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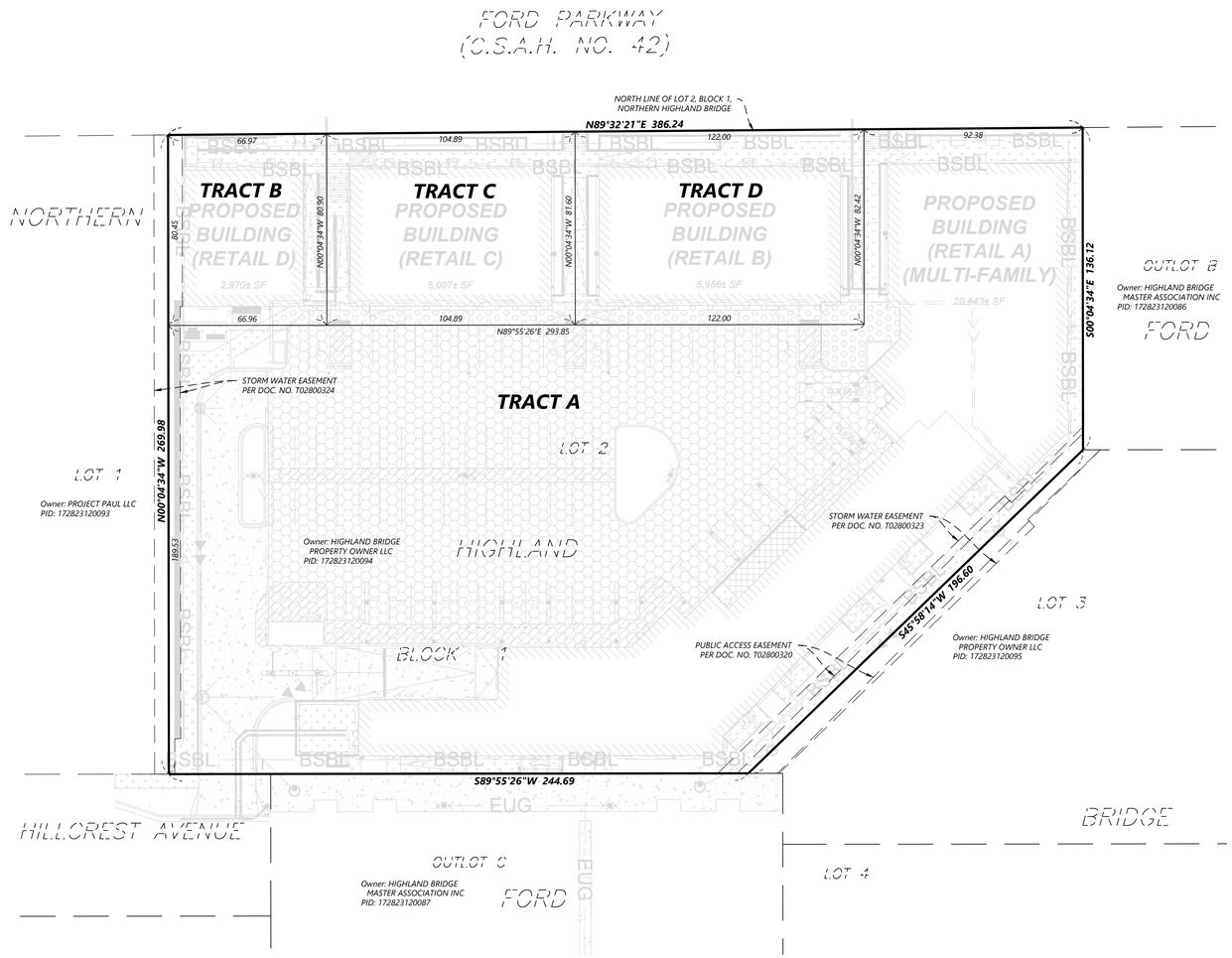
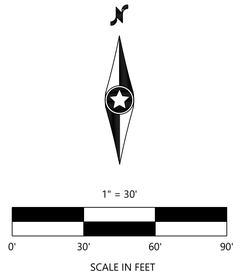
REGISTERED LAND SURVEY NO. _____

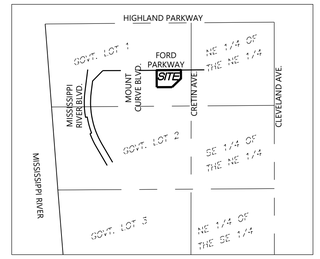
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance





THE NORTH LINE OF LOT 2, BLOCK 1, NORTHERN HIGHLAND BRIDGE IS ASSUMED TO BEAR N89°32'21"E

Vicinity Map
Not to Scale



SECTION 17, TOWNSHIP 28, RANGE 23

LEGAL DESCRIPTION

Lot 2, Block 1, NORTHERN HIGHLAND BRIDGE

General Notes

1) Subject property contains

Lot A area	*= 71,187 sq. ft.*	*or 1.634 acres*
Lot B area	*= 5,402 sq. ft.*	*or 0.124 acres*
Lot C area	*= 8,522 sq. ft.*	*or 0.196 acres*
Lot D area	*= 10,005 sq. ft.*	*or 0.230 acres*
Boundary area	*= 95,116 sq. ft.*	*or 2.184 acres*

2) Improvements shown per plans provided by Ryan Companies on 5/5/2026.

3) The subject property is currently zoned F5 Business (Ford Business Mixed District), per the the city of St. Paul zoning map

N:\0068203.01\06 CAD\DWG\SURVEY\0068203.01V-PP-BLOCK1.DWG

DESIGNED: -
CHECKED: MJW
DRAWN: ACW
HORIZONTAL SCALE: 30'

INITIAL ISSUE:
REVISIONS:

PREPARED FOR:

Ryan Companies US, Inc.

Minneapolis, Minnesota

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Mathew J. Welinski
DATE: 05/05/2026 LICENSE NO. 53596

Block 1 Lot Split-Highland Bridge

St. Paul, MN

Westwood

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

PRELIMINARY PLAT

PROJECT NUMBER: 68203.01

SHEET NUMBER: 1 OF 1

DATE: 05/05/2026