



BLOCK 11, PALISADE ADD.  
 BENCH MARKS: Top of top center nut of hydrant at N.E. corner Benson Ave. & Madison St., ELEVATION 104.20  
 Top of top center nut of hydrant at N.E. corner Benson Ave. & Springfield St., ELEVATION 102.51

**CERTIFICATE OF SURVEY**

by  
**JOHN R. TURPIN**  
 REGISTERED LAND SURVEYOR  
 MINN. REGISTRATION NO. 0740  
 ST. PAUL, MINNESOTA

I hereby certify that this is a true and correct plat of survey of the land shown and described hereon, and that any monuments or markers indicated hereon have been placed as shown, and that any improvements or physical conditions indicated hereon are as shown.

*John R. Turpin*

Surveyed October, 1980  
 Plat Scale - 1 in. = 30 ft.    o Indicates iron pipe monument.

**LEGAL DESCRIPTION (Revised, September, 1981):**

**ABSTRACT PROPERTY:**  
 All of Lots 5, 6 and 12, Block 6, Palisade Addition to St. Paul; And those parts of Lots 15, 16, 22, 23, 24, 25, 26 and 27 in said Block 6 which lie Northerly of the northerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right of way, being a line 25 feet Northerly from, measured at right angles to, and parallel to, the center line of said right of way, said center line being specifically described as follows:

Beginning at a point on the southwesterly line of Rankin Street, as platted in said Palisade Addition, distant 67.54 feet Southeastery from the northeasterly corner of Lot 1, Block 12, said Palisade Addition; thence South 57 degrees, 07 minutes, 41 seconds West, (assuming said southwesterly line of Rankin Street has a bearing of South 33 degrees, 20 minutes, 47 seconds East) a distance of 180.90 feet; thence Southwesterly and Westerly along a tangential 2 degree curve, (chord definition), concave to the North, having a radius of 2864.94 feet and a center angle of 32 degrees, 53 minutes, a distance of 1644.25 feet, and there terminating.

**TORRENS PROPERTY:**

All of Lots 1, 2, 3, 4, 7, 8, 9, 10, 11, 13 and 14, Block 6, Palisade Addition to St. Paul; And that part of Lot 18, said Block 6, lying Northerly of a line described as beginning at a point on the northeasterly line of said Lot 18 distant 11.59 feet Southeastery from the most Northerly corner of said Lot 18; thence Westerly on a non-tangential curve concave to the North; having a radius of 2859.94 feet and a chord bearing of South 80 degrees, 46 minutes, 16 seconds West (assuming said northeasterly line as bearing South 33 degrees, 03 minutes, 18 seconds East) to the northwesterly line of said Lot 18;

And those parts of Lots 19 and 20, said Block 6, lying Northerly of a line described as beginning at a point on the northeasterly line of said Lot 20 distant 45.20 feet Southeastery from the most northerly corner of said Lot 20; thence Westerly on a non-tangential curve concave to the North, having a radius of 2859.94 feet and a chord bearing of South 79 degrees, 36 minutes, 27 seconds West (assuming said northeasterly line as bearing South 33 degrees, 01 minute, 04 seconds East, to the southwesterly line of said Lot 19);

And that part of Lot 21, said Block 6, lying Northerly of a line described as beginning at a point on the northeasterly line of said Lot 21 distant 69.92 feet Southeastery from the most northerly corner of said Lot 21; thence Westerly on a non-tangential curve concave to the North, having a radius of 2859.94 feet and a chord bearing of South 78 degrees, 17 minutes, 56 seconds West (assuming said northeasterly line as bearing South 33 degrees, 01 minute 54 seconds East), to the southwesterly line of said Lot 21;

And that part of Lot 28, said Block 6, together with that part of the northwesterly half of adjoining Rockwood Avenue, vacated, lying between the extensions across said avenue of the northeasterly and southwesterly lines of said Lot 28, all lying Northerly of a line described as beginning at a point on the extension of said northwesterly line 152.24 feet Southeastery from the most northerly corner of said Lot 28; thence Westerly on a non-tangential curve concave to the North, having a radius of 2859.94 feet and a chord bearing of South 72 degrees, 20 minutes, 25 seconds West (assuming said northeasterly line as bearing South 33 degrees, 09 minutes, 21 seconds East), to said southwesterly line;

**TORRENS PROPERTY CONTINUED**

Lot 29, said Block 6, together with that part of the northwesterly half of adjoining Rockwood Avenue, vacated, lying between the extensions across said avenue of the northwesterly and southwesterly lines of said Lot 29 and Northerly of a line described as beginning at a point on the extension of said northwesterly line 162.72 feet Southeastery from the most northerly corner of said Lot 29; thence Westerly on a non-tangential curve concave to the North, having a radius of 2859.94 feet and a chord bearing of South 71 degrees 30 minutes 17 seconds West (assuming said northwesterly line as bearing South 33 degrees 09 minutes 45 seconds East), to the extension of said southwesterly line; And Lot 30, said Block 6, together with that part of the northwesterly half of adjoining Rockwood Avenue, vacated, lying between the extensions across said avenue of the northeasterly and southwesterly lines of said Lot 30 and Northerly of a line described as beginning at a point on the extension of said northwesterly line 172.58 feet Southeastery from the most northerly corner of said Lot 30; thence Westerly on a non-tangential curve concave to the North, having a radius of 2859.94 feet and a chord bearing of South 70 degrees 40 minutes 20 seconds West (assuming said northwesterly line as bearing South 33 degrees 10 minutes 08 seconds East), to the extension of said southwesterly line;

And Lot 31, said Block 6, together with that part of the northwesterly half of adjoining Rockwood Avenue, vacated, lying between the extensions across said avenue of the northeasterly and southwesterly lines of said Lot 31 and Northerly of a line described as beginning at a point on the center line of said Rockwood Avenue 23.58 feet Southwesterly from the intersection of said center line with the extension of said northwesterly line; thence Westerly on a non-tangential curve concave to the North, having a radius of 2859.94 feet and a chord bearing of South 70 degrees 05 minutes 09 seconds West (assuming said center line as bearing North 56 degrees 58 minutes 49 seconds East), to the extension of said southwesterly line;

And Lot 32, said Block 6, together with that part of the northwesterly half of adjoining Rockwood Avenue, vacated, lying between the extensions across said avenue of the northeasterly and southwesterly lines of said Lot 32, and together with that part of the southwesterly half of adjoining Springfield Street, vacated, lying between the extensions across said street of the northwesterly line of said Lot 32 and the center line of Rockwood Avenue;

And that part of the southeasterly half of Rockwood Avenue, vacated, adjoining Lot 2, Block 11, Palisade Addition to St. Paul, lying between the extensions across said avenue of the northeasterly and southwesterly lines of said Lot 2 and Northerly of a line described as beginning at a point on the extension of said northwesterly line 4.04 feet Northwesterly from the most easterly corner of said Lot 2; thence Westerly on a non-tangential curve concave to the North, having a radius of 2859.94 feet and a chord bearing of South 69 degrees 40 minutes 18 seconds West (assuming said northwesterly line as bearing South 33 degrees 10 minutes 31 seconds East), to the center line of said Rockwood Avenue;

And that part of the southeasterly half of Rockwood Avenue, vacated, adjoining Lot 1, said Block 11, lying between the extensions across said avenue of the northeasterly and southwesterly lines of said Lot 1 and Northerly of a line described as beginning at a point on the extension of said southwesterly line 170.04 feet Northwesterly from the most southerly corner of said Lot 1; thence Easterly on a non-tangential curve concave to the North, having a radius of 2859.94 feet and a chord bearing of North 68 degrees 48 minutes 34 seconds East (assuming said southwesterly line as bearing North 33 degrees 10 minutes 31 seconds West), to the extension of said northwesterly line;

And that part of the southwesterly half of Springfield Street, vacated, adjoining Lot 1, said Block 11, lying between the center line of Rockwood Avenue and a line described as beginning at a point on the extension of the northwesterly line of said Lot 1 distant 157.55 feet Northwesterly from the most easterly corner of said Lot 1; thence Easterly on a non-tangential curve concave to the North, having a radius of 2859.94 feet and a chord bearing of North 67 degrees 51 minutes 18 seconds East (assuming said northwesterly line as bearing North 33 degrees 11 minutes 11 seconds West), to the center line of said Springfield Street.

Torrens Document No. 605376 notes the vacation of the southwesterly half of Springfield Avenue adjoining Lot 1, Block 6, Palisade Addition to St. Paul.

City of St. Paul, Ramsey County, Minnesota  
 TOTAL AREA: 171,770 square feet or 3.943 acres.  
 Note the blockage at the southeasterly end of the drainage ditch in the southwesterly half of Springfield Avenue.

SCALE: 1 INCH = 30 FEET