

Zoning Application: Dayton's Bluff Railroad Addition – PEDSUBD-000107-2025

Location	325 Commercial Street
Application Type	Final (combined) plat
Applicant	Northern States Power Company
Request	Final (combined) plat (§ 69.406) to establish adjusted boundaries for four (4) H1 parcels.
Staff Recommendation Summary	Approval with condition.
District Council Recommendation	Dayton's Bluff Community Council has not submitted a recommendation at the time of this writing.
Public Hearing Date	11/5/2025
Deadline for Action	11/18/2025
Staff	Stefan Hankerson, 651-266-6646, stefan.hankerson@ci.stpaul.mn.us

Parcel Information

PIN	Current: 322922420047; Proposed: 322922310002; 322922310003; 322922310050; 322922420057; 322922420047
Legal Description	Proposed: Lot 1, Block 1, Daytons Bluff RR Addition; Lot 1, Block 2, Daytons Bluff RR Addition; Lot 2, Block 2, Daytons Bluff RR Addition; Lot 1 Block 3, Daytons Bluff RR Addition
Parcel Size	4.76
Existing Land Use	Vacant Land
Zoning	H1 Residential
Surrounding Land Use	North: Highway East: Vacant Industrial South: Park West: Railroad
2040 Future Land Use Designation	Industrial, Major Parks and Open Space
History	The property has been used to operate an electric substation by the applicant, Northern States Power Company, since 1980.

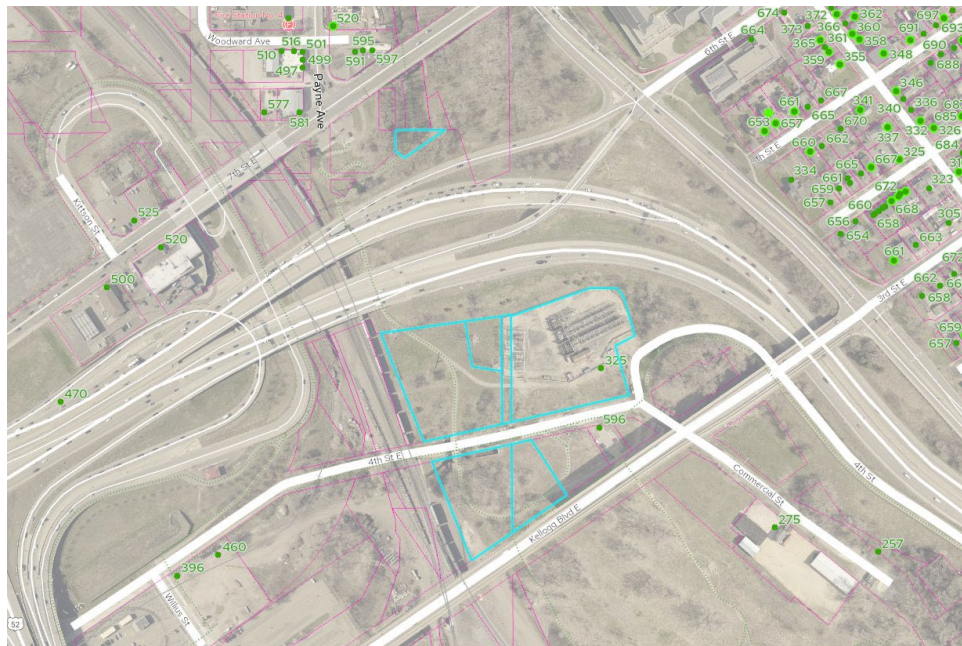


Figure 1. Aerial Map of Property to be Platted

Applicant Request

Final (combined) plat (§ 69.406) to establish adjusted boundaries for four (4) H1 parcels. A portion of the property, proposed Lot Block 2, will be used for an expansion of the Dayton's Bluff electric substation owned by Northern States Power Company. The rest of the property to be platted will remain park and open space.

Zoning Analysis

Standards for the Review of Divisions of Land

§ 69.406 of the Zoning Code states that all of the following findings shall be made prior to approval of a subdivision.

(1) *All the applicable provisions of the Legislative Code are complied with.*

City staff has reviewed the proposed plat and determined that all applicable provisions of city codes are met. No variances are requested.

(2) *The proposed subdivision will not be detrimental to the present and potential surrounding land uses.*

The proposed plat is consistent with the land uses proposed for the surrounding areas and will not be detrimental to present and future use of surrounding land.

(3) *The area surrounding the subdivision can be planned and developed in coordination and compatibility with the proposed subdivision.*

The areas surrounding the proposed plat are designated industrial and open space and can be developed compatibly with the proposed subdivision.

(4) *The subdivision is in conformance with the comprehensive plan.*

The subdivision is in conformance with the 2040 Comprehensive Plan, which identifies portion of the land to be platted as Industrial and Major Parks and Open Space. The portion of the land to be used for the substation expansion is designated Industrial, and the portion to remain parkland is designated as Major Parks and Open Space.

(5) The subdivision preserves and incorporates the site's important existing natural features, whenever possible.

There are no notable natural features on the parcels in the subdivision.

(6) All land intended for building sites can be used safely without endangering the residents by peril from floods, erosion, continuously high water table, severe soil conditions or other menace.

The site is flat with no flooding, erosion, high water table, or soil condition problems. There are no residents in the area to be subdivided.

(7) The subdivision can be economically served with public facilities and services.

The subdivision can be economically served with public facilities and services from surrounding streets. The proposed subdivision is to facilitate the expansion of an electric substation owned by the applicant. There will be no residents in the subdivided area.

Parkland Dedication

§ 69.511 of the Zoning Code allows the City to require the dedication of parkland as part of platting. There will be no parkland dedication requirement for this plat. Much of the land to be platted is already in use as parkland.

Action

Recommended Motion

Approval of the final (combined) plat for Dayton's Bluff Railroad Addition, subject to the following condition:

1. The applicant shall file a copy of the Council Resolution approving the plat with the Ramsey County Recorder's Office.



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) _____

Address _____ City _____ State _____ Zip _____

Email _____ Phone _____

Contact Person (if different) _____

Address _____ City _____ State _____ Zip _____

Email _____ Phone _____

PROPERTY INFO

Address / Location _____

PIN(s) & Legal Description _____
(Attach additional sheet if necessary.)

_____ Lot Area _____ Current Zoning _____

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

- | | | |
|--|---|--|
| ☐ Adjustment of Common Boundary | ☐ Registered Land Survey | ☐ Combined Plat |
| ☐ Lot Split | ☐ Preliminary Plat | ☐ 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.

- ☐ 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 _____ **Date** _____

DAYTONS BLUFF RR ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That the Ramsey County Regional Railroad Authority, a political subdivision of the State of Minnesota, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Those parts of DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA; Block 29 of LYMAN DAYTON'S ADDITION TO ST. PAUL MINNESOTA; Block 82 and Second Street, KITTSO

Commencing at the northeast corner of said Southwest Quarter; thence South 89 degrees 25 minutes 56 seconds West along the north line of said Southwest Quarter a distance of 173.59 feet to the beginning of the land to be described; thence South 19 degrees 44 minutes 04 seconds East a distance of 369.97 feet; thence South 18 degrees 09 minutes 04 seconds East, a distance of 169.32 feet to the east line of said Southwest Quarter; thence South 00 degrees 27 minutes 30 seconds East, along the east line of said Southwest Quarter, a distance of 448.63 feet to the north line of DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA; thence North 77 degrees 38 minutes 30 seconds East, along said north line, a distance of 64.00 feet to the northeast corner of Lot 1 of said DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA; thence South 34 degrees 50 minutes 30 seconds East, along the east line of said Lot 1, a distance of 218.97 feet to the southeast corner of said Lot 1; thence South 55 degrees 09 minutes 30 seconds West, along the south line of said DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA and along the south line of Lot 7, Block 29, LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA, a distance of 225.72 feet to the southwest corner of said Lot 7 Block 29, LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA and to said east line of the Southwest Quarter; thence South 00 degrees 27 minutes 30 seconds East, along the east line of said Southwest Quarter, a distance of 0.20 feet to the southeast corner of Block 82, KITTSO

Except that part lying west of the following described line:

Commencing at the northeast corner of said Southwest Quarter; thence South 89 degrees 25 minutes 56 seconds West along the north line of said Southwest Quarter a distance of 173.59 feet; thence South 19 degrees 44 minutes 04 seconds East a distance of 369.97 feet; thence South 18 degrees 09 minutes 04 seconds East, a distance of 169.32 feet to the east line of said Southwest Quarter; thence South 00 degrees 27 minutes 30 seconds East, along the east line of said Southwest Quarter, a distance of 448.63 feet to the north line of DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA; thence North 77 degrees 38 minutes 30 seconds East, along said north line, a distance of 64.00 feet to the northeast corner of Lot 1 of said DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA; thence South 34 degrees 50 minutes 30 seconds East, along the east line of said Lot 1, a distance of 218.97 feet to the southeast corner of said Lot 1; thence South 55 degrees 09 minutes 30 seconds West, along the south line of said DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA and along the south line of Lot 7, Block 29, LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA, a distance of 225.72 feet to the southwest corner of said Lot 7 Block 29, LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA and to said east line of the Southwest Quarter; thence South 00 degrees 27 minutes 30 seconds East, along the east line of said Southwest Quarter, a distance of 0.20 feet to the southeast corner of Block 82, KITTSO

Has caused the same to be surveyed and platted as DAYTONS BLUFF RR ADDITION, and does hereby dedicate to the public for public use the public ways and the drainage and utility esements as shown on this plat.

In witness whereof said Ramsey County Regional Railroad Authority, a political subdivision of the State of Minnesota, has caused these presents to be signed by its proper officers this _____ day of _____, 20____.

Signed: Ramsey County Regional Railroad Authority, a political subdivision of the State of Minnesota

By: _____

Rafael E. Ortega
Chair

By: _____

Jason Yang
Chief Clerk, Ramsey County Board of Commissioners

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, by Rafael E. Ortega, Chair of the Ramsey County Regional Railroad Authority, a political subdivision of the State of Minnesota, on behalf of said regional railroad authority.

(Signature)

(Printed Name)

Notary Public _____ County, _____
My commission expires _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, by Jason Yang, Chief Clerk of the Ramsey County Board of Commissioners, on behalf thereof.

(Signature)

(Printed Name)

Notary Public _____ County, _____
My commission expires _____

I, Eric A. Roeser, Licensed 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____.

Eric Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF _____
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me on this _____ day of _____, 20____, by Eric Roeser, Licensed Land Surveyor.

(Signature)

(Printed Name)

Notary Public _____ County, _____
My commission expires _____

CITY OF SAINT PAUL

I do hereby certify that on the ____ day of _____, 202____, 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.

_____, 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____.

_____, Ramsey County Auditor/Treasurer

BY _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this _____ day of _____, 20____.

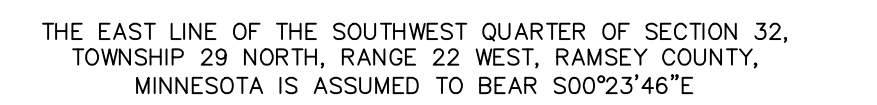
Daniel D. Baar, L.S.
Ramsey County Surveyor

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of DAYTONS BLUFF RR ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock ____M. and was duly filed in Book _____ of Plats, Pages _____, _____, _____, and _____ as Document Number _____.

Deputy County Recorder

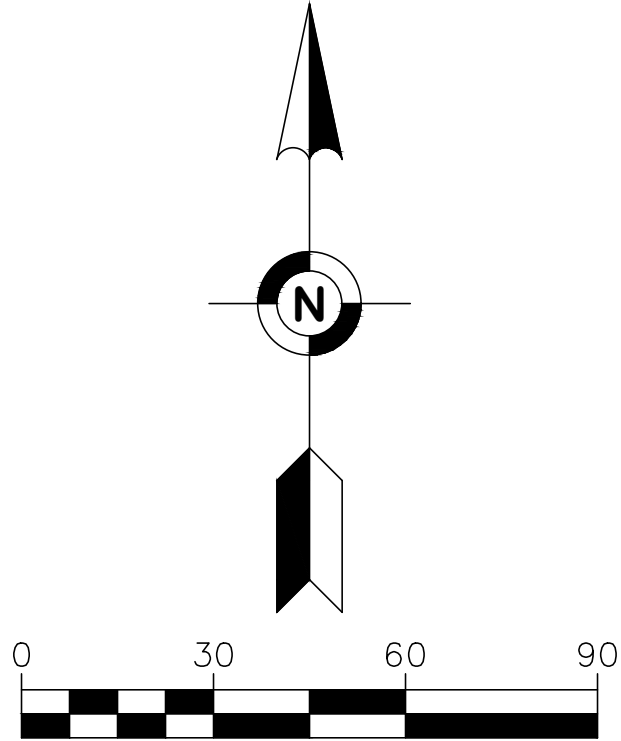
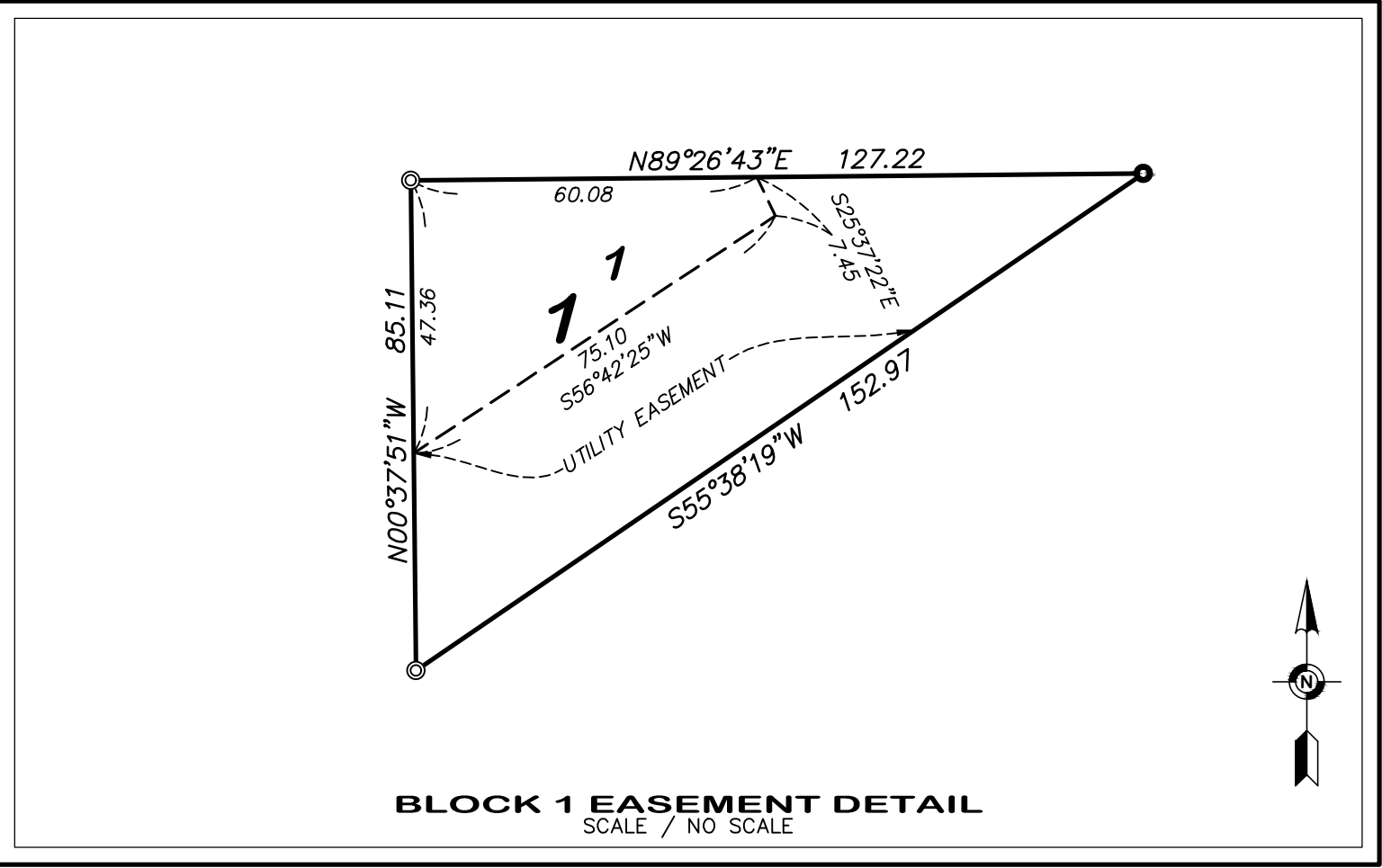
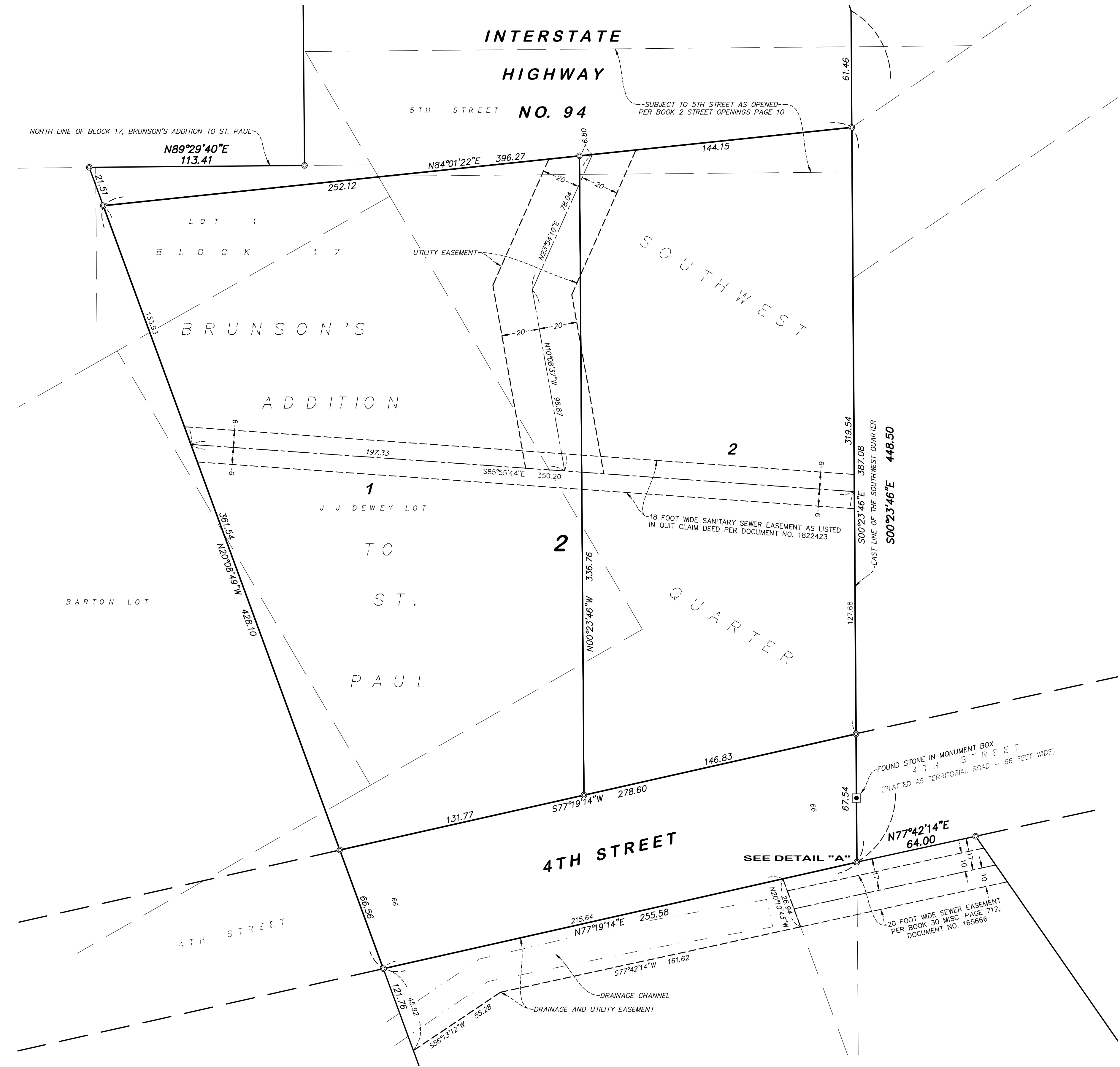
SECTION 32, T 29 N, R 22 W



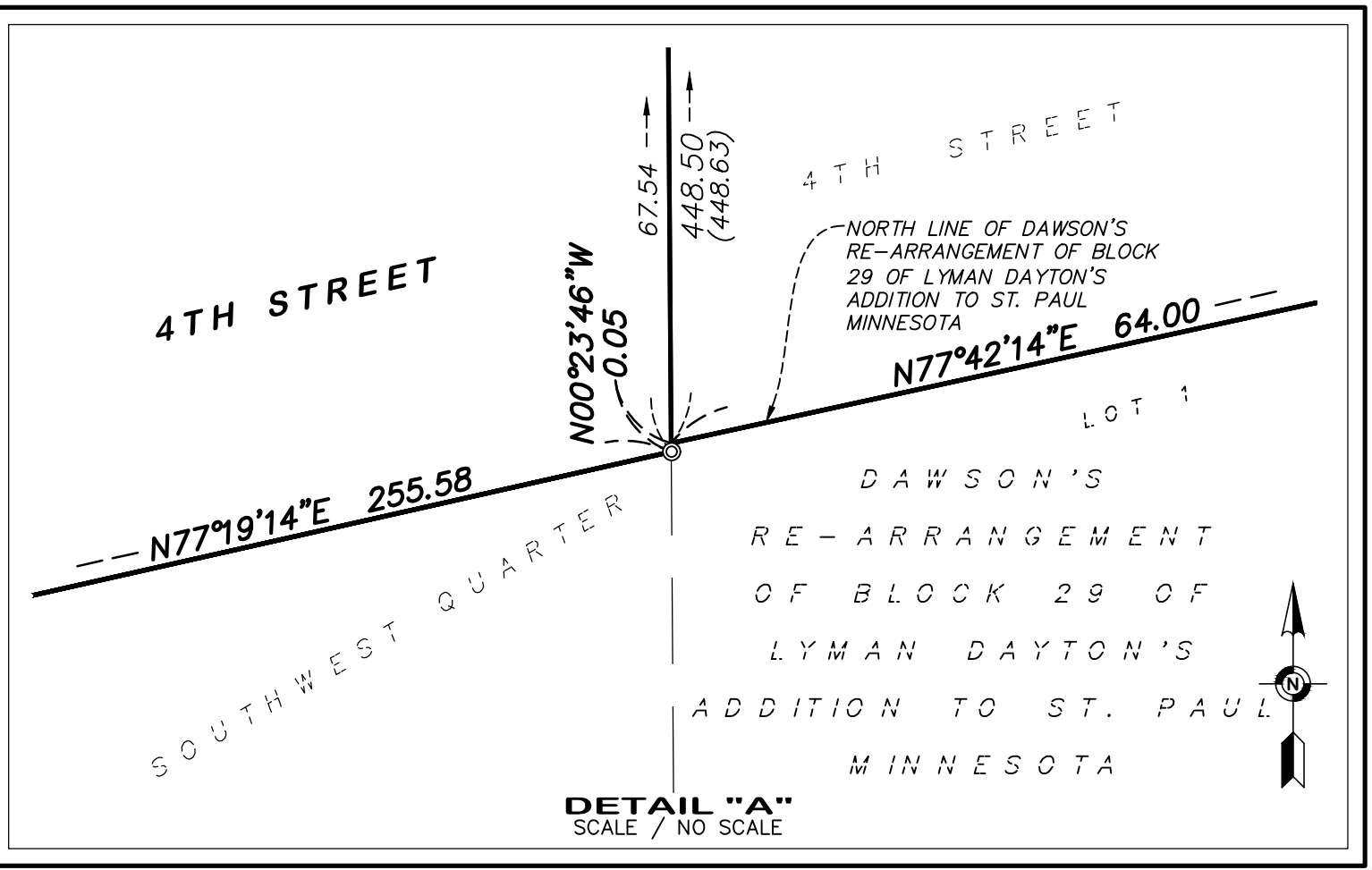
- 500°55'48"E 2635.25



DAYTONS BLUFF RR ADDITION
BLOCK 2 - INSET

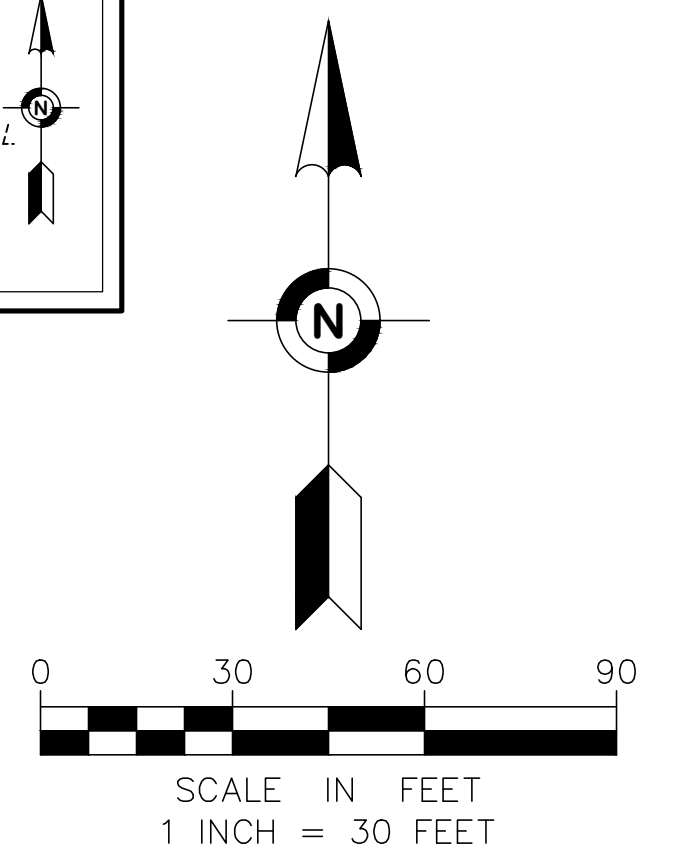
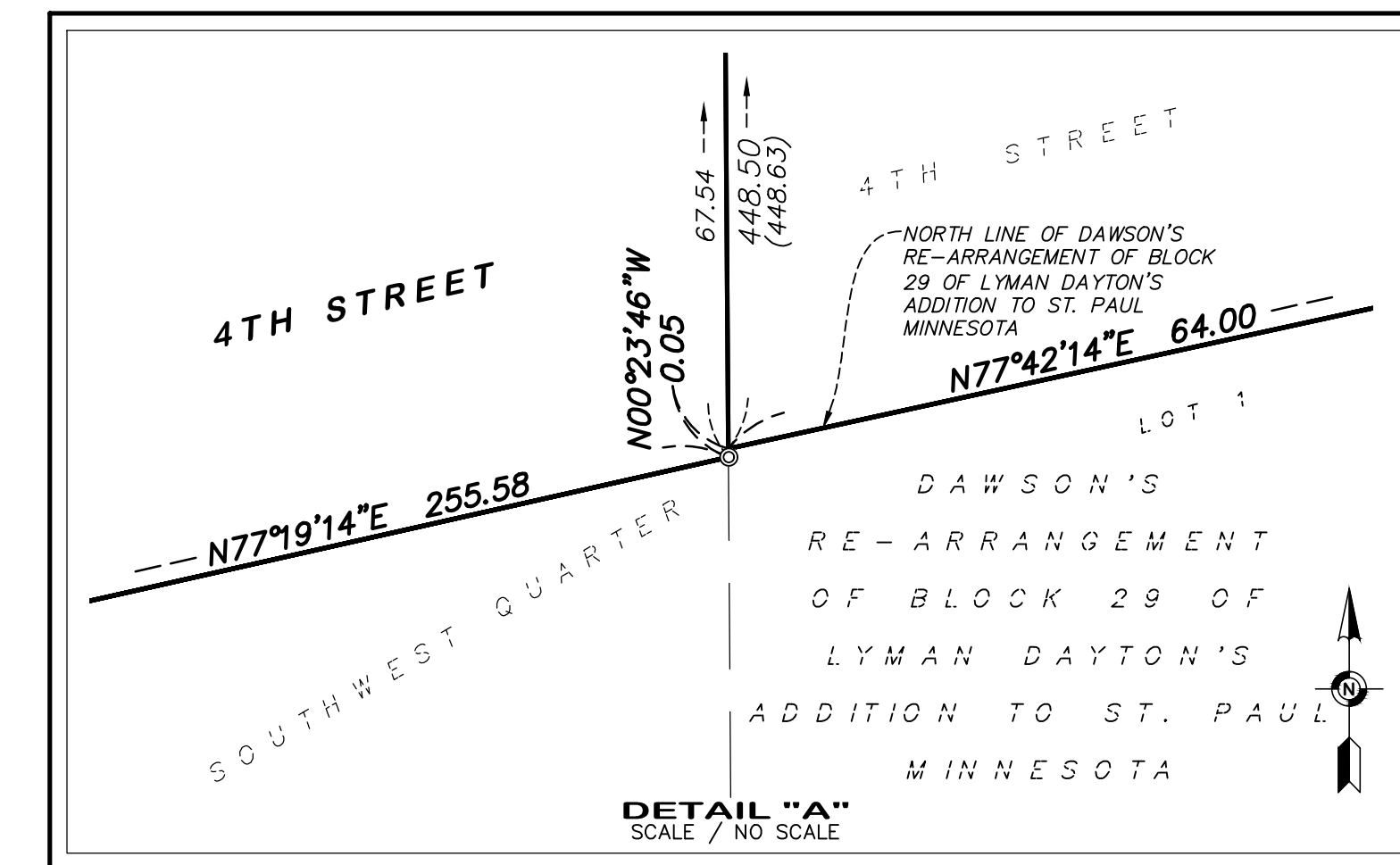
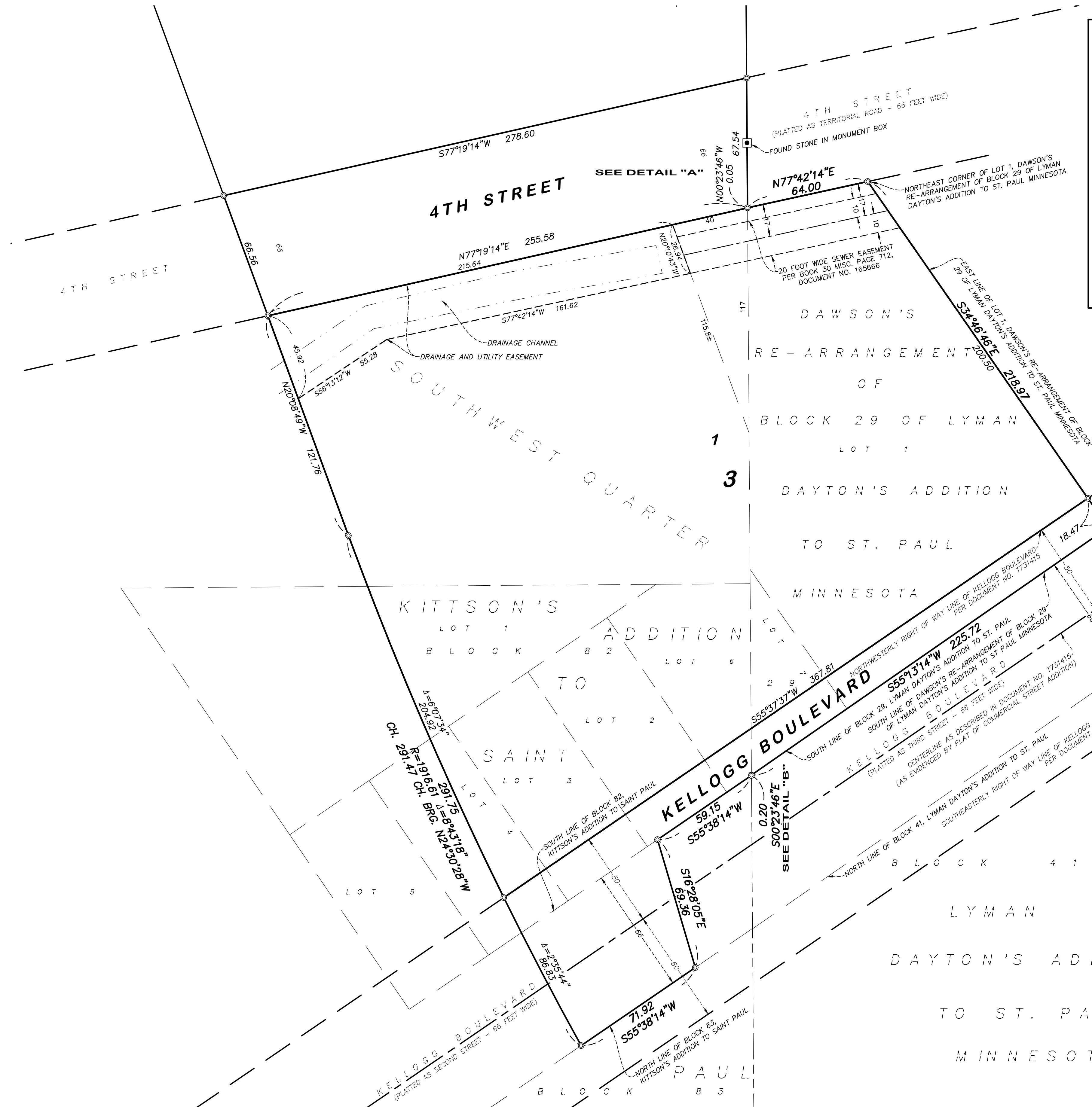


- THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 22 WEST, RAMSEY COUNTY, MINNESOTA IS ASSUMED TO BEAR S00°23'46"E
- DENOTES FOUND CAST IRON MONUMENT
 - DENOTES FOUND STONE MONUMENT
 - DENOTES FOUND MONUMENT
 - NAIL DENOTES FOUND NAIL
 - DENOTES FOUND MINNESOTA DEPARTMENT OF TRANSPORTATION 2-INCH ALUMINUM CAPPED RIGHT OF WAY MONUMENT
 - ⊙ DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 47476
 - (SXX°XX'XX"W) DENOTES RECORD BEARING PER DOCUMENT NO. 3833073
 - (XXX.XX) DENOTES RECORD DISTANCE PER DOCUMENT NO. 3833073
 - {XXX.XX} DENOTES RECORD DISTANCE PER THE PLAT OF DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST. PAUL MINNESOTA

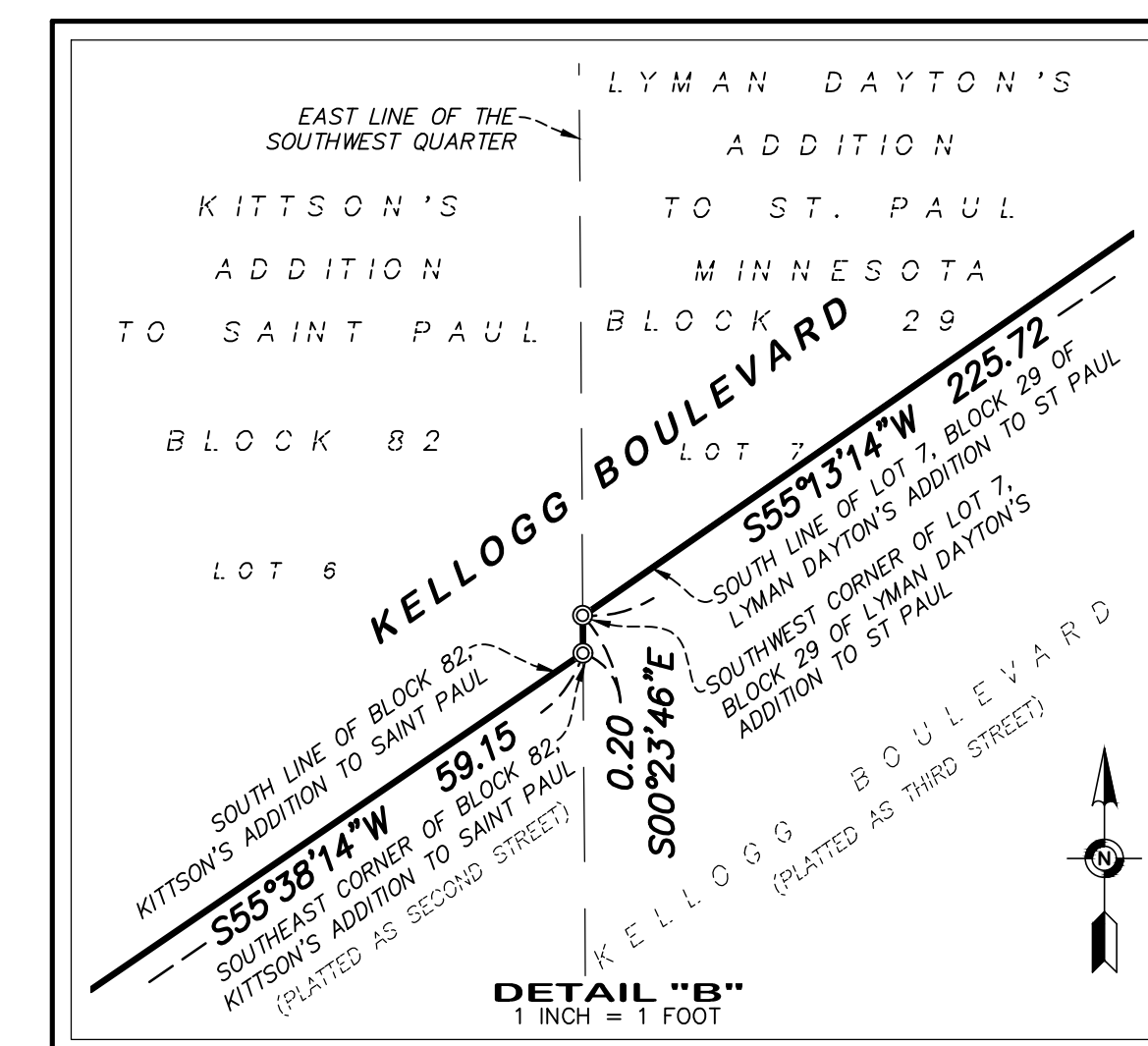


DAYTONS BLUFF RR ADDITION

BLOCK 3 - INSET



-  DENOTES FOUND CAST IRON MONUMENT
 DENOTES FOUND STONE MONUMENT
 DENOTES FOUND MONUMENT
 NAIL DENOTES FOUND NAIL
 DENOTES FOUND MINNESOTA DEPARTMENT OF TRANSPORTATION
 2-INCH ALUMINUM CAPPED RIGHT OF WAY MONUMENT
 DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 47476
- (SXX°XX'XX"W) DENOTES RECORD BEARING PER DOCUMENT NO. 3833073
 (XXX.XX) DENOTES RECORD DISTANCE PER DOCUMENT NO. 3833073
 {XXX.XX} DENOTES RECORD DISTANCE PER THE PLAT OF DAWSON'S RE-ARRANGEMENT
 OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA



LEGAL DESCRIPTION:

Commencing at the northeast corner of said Southwest Quarter; thence South 89 degrees 25 minutes 56 seconds West along the north line of said Southwest Quarter a distance of 173.59 feet to the beginning of the land to be described; thence South 19 degrees 04 minutes 23 seconds East along the east line of said Southwest Quarter a distance of 169.32 feet to the east line of said Southwest Quarter; thence South 00 degrees 27 minutes 30 seconds East, along the east line of said Southwest Quarter a distance of 16.31 feet to the southeast corner of Lot 1 of said DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA; thence North 77 degrees 38 minutes 30 seconds East, along said north line a distance of 64.00 feet to the northeast corner of Lot 1 of said DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA; thence North 00 degrees 27 minutes 30 seconds East, along the north line a distance of 218.97 feet to the southeast corner of said Lot 1; thence South 55 degrees 09 minutes 30 seconds West, along the south line of said DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA and along the south line of said BRUNSON'S ADDITION TO ST PAUL MINNESOTA a distance of 16.31 feet to the southwest corner of Block 82 of said Southwest Quarter; thence South 00 degrees 27 minutes 30 seconds East, along the east line of said Southwest Quarter, a distance of 0.20 feet to the southeast corner of Block 82, KITTSOON'S ADDITION TO SAINT PAUL; thence South 55 degrees 34 minutes 30 seconds West, along said south line of Block 82, a distance of 16.31 feet to the northwest corner of Block 82, KITTSOON'S ADDITION TO SAINT PAUL; thence South 55 degrees 34 minutes 30 seconds West, along said south line of Block 82, a distance of 49.03 feet to the southwest corner of said Block 82; thence North 34 degrees 25 minutes 30 seconds West, along the west line of said Block 82, a distance of 84.43 feet to the northwest corner of said Block 82; thence North 04 degrees 04 minutes 16 seconds East, along the north line of said Block 82, concave to the west, having a radius of 84.43 foot, a central angle of 04 degrees 30 minutes 16 seconds and a chord bearing North 04 degrees 04 minutes 16 seconds East, a distance of 84.43 feet to the northeast corner of said Block 82; thence North 04 degrees 04 minutes 16 seconds East, a distance of 369.10 feet; thence northwesterly a distance of 368.06 feet along a tangential curve, concave to the southwest, having a radius of 2895.00 feet and a central angle of 07 degrees 17 minutes 03 seconds to the north line of said BRUNSON'S ADDITION TO ST PAUL MINNESOTA; thence North 00 degrees 34 minutes 04 seconds West, along the north line of said parcel, along said north line of Block 17, a distance of 136.72 feet to the east line of East Street as shown on the recorded plat of BRUNSON'S ADDITION TO ST PAUL; thence North 00 degrees 34 minutes 04 seconds West, along said east line of Block 17 a distance of 16.31 feet to the northeast corner of said Block 17; thence North 00 degrees 34 minutes 04 seconds West, along said north line of said Southwest Quarter, thence North 89 degrees 25 minutes 56 seconds East, along the north line of said Southwest Quarter a distance of 173.59 feet to the beginning of the land to be described.

Commencing at the northeast corner of said Southwest Quarter; thence South 89 degrees 25 minutes 56 seconds West along the north line of said Southwest Quarter a distance of 173.59 feet; thence South 19 degrees 44 minutes 04 seconds East a distance of 18.25 feet to the intersection of the east line of said Southwest Quarter and the south line of said Southwest Quarter; thence South 00 degrees 27 minutes 30 seconds East, along the east line of said Southwest Quarter, a distance of 448.63 feet to the north line of DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA; thence South 18 degrees 27 minutes 07 seconds East, along the east line of said Lot 1, a distance of 18.25 feet to the northeast corner of Lot 1 of said DAWSON'S RE-ARRANGEMENT OF BLOCK 29 OF LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA; thence South 34 degrees 50 minutes 30 seconds East, along the east line of said Lot 1, a distance of 218.97 feet to the intersection of the east line of said Lot 1 and the east line of said Block 29; thence South 00 degrees 27 minutes 30 seconds East, along the east line of said Block 29, a distance of 18.25 feet to the southeast corner of said Block 29; thence South 00 degrees 27 minutes 30 seconds East, along the south line of Lot 7, Block 29, LYMAN DAYTON'S ADDITION TO ST PAUL MINNESOTA, a distance of 225.72 feet to the east line of said Southwest Quarter; thence South 00 degrees 27 minutes 30 seconds East, along the east line of said Southwest Quarter, a distance of 0.20 feet to the intersection of the east line of said Southwest Quarter and the south line of said Southwest Quarter; thence South 00 degrees 27 minutes 30 seconds East, along the south line of said Southwest Quarter, a distance of 16.31 feet to the intersection of the south line of said Southwest Quarter and the south line of said Block 82, a distance of 59.15 feet; thence leaving said south line South 16 degrees 31 minutes 49 seconds East a distance of 69.36 feet to the north line of Block 83 said KITTSOON'S ADDITION TO SAINT PAUL; thence South 55 degrees 45 minutes 00 seconds East, along the north line of said Block 83, a distance of 100.00 feet to the intersection of the north line of said Block 83 and the north line of said Block 82; thence North 00 degrees 00 minutes 00 seconds East, along the north line of said Block 82, a distance of 191.61 feet, a central angle of 08 degrees 43 minutes 18 seconds and a chord bearing of North 24 degrees 34 minutes 12 seconds West; thence continuing parallel with said main track centerline North 20 degrees 12 minutes 35 seconds West tangent to the curved track, a distance of 571.37 feet to the north line of said Block 17, BRUNSON'S ADDITION TO ST. PAUL, and said line terminating.

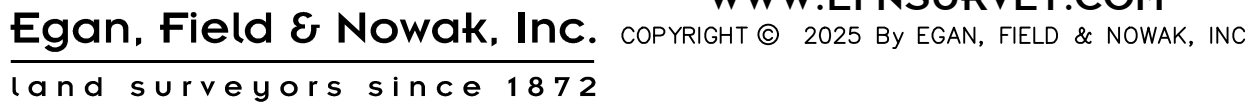
1. The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83–2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Commercial Partners Title, a division of Chicago Title Insurance Company, Commitment No. CP73188 dated June 18, 2025.
3. The property described herein lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Flood Zone X – Other Flood Areas (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) per Federal Insurance Rate Map No. 27123 C 0104 G, dated June 4, 2010. The delineation lines between flood zones depicted hereon are subject to map scale uncertainty.
4. The total area of the property described herein is 368,348 square feet or 8.45611 acres. The area of the property hereon described less areas used for right-of-way purposes is 207,784 square feet or 4.77006 acres.
5. The contours depicted hereon are per LIDAR Data per the Minnesota Department of Natural Resources. The contour interval is 2 feet.

PROJECT BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "ABIGAIL"
Elevation = 704.86 feet. (NAVD88)

6. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 251180471. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

Eric A. Roeser
Minnesota License No. 47476
eroeser@fninsurvey.com

Ramsey County
90 Plato Blvd. West
Saint Paul, Minnesota, 55107
651-266-8500



SHEET 1 OF 4 SHEETS

SURVEY ITEMS PER SCHEDULE B:

Said easement does not affect the surveyed property.

Said easement affects the surveyed property and the location as provided is depicted hereon.

Said leases, licenses and permits recited in said document are summarized in the Provided Lease Information section below

Said leases, right of way agreement, licenses and easements do not affect the surveyed property and are not depicted hereon.

Said document affects the surveyed property, the trails referenced over the surveyed property are depicted hereon.

Said easement affects the surveyed property and the billboard is depicted hereon.

Correction by Land Surveyors Certificate of Correction To Plat dated April 22, 2010, filed April 23, 2010,
as Document No. 4218266.

The right of way of Interstate Highway No. 94 is adjacent to the surveyed property and is depicted hereon.

ITEM 20: Lack of direct access to a dedicated roadway without the use of adjoining property. (Lands associated with Railroad lease 80745 and Property Identification No. 32.29.22.31.0003)

Said temporary easement affects the surveyed property and is depicted hereon.

Said right of way plat affects the surveyed property and said right of way is depicted hereon.

Said bridge is located on the surveyed property and is depicted hereon.

FOUND CAST IRON MONUMENT	●	FOUND IRON MONUMENT
FOUND STONE	◎	SET IRON MONUMENT MARKED
FOUND DISC		WITH LICENSE NUMBER 47476

Lot 1, Block 1, DAYTONS BLUFF RR ADDITION

Lot 1, Block 2, DAYTONS BLUFF RR ADDITION

Lot 2, Block 2, DAYTONS BLUFF RR ADDITION

Lot 1, Block 3, DAYTONS BLUFF BR. ADDITION

The area of Lot 1, Block 1, DAYTONS BLUFF RR ADDITION is 5,414 square feet or 0.12429 acres.

The area of Lot 1, Block 2, DAYTONS BLUFF RR ADDITION is 65,870 square feet or 1.51217 acres

The area of Lot 2, Block 2, DAYTONS BLUFF RR ADDITION is 47,078 square feet or 1.08076 acres.

The area of Lot 1, Block 3, DAYTONS BLUFF RR ADDITION is 89.421 square feet or 2.05282 acres.

The area of Interstate Highway No. 94 is 130,469 square feet or 2.99516 acres.

The area of 4th Street is 17,638 square feet or 0.40468 acres.

The area of Kallang Bay is 12 467 square feet or 0.28620

List of utilities notified per Gopher State One Call Ticket No. 251180471.

AT&T TRANSMISSION STATE OF MN OFFICE O

BURKINGTON NORTHERN RAILROAD
COMCAST
CENTURYLINK - CTLQ
CONSOLIDATED COMMUNICATIONS I
EXTENET SYSTEMS LLC
MCI
METRO TRANSIT FACILITIES
METROPOLITAN COUNCIL (MCES)
MNDOT

ST PAUL REGIONAL WATER
ST PAUL SEWER
ST PAUL TRAFFIC AND LIGHTING
ST PAUL PARKS
SPRINT/COGENT COMMUNICATIONS
LEVEL 3 NOW LUMEN
XCEL ENERGY
ZAYO BANDWIDTH

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
		TAV	NO.	DATE	DESCRIPTION
		DRAWN BY:			
		PMD			
DRAWING NAME:					
41796 Preliminary Plat.dwg					
JOB NO.	42574	CHECKED BY:			
FILE NO.	272	EAR			

DAYTONS BLUFF RR ADDITION

Northern States Power Company

Addresses Un-Assigned Saint Paul, Minnesota 55106

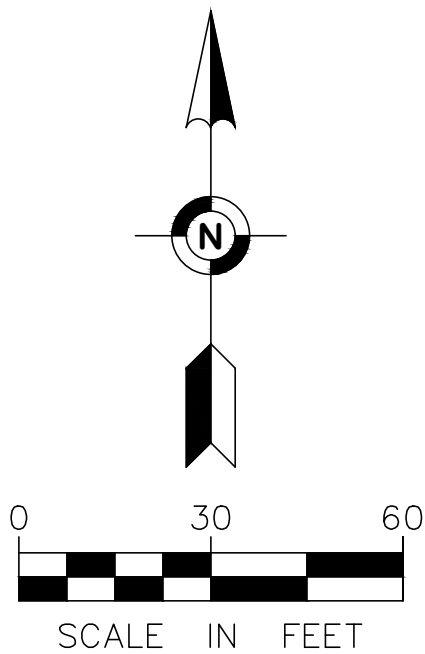
**Ramsey County Tax PID 32-29-22-31-0050,
32-29-22-42-0057 & 32-29-22-31-0050**

PRELIMINARY PLAT OF:

DAYTONS BLUFF

RR ADDITION

PRELIMINARY PLAT OF
DAYTONS BLUFF RR ADDITION



LEGEND:

- FOUND CAST IRON MONUMENT
- ◐ FOUND STONE
- ◑ FOUND DISC
- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- ⊙ UNKNOWN MANHOLE
- ⊙ CATCH BASIN
- ⊙ CULVERT
- ⊙ GATE VALVE
- ⊙ HYDRANT
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ SIGN
- CHAIN LINK FENCE
- OHW
- OVERHEAD WIRE
- RETAINING WALL
- EXISTING CONTOUR LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE

PROPOSED LEGAL DESCRIPTIONS:

- Lot 1, Block 1, DAYTONS BLUFF RR ADDITION
- Lot 1, Block 2, DAYTONS BLUFF RR ADDITION
- Lot 2, Block 2, DAYTONS BLUFF RR ADDITION
- Lot 1, Block 3, DAYTONS BLUFF RR ADDITION

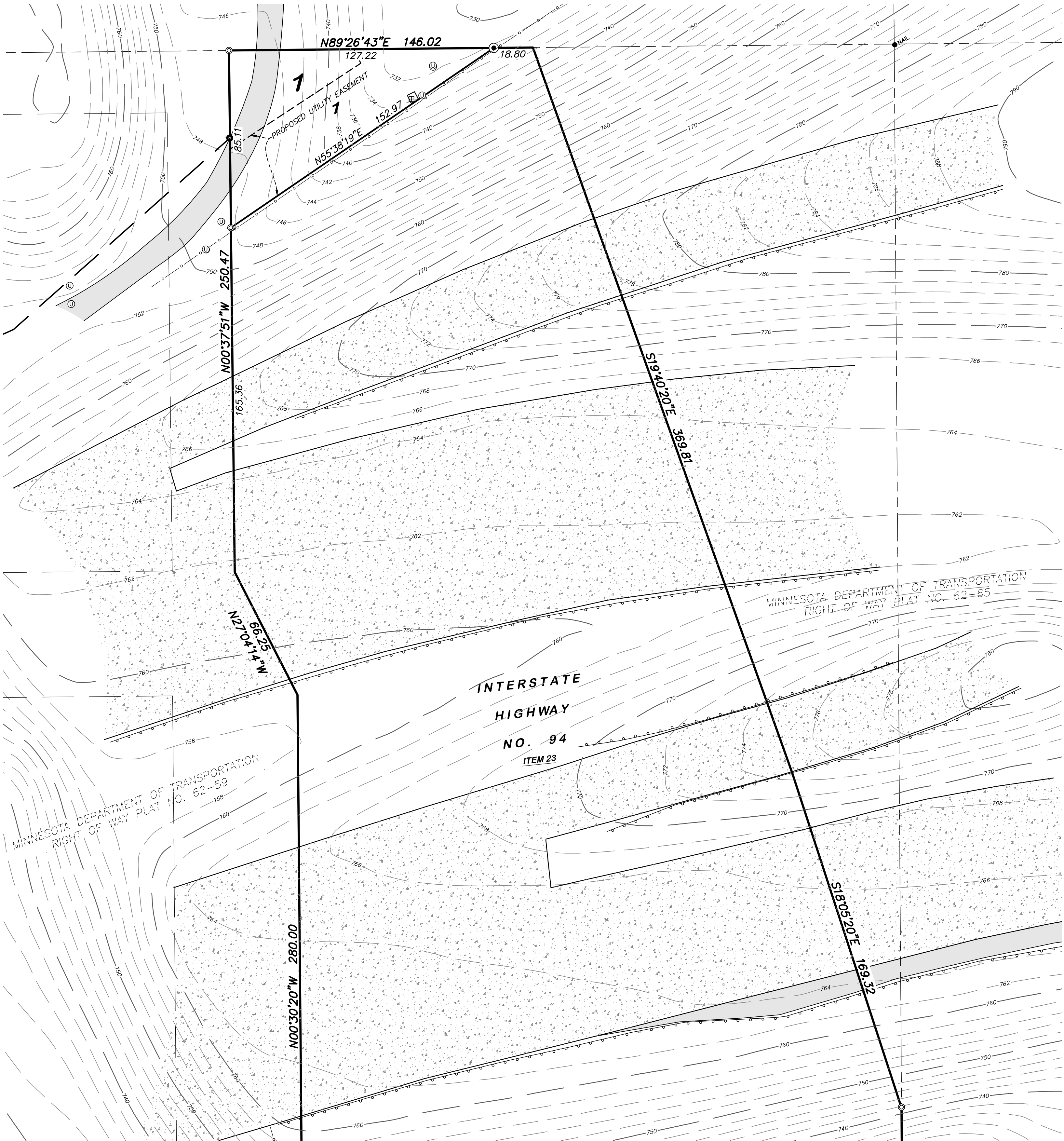
PROPOSED AREAS:

- The area of Lot 1, Block 1, DAYTONS BLUFF RR ADDITION is 5,414 square feet or 0.12429 acres.
- The area of Lot 1, Block 2, DAYTONS BLUFF RR ADDITION is 65,870 square feet or 1.51217 acres.
- The area of Lot 2, Block 2, DAYTONS BLUFF RR ADDITION is 47,078 square feet or 1.08076 acres.
- The area of Lot 1, Block 3, DAYTONS BLUFF RR ADDITION is 89,421 square feet or 2.05282 acres.
- The area of Interstate Highway No. 94 is 130,469 square feet or 2.99516 acres.
- The area of 4th Street is 17,628 square feet or 0.40468 acres.
- The area of Kellogg Boulevard is 12,467 square feet or 0.28620 acres.

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 251180471.

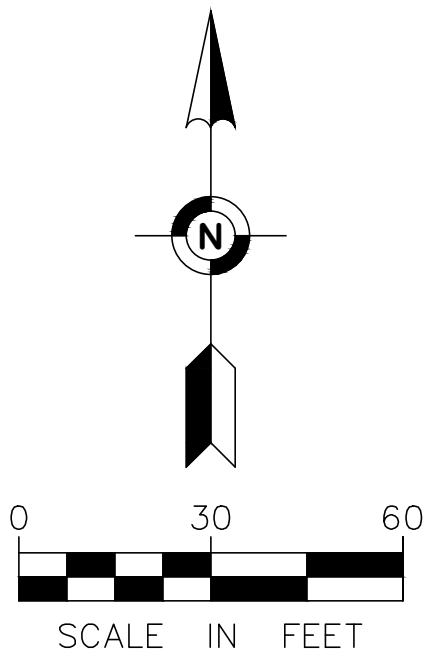
- | | |
|-------------------------------|------------------------------|
| AT&T TRANSMISSION | STATE OF MN OFFICE OF ET |
| BURLINGTON NORTHERN RAILROAD | ST PAUL REGIONAL WATER |
| COMCAST | ST PAUL SEWER |
| CENTURYLINK — CTLQL | ST PAUL TRAFFIC AND LIGHTING |
| CONSOLIDATED COMMUNICATIONS I | ST PAUL PARKS |
| EXTENET SYSTEMS LLC | SPRINT/COGENT COMMUNICATIONS |
| MCI | LEVEL 3 NOW LUMEN |
| METRO TRANSIT FACILITIES | XCEL ENERGY |
| METROPOLITAN COUNCIL (MCES) | ZAYO BANDWIDTH |
| MNDOT | |



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS			PRELIMINARY PLAT OF: DAYTONS BLUFF RR ADDITION	SURVEY FOR: Northern States Power Company	PROPERTY ADDRESS: Addresses Un-Assigned Saint Paul, Minnesota 55106 Ramsey County Tax PID 32-29-22-31-0050, 32-29-22-42-0057 & 32-29-22-31-0050	 Egan, Field & Nowak, Inc. land surveyors since 1872
		TAV	NO.	DATE	DESCRIPTION				
DRAWING NAME: 41796 Preliminary Plat.dwg		DRAWN BY: PMD							
		CHECKED BY: EAR							
JOB NO. 42574									
FILE NO. 272									

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
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PRELIMINARY PLAT OF
DAYTONS BLUFF RR ADDITION



LEGEND:

- FOUND CAST IRON MONUMENT
- FOUND STONE
- FOUND DISC
- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- UNKNOWN MANHOLE
- CATCH BASIN
- CULVERT
- GATE VALVE
- HYDRANT
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- TELEPHONE MANHOLE
- SIGN
- CHAIN LINK FENCE
- OVERHEAD WIRE
- RETAINING WALL
- EXISTING CONTOUR LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE

PROPOSED LEGAL DESCRIPTIONS:

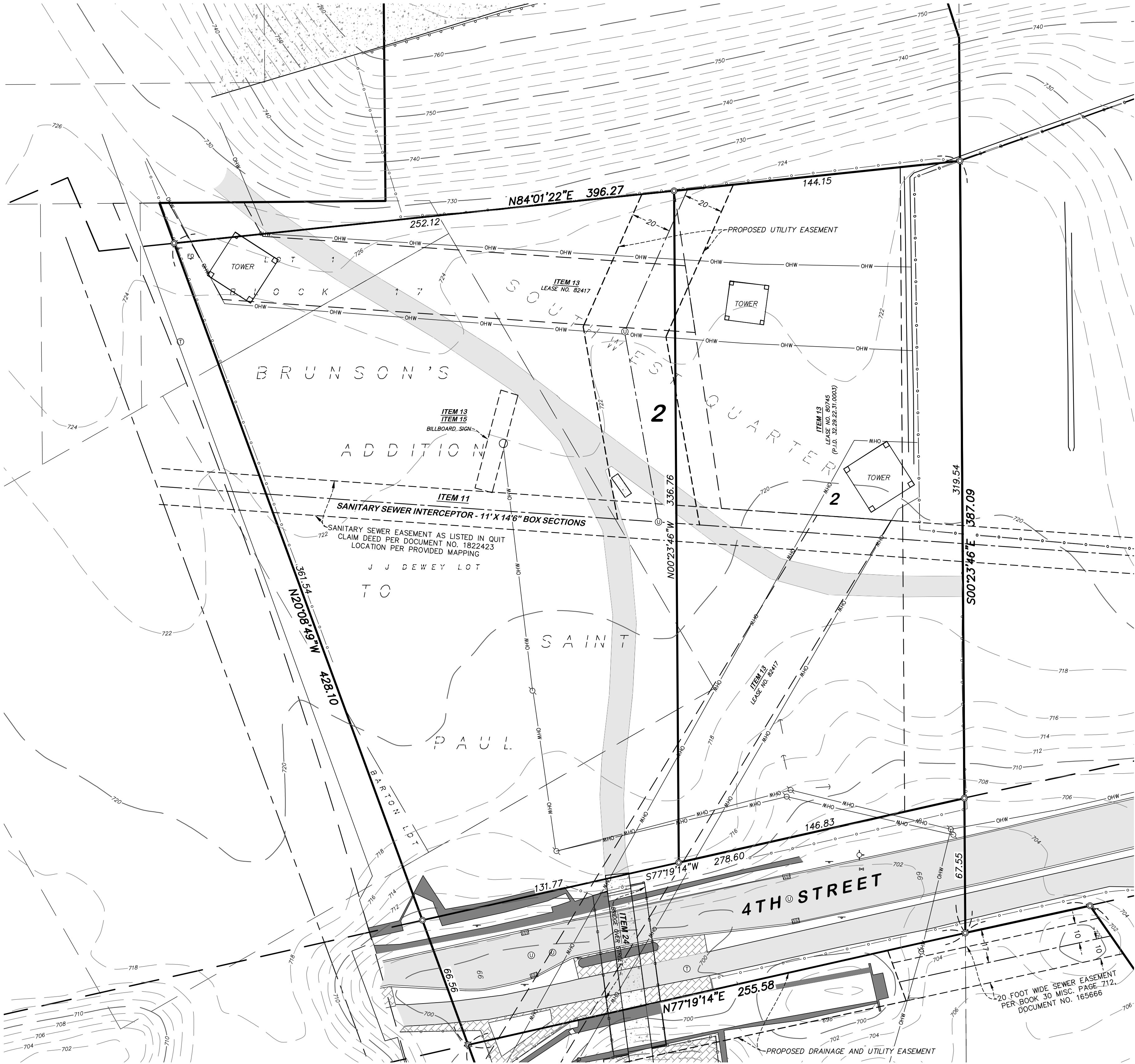
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FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
		TAV	NO.	DATE	DESCRIPTION
DRAWING NAME: 41796 Preliminary Plat.dwg		DRAWN BY: PMD			
		CHECKED BY: EAR			
JOB NO. 42574					
FILE NO. 272					

PRELIMINARY PLAT OF:

DAYTONS BLUFF
RR ADDITION

SURVEY FOR:

Northern States Power Company

PROPERTY ADDRESS:

Addresses Un-Assigned
Saint Paul, Minnesota 55106

Ramsey County Tax PID 32-29-22-31-0050,
32-29-22-42-0057 & 32-29-22-31-0050



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WWW.EFNSURVEY.COM

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- PROPOSED LEGAL DESCRIPTIONS:**

PROPOSED AREAS:

GOPHER STATE ONE CALL NOTE:

STATE OF MN OFFICE OF ET
ST PAUL REGIONAL WATER
ST PAUL SEWER
ST PAUL TRAFFIC AND LIGHTING
ST PAUL PARKS
SPRINT/COGENT COMMUNICATIONS
LEVEL 3 NOW LUMEN
XCEL ENERGY
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FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
		TAV	NO.	DATE	DESCRIPTION
		DRAWN BY:			
		PMD			
DRAWING NAME:					
41796 Preliminary Plat.dwg					
JOB NO.	42574	CHECKED BY:			
FILE NO.	272	EAR			

DAYTONS BLUFF RR ADDITION

Northern States Power Company

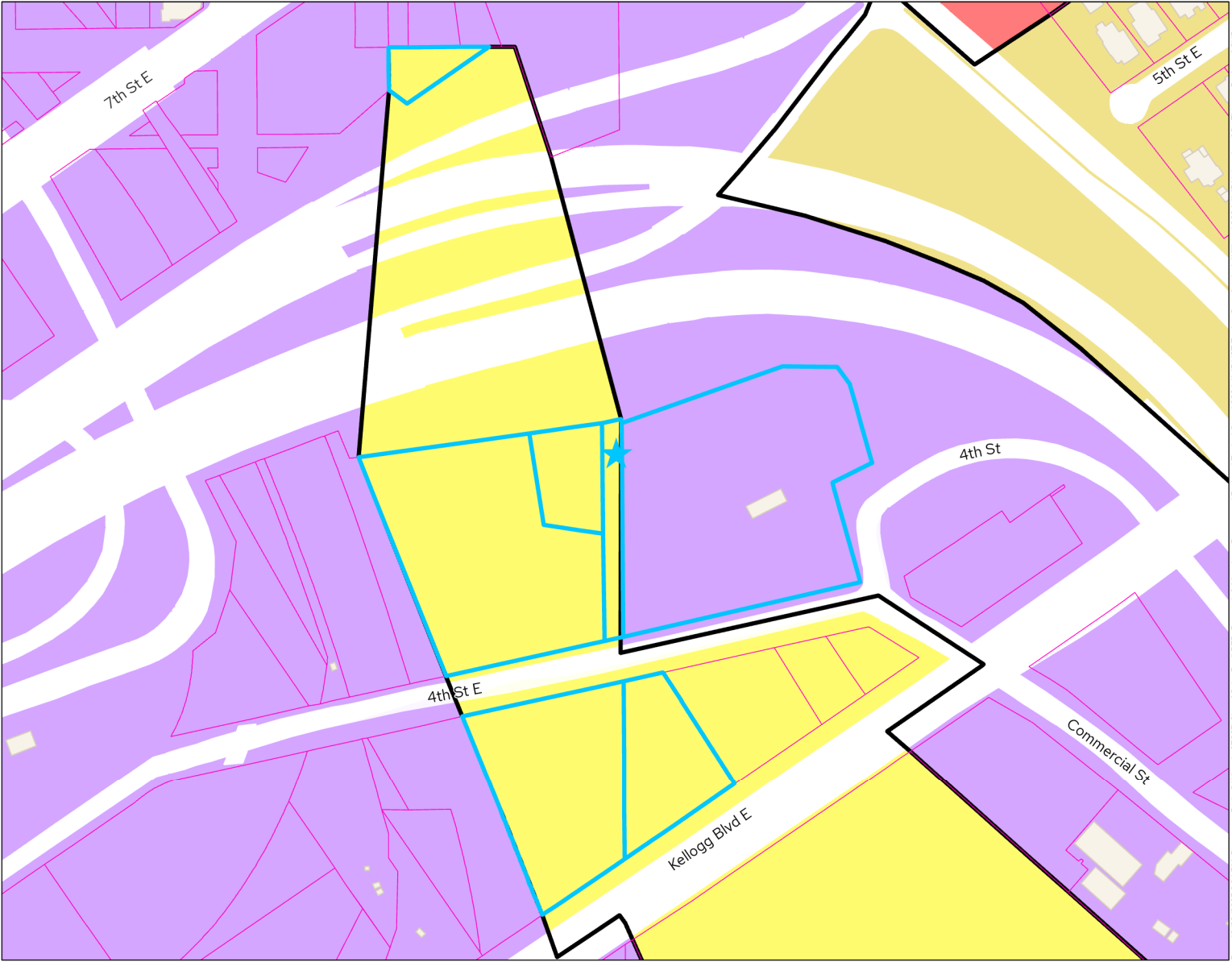
Addresses Un-Assigned Saint Paul, Minnesota 55106



Egan, Field & Nowak, Inc.
land surveyors since 1872

Application of
Northern States Power Company
Zoning map

application number: PEDSUBD-000107-2025 ▪ type: Combined Plat ▪ date: 11/06/2025 ▪ planning district: 4



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

- RL** One-Family Large Lot
- H1** Residential
- H2** Residential
- RM1** Multiple-Family
- RM2** Multiple-Family
- RM3** Multiple-Family

- T1** Traditional Neighborhood
- T2** Traditional Neighborhood
- T3** Traditional Neighborhood
- T3M** T3 with Master Plan
- T4** Traditional Neighborhood
- T4M** T4 with Master Plan
- OS** Office-Service
- B1** Local Business
- BC** Community Business (converted)
- B2** Community Business

- B3** General Business
- B4** Central Business
- B5** Central Business Service
- IT** Transitional Industrial
- ITM** IT with Master Plan
- I1** Light Industrial
- I2** General Industrial
- I3** Restricted Industrial

- F1** River Residential
- F2** Residential Low
- F3** Residential Mid
- F4** Residential High
- F5** Business
- F6** Gateway
- VP** Vehicular Parking
- PD** Planned Development
- CA** Capitol Area Jurisdiction

Data sources include the following: Roadway polygons from Ramsey County 2017 impervious surfaces (modified); Parcel data from current Ramsey County parcel polygons; water bodies from Minnesota DNR waterways. All other data, including zoning data, reflects the most recent available through Saint Paul Enterprise GIS. This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such.



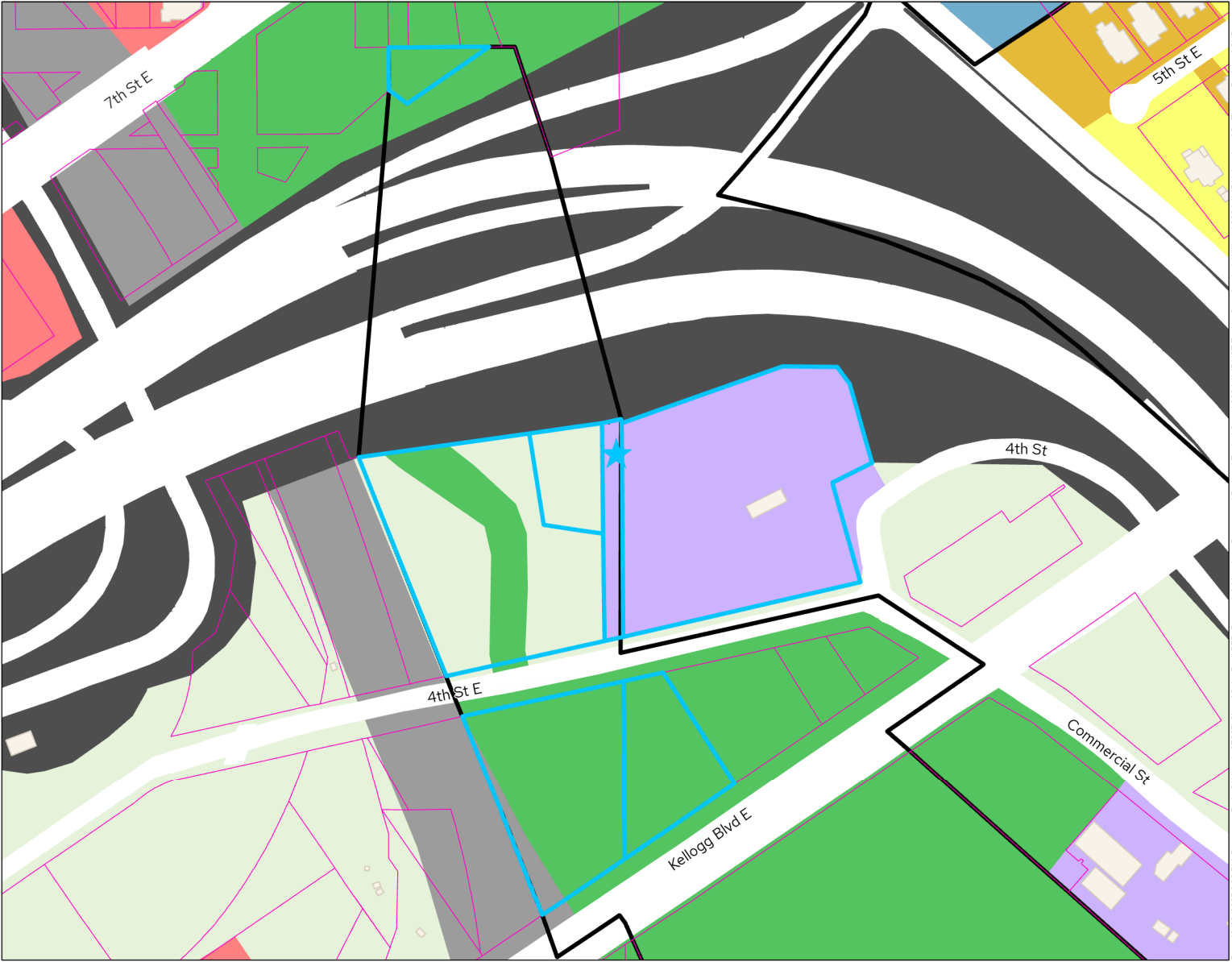
SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT

0 45 90 180 270 360
Feet



Application of
Northern States Power Company
Land use map

application number: PEDSUBD-000107-2025 ▪ type: Combined Plat ▪ date: 11/06/2025 ▪ planning district: 4



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

Single Family Residential

- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park

Multifamily Residential

- Single Family Attached
- Multifamily

Commercial

- Office
- Retail and Other Commercial

Mixed Use

- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other

Other Uses

- Industrial and Utility
- Extractive
- Institutional

- Park, Recreational or Preserve
- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water

Data sources include the following: Roadway polygons from Ramsey County 2017 impervious surfaces (modified); Parcel data from current Ramsey County parcel polygons; water bodies from Minnesota DNR waterways; Land Use dataset from Metropolitan Council Generalized Land Use 2020 via Minnesota Geospatial Commons. All other data reflects the most recent available through Saint Paul Enterprise GIS. This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such.



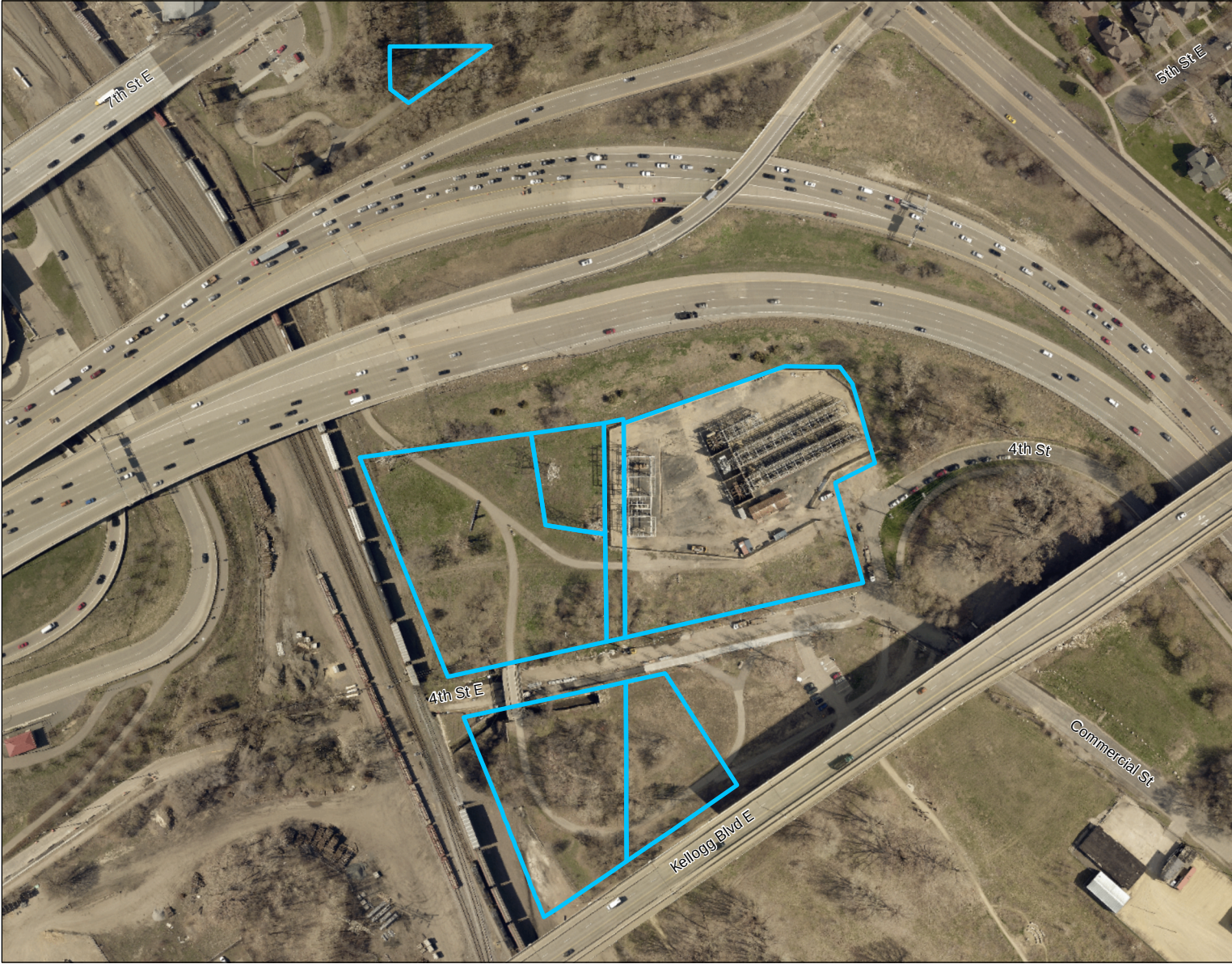
SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT

0 45 90 180 270 360
Feet



Application of
Northern States Power Company
Aerial map

application number: PEDSUBD-000107-2025 ▪ type: Combined Plat ▪ date: 11/06/2025 ▪ planning district: 4



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

Data sources include the following. Roadway polygons from Ramsey County 2017 impervious surfaces (modified); Parcel data from current Ramsey County parcel polygons; water bodies from Minnesota DNR waterways, aerial imagery from most recent Nearmap flight imagery (usually within a few months of map date), copyright Nearmap 2015-. All other data reflects the most recent available through Saint Paul Enterprise GIS. This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such.



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PLANNING & ECONOMIC
DEVELOPMENT

0 45 90 180 270 360
Feet