

November 1, 2019

Dan Baar, L.S.  
Ramsey County Surveyor  
1425 Paul Kirkwold Dr.  
Arden Hills, MN 55112

**PRELIMINARY PLAT OF FORD, ADJACENT TO FORD PARKWAY, RAMSEY COUNTY STATE AID HIGHWAY (CSAH) 42**

Dear Dan:

This is a follow-up of my letter of August 30, 2019 on the preliminary plat of Ford. We have the following comments:

- The existing right of way along Ford Parkway (CSAH 42) is 100 feet wide and is consistent with Ramsey County Major Street Plan, so no additional right of way dedication is required.
- Subsequent to our comment that the location of the proposed Ranger Way and its access location on Ford Parkway is too close to Cretin Avenue to be acceptable, we received an email that instead of a right of way, this area would be platted as an outlot that would continue to function as a service road. That is acceptable. We have discussed this issue with the City and the developer during discussions on traffic impacts for the forthcoming Alternative Urban Areawide Review (AUAR) that is being prepared for the redevelopment of the Ford site. Permanent street access to Ford Parkway will not be allowed at this location, but we can accommodate its use as a service road in the platted outlot.
- We will continue to work with the City and developer on traffic mitigation as the AUAR process continues and as the development progresses.

Sincerely,



Joseph Lux  
Senior Transportation Planner

FORD

505.021, Sub. 3:  
Entities shall identify the specific  
type of entity and the jurisdiction  
in which the entity is organized.

mortgagee consent, if any

KNOW ALL PERSONS BY THESE PRESENTS: That Ryan Companies US, Inc., owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of Lot 2, Auditor's Subdivision No. 87, St. Paul, Minn., according to the recorded plat thereof, lying north of FORD MOTOR COMPANY FIRST ADDITION, according to the recorded plat thereof.

And

Lot 1, Block 1, FORD MOTOR COMPANY FIRST ADDITION, according to the recorded plat thereof.

And

That part of Lot 1, Auditor's Subdivision No. 87, St. Paul, Minn., according to the recorded plat thereof, lying north of FORD MOTOR COMPANY FIRST ADDITION, according to the recorded plat thereof, and lying southerly and westerly of the following described line:

Beginning at a point on the East line of Section 17, Township 28, Range 23, according to the U.S. Government Survey thereof, which point is distant 1530.54 feet South of the intersection of the present South line of Ford Road with the East line of Section 17; thence West at right angles with the East line of Section 17 a distance of 671.40 feet to a point on the west line of the East 671.40 feet of the Northeast Quarter of Section 17; thence northerly on said west line a distance of 1,026 feet, more or less, to a point distant 500 feet southerly of the southerly right-of-way line of Ford Parkway, as now established; 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 999.40 feet westerly of, and parallel with, the east line of Section 17 for a distance of 500 feet, more or less, to the north line of said Lot 1, and said described line there terminating.

And

That part of Lot 3, Block 1, FORD MOTOR COMPANY FIRST ADDITION, according to the recorded plat thereof, lying northeasterly, northerly and northwesterly of the following described line:

Beginning at a three-quarter inch iron pipe on the west line of said Lot 3 being South 00 degrees 06 minutes 44 seconds West, assumed bearing along the west line of said Lot 3, and 10.58 feet from the northwest corner of said Lot 3; thence South 49 degrees 58 minutes 37 seconds East a distance of 198.85 feet to a one-half inch iron re-bar; thence North 67 degrees 29 minutes 01 second East a distance of 61.60 feet to a one-half inch iron re-bar; thence South 62 degrees 12 minutes 44 seconds East a distance of 163.97 feet to a one-half inch iron re-bar; thence South 69 degrees 21 minutes 08 seconds East a distance of 100.00 feet to a one-half inch iron re-bar; thence North 67 degrees 29 minutes 01 second East a distance of 18.93 feet to a one-half inch iron re-bar; thence South 69 degrees 21 minutes 08 seconds East a distance of 605.99 feet to a one-half inch iron re-bar; thence South 89 degrees 55 minutes 32 seconds East a distance of 248.80 feet to a one-half inch iron re-bar at the northeast corner of said Lot 3, and said described line there terminating.

Has caused the same to be surveyed and platted as FORD and does hereby dedicate to the public for public use forever the public ways and the drainage and utility easements over under and across OUTLOTS A, C, E, and F and as shown on this plat.

In witness whereof said Ryan Companies US, Inc., has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SIGNED: Ryan Companies US, Inc.

By \_\_\_\_\_

Its \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of Ryan Companies US, Inc., on behalf of the corporation.

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

(Name Printed)

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

I, Nathan H. Carlson, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Nathan H. Carlson, Professional Land Surveyor  
Minnesota License No. 45873

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Nathan H. Carlson, a Professional Land Surveyor.

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

(Name Printed)

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

CITY COUNCIL  
CITY OF SAINT PAUL

I do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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.

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

City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

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 \_\_\_\_\_, 20\_\_\_\_.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By \_\_\_\_\_, Deputy

COUNTY SURVEYOR

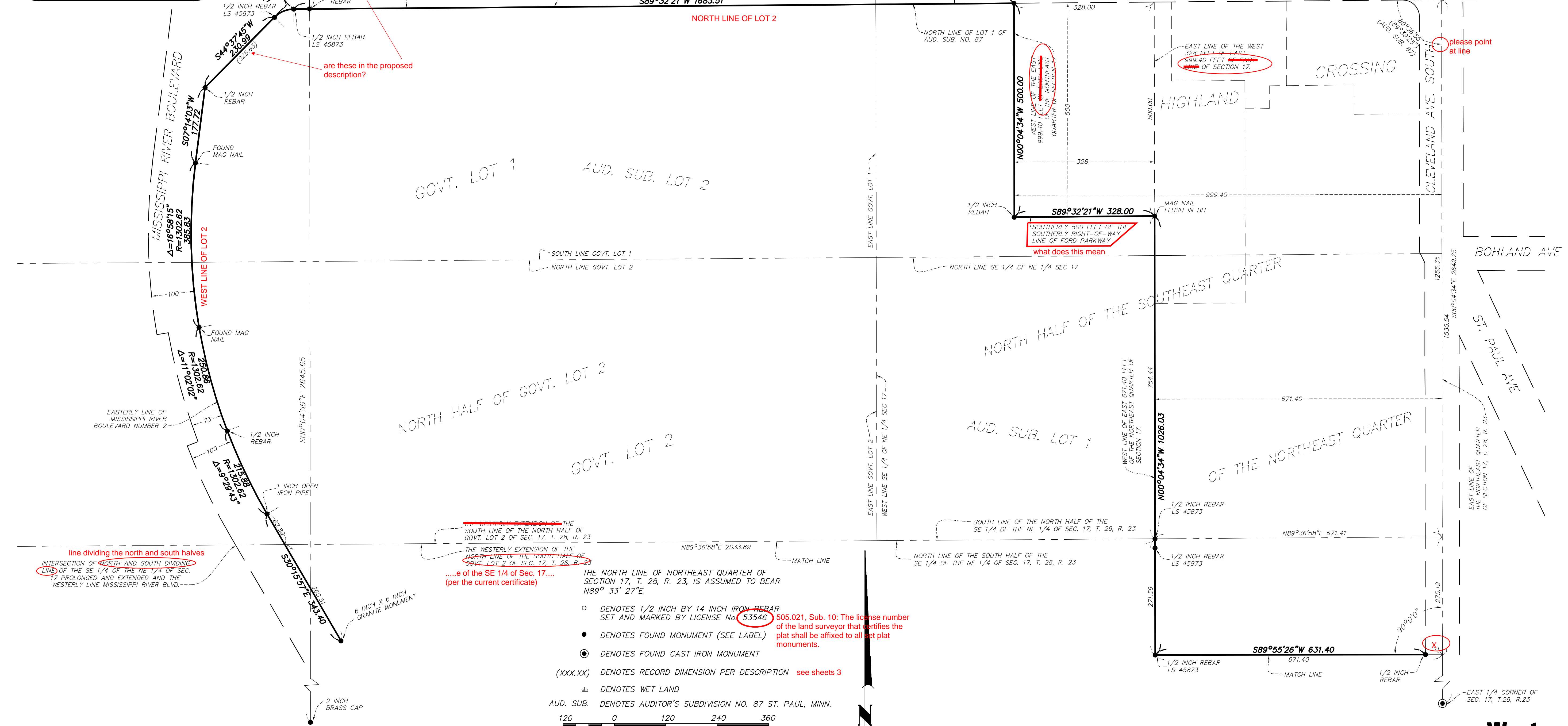
Pursuant to MN Statutes, Section 383A.42 this plat has been approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Daniel D. Baar, L.S.  
Ramsey County Surveyor

REGISTRAR OF TITLES, County of Ramsey, State of Minnesota  
I hereby certify that this plat of FORD was filed in the office of the Registrar of Titles for public record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and was duly filed in Book \_\_\_\_\_, of Plats, Page \_\_\_\_\_ through \_\_\_\_\_, as Document Number \_\_\_\_\_.

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

## ***BOUNDARY SURVEY***

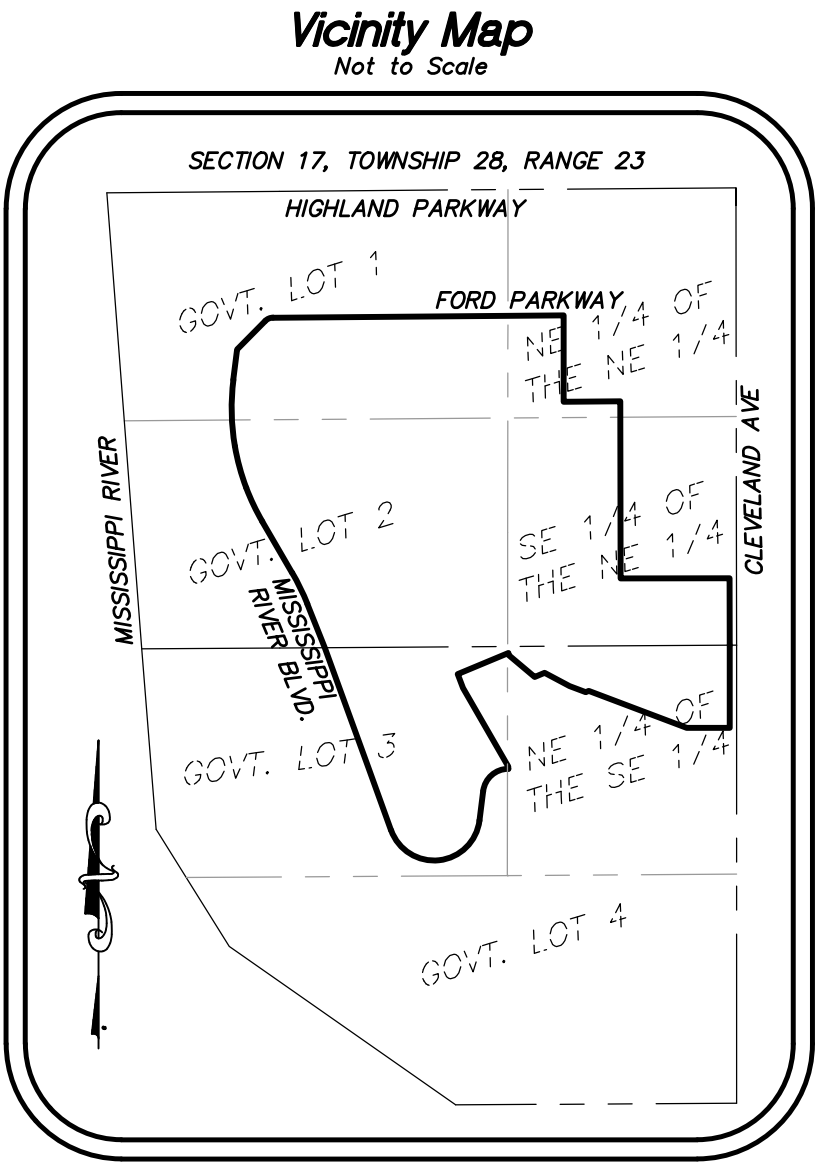


Sheet 2 of 14 sheets



FORD

BOUNDARY SURVEY



- THE 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 LABEL)
  - ⦿ DENOTES FOUND CAST IRON MONUMENT
  - (XXX.XX) DENOTES RECORD DIMENSION PER DESCRIPTION PLAT OF FORD MOTOR COMPANY FIRST ADDITION?
  - WET LAND DENOTES WET LAND
  - AUD. SUB. DENOTES AUDITOR'S SUBDIVISION NO. 87 ST. PAUL, MINN.
- Scale 120 0 120 240 360  
in feet
- SCALE: 1 INCH = 120 FEET

FORD

INSET MAP

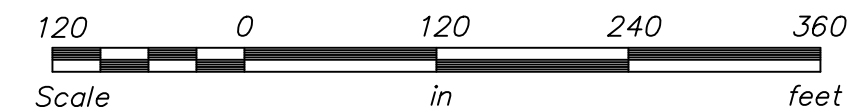


THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89° 33' 27"E.

- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 63546
- DENOTES FOUND MONUMENT (SEE SHEET 2 FOR DETAILS)
- ⊙ DENOTES FOUND CAST IRON MONUMENT

(XXX.XX) DENOTES RECORD DIMENSION PER DESCRIPTION see sheets 2 and 3

W DENOTES WET LAND





FORD



tie to centerline  
should be smaller text  
show boundary  
dimension

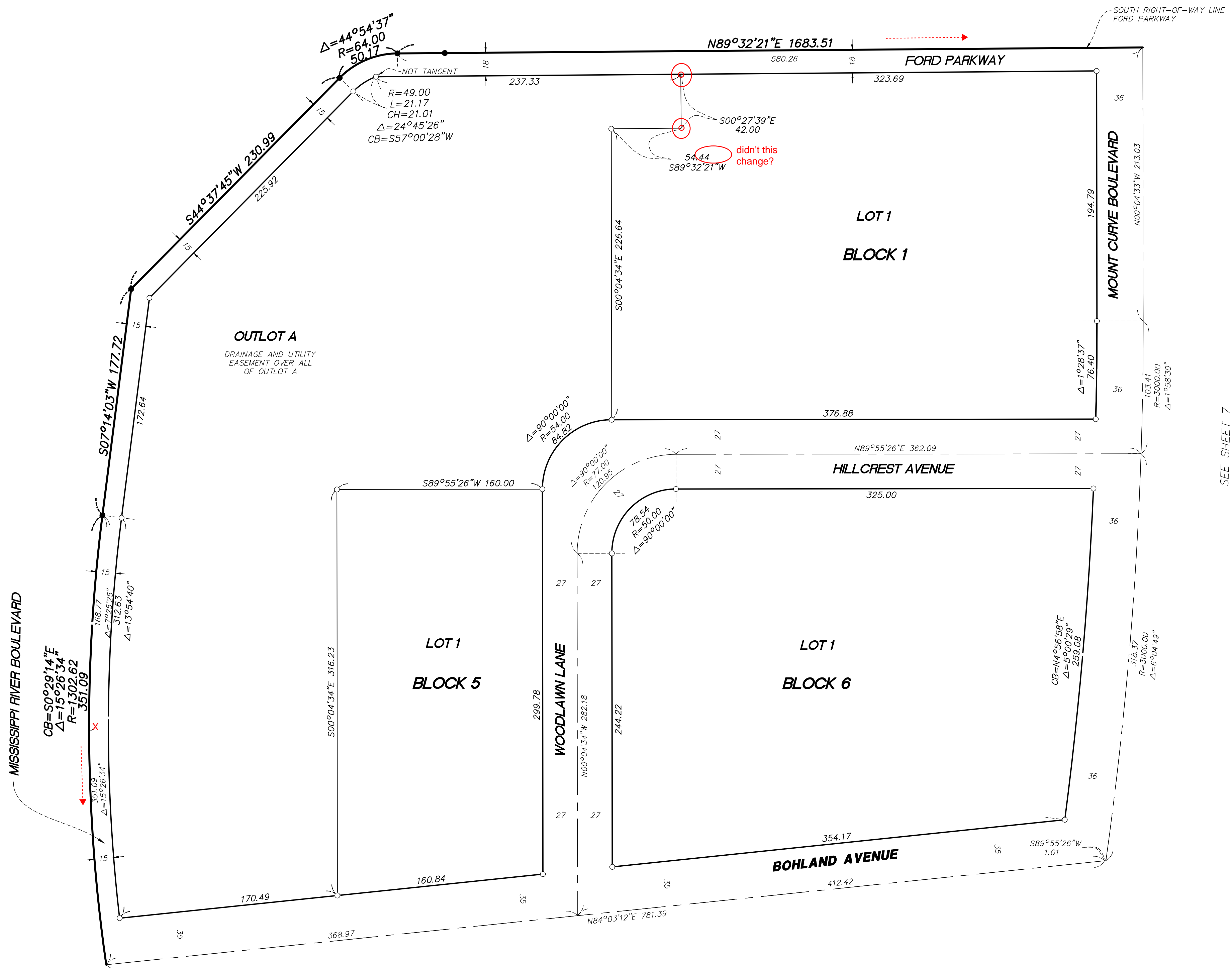
INSET MAP

THE 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 SHEET 3 FOR DETAILS)
- ⦿ DENOTES FOUND CAST IRON MONUMENT
- (XXX.XX) DENOTES RECORD DIMENSION PER DESCRIPTION see sheets 2 and 3
- ≡ DENOTES WET LAND

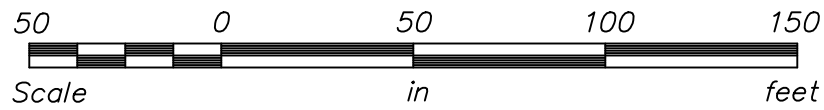
120 0 120 240 360  
Scale in feet  
SCALE: 1 INCH = 120 FEET

FORD



INSET A

(FROM SHEET 4 OF 14 SHEETS)



SCALE: 1 INCH = 50 FEET

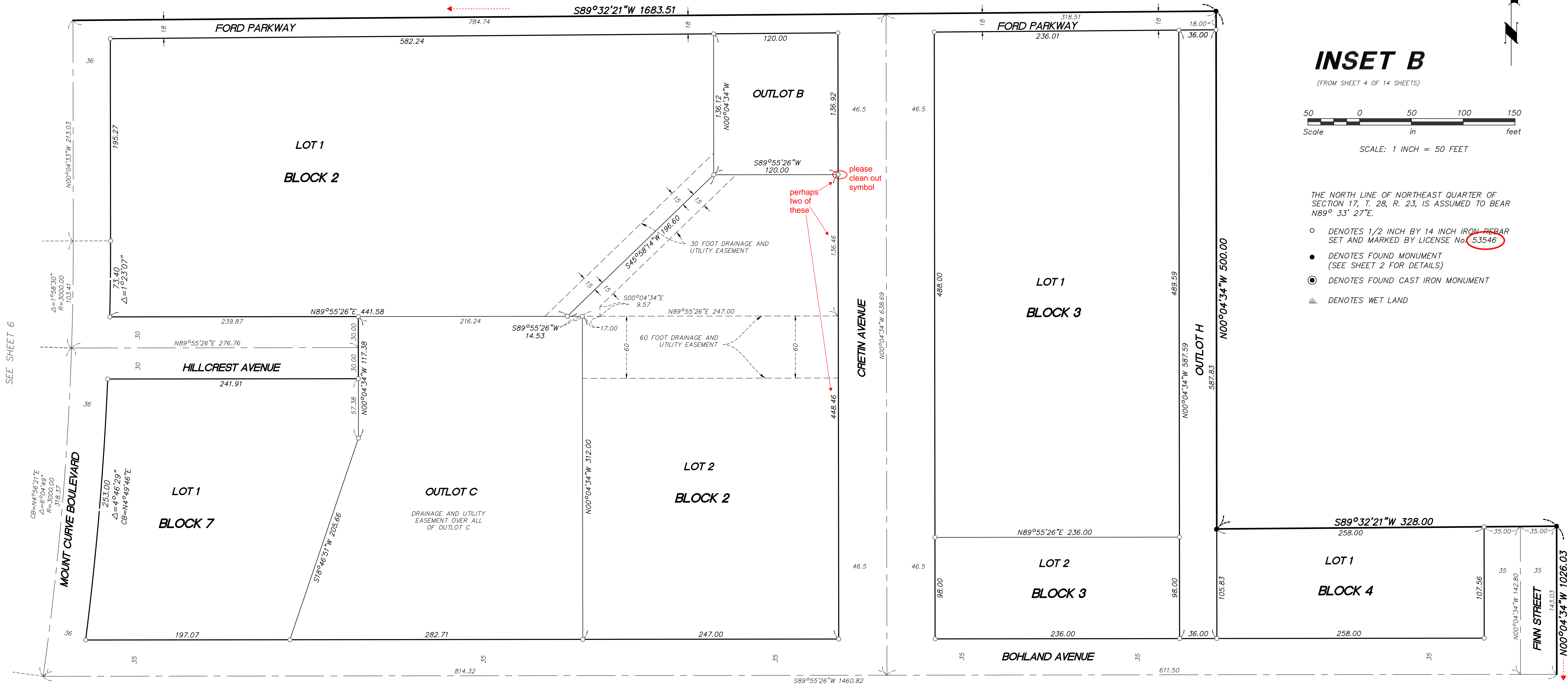
THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR N89° 33' 27"E.

- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE No. 53546
- DENOTES FOUND MONUMENT (SEE SHEET 2 FOR DETAILS)
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- ▬ DENOTES WET LAND

SEE SHEET 9

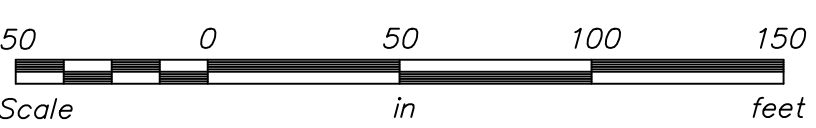
SEE SHEET 7

FORD



INSET B

(FROM SHEET 4 OF 14 SHEETS)



THE 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 SHEET 2 FOR DETAILS)
- ⦿ DENOTES FOUND CAST IRON MONUMENT
- ≡ DENOTES WET LAND



**FORD**

SEE SHEET 7



SEE SHEET 10

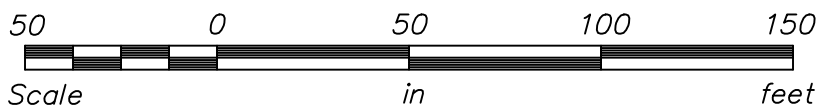
SEE SHEET 11

***INSET C***

(FROM SHEET 4 OF 14 SHEETS)

- THE 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 SHEET 2 FOR DETAILS)
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES WET LAND



SCALE: 1 INCH = 50 FEET

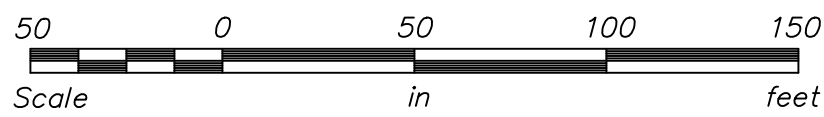
**Westwood**  
Professional Services, Inc.

FORD

SEE SHEET 7

SEE SHEET 6

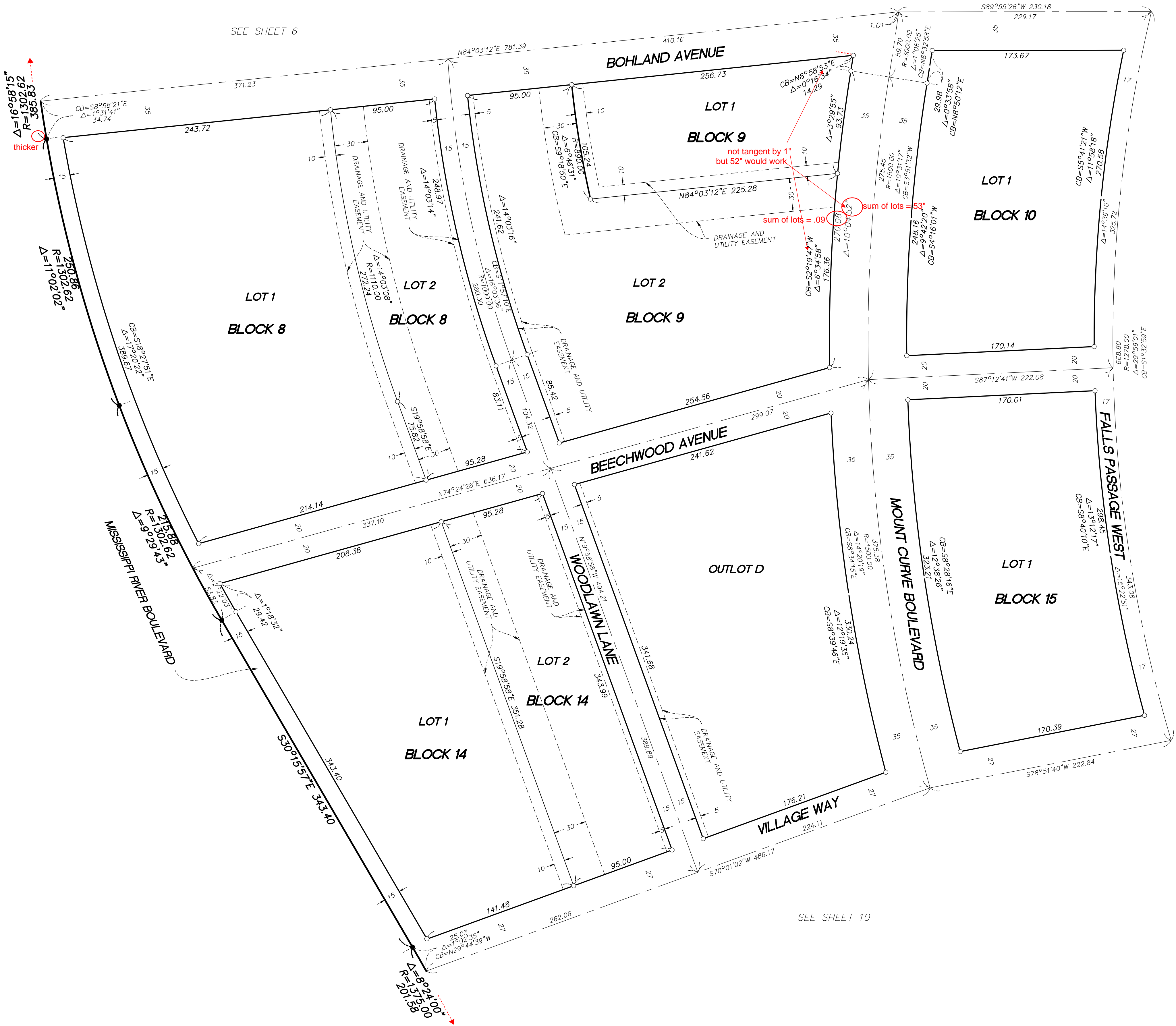
INSET D  
(FROM SHEET 4 OF 14 SHEETS)



SCALE: 1 INCH = 50 FEET

THE 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 SHEET 2 FOR DETAILS)
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES WET LAND



SEE SHEET 8

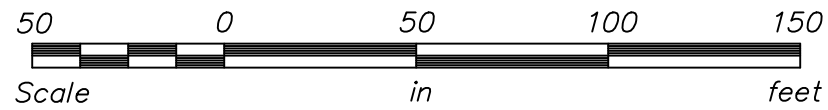
SEE SHEET 10



FORD

INSET E

(FROM SHEET 5 OF 14 SHEETS)



SCALE: 1 INCH = 50 FEET

THE 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 SHEET 3 FOR DETAILS)
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES WET LAND

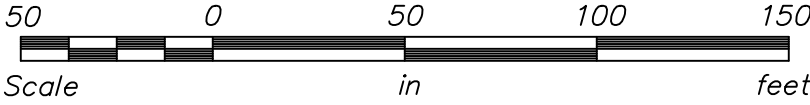


**FORD**

SEE SHEET 8

**INSET F**

(FROM SHEET 5 OF 14 SHEETS,



SCALE: 1 INCH = 50 FEET

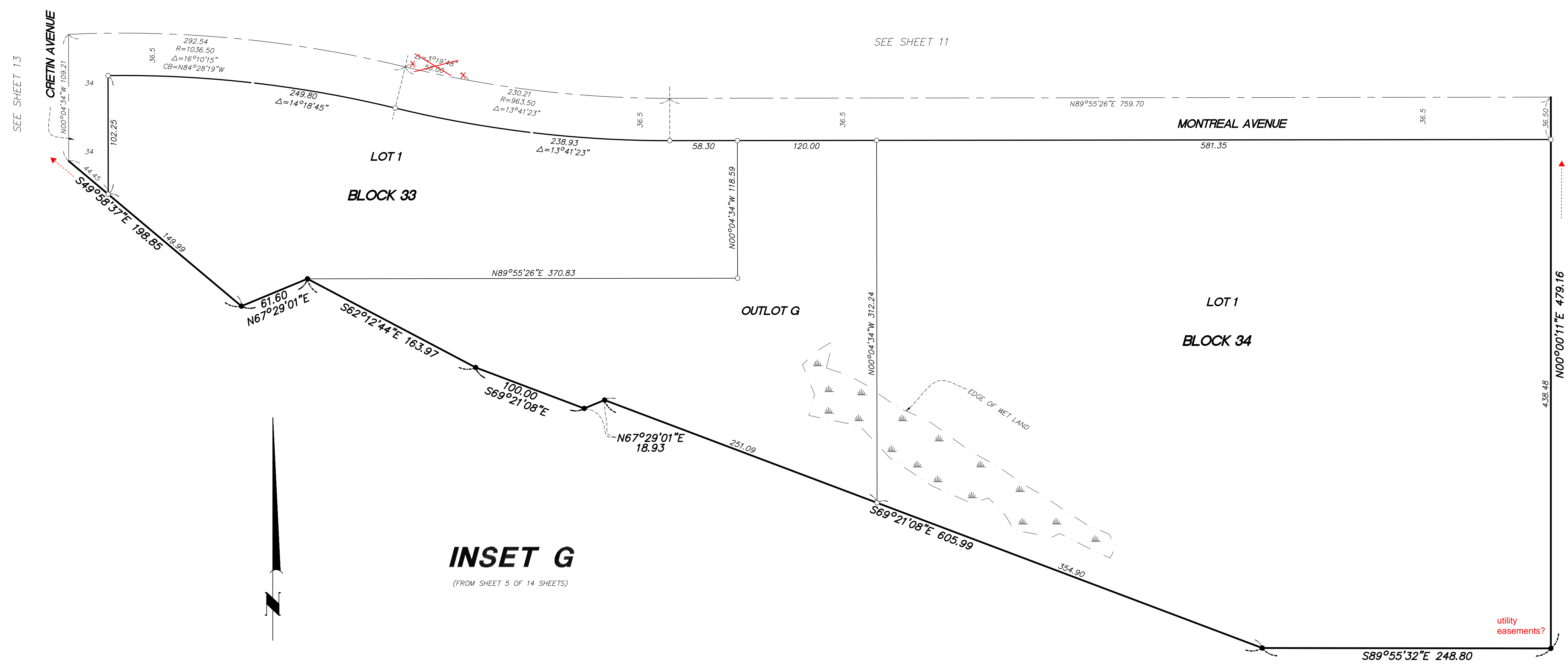
THE NORTH LINE OF NORTHEAST QUARTER OF  
SECTION 17, T. 28, R. 23, IS ASSUMED TO BE  
N89° 33' 27"E.

- DENOTES 1/2 INCH BY 14 INCH IRON REBAR  
SET AND MARKED BY LICENSE No. 53546
- DENOTES FOUND MONUMENT  
(SEE SHEET 3 FOR DETAILS)
- ⦿ DENOTES FOUND CAST IRON MONUMENT
- ▬ DENOTES WET LAND

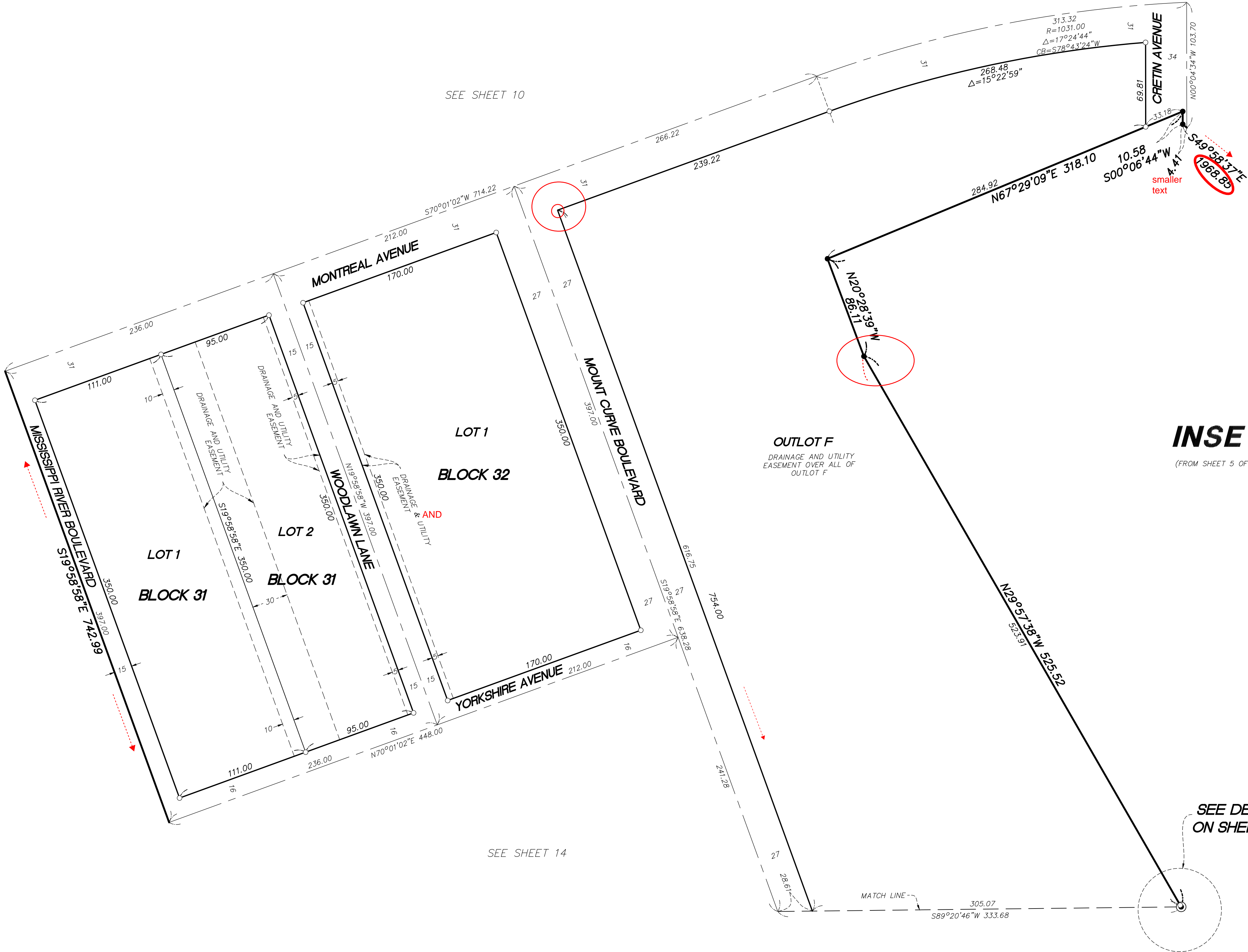
**Westwood**  
Professional Services, Inc.



FORD

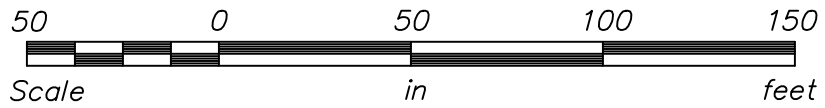


**FORD**



## ***INSET H***

(FROM SHEET 5 OF 14 SHEETS)



SCALE: 1 INCH = 50 FEET

THE 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 SHEET 3 FOR DETAILS)
- ⦿ DENOTES FOUND CAST IRON MONUMENT
- ☼ DENOTES WET LAND

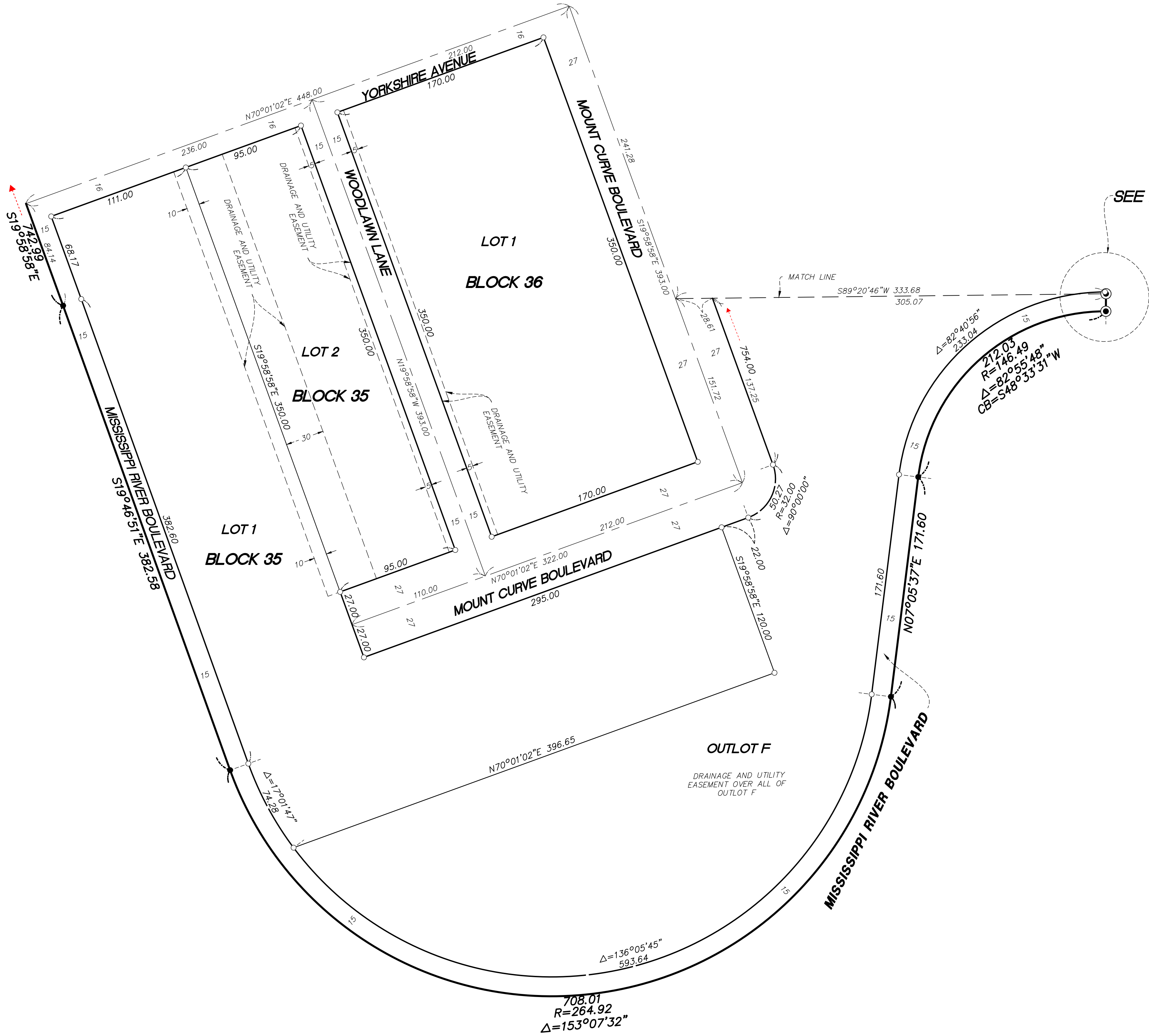
SEE DETAIL 1  
ON SHEET 14

**Westwood**  
Professional Services, Inc.



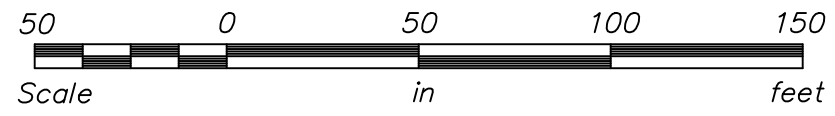
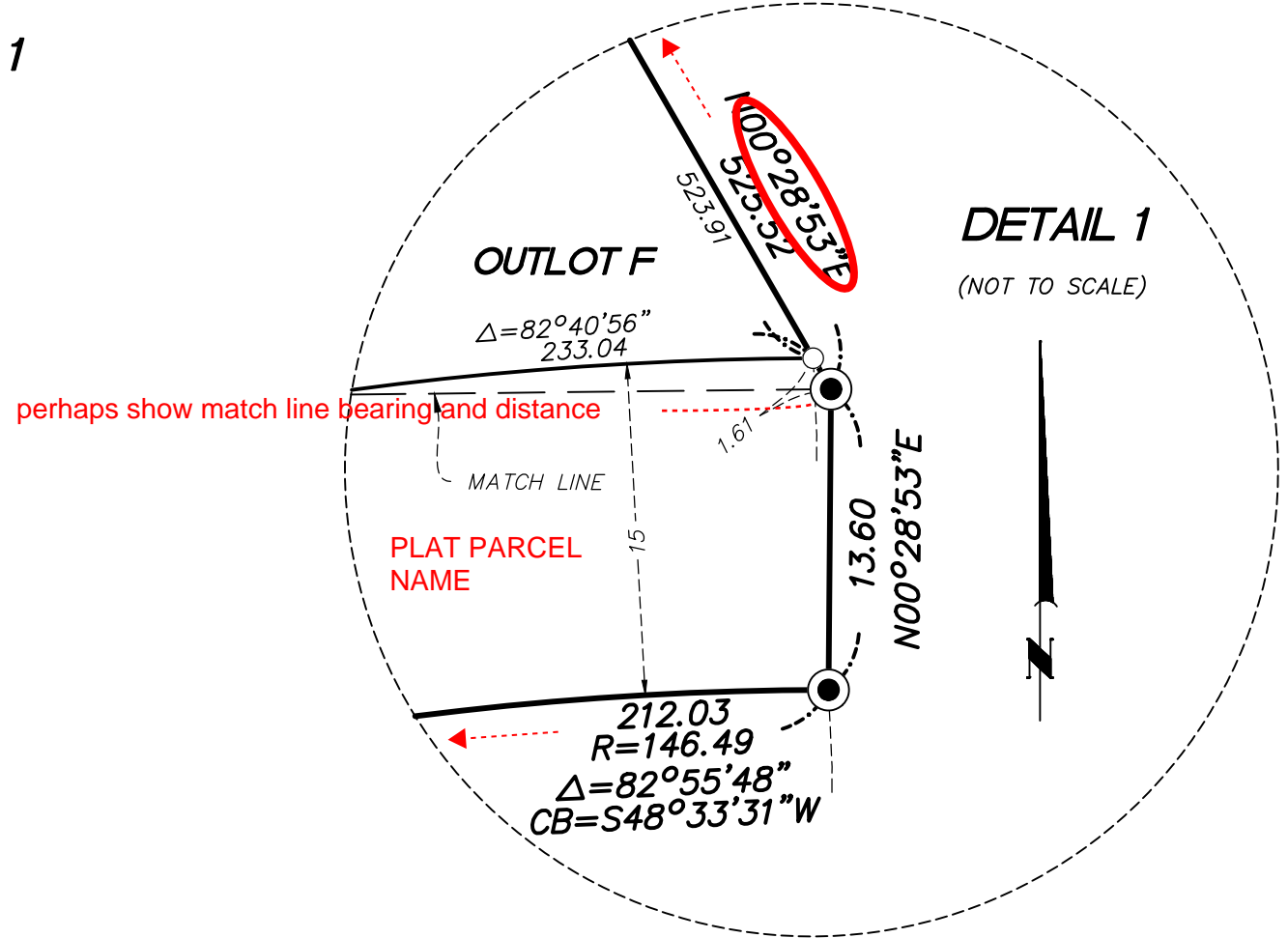
FORD

SEE SHEET 13



INSET I

(FROM SHEET 5 OF 14 SHEETS)



SCALE: 1 INCH = 50 FEET

THE 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 SHEET 3 FOR DETAILS)
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- W DENOTES WET LAND