

# BEACON BLUFF BUSINESS CENTER SOUTH

KNOW ALL PERSONS BY THESE PRESENTS: That Port Authority of the City of Saint Paul, a Minnesota public body corporate and politic, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Beginning at a point where the North line of Fauquier Avenue intersects the East line of Forest Street; thence in a Northerly direction along said East line of Forest Street to a point where said line intersects the Southerly line of the right-of-way of the Chicago, St. Paul, Minneapolis and Omaha Railway as now laid out (the same being approximately 299.95 feet North of the place of beginning); thence in a Northeasterly direction along the said Southerly line of said railroad right-of-way approximately 1163.75 feet to the Northeasterly corner of Lot 1, Block 15, Terry's Addition; thence in a Southwesterly direction along the Northeasterly line of East Seventh Street approximately 1061.30 feet to a point where the Northwesterly line of East Seventh Street intersects the North line of Fauquier Avenue; thence West along the North line of Fauquier Avenue to the place of beginning, except Lots 10, 11, 12 and the East 6 feet of Lot 13, and those portions of Lots 17, 16 and the Westerly 16 feet of Lot 15, lying South of Vernon Place as originally platted, all in Block 1, J.P. Gribben's Re-arrangement "A";

AND

Lots 1 and 2, Block 4, E.M. Mackubin's Addition;

AND

Lot 12, Block 4, E.M. Mackubin's Addition;  
(Torrens Property)

AND

Lots 10, 11, 12 and the East 6.00 feet of Lot 13 and those portions of Lots 17, 16 and the Westerly 16 feet of Lot 15, lying South of Vernon Place as originally platted, all in Block 1, J.P. Gribben's Re-arrangement "A";

AND

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Block 4, E.M. Mackubin's Addition to Saint Paul.  
(Abstract Property)

Has caused the same to be surveyed and platted as BEACON BLUFF BUSINESS CENTER SOUTH and does hereby dedicate or donate to the public for public use forever the public ways as shown on this plat.

In witness whereof said Port Authority of the City of Saint Paul, a Minnesota public body corporate and politic, has caused these presents to be signed by its proper officers this 28<sup>th</sup> day of August, 2012.

Signed: PORT AUTHORITY OF THE CITY OF SAINT PAUL

Jean A. Gryzwinski its Chair  
Kathy Lantry its Secretary

State of Minnesota  
County of Ramsey

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of August, 2012 by Jean A. Gryzwinski, Chair, and by Kathy Lantry, Secretary, of Port Authority of the City of Saint Paul, a Minnesota public body corporate and politic, on behalf of the public body.

Carol A. Abbas  
(Signature)  
Carol A. Abbas  
(Printed Name)  
Notary Public Washington County, Minnesota  
My Commission Expires January 31, 2015

### SURVEYORS CERTIFICATION

I, Richard L. Licht, Professional 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 2nd day of August, 2012.

Richard L. Licht  
Richard L. Licht, Professional Land Surveyor  
Minnesota License No. 26724

State of Minnesota  
County of Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 2nd day of August, 2012 by Richard L. Licht, a Professional Land Surveyor.

Sharon F. Morin  
(Signature)  
Sharon F. Morin  
(Printed Name)  
Notary Public Hennepin County, Minnesota  
My Commission Expires January 31, 2015

### CITY OF SAINT PAUL

I do hereby certify that on the 14 day of March, 2012, 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.

Shawn Moon  
Clerk

### DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2012 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 30th day of August, 2012.

Mark Oswald, Director By Mary Kay Simpson, Deputy  
Property Records and Revenue

### COUNTY SURVEYOR

I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this 8th day of October, 2012.

Craig W. Higman  
Craig W. Higman, Land Surveyor  
Ramsey County Surveyor

### COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plat of BEACON BLUFF BUSINESS CENTER SOUTH was filed in the office of the County Recorder for public record on this 11th day of OCTOBER, 2012, at 11 o'clock A.M. and was duly filed in Book 125 of Plats, Pages 23 and 24, as Document No. 4365689.

Deputy County Recorder

### REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

I hereby certify that this plat of BEACON BLUFF BUSINESS CENTER SOUTH was filed in the office of the Registrar of Titles for public record on this 11th day of OCTOBER, 2012, at 11 o'clock A.M. and was duly filed in Book 48 of Plats, Pages 24 and 25, as Document No. 2190072.

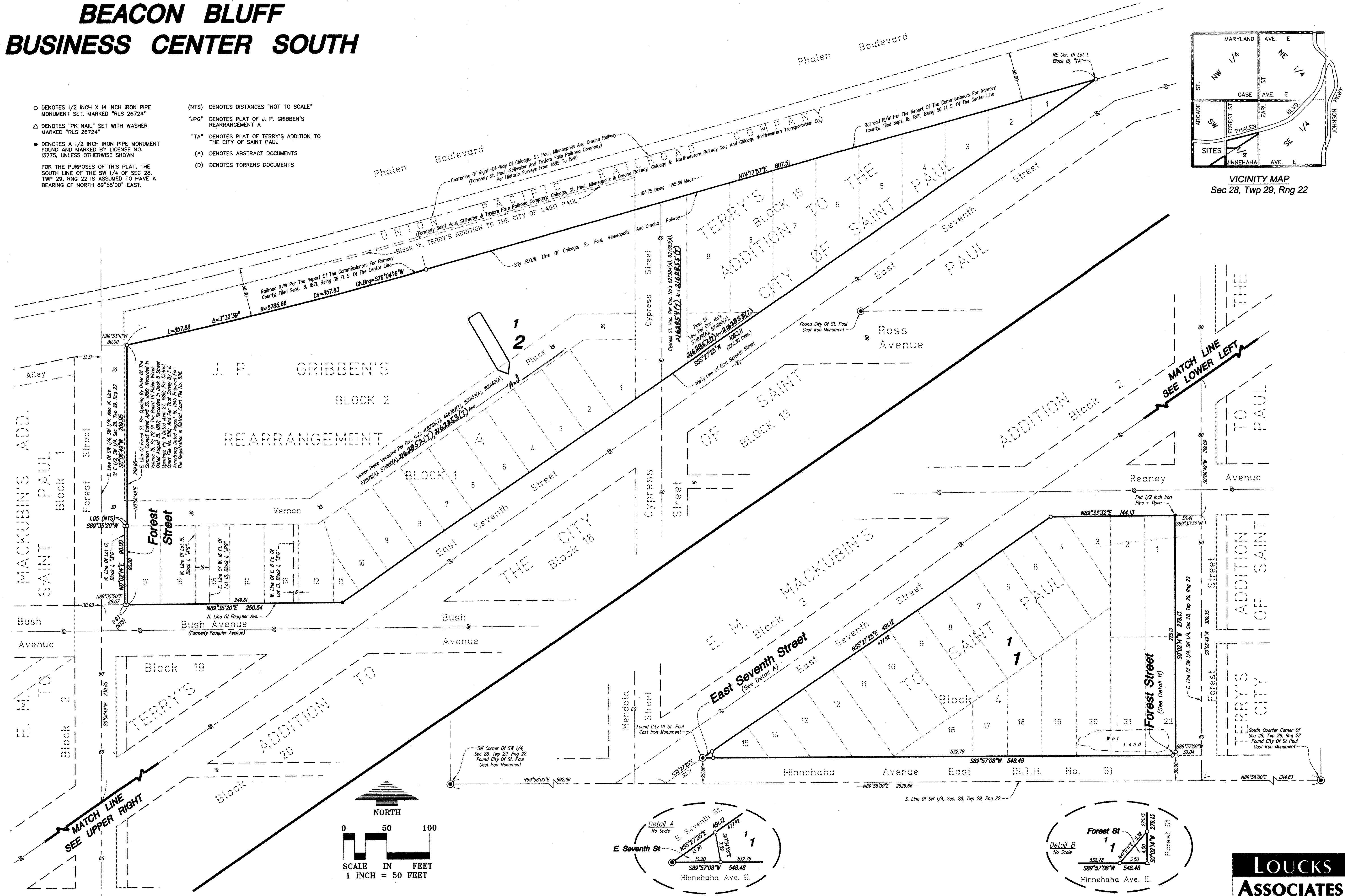
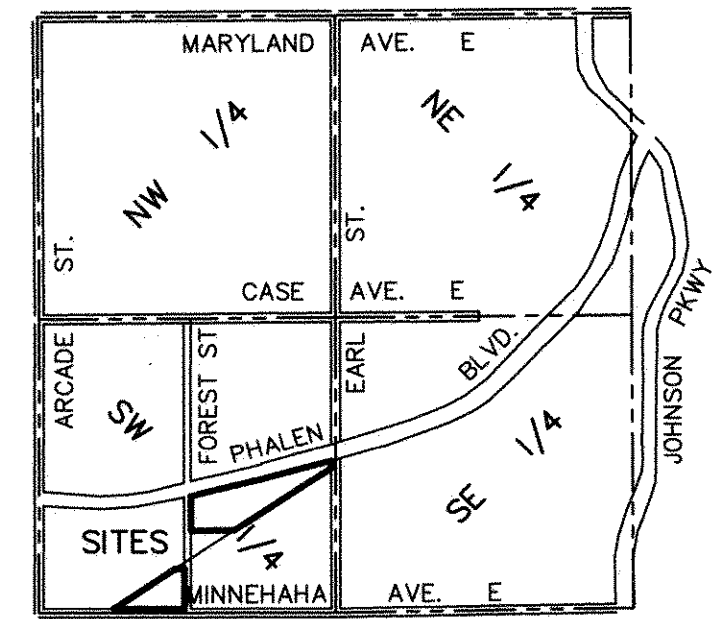
Deputy Registrar of Titles

# BEACON BLUFF BUSINESS CENTER SOUTH

○ DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET, MARKED "RLS 26724"  
 △ DENOTES "PK NAIL" SET WITH WASHER MARKED "RLS 26724"  
 ● DENOTES A 1/2 INCH IRON PIPE MONUMENT FOUND AND MARKED BY LICENSE NO. 13775, UNLESS OTHERWISE SHOWN

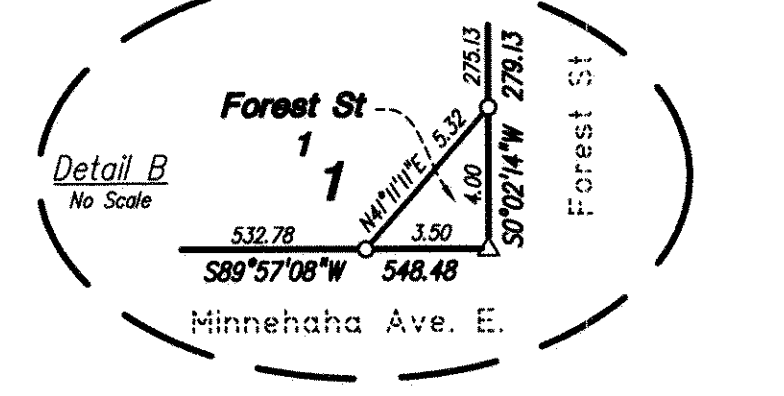
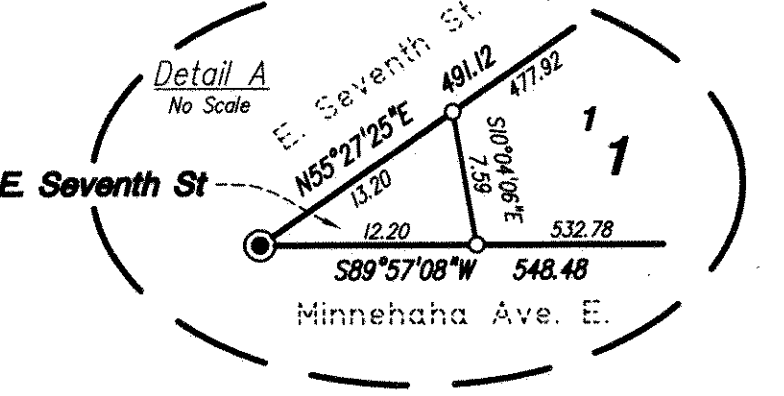
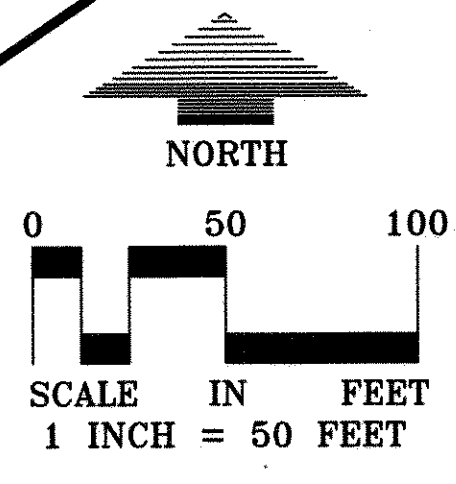
FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SW 1/4 OF SEC 28, TWP 29, RNG 22 IS ASSUMED TO HAVE A BEARING OF NORTH 89°58'00" EAST.

(NTS) DENOTES DISTANCES "NOT TO SCALE"  
 "JPG" DENOTES PLAT OF J. P. GRIBBEN'S REARRANGEMENT A  
 "TA" DENOTES PLAT OF TERRY'S ADDITION TO THE CITY OF SAINT PAUL  
 (A) DENOTES ABSTRACT DOCUMENTS  
 (D) DENOTES TORRENS DOCUMENTS



MATCH LINE  
SEE UPPER RIGHT

MATCH LINE  
SEE LOWER LEFT



**LOUCKS  
ASSOCIATES**