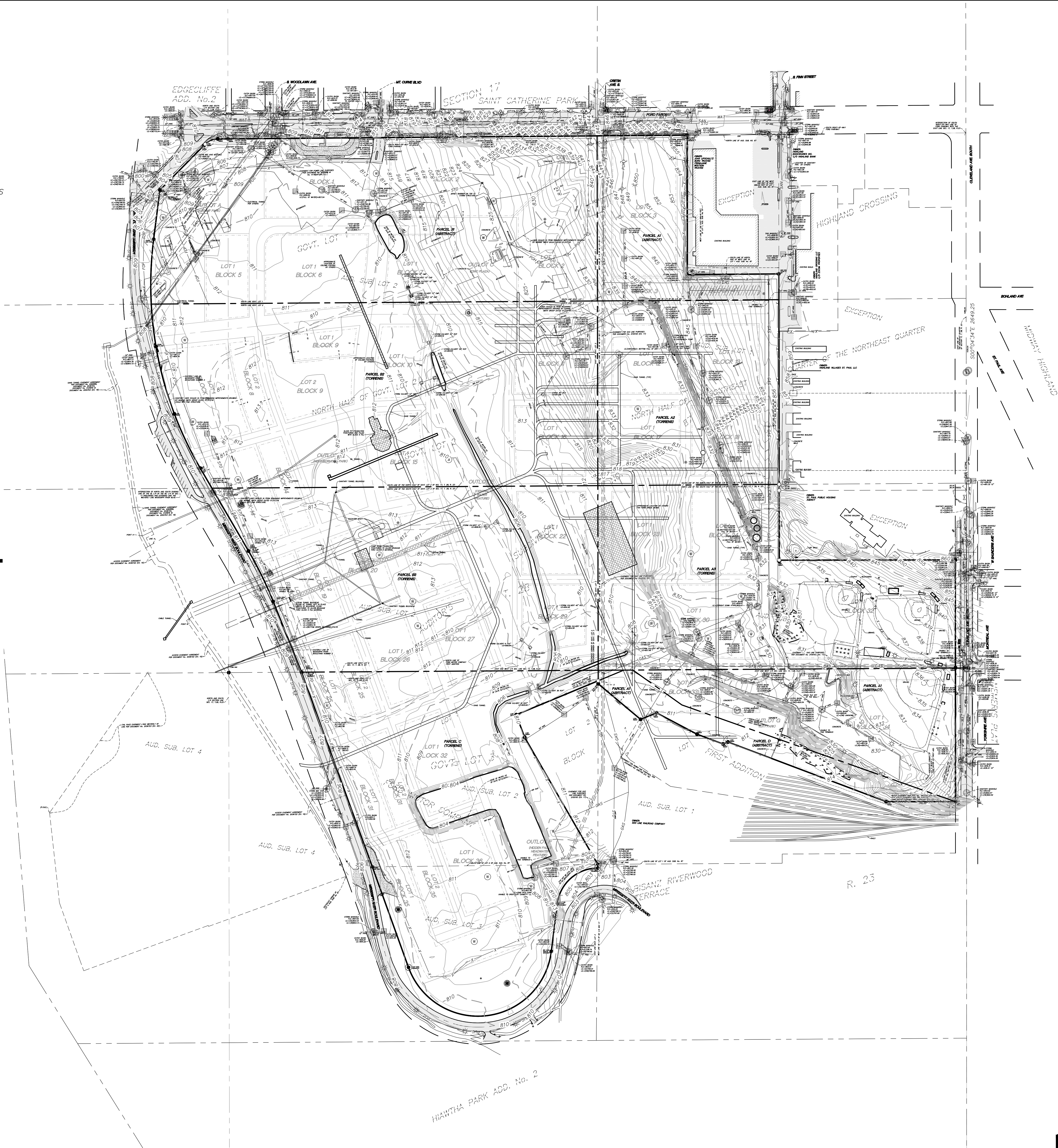
- Denotes Parcel Boundary
- Denotes 1/2" x 14" Iron Monument Set with Minnesota cap No. 45873
- Denotes Iron Monument Found
- ⊙ Denotes Cast Iron Monument Found
- (xxx) Denotes record measurement per legal description

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

SEE SHEETS 4 THRU 8 FOR DETAIL OF PROPOSED LOTS



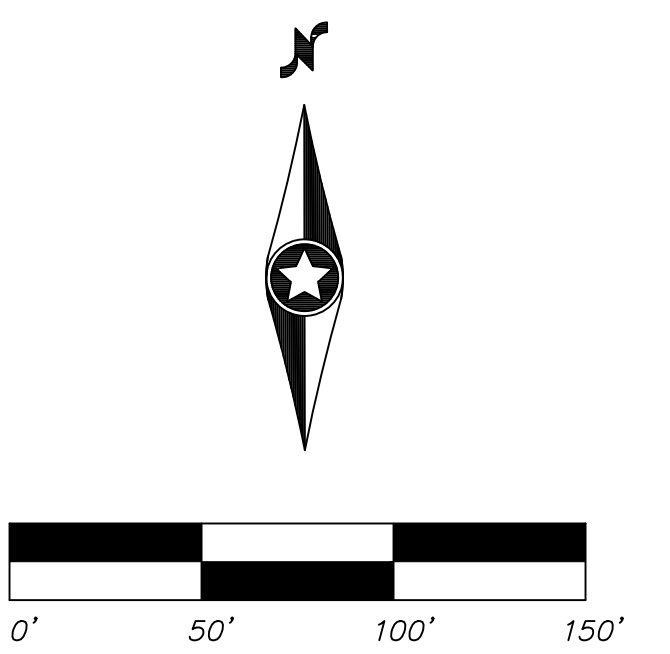
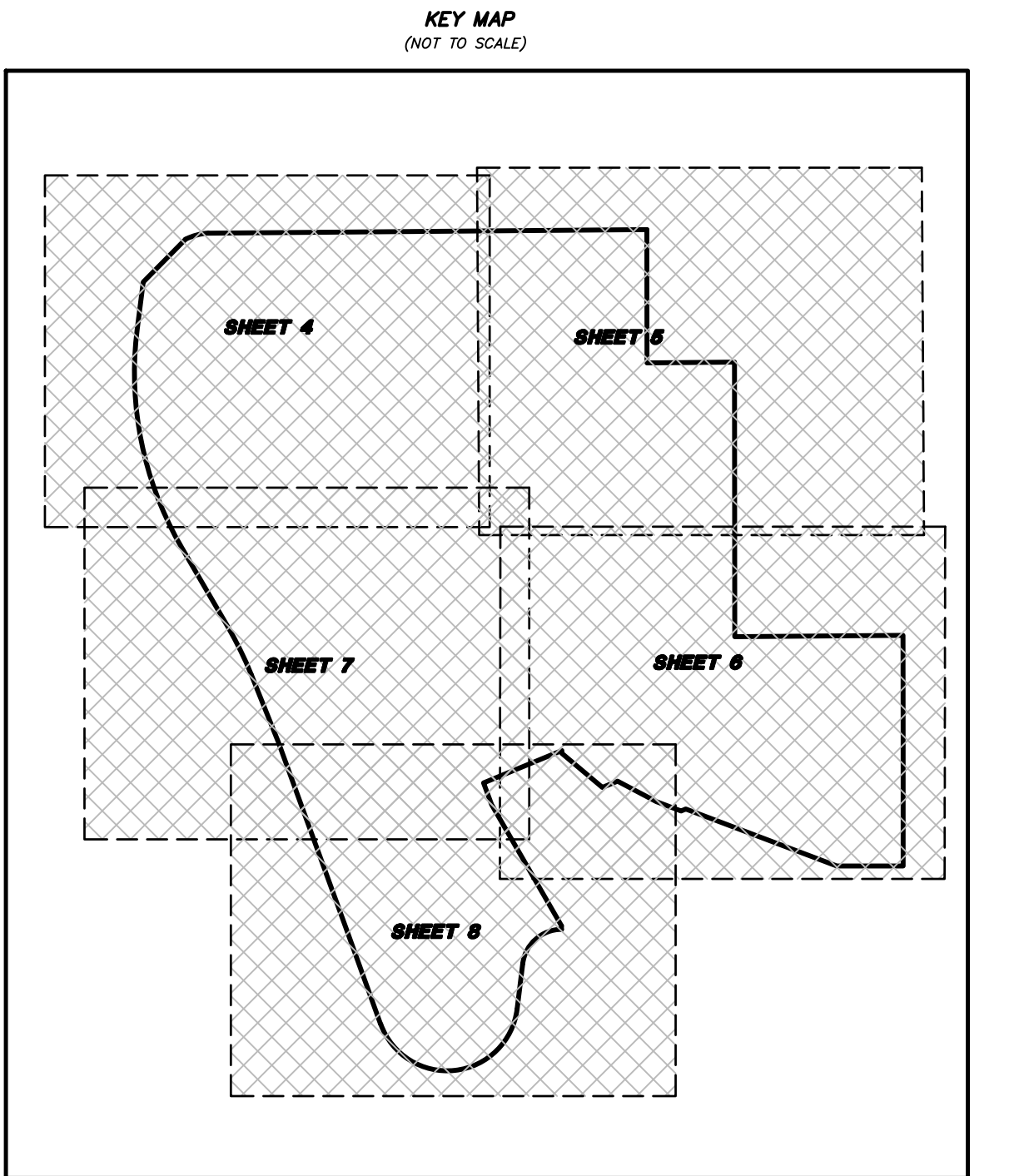
LEGEND	
	SANITARY MANHOLE
	SEWER CLEANOUT
	STORM MANHOLE
	CATCH BASIN
	BEEHIVE CATCH BASIN
	FLARED END SECTION
	POWER POLE
	GUY WIRE
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC TOWER
	GATE VALVE
	HYDRANT
	WATER METER
	CURB STOP BOX
	WATER MANHOLE
	WELL
	GAS METER
	STEEL/WOOD POST
	SIGN-TRAFFIC/OTHER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





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

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

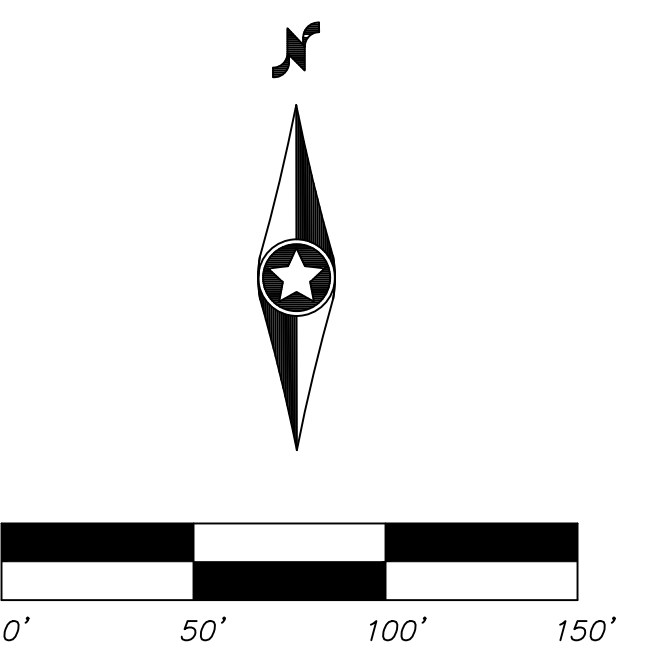
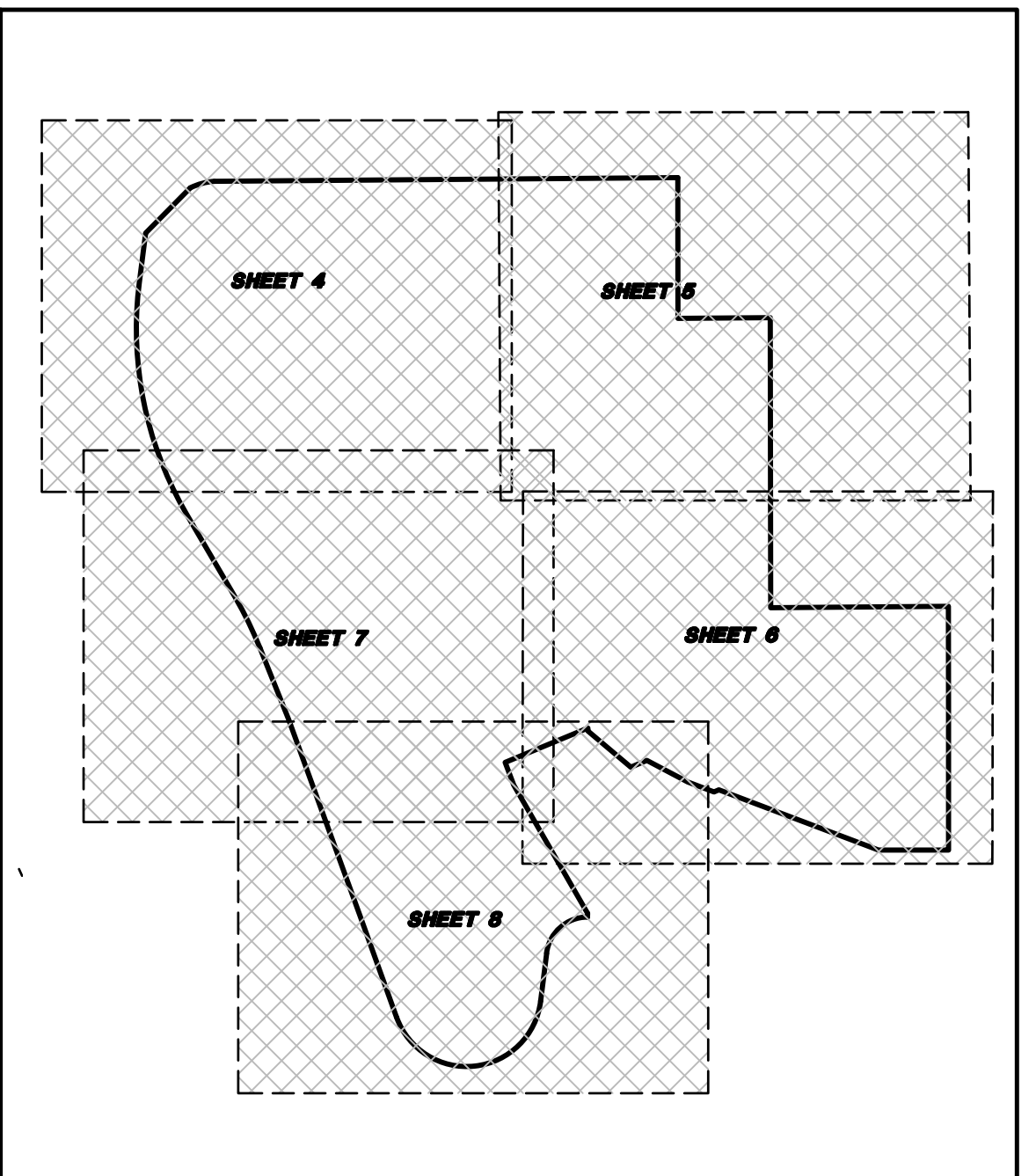




LEGEND	
	SANITARY MANHOLE
	SEWER CLEANOUT
	STORM MANHOLE
	CATCH BASIN
	BEEHIVE CATCH BASIN
	FLARED END SECTION
	POWER POLE
	GUY WIRE
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC TOWER
	GATE VALVE
	HYDRANT
	WATER METER
	CURB STOP BOX
	WATER MANHOLE
	WELL
	GAS METER
	STEEL/WOOD POST
	SIGN-TRAFFIC/OTHER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

Denotes Major Contour
Denotes Minor Contour
Denotes Easements
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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

KEY MAP
(NOT TO SCALE)



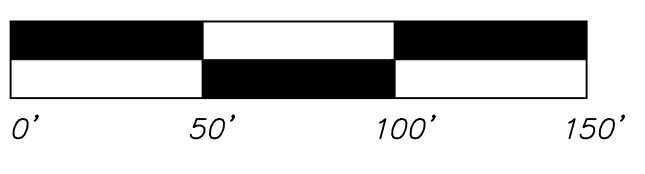
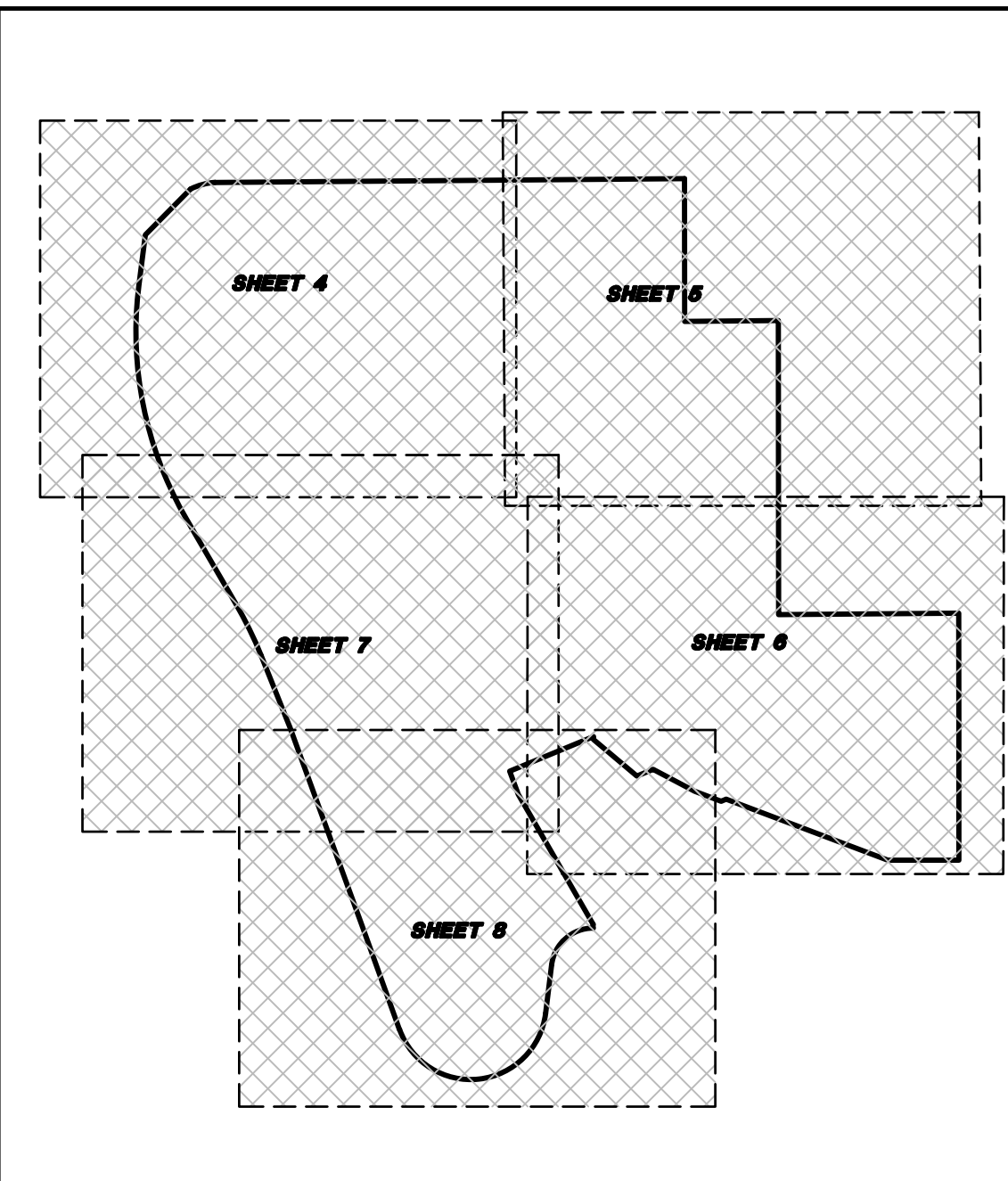


LEGEND

- | | |
|------------------------|-------------------------|
| ○ 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 Major Contour
Denotes Minor Contour
Denotes Easements
Denotes Building Setback
Denotes Parcel Boundary
- Denotes 1/2" X 1/4" Iron Monument Set with Minnesota cap No. 45873
● Denotes Iron Monument Found
● Denotes Cast Iron Monument Found
(xxx) Denotes record measurement per legal description

KEY MAP
(NOT TO SCALE)

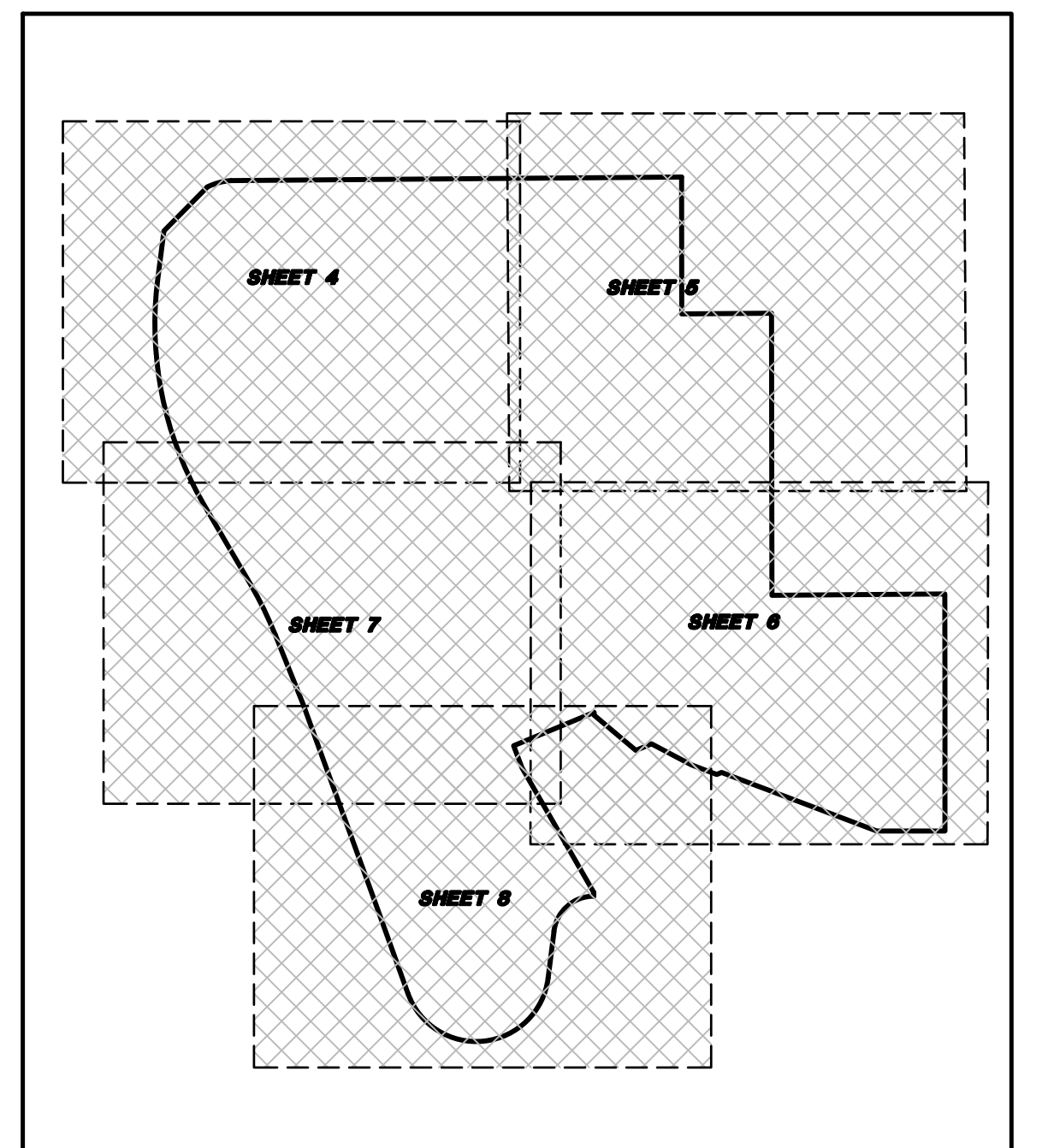




LEGEND

- | | |
|------------------------|-------------------------|
| ○ 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 |
| ○ 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 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. 45273
● Denotes Iron Monument Found
● Denotes Cast Iron Monument Found
(xxx) Denotes record measurement per legal description

KEY MAP
(NOT TO SCALE)



Revisions:

09/20/2019 - City Comments

Crew:

Checked: **NHC/KIK**

Drawn: **BTY**

Record Drawing by/date:

Prepared for:

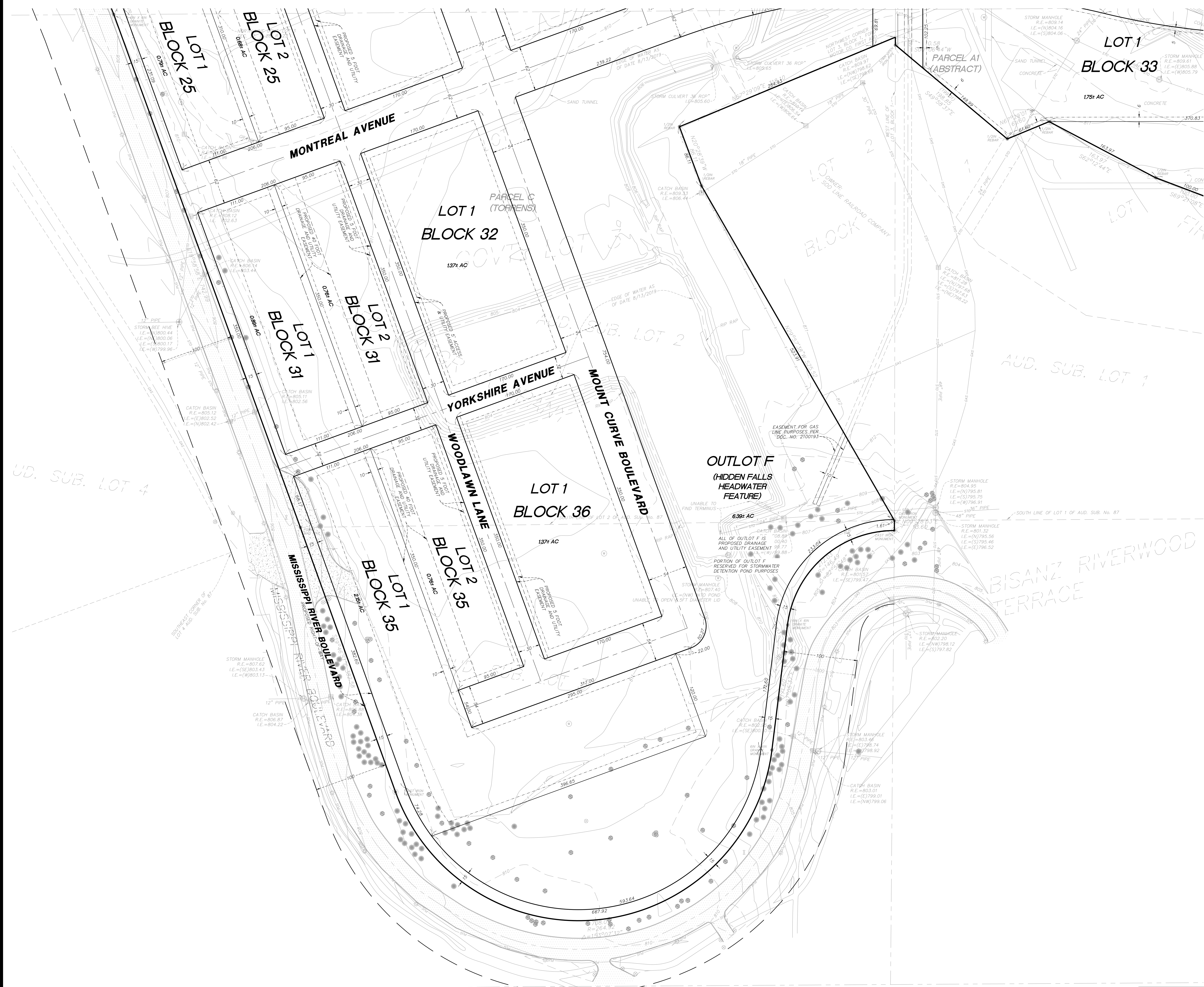
Ryan Companies US, Inc.

533 South 3rd Street, Suite 100
Minneapolis, MN 55415

FORD

St. Paul, Minnesota

PRELIMINARY PLAT
(DETAIL)

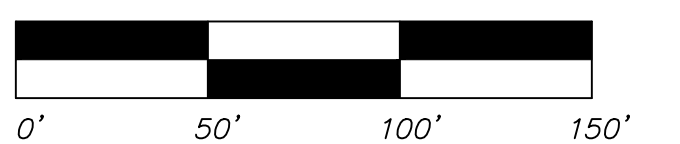
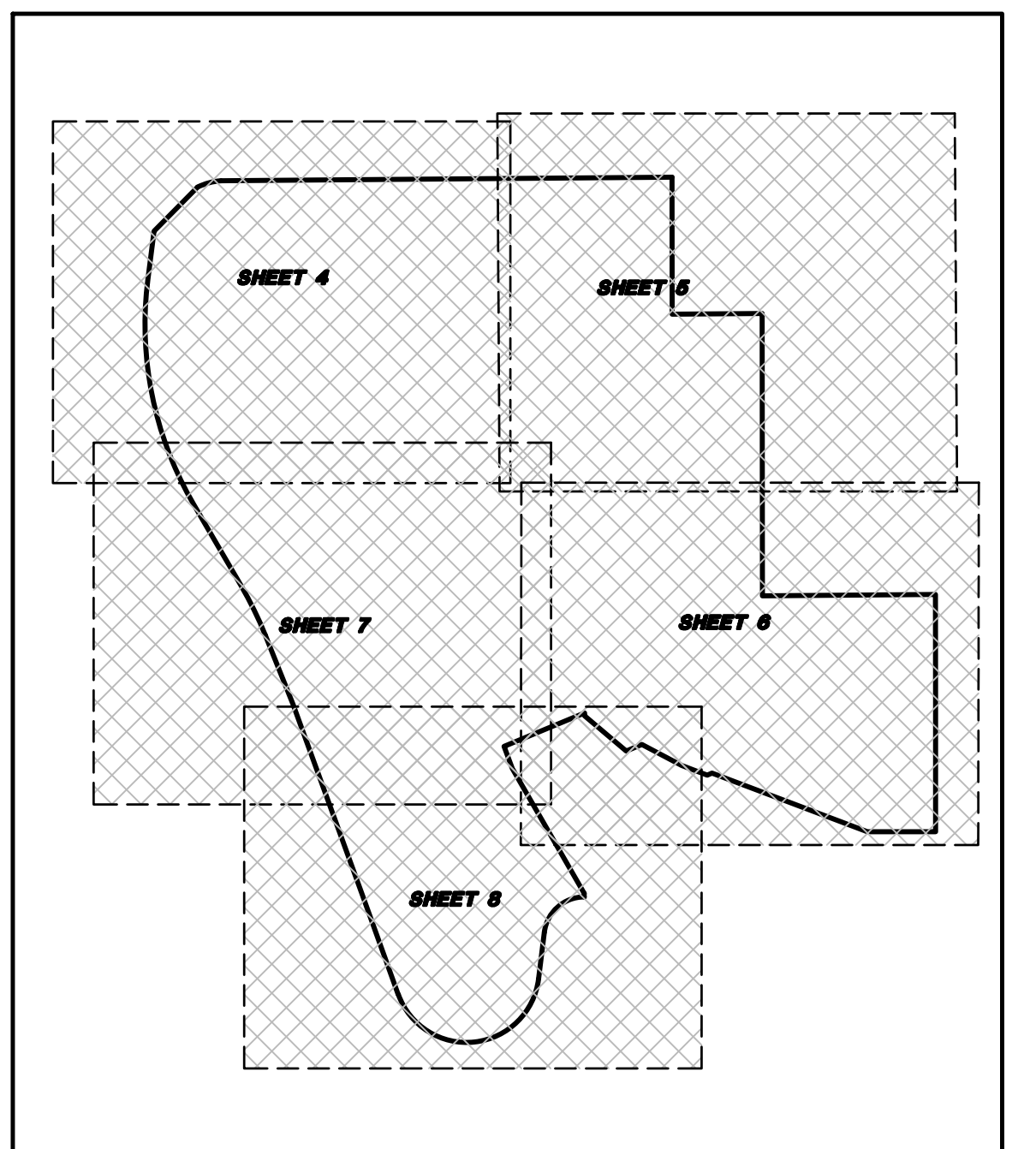


LEGEND

	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
	SOL BORING		

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

KEY MAP
(NOT TO SCALE)



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:

09/20/2019 - City Comments

Crew:

Checked: **NHC/KJK**

Drawn:

Record Drawing by date:

Prepared for:

Ryan Companies US, Inc.

533 South 3rd Street, Suite 100
Minneapolis, MN 55415

FORD

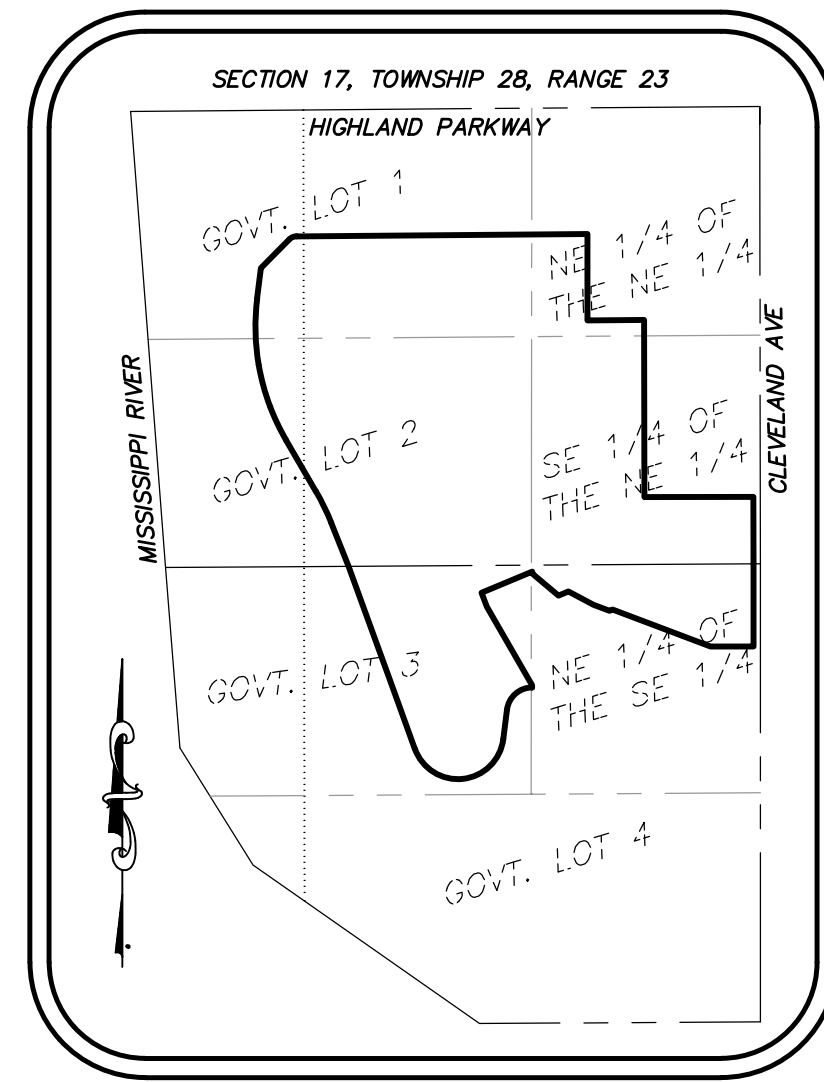
St. Paul, Minnesota

Date: **9/20/19** Sheet: **8** OF **8**

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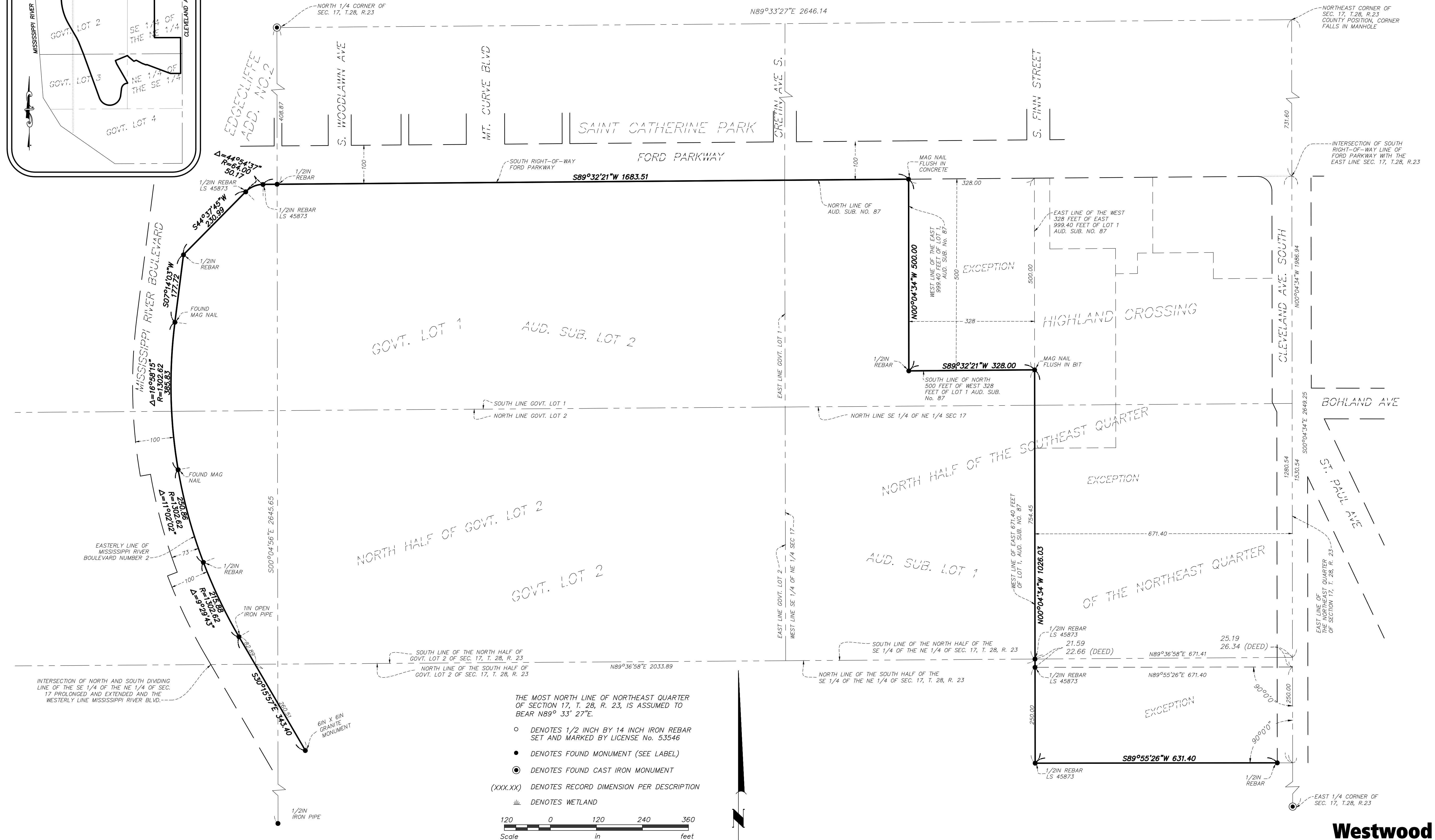
PRELIMINARY PLAT
(DETAIL)

Vicinity Map
Not to Scale



FORD

BOUNDARY SURVEY



BOUNDARY SURVEY



FORD

INSET MAP



THE MOST NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89° 33' 27"E.

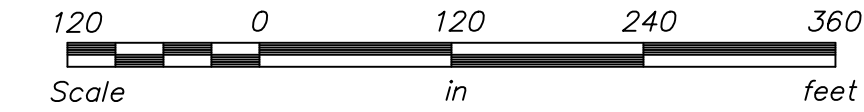
○ DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546

● DENOTES FOUND MONUMENT (SEE PAGE 2 FOR DETAILS)

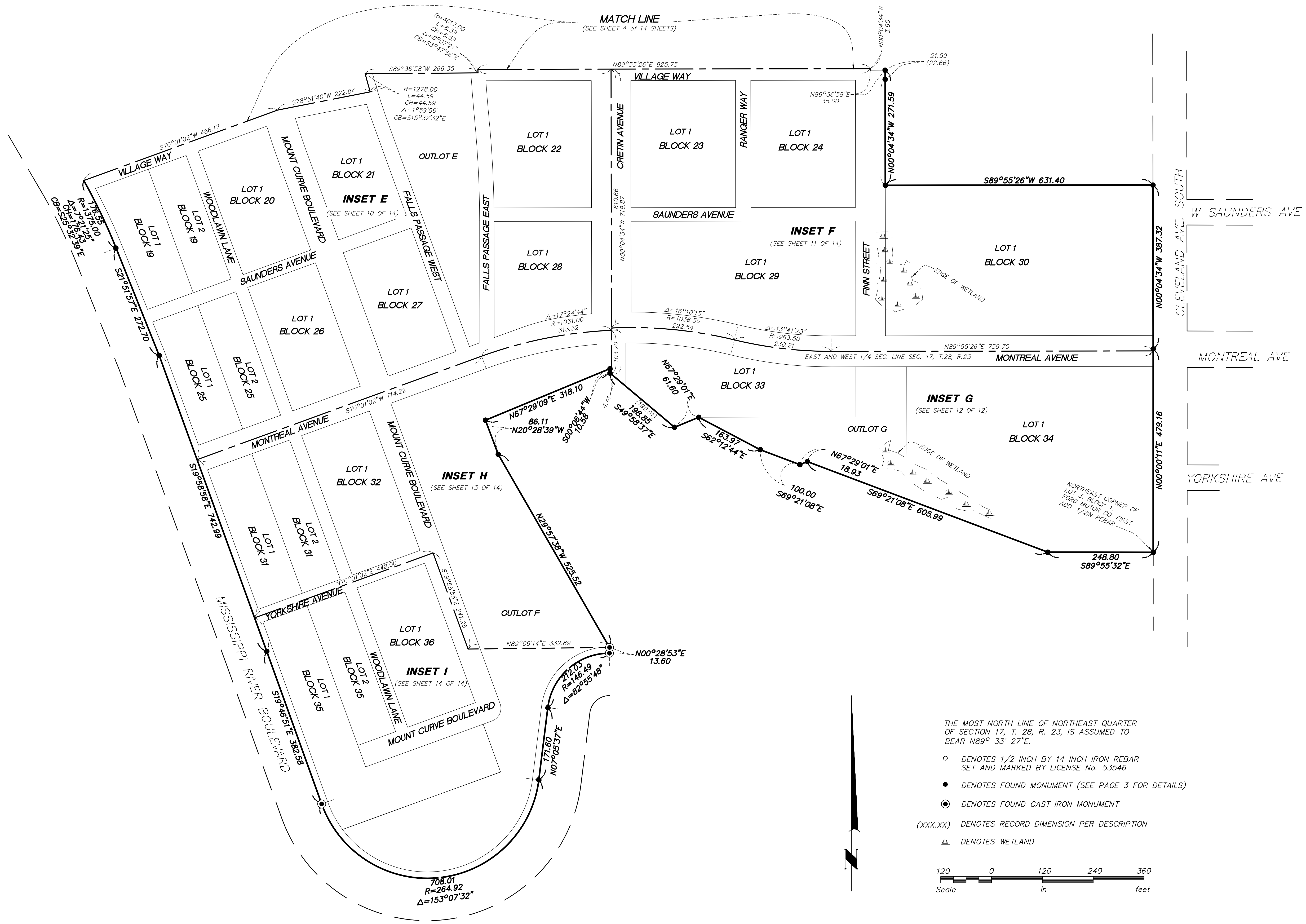
⊙ DENOTES FOUND CAST IRON MONUMENT

(XXX.XX) DENOTES RECORD DIMENSION PER DESCRIPTION

≡ DENOTES WETLAND

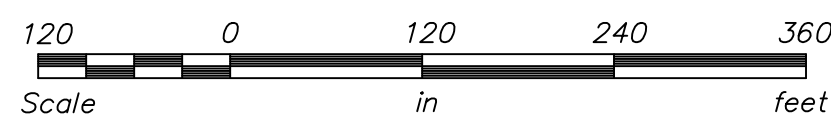


FORD

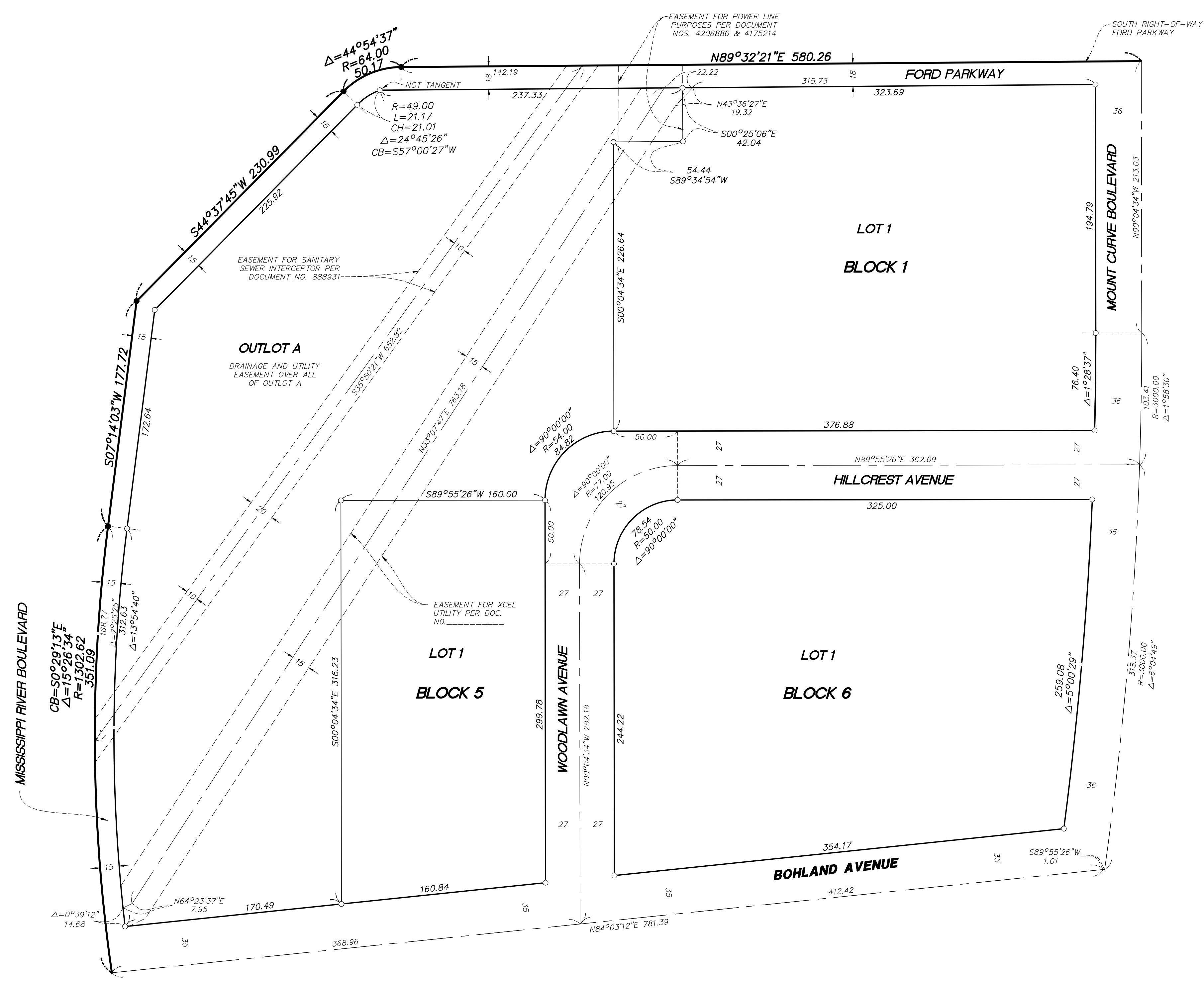


THE MOST NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89° 33' 27"E.

- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546
- DENOTES FOUND MONUMENT (SEE PAGE 3 FOR DETAILS)
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- (XXX.XX) DENOTES RECORD DIMENSION PER DESCRIPTION
- W DENOTES WETLAND



FORD

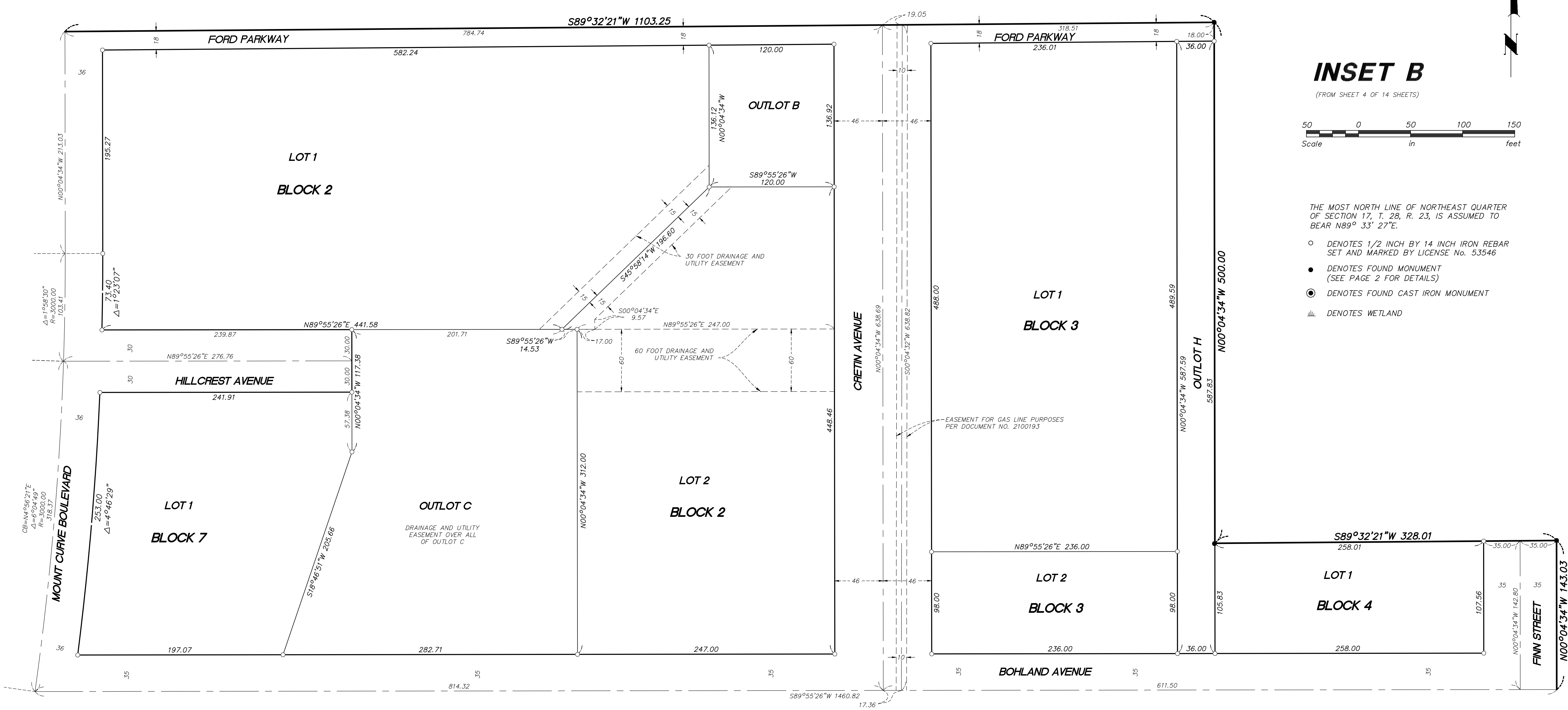


INSET A

(FROM SHEET 4 OF 14 SHEETS)

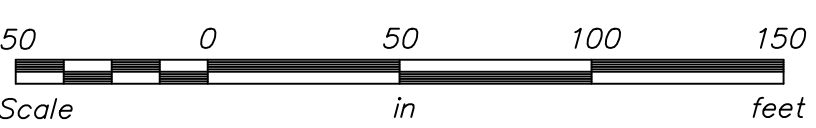
- THE MOST NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89° 33' 27"E.
- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546
 - DENOTES FOUND MONUMENT (SEE PAGE 2 FOR DETAILS)
 - ⦿ DENOTES FOUND CAST IRON MONUMENT
 - ▤ DENOTES WETLAND

FORD



INSET B

(FROM SHEET 4 OF 14 SHEETS)







THE MOST NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89° 33' 27"E.

- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546
- DENOTES FOUND MONUMENT (SEE PAGE 2 FOR DETAILS)
- ⦿ DENOTES FOUND CAST IRON MONUMENT
- ▬ DENOTES WETLAND

FORD

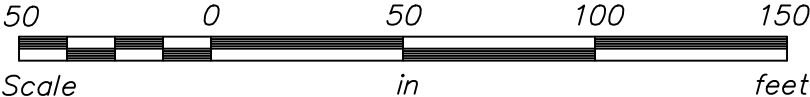


THE MOST NORTH LINE OF NORTHEAST QUARTER
OF SECTION 17, T. 28, R. 23, IS ASSUMED TO
BEAR $N89^{\circ} 33' 27''E$.

-  DENOTES 1/2 INCH BY 14 INCH IRON REBAR
 SET AND MARKED BY LICENSE No. 53546
 DENOTES FOUND MONUMENT
 (SEE PAGE 2 FOR DETAILS)
 DENOTES FOUND CAST IRON MONUMENT
 DENOTES WETLAND

INSET C

(FROM SHEET 4 OF 14 SHEETS)



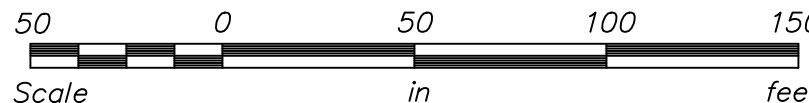
Westwood

Professional Services, Inc.


FORD

INSET D

(FROM SHEET 4 OF 14 SHEETS)



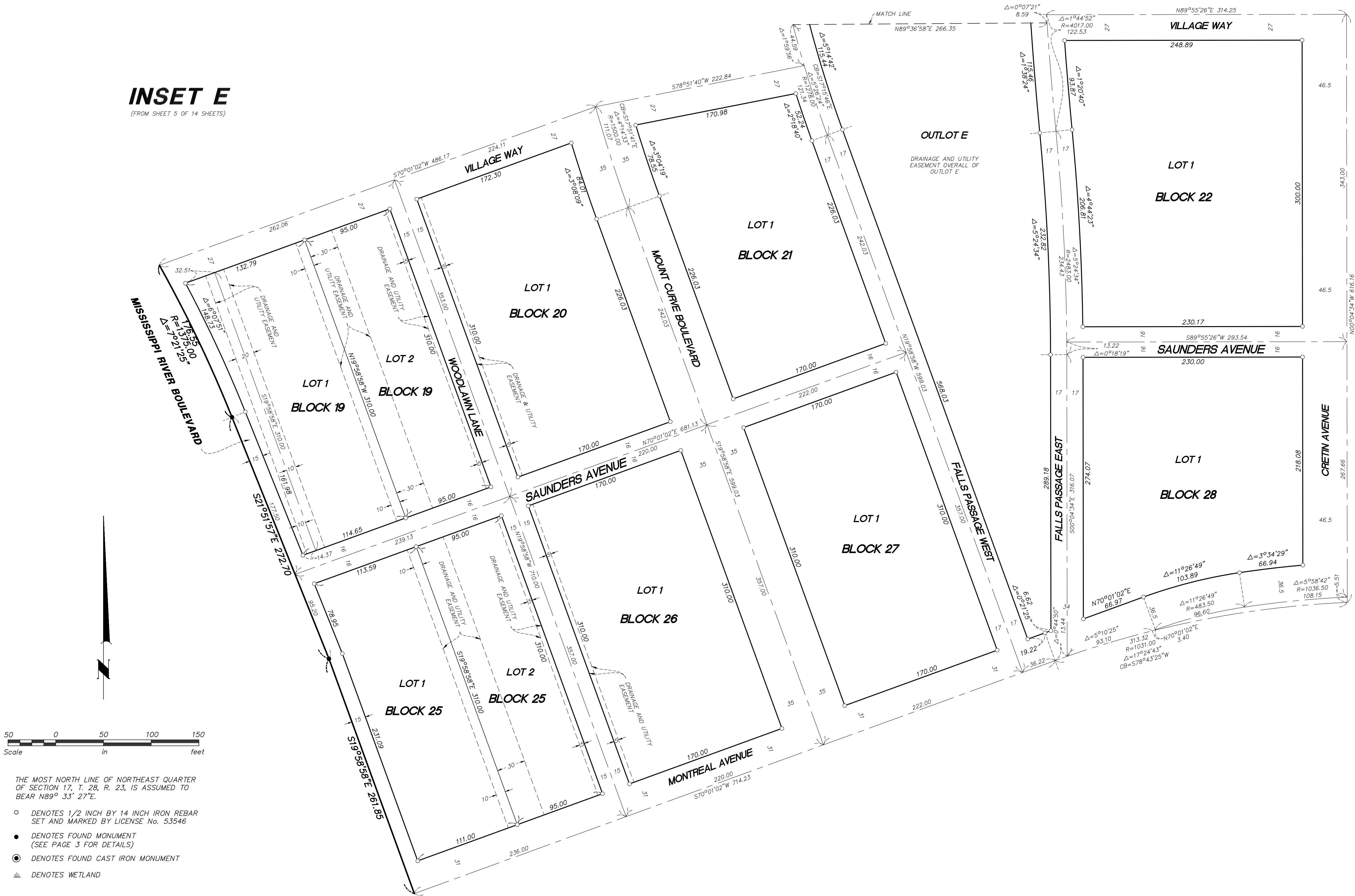
THE MOST NORTH LINE OF NORTHEAST QUARTER
OF SECTION 17, T. 28, R. 23, IS ASSUMED TO
BEAR $N89^{\circ} 33' 27''E$.

- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546
- DENOTES FOUND MONUMENT (SEE PAGE 2 FOR DETAILS)
- ⦿ DENOTES FOUND CAST IRON MONUMENT
-  DENOTES WETLAND



FORD

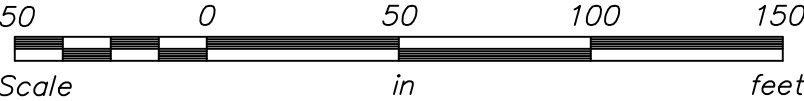
INSET E
(FROM SHEET 5 OF 14 SHEETS)



FORD

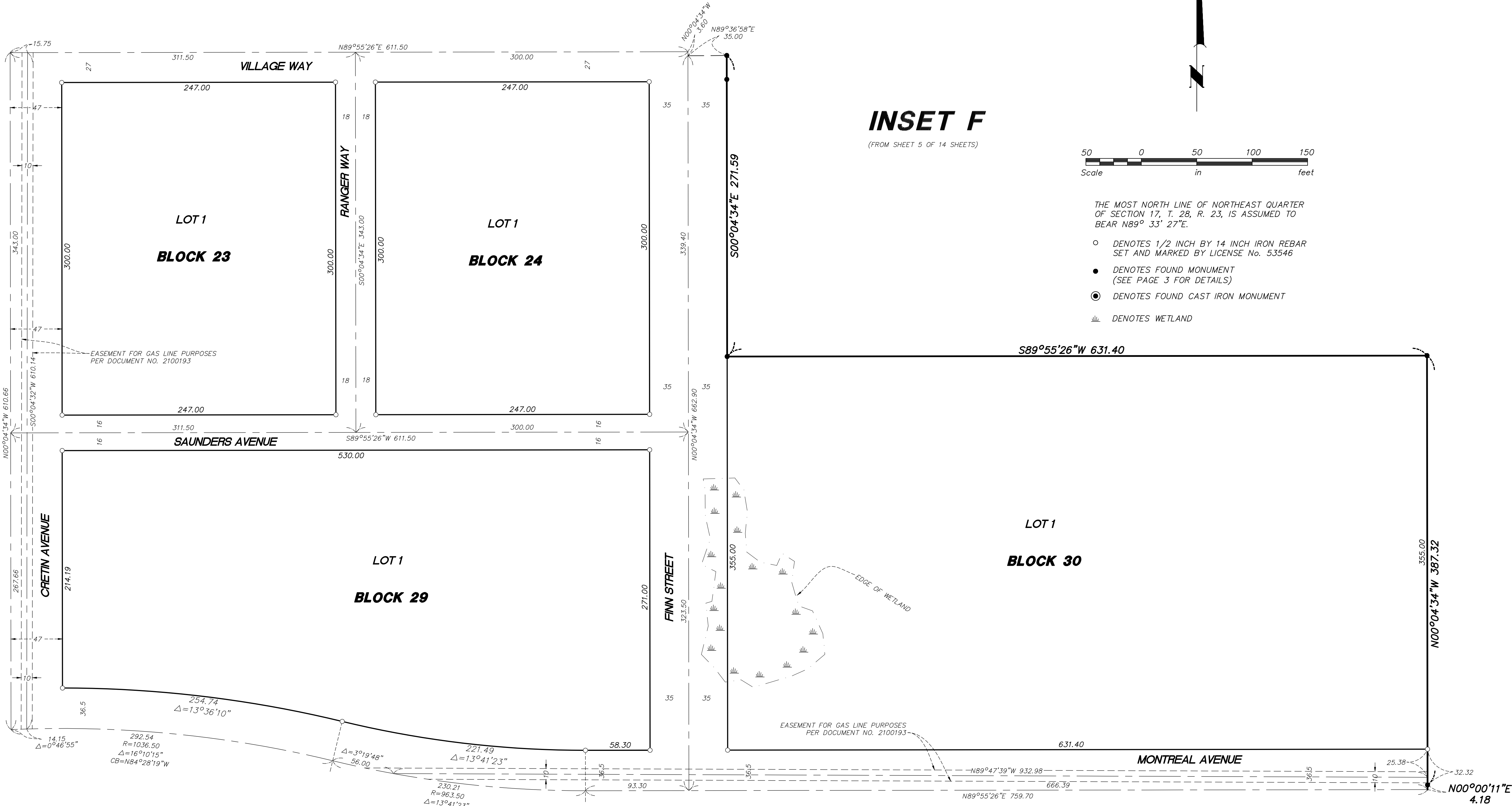
INSET F

(FROM SHEET 5 OF 14 SHEETS.

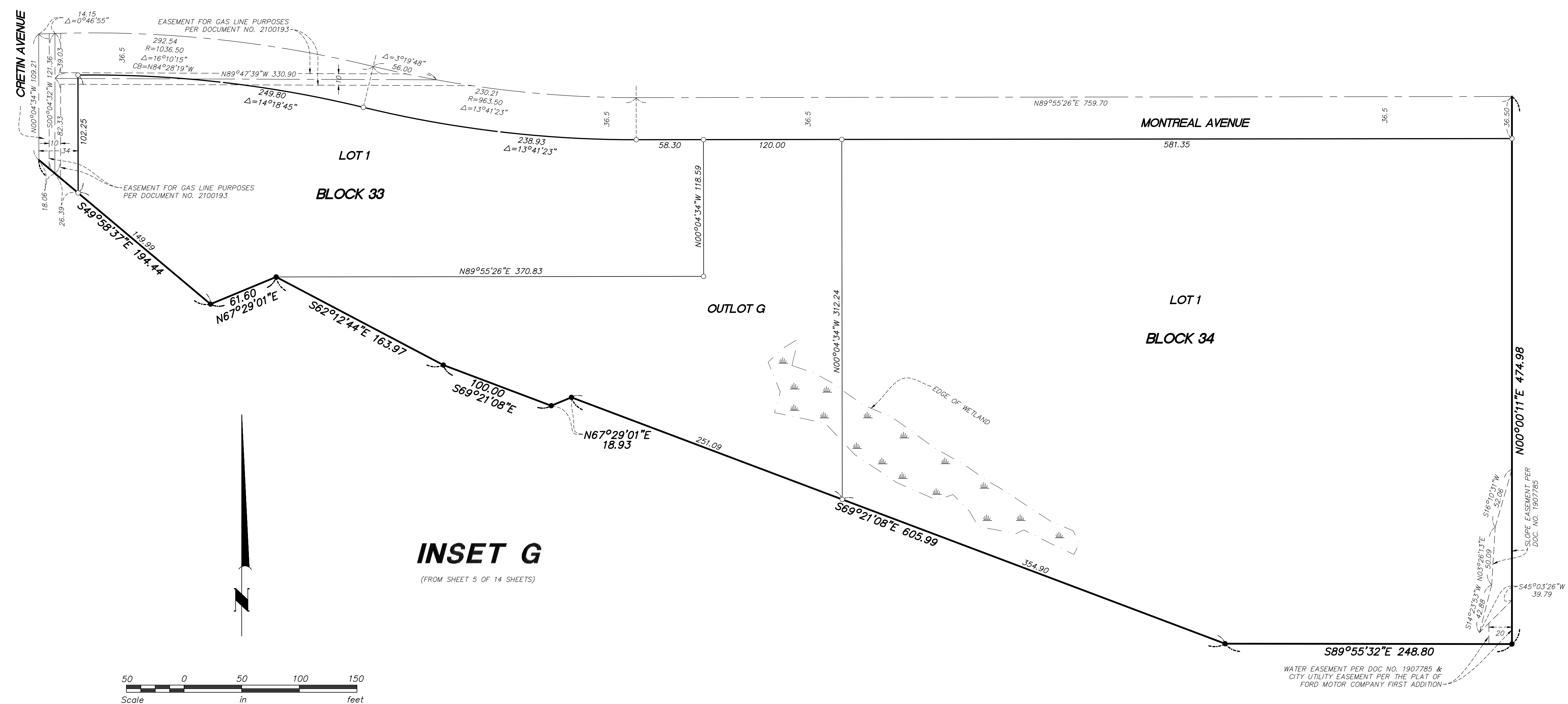


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BEAR $N89^{\circ} 33' 27''E$.

- DENOTES 1/2 INCH BY 14 INCH IRON REBAR
 SET AND MARKED BY LICENSE No. 53546
 ● DENOTES FOUND MONUMENT
 (SEE PAGE 3 FOR DETAILS)
 ● DENOTES FOUND CAST IRON MONUMENT
 DENOTES WETLAND



FORD



THE MOST NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89° 33' 27"E.

○ DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546

● DENOTES FOUND MONUMENT (SEE PAGE 3 FOR DETAILS)

⦿ DENOTES FOUND CAST IRON MONUMENT

▬ DENOTES WETLAND

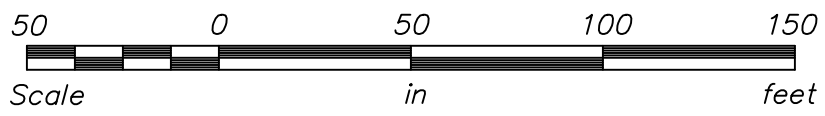
WATER EASEMENT PER DOC NO. 1907785 & CITY UTILITY EASEMENT PER THE PLAT OF FORD MOTOR COMPANY FIRST ADDITION

FORD




INSET H

(FROM SHEET 5 OF 14 SHEETS,



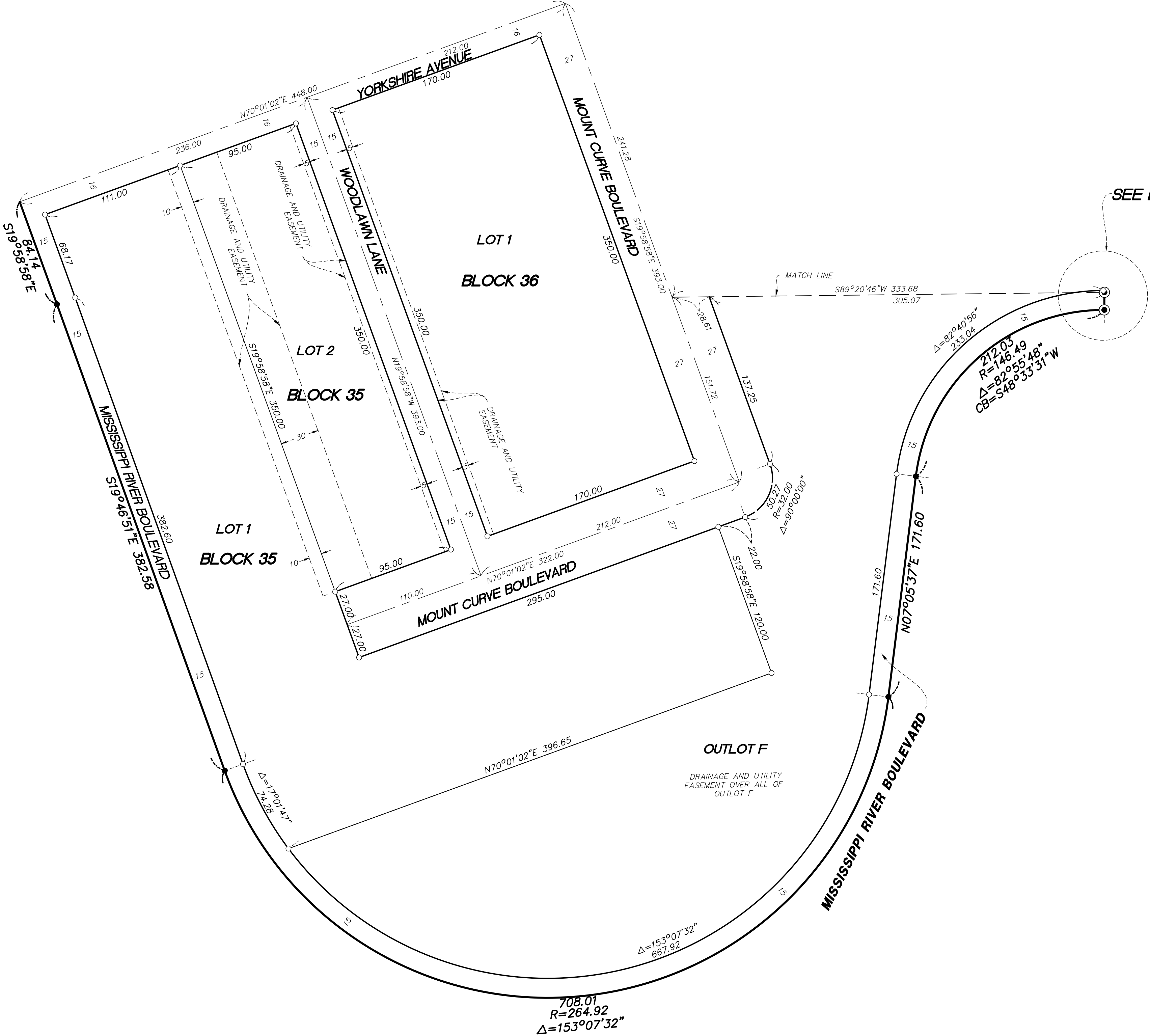
THE MOST NORTH LINE OF NORTHEAST QUARTER
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- DENOTES FOUND MONUMENT (SEE PAGE 3 FOR DETAILS)
- ⦿ DENOTES FOUND CAST IRON MONUMENT
-  DENOTES WETLAND

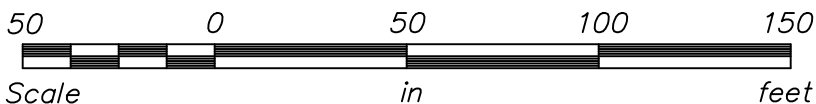
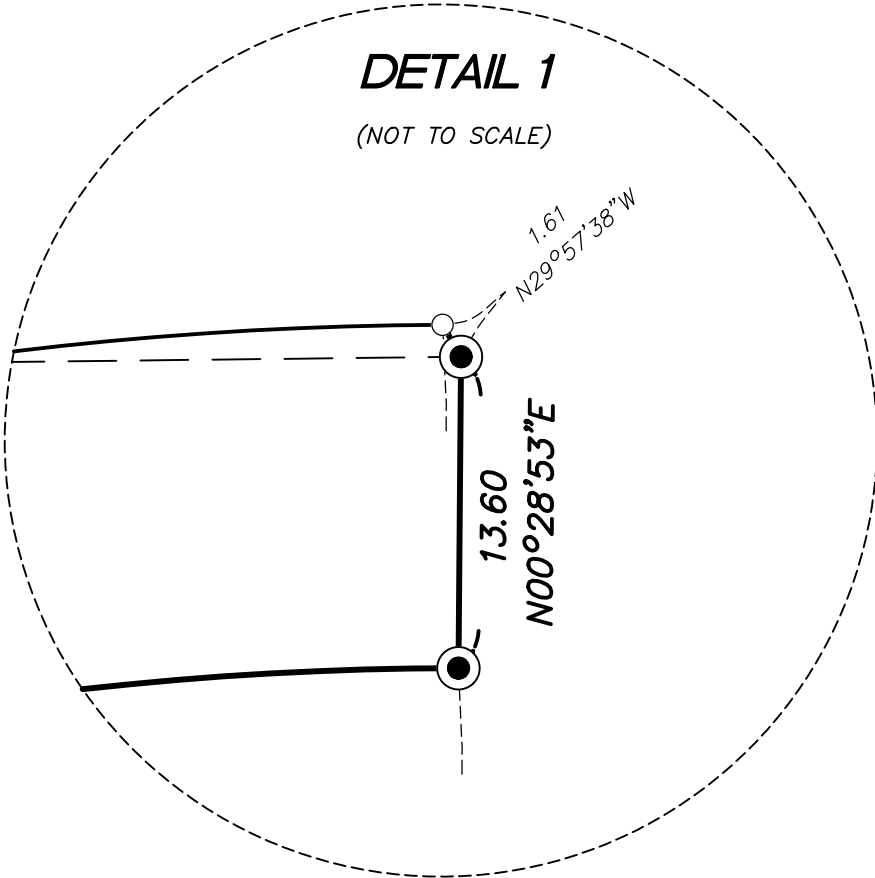
FORD

INSET I

(FROM SHEET 5 OF 14 SHEETS)



SEE DETAIL 1



THE MOST NORTH LINE OF NORTHEAST QUARTER
OF SECTION 17, T. 28, R. 23, IS ASSUMED TO
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(SEE PAGE 3 FOR DETAILS)
- ◉ DENOTES FOUND CAST IRON MONUMENT
- 🌊 DENOTES WETLAND

Westwood
Professional Services, Inc.