

# EMPIRE BUILDER INDUSTRIAL PARK NO. 2

KNOW ALL MEN BY THESE PRESENTS: That Port Authority of the City of Saint Paul, a Minnesota corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 17, Block 3, Fletcher's Subdivision of Brewsters Addition to the City of Saint Paul in Ramsey County and State of Minnesota, together with that part of the Northerly half of Blair Avenue, formerly Pennsylvania Avenue, vacated, lying between the Southerly extensions across said street of the West and East lines of said Lot 17, Block 3;

Lots 5, 6, 7 and that part of Lot 8, Block 2, Fletcher's Subdivision of Brewsters Addition to the City of Saint Paul in Ramsey County and State of Minnesota, which lies Northerly of the following described line:

Commencing at the Southwest corner of Lot 22, said Block 2; thence North 0 degrees 25 minutes 51 seconds West (assumed bearing) along the West line of said Lot 22 and its northerly extension, 183.12 feet to the point of beginning, said point of beginning being the Southeast corner of Lot 5, said Block 2; thence South 89 degrees 56 minutes 50 seconds East 105.25 feet; thence North 52 degrees 12 minutes 48 seconds East 44.01 feet; thence South 89 degrees 56 minutes 50 seconds East 210.0 feet to the East line of Lot 10 and there terminating; together with that part of the Southerly half of Blair Avenue, formerly Pennsylvania Avenue, vacated, lying between the extension Northerly across said street of the West line of said Lot 7, Block 2, and the East line of said Lot 8, Block 2;

All of Lot 9 and the East half of Lot 10, Block 2, Fletcher's Subdivision of Brewster's Addition, which lie Northerly of the following described line:

Commencing at the Southwest corner of Lot 22, said Block 2; thence North 0 degrees 25 minutes 51 seconds West (assumed bearing) along the West line of said Lot 22 and its northerly extension, 183.12 feet to the point of beginning, said point of beginning being the Southeast corner of Lot 5, said Block 2; thence South 89 degrees 56 minutes 50 seconds East 105.25 feet; thence North 52 degrees 12 minutes 48 seconds East 44.01 feet; thence South 89 degrees 56 minutes 50 seconds East 210.0 feet to the East line of Lot 10 and there terminating; together with that part of the Southerly half of Blair Avenue, formerly Pennsylvania Avenue, vacated, lying between the Northerly extensions across said street of the West and East lines of said Lot 9, Block 2, and the West line of the East half of Lot 10 and the East line of Lot 10, Block 2;

That part of Lots 19, 20 and 21, Guerins Out Lots to Saint Paul, that part of Block 3, Fletcher's Subdivision of Brewsters Addition to Saint Paul, that part of a 100 foot Railway right-of-way across Block 25, Brewsters Addition to Saint Paul, and those parts of vacated Minnehaha Avenue and Park Avenue, which lie within the following described lines:

Commencing at the Southwest corner of Section 30, Township 29, Range 22; thence Easterly along the South line of said Section 30 a distance of 30.0 feet to the point of intersection of the East line of Rice Street as now located in said City of Saint Paul, and the point of beginning of the lines to be herein described; thence South 0 degrees 25 minutes 43 seconds East (assumed bearing) along the said East line a distance of 216.88 feet to the Southerly line of said Railway right-of-way; thence South 68 degrees 01 minute 43 seconds East along said southerly right-of-way a distance of 107.56 feet; thence Southeasterly along said southerly right-of-way along a tangential curve to the left, concave to the Northeast having a radius of 2342 feet and a delta angle of 10 degrees 07 minutes 07 seconds for an arc distance of 413.61 feet, long chord of 413.07 feet bears South 73 degrees 05 minutes 17 seconds East to a point of intersection with the northerly extension of a line 10.0 feet East of and parallel with the West line of Park Avenue, also being a point on the westerly line of the plat of Empire Builder Industrial Park; thence North 0 degrees 27 minutes 44 seconds West along boundary line of said plat 32.96 feet; thence South 89 degrees 49 minutes 49 seconds East along boundary line of said plat 40.0 feet; thence North 0 degrees 27 minutes 44 seconds West along West boundary line of said plat 361.91 feet to the Northwest corner of Lot 1, Block 1, said Empire Builder Industrial Park, said point also being 50.0 feet southerly of, as measured at right angles to, the centerline of Burlington Northern Railroad Company's East bound freight track as now located and constructed; thence North 89 degrees 46 minutes 02 minutes West parallel to said freight track centerline 529.03 feet to East line of Rice Street; thence South 0 degrees 43 minutes 09 seconds East along said East line 21.48 feet to the point of beginning;

Lots 1, 2, and 3, Block 3, Fletcher's Subdivision of Brewsters Addition to Saint Paul, together with the Northerly half of Blair Avenue, formerly Pennsylvania Avenue, vacated, accruing thereto;

Lot 18, Block 3, Fletcher's Subdivision of Brewsters Addition to Saint Paul, together with the Northerly half of Blair Avenue, formerly Pennsylvania Avenue, vacated, accruing thereto;

Lots 15 and 16, Block 3, Fletcher's Subdivision of Brewsters Addition to Saint Paul, together with the Northerly half of Blair Avenue, formerly Pennsylvania Avenue, vacated, lying between the Southerly extension of the West line of said Lot 16 and the Northerly extension of a line 10 feet east of and parallel with the East line of Block 2, Fletcher's Subdivision of Brewsters Addition to Saint Paul;

The West half of Lot 10, Block 2, Fletcher's Subdivision of Brewsters Addition to Saint Paul, which lies Northerly of the following described line:

Commencing at the Southwest corner of Lot 22, said Block 2; thence North 0 degrees 25 minutes 51 seconds West (assumed bearing) along the West line of said Lot 22 and its northerly extension, 183.12 feet to the point of beginning, said point of beginning being the Southeast corner of Lot 5, said Block 2; thence South 89 degrees 56 minutes 50 seconds East 105.25 feet; thence North 52 degrees 12 minutes 48 seconds East 44.01 feet; thence South 89 degrees 56 minutes 50 seconds East 210.0 feet to a line 10 feet East of and parallel with the East line of said Block 2 and there terminating; together with the Southerly half of Blair Avenue, formerly Pennsylvania Avenue, vacated, accruing thereto;

Lots 12, 13, and that part of Lots 11 and 14, Block 2, Fletcher's Subdivision of Brewsters Addition to Saint Paul, together with that part of the West 10.0 feet of Park Avenue, vacated, accruing thereto, all of which lies Northerly of the following described line:

Commencing at the Southwest corner of Lot 22, said Block 2; thence North 0 degrees 25 minutes 51 seconds West (assumed bearing) along the West line of said Lot 22 and its northerly extension, 183.12 feet to the point of beginning, said point of beginning being the Southeast corner of Lot 5, said Block 2; thence South 89 degrees 56 minutes 50 seconds East 105.25 feet; thence North 52 degrees 12 minutes 48 seconds East 44.01 feet; thence South 89 degrees 56 minutes 50 seconds East 210.0 feet to a line 10 feet East of and parallel with the East line of said Block 2 and there terminating; together with the Southerly half of Blair Avenue, formerly Pennsylvania Avenue, vacated, lying between the Northerly extension of the West line of said Lot 11 and the Northerly extension of a line 10 feet East of and parallel with the East line of said Block 2.

Has caused the same to be surveyed and platted as EMPIRE BUILDER INDUSTRIAL PARK NO. 2 and does hereby dedicate to the public for public use forever the cul-de-sac and utility easements as shown on this plat.

TORRENS:  
BOOK No. 40, PAGES 11 & 12 ON THIS  
1<sup>ST</sup> DAY OF DECEMBER, 1993, AT  
2:00 O'CLOCK P.M. AS DOCUMENT  
No. 1036647.

In witness whereof said Port Authority of the City of Saint Paul, a Minnesota corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 22<sup>nd</sup> day of NOVEMBER, 1993.

Signed: Port Authority of the City of Saint Paul  
Howard Gutmann its CHAIR  
Lyn Burton its SECRETARY

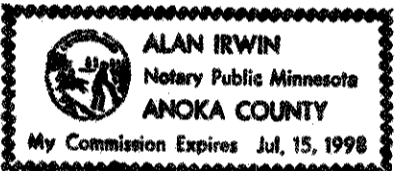
STATE OF MINNESOTA )  
COUNTY OF RAMSEY )  
The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of NOVEMBER, 1993 by Howard Gutmann, CHAIR and by Lyn Burton, SECRETARY of Port Authority of the City of Saint Paul, a Minnesota corporation, on behalf of the corporation.  
Donald W. Schmidt  
Notary Public, Ramsey County, Minnesota  
My Commission Expires 9-24-97

I hereby certify that I have surveyed and platted the property described on this plat as EMPIRE BUILDER INDUSTRIAL PARK NO. 2; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Donald W. Schmidt  
Donald W. Schmidt, Land Surveyor  
Minnesota License No. 10459

STATE OF MINNESOTA )  
COUNTY OF RAMSEY )  
The foregoing Surveyor's Certificate was acknowledged before me this 15<sup>th</sup> day of November, 1993 by Donald W. Schmidt, a Licensed Land Surveyor.

ALAN IRWIN  
Notary Public, Anoka County, Minnesota  
My Commission Expires JULY 15, 1998



City of Saint Paul

I do hereby certify that on the 22 day of November, 1993, the City Council of the City of Saint Paul, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

John E. O'Leary  
Clerk

Taxes payable in the year 1993 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 24<sup>th</sup> day of November, 1993.

Don McKenna, Director  
Department of Property Taxation  
Deanna Krueger, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 24<sup>th</sup> day of November, 1993 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

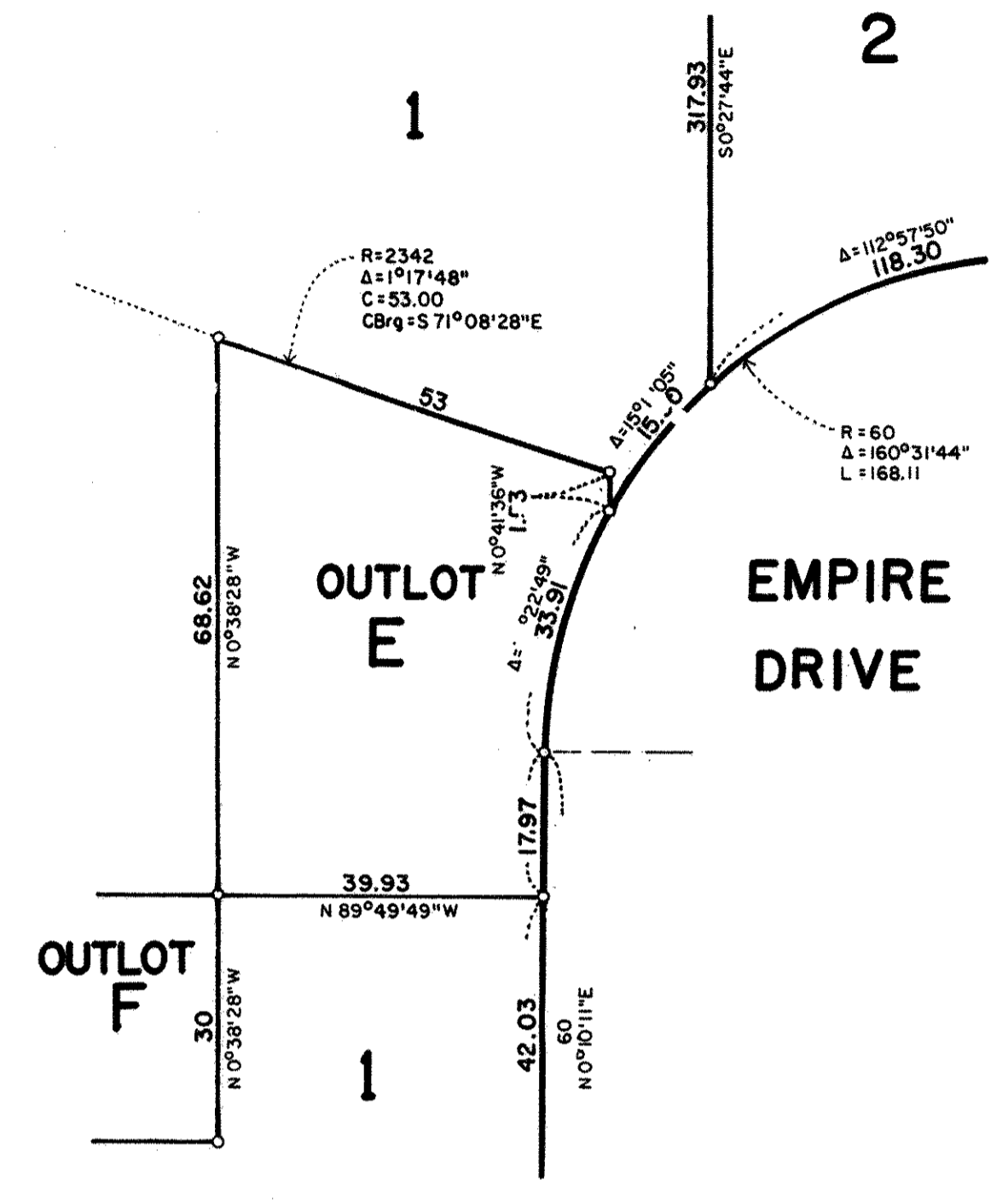
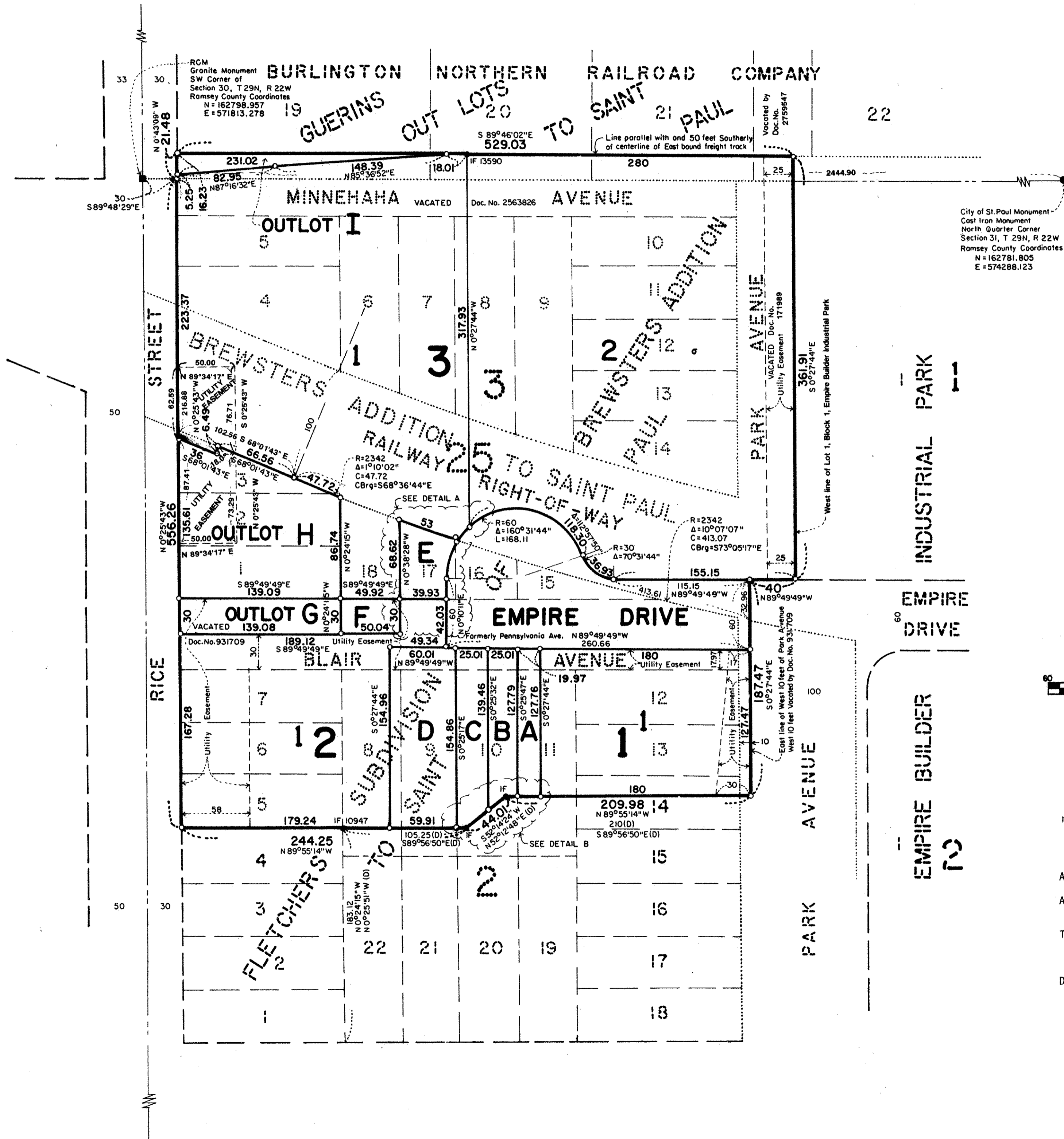
David D. Claypool  
David D. Claypool, R.L.S.  
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota  
I hereby certify that this plat of EMPIRE BUILDER INDUSTRIAL PARK NO. 2 was filed in the office of the County Recorder for public record on this 15<sup>th</sup> day of DECEMBER, 1993, at 1:06 o'clock P.M. and was duly filed in Book 109 of Plats, Pages 11 and 12, as Document No. 2705931.

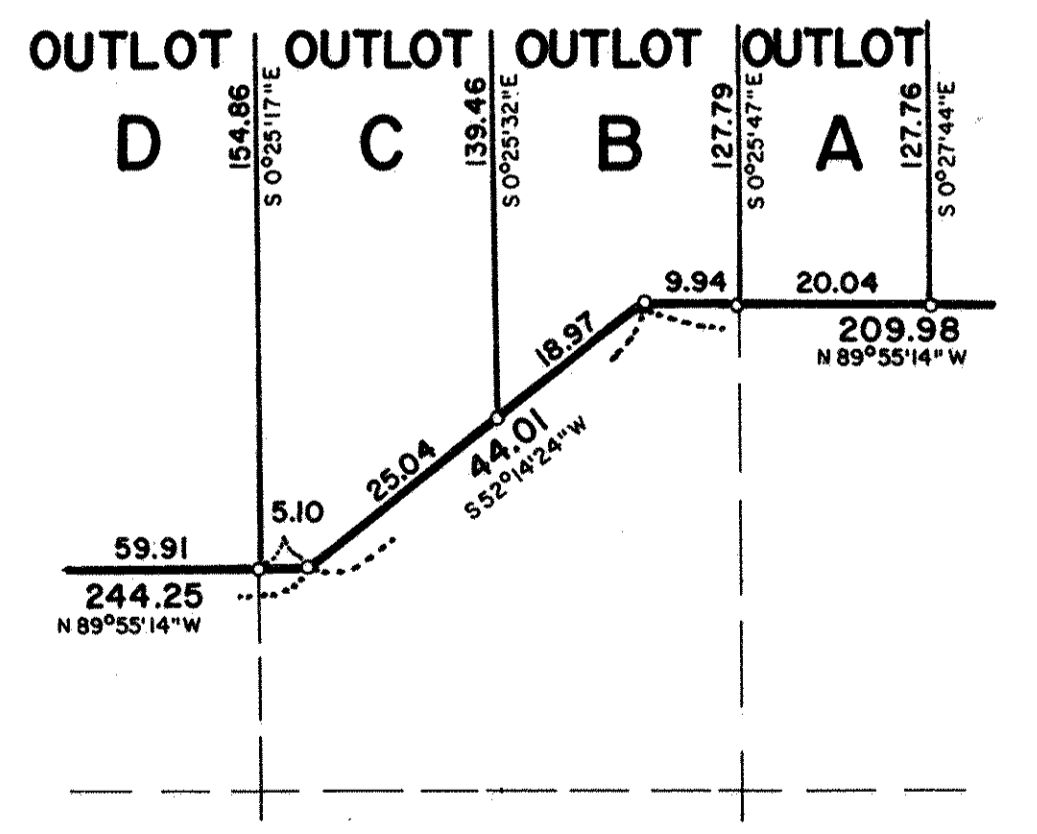
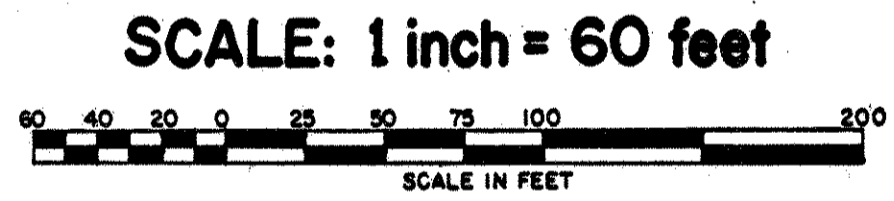
Lou McKenna, County Recorder  
By \_\_\_\_\_, Deputy

COMSTOCK & DAVIS, INC.  
3092 NORTH LEXINGTON AVENUE  
ROSEVILLE, MINNESOTA 55113  
(612) 483-4408

# EMPIRE BUILDER INDUSTRIAL PARK NO. 2



DETAIL A  
NO SCALE



DETAIL B  
NO SCALE

○ Denotes 1/2 inch X 14 inch Iron Pipe Monument set and marked with Registration No. 10459, unless noted otherwise.

⊙ Denotes 1/2 inch Iron Pipe Monument found in place. (Marked as shown.)

(D) Denotes described dimension.

All distances on curves are arc lengths.

All distances are to hundredths of a foot, thus; 53 denotes 53.00 feet.

The South line of the SW Quarter of Section 30, T 29N, R 22W is assumed as bearing S 89° 48'29" E.

Details are aligned with the main drawing.

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