

83/93

1791624

RIVERVIEW INDUSTRIAL PARK NO. 1

"OFFICIAL PLAT"

ST. PAUL, MINNESOTA

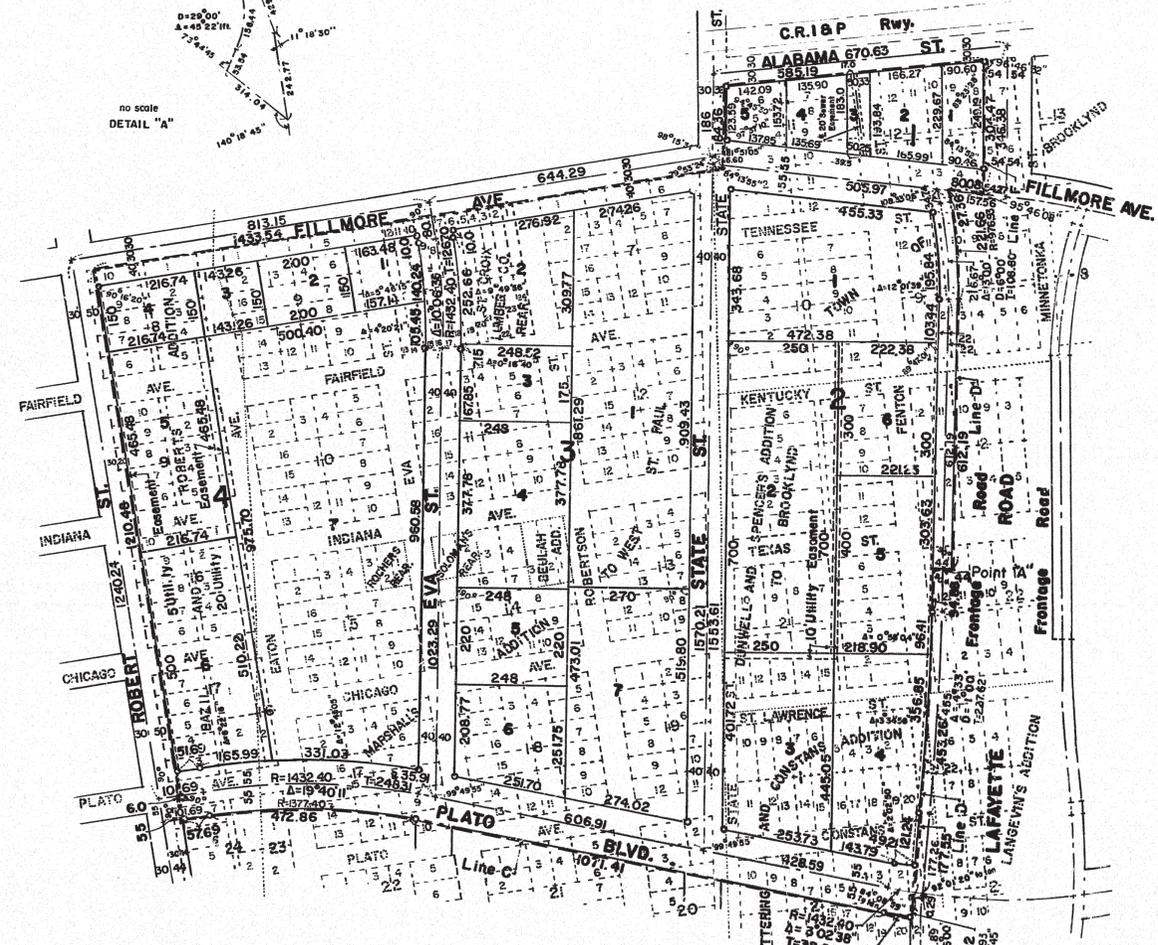
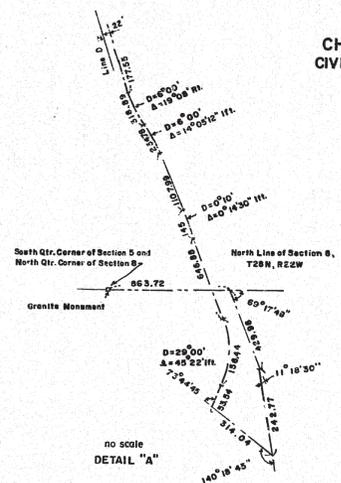
SHEET NO. 1 OF 2 SHEETS

SCALE 1"=200'

CHARLES O. GEORGI COMPANY
CIVIL ENGINEERING & LAND SURVEYING

This plat document is an UNOFFICIAL copy of a Subdivision Plat or Registered Land Survey and is made available for information purposes only.

To obtain an official copy please contact the Ramsey County Recorder's Office.



o Denotes Iron Monument.
All distances shown on curves are arc lengths.
All distances are to hundredths of a foot, and thus, 55 denotes 55.00 feet.

State of Minnesota } s.s.
County of Ramsey }
On this 21 day of December, A.D. 1970 before me the undersigned personally appeared Charles O. Georgi to me known to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed

Charles O. Georgi
Registered Land Surveyor
Minnesota No. 3960

William M. Killen
Notary Public, Ramsey County, Minn.
My Commission Expires May 26, 1974

This is to certify that we
Part Authority of the City of St. Paul, a Municipal Corporation.
Peoples Electric Co., a Minnesota Corporation.
Weiser Investment Company, a Minnesota Corporation.
Robin Hood Construction Co., a Minnesota Corporation.
UPS Thrift Plan Corporation, a Delaware Corporation.
Fillmore Properties, a limited partnership.
(continues on right)

Twin City Federal Savings and Loan Association, a United States Corporation, Mortgagee.
The First National Bank of Saint Paul, a United States Corporation, The Equitable Life Assurance Society of the United States, a New York Corporation, Mortgagee.

Owners of:

All that part of Dunwell and Spencer's Addition to Brooklyn as follows:
Lots 1 thru 12, Block 1;
Lots 1 and 12, and that part of lots 2, 10 and 11 lying Westerly of Line D, Block 2;
Lots 1 thru 15, Block 21; and
All that part of Lots 1, 11 and 12 lying Westerly of Line D, Block 22.

All that part of Town of Brooklyn as follows:
Lots 1, 2, 11 and 12, and that part of lots 3 and 10 lying Westerly of Line D, Block 9;
Lots 1 thru 12, Block 10;
Lots 5, 6, 7, 8 and 9, and Lots 1, 2, 3, 4, 10, 11 and 12 subject to Fillmore Ave, Block 11; and
Lots 9, 10, 11 and 12, lots 1 and 2 subject to Fillmore Ave, that part of Lots 3, 4 and 5 subject to Fillmore Ave and lying Westerly and Northerly of Line F and that part of Lot 8 lying Westerly of Line F, Block 12.

All that part of Kettering and Constar's Addition to West St. Paul as follows:
Lot 1 thru 19, and that part of Lot 20 lying Westerly of Line D, Block 1;
All that part of Lot 1 lying Westerly of Line D, Lots 2, 3 and 4, all that part of Lots 5 thru 10 and Lots 17 thru 19 lying Northerly of Line C, and all that part of Lot 20 and 21 lying Northerly of Line C and lying Westerly of Line D, Block 2.

All of the vacated Streets as follows:
Fenton St. from the Southerly line of Alabama St. to Line D.
State St. from the Southerly line of Fillmore Ave. extended Easterly to Line C.
Robertson St. from the Southerly line of Fillmore Ave. to Line C.
Eva St. from the Southerly line of Fillmore Ave. to Line C.
Eaton Ave. from the Southerly line of Fillmore Ave. to Line C.
Tennessee St. from the Easterly line of State St. to Line D. and its extension along Line F.
Kentucky St. from the Easterly line of State St. to Line D.
Texas St. from the Easterly line of State St. to Line D.
St. Lawrence St. from the Easterly line of State St. to Line D.
Constance St. or Constance St. from the Easterly line of State St. to Line D.
Fairfield Ave. from the Westerly line of State St. to the Easterly line of the Southwesterly 20 feet of Lot 6, Block 8, Bazil and Roberts Addition to West St. Paul, extended Southerly.
Indiana Ave. from the Westerly line of State St. to the Easterly line of the Southwesterly 20 feet of Lot 6, Block 9, Bazil and Roberts Addition to West St. Paul, extended Southerly.
Chicago Ave. from the Westerly line of State St. to the Easterly line of the Southwesterly 20 feet of Lot 6, Block 16, Bazil and Roberts Addition to West St. Paul, extended Southerly.
Plato Ave. from the Westerly line of State St. to Line C.
The North 1/2 of Plato Ave from the Westerly line of Eaton Ave. to the Easterly line of the Southwesterly 20 feet of Lot 3, Block 17, Bazil and Roberts Addition to West St. Paul, extended Southerly.
The South 1/2 of Plato Ave from the Westerly line of Eaton Ave. to the Easterly line of the Southwesterly 14 feet of Lot 7, Block 24, Bazil and Roberts Addition to West St. Paul, extended Northerly.

All of the vacated alleys as follows:
All of the alley in Blocks 8, 9, 16 and 17, and all that part of the alley in Block 24 lying Northerly of Line C, Bazil and Roberts Addition to West St. Paul.
All of the alley in St. Croix Lumber Company's Rearrangement of Block 8 of Marshall's Addition to West St. Paul.
All of the alley in Block 1 and 21, and that part of the alley in Block 2 and 22 lying westerly of Line D, Dunwell and Spencer's Addition to Brooklyn.
All of the alley in Block 11 subject to Fillmore Ave, all of the alley in Block 10, and all that part of the alley in Block 9 and 12 lying Westerly of Line D, Town of Brooklyn.

Line C (Southerly line of Plato Blvd.)
Beginning at a point on the centerline of old Robert St. as platted 60 feet in width and 55 feet South of the centerline of Plato Ave., thence Northeasterly at right angles to Robert St. a distance of 101.63 feet to a point of curve, thence Easterly along a curve for an arc distance of 472.86 feet, $\Delta = 19^{\circ}40'11''$ to the right and $R = 1377.4$ feet to end of curve, thence Easterly tangent from said curve a distance of 1071.41 feet to a point of Curve, thence Northeasterly along a curve for an arc distance of 60.43 feet, $\Delta = 2^{\circ}19'40''$ to the left and $R = 1487.40$ feet to the Westerly line of Lafayette Road and Line D and there terminating.

Line D (Westerly line of Lafayette Road)
A line distant 22 feet Westerly and parallel with the below described line, from the point of beginning to the point "A" and thence a line distant 22 feet Easterly and parallel with the below described line from a point "A" to the point of termination. From a point on the North line of Section 8, T.28N, R.22W, distant 863.72 feet East of the North quarter corner thereof, run Southeasterly at an angle of $69^{\circ}17'48''$ with said North section line for 429.96 feet; thence deflect to the right at an angle of $11^{\circ}18'30''$ for 242.77 feet; thence deflect to the right at an angle of $140^{\circ}18'45''$ for 314.04 feet to the point of beginning of the line to be described; thence deflect to the right at an angle of $73^{\circ}44'45''$ for 53.54 feet; thence deflect to the left on a $29^{\circ}00'$ curve (delta angle $45^{\circ}22'$) for 156.44 feet; thence on tangent to said curve for 646.88 feet; thence deflect to the left on a $0^{\circ}10'$ curve (delta angle $0^{\circ}14'30''$) for 145 feet; thence on tangent to said curve for 107.99 feet; thence deflect to the left on a $6^{\circ}00'$ curve (delta angle $14^{\circ}05'12''$) for 234.78 feet; thence deflect to the right on a $6^{\circ}00'$ curve (delta angle $19^{\circ}08'$) for 318.89 feet; thence on tangent to said curve for 177.55 feet; thence deflect to the left on a $1^{\circ}00'$ curve (delta angle $4^{\circ}33'$) for 455 feet; thence on tangent to said curve 94.88 feet to point A; thence continuing along the aforesaid line extended a distance of 612.19 feet; thence deflect to the left on a $6^{\circ}00'$ curve (delta angle $13^{\circ}00'$) for 216.67 feet and there terminating.

Line F (NW 1/4 of Lafayette Road)
Commencing at the Northwest corner of Block 11, Town of Brooklyn, thence Northeasterly along the Northerly line of Blocks 11 and 12, Town of Brooklyn a distance of 585.19 feet to the point of beginning of the line to be described; thence deflect to the right at an angle of $96^{\circ}46'32''$ for 304.47 feet; thence deflect to the right at an angle of $95^{\circ}46'08''$ for 80.08 feet; thence deflect to the left at an angle of $108^{\circ}33'06''$ for 27.36 feet and there terminating, said terminating point being also at the termination point of Line D described herein above.

These payments to 1970 on the lands described herein PWD
DEC 31 1970
WILLIAM M. KILLEN, TRS.
RAMSEY COUNTY, MINNESOTA
Per *J. W. Allen*

I hereby certify that the within described property does not appear on the tax lists of taxes payable in 1974.
WILLIAM M. KILLEN
TREASURER RAMSEY COUNTY, MINN.
Per *J. W. Allen*

DEPARTMENT OF FINANCE
ST. PAUL, MINN.
There is no special assessment payable against this property as of
12-31-1970
ROSALIE L. BUTLER, Controller
Per *R. D. Henn*

(continued on right)

83124

"OFFICIAL PLAT"

1790624
RIVERVIEW INDUSTRIAL PARK NO. 1

ST. PAUL, MINNESOTA

SHEET NO. 2 OF 2 SHEETS

State of Minnesota
County of Ramsey } s.s.

On this 21 day of December, 1970 A.D. before me appeared L. H. Meyer and R. J. Elander who each being duly sworn did say that they are respectively the Vice President and Vice President of the Twin City Federal Savings and Loan Association, a United States Corporation, the corporation named in the foregoing instrument and the seal affixed to same instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said L. H. Meyer and said R. J. Elander acknowledge said instrument to be the free act and deed of said corporation.

ANTHONY K. ROBERTS, Notary Public, Ramsey County, Minn. My Commission Expires April 6, 1974
Anthony K. Roberts
Notary Public, Ramsey County, Minn.
My Commission expires

State of Minnesota
County of Ramsey } s.s.

On this 21 day of December, 1970 A.D. before me appeared E. J. Helach and A. J. Trasson who each being duly sworn did say that they are respectively the Vice Pres. and Vice Pres. of The First National Bank of Saint Paul, a United States Corporation, the corporation named in the foregoing instrument and the seal affixed to same instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said E. J. Helach and said A. J. Trasson acknowledge said instrument to be the free act and deed of said corporation.

Jessie L. Schmitt
Notary Public, Ramsey County, Minn.
My Commission expires

New York
State of Minnesota
County of Ramsey } s.s.

On this 21 day of December, 1970 A.D. before me appeared Mark A. Nelson and Deborah M. Delay who each being duly sworn did say that they are respectively the Secretary and Assistant Secretary of The Equitable Life Assurance Society of the United States, a New York Corporation, the corporation named in the foregoing instrument and the seal affixed to same instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Mark A. Nelson and said Deborah M. Delay acknowledge said instrument to be the free act and deed of said corporation.

JOHN T. QUARTUCCIO
Qualified in Kings Co. No. 24-846850
Notary Public, State of New York
Commission Expires March 30, 1972

John T. Quartuccio
Notary Public,
My Commission expires 3/30/72

have caused the same to be surveyed and platted and hereafter known as Riverview Industrial Park No. 1 as shown by this plat, and hereby dedicate to the public and for public use forever all streets, avenues, boulevards, roads and easements as shown hereon. Any future vacation of a street as dedicated hereon shall accrue to the adjoining lots from centerline of that street.

In the presence of:
Witness our hands and seal on the date, A.D. as dated below

Port Authority of the City of Saint Paul, a Municipal Corporation, State of Minn.
Richard J. ... 12/21/70 name title
Eugene ... 12/21/70 name title
Robert ... 12/21/70 name title
James ... 12/21/70 name title

Peoples Electric Co, Inc., a Minnesota Corporation.
Richard ... 12/21/70 name title
Mary ... 12/21/70 name title
... .. 12/21/70 name title
... .. 12/21/70 name title

Weiser Investment Company, a Minnesota Corporation.
Ell ... 12/23/70 name title
... .. 12/23/70 name title
... .. 12/23/70 name title
... .. 12/23/70 name title

Robin Hood Construction Co., a Minnesota Corporation.
Joel ... 12/24/70 name title
... .. 12/24/70 name title
... .. 12/24/70 name title
... .. 12/24/70 name title

UPS Thrift Plan Corporation, a Delaware Corporation.
Deegan ... 12/29/70 name title
... .. 12/29/70 name title
Charles ... 12/29/70 name title
... .. 12/29/70 name title

Fillmore Properties, a limited partnership.
... .. 12/23/70 name title
... .. 12/23/70 name title
... .. 12/23/70 name title
... .. 12/23/70 name title

Twin City Federal Savings and Loan Association, a United States Corporation, Mortgagee.
Anthony ... Dec 18 1970 name title
D. ... Dec 18 1970 name title
... .. Dec 18 1970 name title
... .. Dec 18 1970 name title

The First National Bank of Saint Paul, a United States Corporation, Vendor in Contract for Deed
J. ... Dec 18 1970 name title
... .. 12/23/70 name title
... .. name title
... .. name title

The Equitable Life Assurance Society of the United States, a New York Corporation, Mortgagee
Thomas ... Dec 28 1970 name title
Thomas ... Dec 28 1970 name title
... .. name title
... .. name title

State of Minnesota
County of Ramsey } s.s.

On this 21 day of December, 1970 A.D. before me the undersigned personally appeared Robert ... and who each being duly sworn did say that they are respectively the President and Secretary of the Port Authority of the City of Saint Paul, a Municipal Corporation, the corporation named in the foregoing instrument and the seal affixed to same instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of the Board of Directors and said Robert ... and acknowledge said instrument to be the free act and deed of said corporation.

Marta K. Siebell
Notary Public, Ramsey County, Minn.
My Commission expires
MARTA K. SIEBELL,
Notary Public, Ramsey County, Minn.
My Commission Expires June 2, 1977

State of Minnesota
County of Ramsey } s.s.

On this 21 day of Dec. 1970 A.D. before me appeared A. L. Lindberg and W. J. Lindberg who each being duly sworn did say that they are respectively the Pres. and Pres. of the Peoples Electric Co, Inc., a Minnesota Corporation, the corporation named in the foregoing instrument and the seal affixed to same instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said A. L. Lindberg and said W. J. Lindberg acknowledge said instrument to be the free act and deed of said corporation.

N. Q. LINDBERG,
Notary Public, Ramsey County, Minn.
My Commission Expires March 28, 1974

N. Q. Lindberg
Notary Public, Ramsey County Minn.
My Commission expires

State of Minnesota
County of Ramsey } s.s.

On this 21 day of December, 1970 A.D. before me appeared J. K. ... and who each being duly sworn did say that they are respectively the Pres. and Vice Pres. of the Weiser Investment Company, a Minnesota Corporation, the corporation named in the foregoing instrument and the seal affixed to same instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said J. K. ... and said acknowledge said instrument to be the free act and deed of said corporation.

Marta K. Siebell
Notary Public, Ramsey County, Minn.
My Commission expires

MARTA K. SIEBELL,
Notary Public, Ramsey County, Minn.
My Commission Expires June 2, 1977

State of Minnesota
County of Ramsey } s.s.

On this 21 day of December, 1970 A.D. before me appeared and who each being duly sworn did say that they are respectively the Pres. and of the Robin Hood Construction Co., a Minnesota Corporation, the corporation named in the foregoing instrument and the seal affixed to same instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said and said acknowledge said instrument to be the free act and deed of said corporation.

Marta K. Siebell
Notary Public, Ramsey County, Minn.
My Commission expires

MARTA K. SIEBELL,
Notary Public, Ramsey County, Minn.
My Commission Expires June 2, 1977

NEW YORK
State of Minnesota
County of New York } s.s.

On this 21 day of December, 1970 A.D. before me appeared and who each being duly sworn did say that they are respectively the Vice President and Secretary of the UPS Thrift Plan Corporation, a Delaware Corporation, the corporation named in the foregoing instrument and the seal affixed to same instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said and said acknowledge said instrument to be the free act and deed of said corporation.

Frank A. Suchomel, Jr.
Notary Public,
My Commission expires

FRANK A. SUCHOMEL, JR.
Notary Public, State of New York
No. 31-9235500
Qualified in New York County
Commission Expires March 30, 1972

State of Minnesota
County of Ramsey } s.s.

On this 23 day of December, 1970 A.D. before me the undersigned personally appeared and to me known to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as the free act and deed of said limited partnership.

Marta K. Siebell
Notary Public, Ramsey County, Minn.
My Commission expires

MARTA K. SIEBELL,
Notary Public, Ramsey County, Minn.
My Commission Expires June 2, 1977

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STATE OF MINNESOTA
County of Ramsey } s.s.
Office of the Register of Deeds
This is to certify that the within instrument was filed for record in this office of St. Paul on the 31 day of DECEMBER A.D. 1970 at 2:15 o'clock P.M. and that the same was duly recorded in book 83 of TOWN PLATS pages 23 & 24
ROBERT T. GIBBONS
Register of Deeds
By Engardt ...
Deputy

Accepted by the Council December 30, A.D. 1970

Approved December 30, A.D. 1970

Henry S. Marshall
City Clerk

Accepted and approved on this 30th day of December, A.D. 1970

Marta K. Siebell
Marta K. Siebell
Raymond W. ...
Wm. E. Carlson
Plat Commission
Commissioner of Public Works.