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**CITY OF SAINT PAUL**

*Melvin Carter, Mayor*

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6700  
Facsimile: 651-228-3220

September 22, 2020

Beth Huizinga  
Wellington Management  
1625 Energy Park Drive, Suite 100  
Saint Paul, Minnesota 55108

RE: 315-325 Randolph Avenue Adjustment of Common Boundary  
Zoning File # 20-032-096 - Final Approval

Dear Ms. Huizinga:

The proposed adjustment of common boundary between 315 Randolph Avenue (PIN 12-28-23-12-0057) and 325 Randolph Avenue (PIN 12-28-23-12-0056) is hereby approved for compliance with the City of Saint Paul's subdivision regulations subject to the following conditions:

The attached sanitary sewer easements, stormwater drainage easements, and access easement shall be recorded on the deeds of both parcels. Copies of the recorded easements shall be filed with the Sewer Utility (contact Anca Sima, 651-266-6237), and with the Department of Safety and Inspections (contact Steve Ubl, 651-266-9021, and Ann Blaser, Fire Prevention, 651-266-9140).

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of adjustment of common boundary approval by the City of Saint Paul, which is required in order to record an adjustment of common boundary. It is the responsibility of the property owner to record the adjustment of common boundary with Ramsey County.

This approval by the Planning Administrator will expire two years from the date of this letter if you have not yet recorded the proposed adjustment of common boundary, unless the Planning Administrator (at your request) has granted an extension not to exceed one year as provided in Legislative Code § 61.105. Any interested party may appeal this decision by the Planning Administrator to the Planning Commission within ten days as provided in § 61.701.

Call me at 651-266-6583 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Paul Dubruiel".

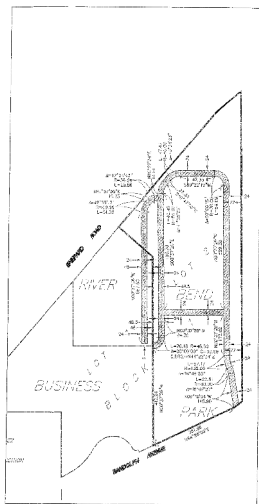
Paul Dubruiel, on behalf of the Planning Administrator

Attachment

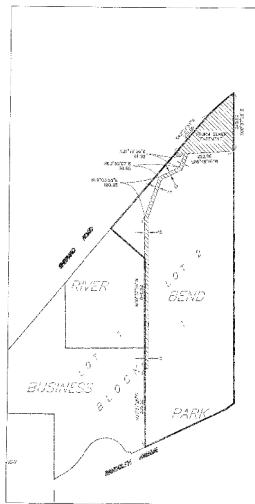
cc: River Bend Venture I LLC  
West Seventh / Fort Road Federation  
Steve Ubl,, Dept. of Safety & Inspections  
Ann Blaser, Fire Prevention  
Anca Sima, Sewer Utility  
Jim Brown, Dept. of Public Works  
Amy Carroll, Pope Architects  
Lenard Carlson, Sunde Land Surveying



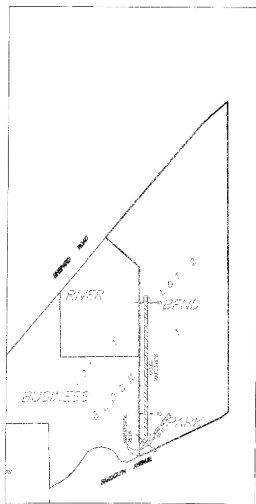
EASEMENTS PER DOC.  
NO. 4319610



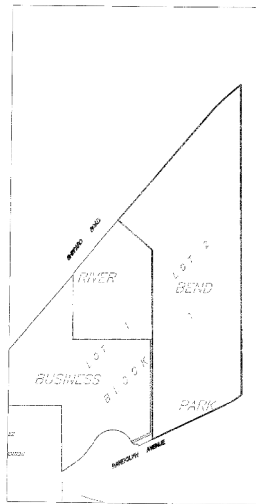
ACCESS EASEMENT



STORM SEWER EASEMENT



SANITARY SEWER EASEMENT



COMMUNICATION EASEMENT



Drawn by: [Signature]  
 Certified by: Thomas F. Carter  
 Licensed Professional Engineer, No. 44883

**EASEMENT DETAIL**

**SUNDE** SURVEYING  
 1000 West 10th Street, Suite 100  
 Denver, CO 80202  
 Phone: 303.733.8888  
 Fax: 303.733.8889  
 www.sunde.com

*Easement Description Sketch For:  
WELLINGTON MANAGEMENT  
River Bend #4/Randolph Square*

ACCESS EASEMENT DESCRIPTION

A 24.00 foot wide easement over and across Lots 1 and 2, Block 1, RIVER BEND BUSINESS PARK and the common elements in CIC NO. 757, RIVER BEND COMMERCIAL CONDOMINIUM, a condominium, lying within said Lot 1, according to the recorded plats thereof, Ramsey County, Minnesota. The centerline of said easement is described as commencing at the southwest corner of said Lot 2; thence on an assumed bearing of North 64 degrees 26 minutes 03 seconds East, along the south line of said Lot 2, a distance of 386.59 feet to an angle point in said south line of Lot 2, thence North 52 degrees 33 minutes 18 seconds East, along said south line of Lot 2, a distance of 8.13 feet to the point of beginning of the centerline to be described; thence North 09 degrees 18 minutes 54 seconds West 140.56 feet; thence northerly 25.89 feet on a tangential curve concave to the west, having a radius of 92.00 feet and a central angle of 16 degrees 07 minutes 27 seconds; thence northerly 51.97 feet on a reverse curve concave to the east, having a radius of 120.00 feet and a central angle of 24 degrees 48 minutes 55 seconds; thence North 00 degrees 37 minutes 26 seconds West, tangent to the last described curve, 185.02 feet to a point hereinafter referred to as Point A; thence continuing North 00 degrees 37 minutes 26 seconds West 541.28 feet; thence northwesterly 78.54 feet on a tangential curve concave to the southwest, having a radius of 50.00 feet and a central angle of 90 degrees 00 minutes 15 seconds; thence South 89 degrees 22 minutes 19 seconds West, tangent to the last described curve, a distance of 147.33 feet; thence southwesterly 57.65 feet, on a tangential curve concave to the southeast, having a radius of 68.00 feet and a central angle of 48 degrees 34 minutes 23 seconds; thence South 40 degrees 47 minutes 56 seconds West, tangent to the last described curve, a distance of 23.33 feet; thence southerly 49.16 feet on a tangential curve concave to the east, having a radius of 68.00 feet and a central angle of 41 degrees 25 minutes 22 seconds; thence South 00 degrees 37 minutes 26 seconds East, tangent to the last described curve, 18.70 feet to a point hereinafter referred to as Point B; thence continuing South 00 degrees 37 minutes 26 seconds East 593.38 feet; thence southwesterly 57.33 feet on a tangential curve concave to the northwest, having a radius of 36.50 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence South 89 degrees 22 minutes 34 seconds West, tangent to the last described curve, a distance of 199.29 feet to a point hereinafter referred to as Point C; thence continuing South 89 degrees 22 minutes 34 seconds West 265.61 feet; thence southwesterly 157.08 feet on a tangential curve concave to the southeast, having a radius of 100.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence South 00 degrees 37 minutes 26 seconds East, tangent to the last described curve, a distance of 91.68 feet; thence southeasterly 84.82 feet on a tangential curve concave to the northeast, having a radius of 54.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence North 89 degrees 22 minutes 34 seconds East, tangent to the last described curve, a distance of 84.19 feet; thence southeasterly 106.81 feet on a tangential curve concave to the southwest, having a radius of 68.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence South 00 degrees 37 minutes 26 seconds East, tangent to the last described curve, a distance of 225.07 feet to the south line of said Lot 1 and said centerline there terminating. The sidelines of said easement are to be prolonged or shortened to terminate at said south line of Lot 1 and Lot 2.

Together with a 24.00 foot wide easement over and across said Lot 2. The centerline of said easement is described as beginning at Point A described above; thence South 89 degrees 22 minutes 34 seconds West 280.77 feet and said centerline there terminating.

*SHEET 1 OF 3 SHEETS*



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*Easement Description Sketch For:*  
**WELLINGTON MANAGEMENT**  
*River Bend #4/Randolph Square*

ACCESS EASEMENT DESCRIPTION (continued)

Together with a 24.00 foot wide easement over and across said Lots 1 and 2, and said common elements in CIC NO. 757. The centerline of said easement is described as beginning at Point B described above; thence South 89 degrees 22 minutes 34 seconds West 26.81 feet; thence southwesterly 19.93 feet on a tangential curve concave to the southeast, having a radius of 24.08 feet and a central angle of 47 degrees 24 minutes 43 seconds; thence South 41 degrees 57 minutes 50 seconds West, tangent to the last described curve, a distance of 19.25 feet; thence southerly 42.10 feet on a tangential curve concave to the southeast, having a radius of 56.65 feet and a central angle of 42 degrees 35 minutes 17 seconds; thence South 00 degrees 37 minutes 26 seconds East, tangent to the last described curve, a distance of 960.93 feet to a point hereinafter referred to as Point D; thence South 63 degrees 54 minutes 06 seconds West 69.17 feet to said south line of Lot 1 and said centerline there terminating. The sidelines of said easement are to be prolonged or shortened to terminate at said south line of Lot 1.

Together with a 24.00 foot wide easement over and across that part of said Lot 1 described as beginning at said Point D described above; thence North 63 degrees 54 minutes 06 seconds East 39.88 feet to the east line of said Lot 1 and said centerline there terminating. The sidelines of said easement are to be prolonged or shortened to terminate at said east line of Lot 1.

Together with an easement over and across that part of said Lot 1 and said common elements in CIC NO. 757, lying northerly of and adjoining the first above described 24.00 foot wide easement and lying westerly, southerly and easterly of a line described as beginning at the above described Point C; thence North 00 degrees 37 minutes 26 seconds West 18.50 feet; thence northwesterly 26.21 feet on a non-tangential curve concave to the northeast, having a radius of 60.00 feet, a central angle of 25 degrees 01 minute 53 seconds and a chord which bears North 52 degrees 39 minutes 09 seconds West; thence North 00 degrees 37 minutes 26 seconds West, not tangent to the last described curve, a distance of 6.00 feet; thence South 89 degrees 22 minutes 34 seconds West 127.50 feet; thence South 00 degrees 37 minutes 26 seconds East 40.50 feet and said line there terminating.

I hereby certify that this sketch, plan, or report 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.

Dated this 18th day of August, 2020

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson  
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

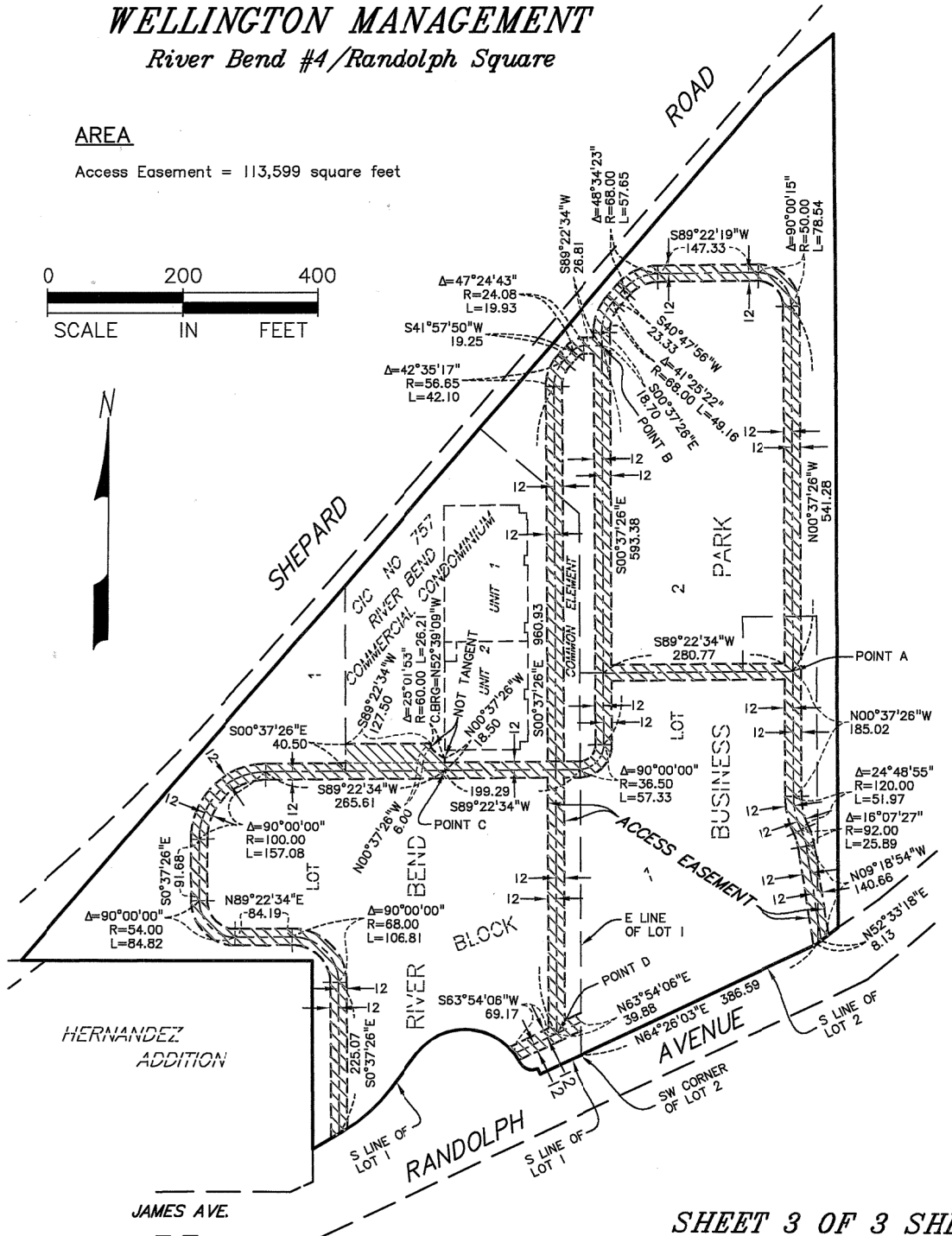
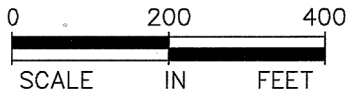
REVISED: August 26, 2020 (Add CIC into description)

**SHEET 2 OF 3 SHEETS**

*Easement Description Sketch For:*  
**WELLINGTON MANAGEMENT**  
*River Bend #4/Randolph Square*

**AREA**

Access Easement = 113,599 square feet



**SHEET 3 OF 3 SHEETS**

89-040-W9 937/65 T.28 R.23 S.12  
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*Easement Description Sketch For:*  
**WELLINGTON MANAGEMENT**  
*River Bend #4/Randolph Square*

**SANITARY EASEMENT "A" DESCRIPTION**

A 30.00 foot wide easement over, under and across the following described property:

That part of Lot 2, Block 1, RIVER BEND BUSINESS PARK, according to the recorded plat thereof, Ramsey County, Minnesota, lying southerly, easterly, southerly and westerly of a line described as commencing at the southwest corner of said Lot 2; thence on an assumed bearing of North 00 degrees 37 minutes 26 seconds West, along the west line of said Lot 2, a distance of 567.29 feet to the point of beginning of the line to be described; thence North 89 degrees 22 minutes 43 seconds East 241.85 feet; thence North 00 degrees 37 minutes 17 seconds West 82.19 feet; thence North 89 degrees 22 minutes 34 seconds East 110.42 feet; thence South 00 degrees 37 minutes 26 seconds East 485.14 feet to the south line of said Lot 2 and said line there terminating. (Parcel B)

The centerline of said easement is described as commencing at said southwest corner of Lot 2; thence North 00 degrees 37 minutes 26 seconds West, along the west line of said Lot 2, a distance of 37.08 feet to the point of beginning of the centerline to be described; thence North 38 degrees 42 minutes 30 seconds East 44.28 feet; thence North 00 degrees 33 minutes 18 seconds West 495.95 feet to the north line of the above described property and said centerline there terminating. The sidelines of said easement are to be prolonged or shortened to terminate at said west line of Lot 2 and said north line of the above described property.

**SANITARY EASEMENT "B" DESCRIPTION**

A 30.00 foot wide easement over, under and across Lot 1, Block 1, RIVER BEND BUSINESS PARK, according to the recorded plat thereof, Ramsey County, Minnesota. The centerline of said easement is described as commencing at the most easterly southeast corner of said Lot 1; thence on an assumed bearing of North 00 degrees 37 minutes 26 seconds West, along the east line of said Lot 1, a distance of 37.08 feet to the point of beginning of the centerline to be described; thence South 38 degrees 42 minutes 30 seconds West 77.47 feet to the south line of said Lot 1 and said centerline there terminating. The sidelines of said easement are to be prolonged or shortened to terminate at said east and south lines of Lot 1.

**SANITARY EASEMENT "C" DESCRIPTION**

An easement over, under and across the part of Lot 1, Block 1, RIVER BEND BUSINESS PARK, according to the recorded plat thereof, Ramsey County, Minnesota, which lies southerly of a line described as commencing at the most easterly southeast corner of said Lot 1; thence on an assumed bearing of North 00 degrees 37 minutes 26 seconds West, along the east line of said Lot 1, a distance of 20.36 feet to the point of beginning of the line to be described; thence South 64 degrees 26 minutes 03 seconds West 48.38 feet; thence South 48 degrees 56 minutes 33 seconds West 32.85 feet to the south line of said Lot 1 and said line there terminating.

I hereby certify that this sketch, plan, or report 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.

Dated this 18th day of August, 2020

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson

Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

REVISED: August 27, 2020 (Per comments)

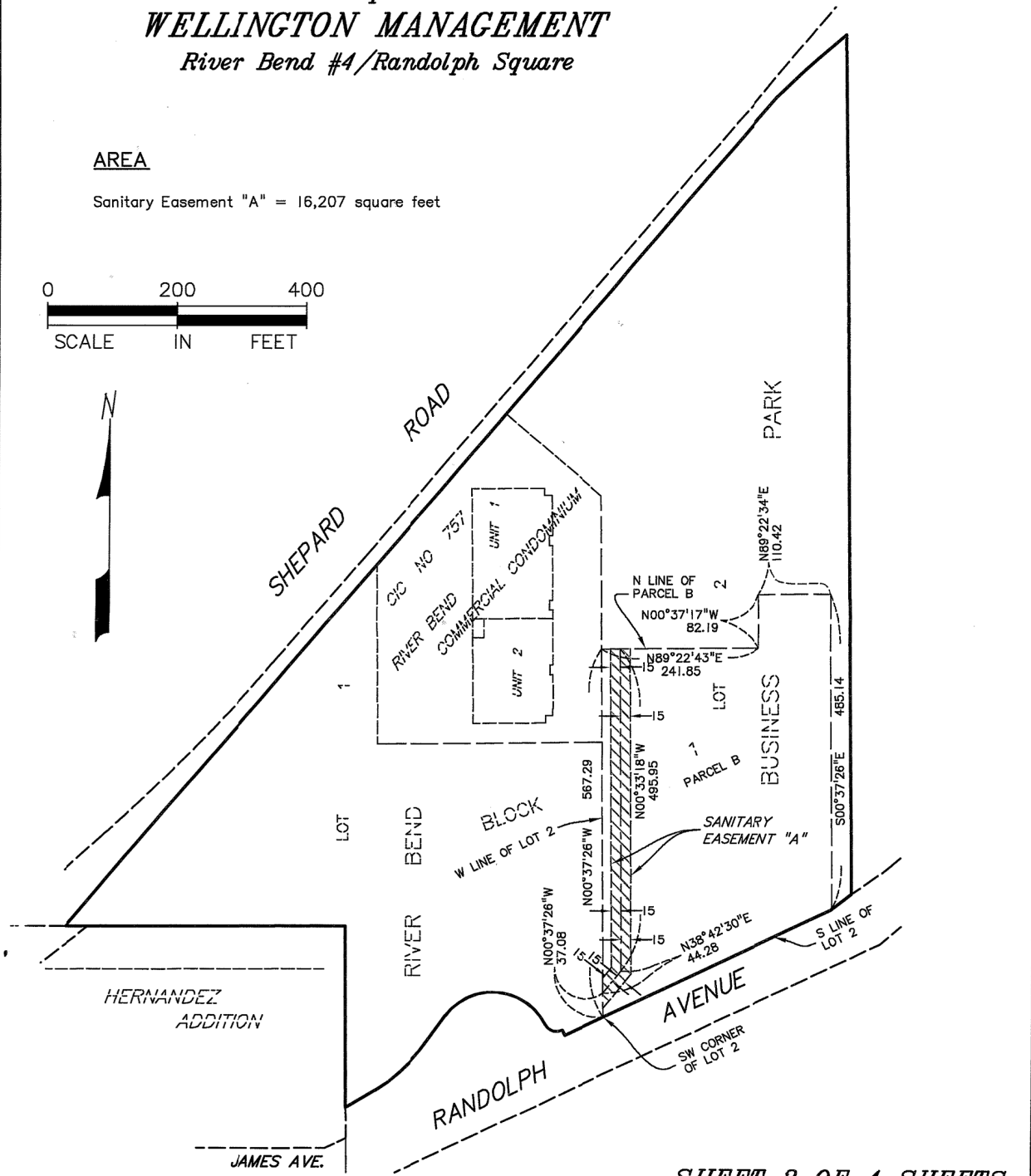
**SHEET 1 OF 4 SHEETS**



*Easement Description Sketch For:*  
**WELLINGTON MANAGEMENT**  
*River Bend #4/Randolph Square*

**AREA**

Sanitary Easement "A" = 16,207 square feet



**SHEET 2 OF 4 SHEETS**

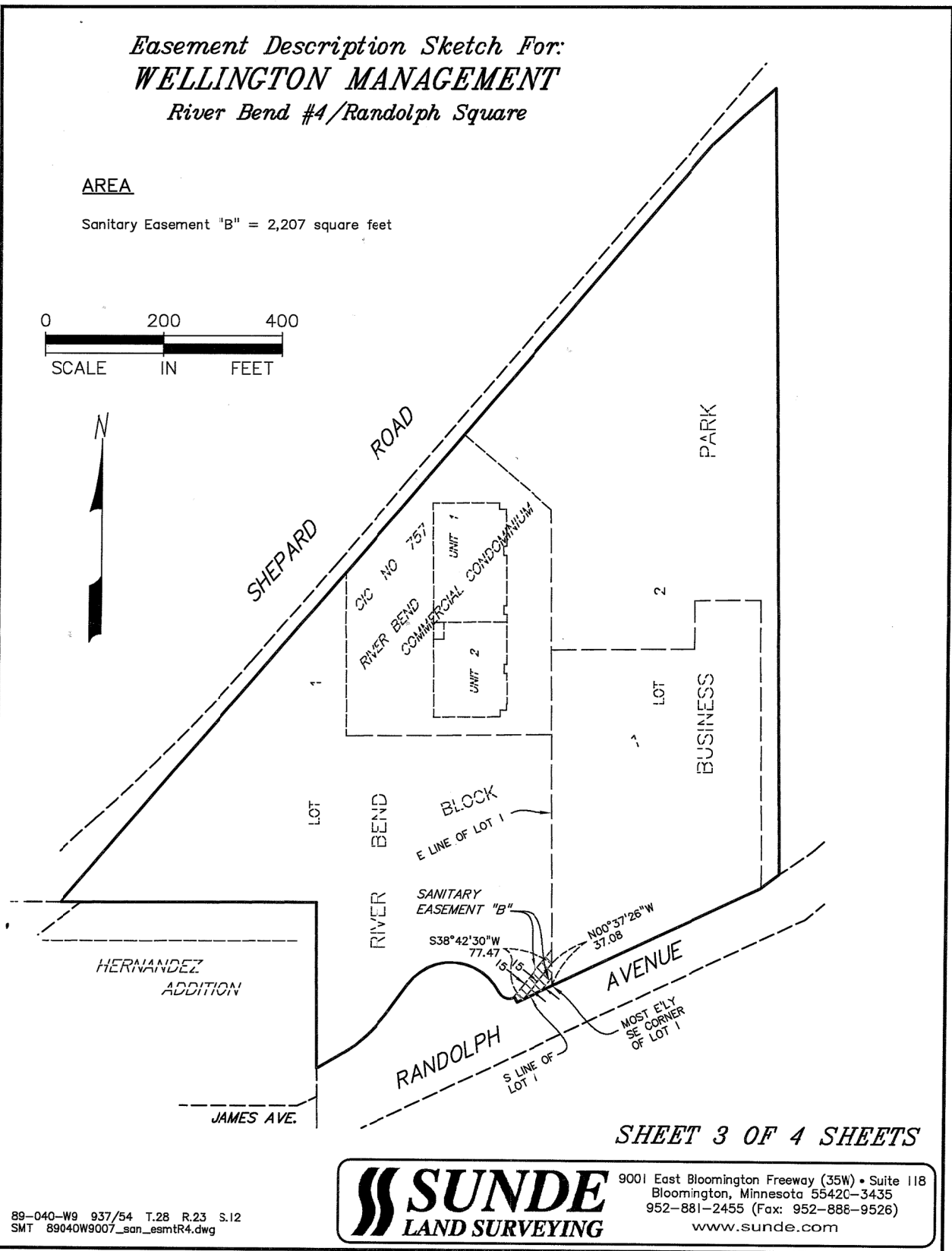
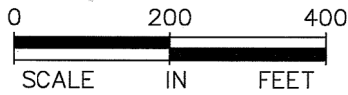


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*Easement Description Sketch For:*  
**WELLINGTON MANAGEMENT**  
*River Bend #4/Randolph Square*

**AREA**

Sanitary Easement "B" = 2,207 square feet



*SHEET 3 OF 4 SHEETS*

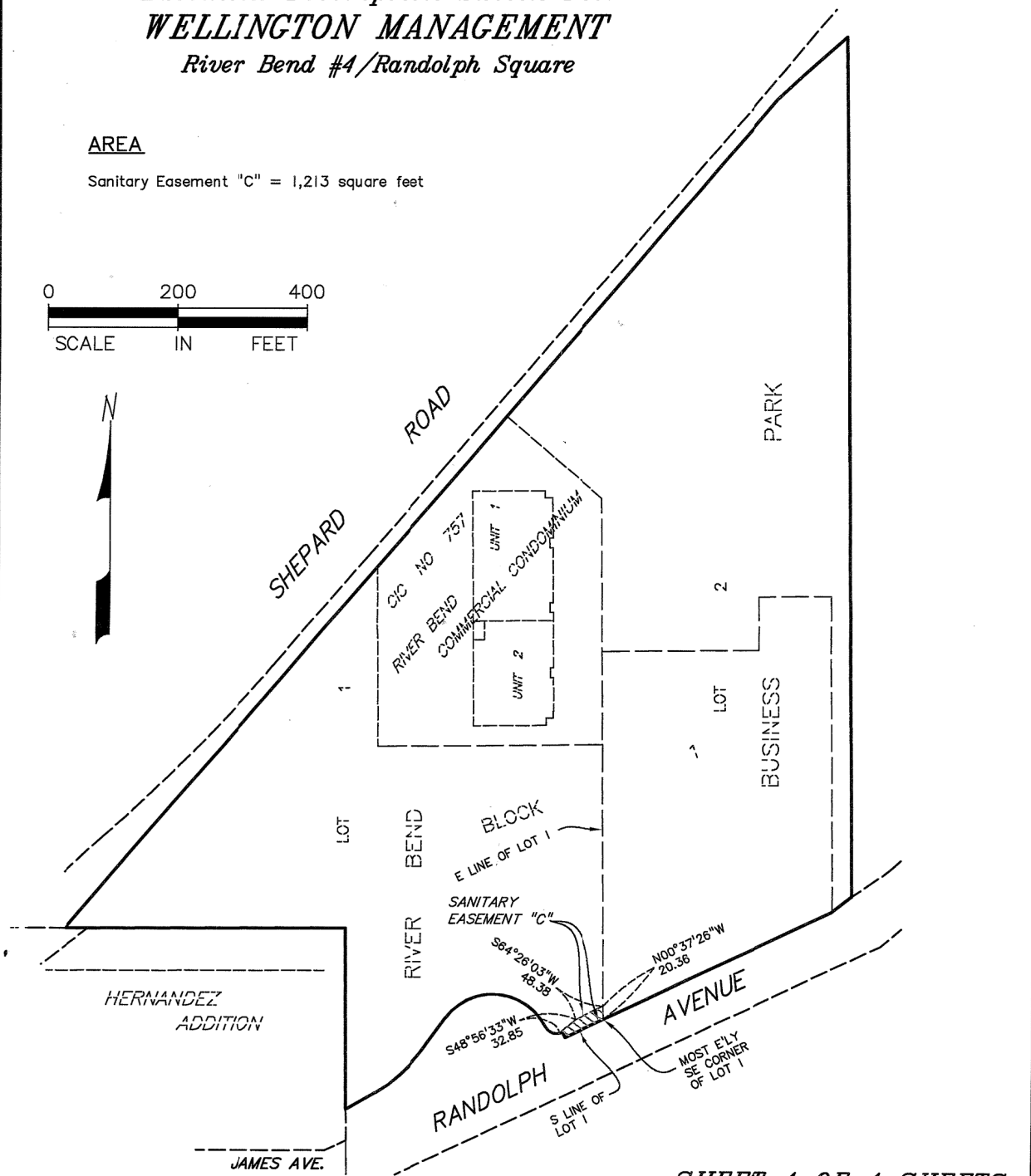
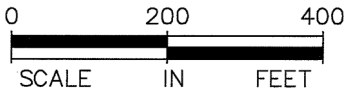
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**LAND SURVEYING**

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*Easement Description Sketch For:*  
**WELLINGTON MANAGEMENT**  
*River Bend #4/Randolph Square*

**AREA**

Sanitary Easement "C" = 1,213 square feet



**SHEET 4 OF 4 SHEETS**



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89-040-W9 937/54 T.28 R.23 S.12  
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*Easement Description Sketch For:  
WELLINGTON MANAGEMENT  
River Bend #4/Randolph Square*

**STORM EASEMENT "A" DESCRIPTION**

A 30.00 foot wide easement over, under and across the following described property:

That part of Lot 2, Block 1, RIVER BEND BUSINESS PARK, according to the recorded plat thereof, Ramsey County, Minnesota, lying northerly, westerly, northerly and easterly of a line described as commencing at the southwest corner of said Lot 2; thence on an assumed bearing of North 00 degrees 37 minutes 26 seconds West, along the west line of said Lot 2, a distance of 567.29 feet to the point of beginning of the line to be described and the point of beginning of a line hereinafter referred to as Line A; thence North 89 degrees 22 minutes 43 seconds East 241.85 feet; thence North 00 degrees 37 minutes 17 seconds West 82.19 feet; thence North 89 degrees 22 minutes 34 seconds East 110.42 feet and the point of termination of said Line A; thence South 00 degrees 37 minutes 26 seconds East 485.14 feet to the south line of said Lot 2 and said line there terminating. (Parcel A)

The centerline of said easement is described as commencing at said southwest corner of Lot 2; thence North 00 degrees 37 minutes 26 seconds West, along said west line of Lot 2, a distance of 567.29 feet to a southwest corner of the above described property and Line A described above; thence North 89 degrees 22 minutes 43 seconds East, along a south line of the above described property and said Line A described above, a distance of 7.50 feet to the point of beginning of the centerline to be described; thence North 00 degrees 37 minutes 26 seconds West 413.63 feet; thence North 19 degrees 03 minutes 55 seconds East 176.26 feet; thence North 63 degrees 50 minutes 07 seconds East 96.51 feet; thence North 21 degrees 19 minutes 56 seconds East 78.00 feet and said centerline there terminating. The sidelines of said easement are to be prolonged or shortened to terminate at said Line A and at Line B described below.

Together with a 30.00 foot wide easement over, under and across the above described property. The centerline of said easement is described as commencing at the most southerly southwest corner of the above described property; thence North 00 degrees 37 minutes 26 seconds West, along a west line of the above described property, a distance of 485.14 feet to Line A described above; thence South 89 degrees 22 minutes 34 seconds West, along said Line A, a distance of 6.80 feet to the point of beginning of the centerline to be described; thence North 00 degrees 30 minutes 29 seconds West 226.74 feet; thence North 03 degrees 14 minutes 42 seconds East 58.94 feet; thence North 03 degrees 55 minutes 43 seconds West 59.70 feet; thence North 00 degrees 38 minutes 01 second West 186.00 feet; thence North 37 degrees 51 minutes 15 seconds West 110.00 feet and said centerline there terminating. The sidelines of said easement are to be prolonged or shortened to terminate at said Line A and its easterly extension and at said Line B described below.

Together with an easement over, under and across that part of the above described property lying northerly of Line B described below.

Line B is described as commencing at the most northerly corner of the above described property; thence South 00 degrees 37 minutes 26 seconds East, along the east line of said Lot 2, a distance of 249.60 feet to the point of beginning of said Line B; thence South 86 degrees 49 minutes 16 seconds West 252.96 feet to the northwest line of said Lot 2 and said Line B there terminating.

*SHEET 1 OF 3 SHEETS*

*Easement Description Sketch For:*  
**WELLINGTON MANAGEMENT**  
*River Bend #4/Randolph Square*

**STORM EASEMENT "B" DESCRIPTION**

An easement over, under and across the following described property:

That part of Lot 2, Block 1, RIVER BEND BUSINESS PARK, according to the recorded plat thereof, Ramsey County, Minnesota, lying southerly, easterly, southerly and westerly of a line described as commencing at the southwest corner of said Lot 2; thence on an assumed bearing of North 00 degrees 37 minutes 26 seconds West, along the west line of said Lot 2, a distance of 567.29 feet to the point of beginning of the line to be described; thence North 89 degrees 22 minutes 43 seconds East 241.85 feet; thence North 00 degrees 37 minutes 17 seconds West 82.19 feet; thence North 89 degrees 22 minutes 34 seconds East 110.42 feet; thence South 00 degrees 37 minutes 26 seconds East 485.14 feet to the south line of said Lot 2 and said line there terminating. (Parcel B)

Which lies easterly and southerly of a line described as commencing at said southwest corner of Lot 2; thence North 64 degrees 26 minutes 03 seconds East, along said south line of Lot 2, a distance of 264.58 feet to the point of beginning of the line to be described; thence North 25 degrees 33 minutes 57 seconds West 21.03 feet; thence North 61 degrees 30 minutes 32 seconds East 137.14 feet to the east line of the above described property and said line there terminating.

I hereby certify that this sketch, plan, or report 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.

Dated this 18th day of August, 2020

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson

Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

REVISED: August 27, 2020 (Per comments)

**SHEET 2 OF 3 SHEETS**

89-040-W9 937/54 T.2B R.23 S.12  
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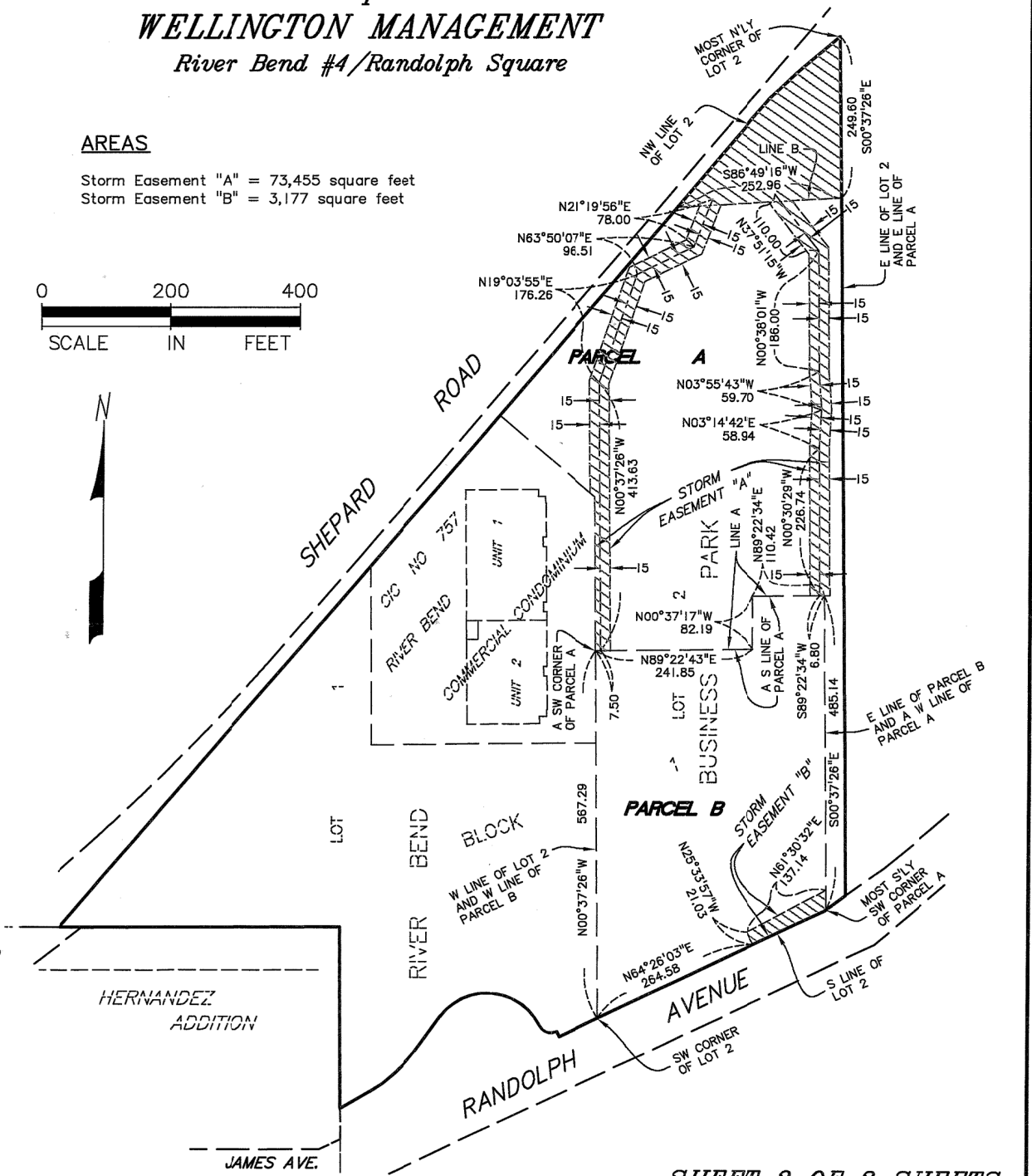
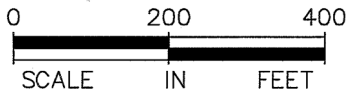


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*Easement Description Sketch For:*  
**WELLINGTON MANAGEMENT**  
*River Bend #4/Randolph Square*

**AREAS**

Storm Easement "A" = 73,455 square feet  
 Storm Easement "B" = 3,177 square feet



**SHEET 3 OF 3 SHEETS**



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