

# RIVERVIEW INDUSTRIAL PARK NO. 5

SCALE: 1 inch = 100 feet



IN THE NE 1/4 OF SECTION 5, T28N, R22W  
CITY OF SAINT PAUL  
RAMSEY COUNTY, MINNESOTA

GEORGI-SCHMIDT & ASSOCIATES INC.  
LAND SURVEYORS

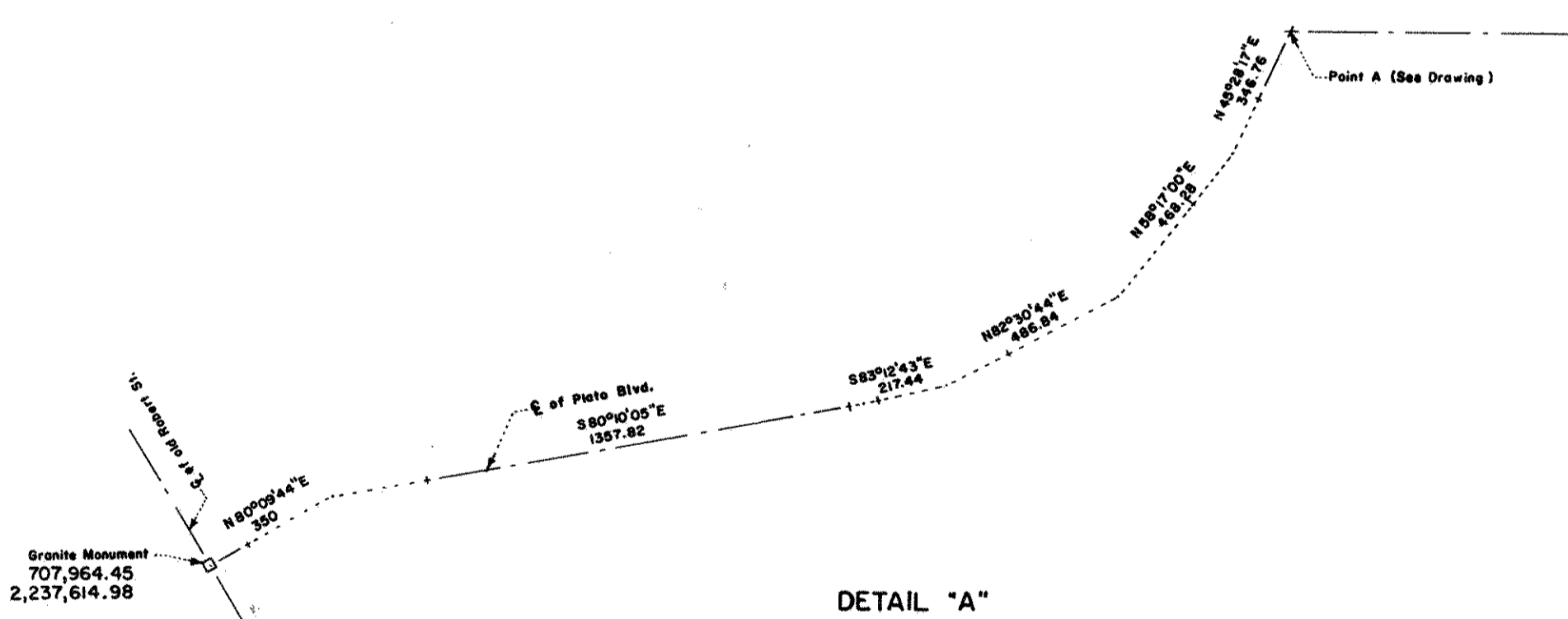
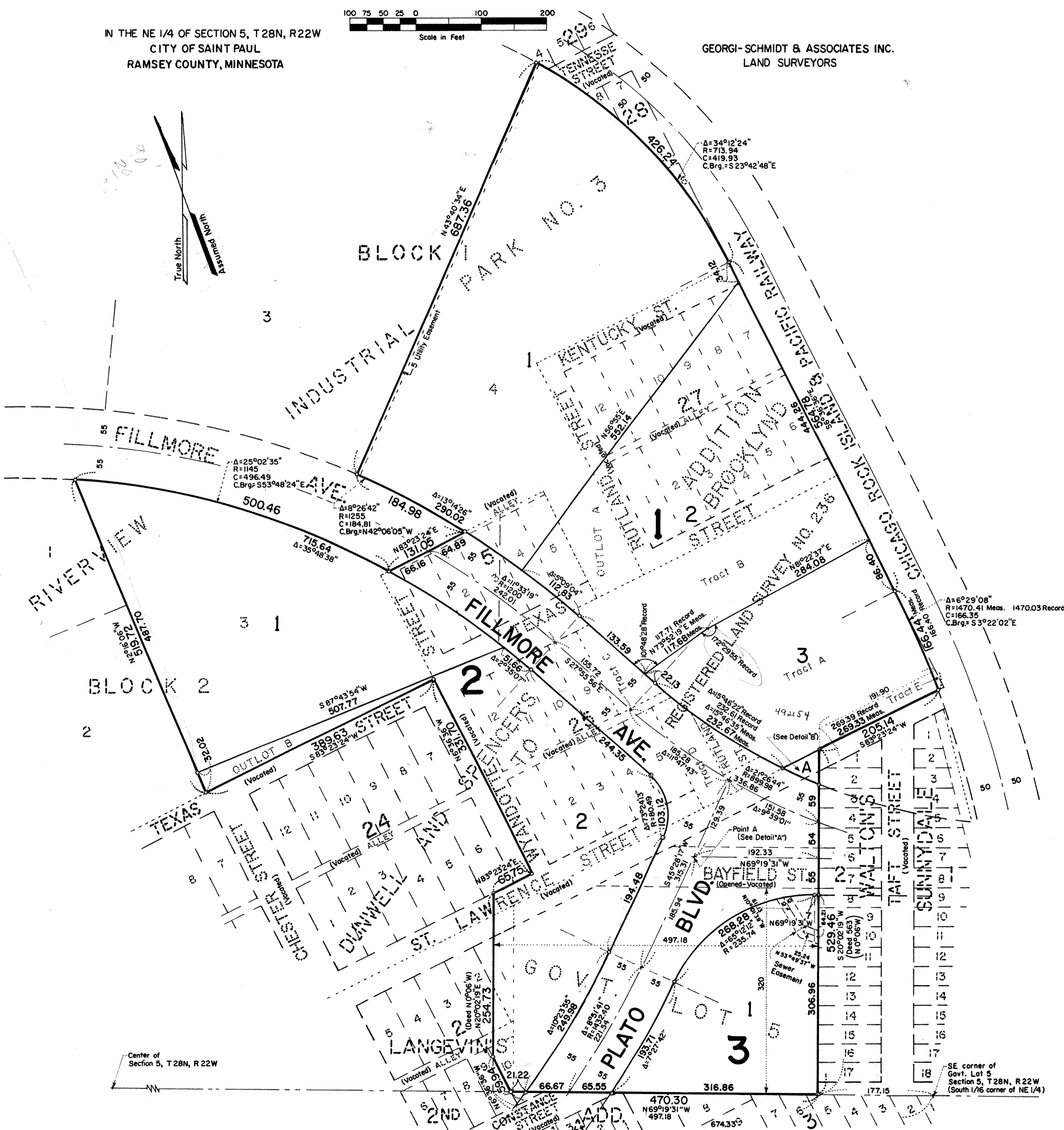
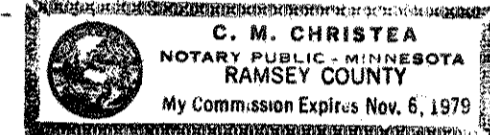
I, Donald W. Schmidt, hereby certify that I have surveyed and platted the property described in the dedication of this plat as RIVERVIEW INDUSTRIAL PARK NO. 5 that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands, easements or public highways other than as shown thereon.

*Donald W. Schmidt*  
Minnesota Registered Land Surveyor No. 10459

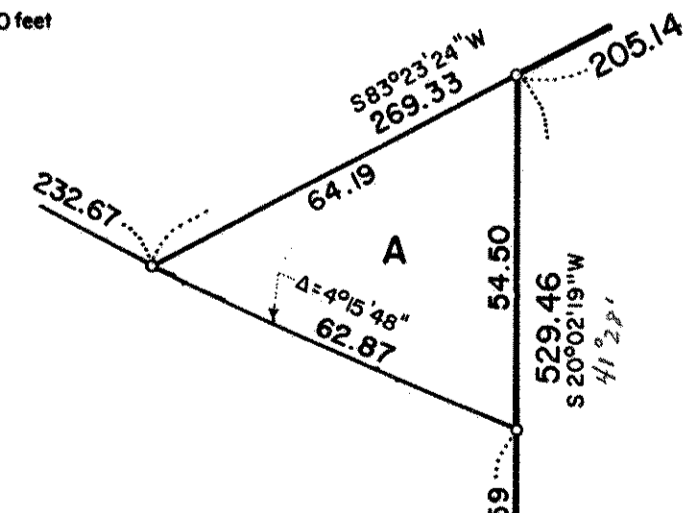
State of Minnesota }  
County of Ramsey } s.s.

The Surveyor's certificate was subscribed and sworn to before me, a Notary Public,  
this 18<sup>th</sup> day of August 1978.

*C. M. Christea*  
Notary Public, Ramsey County, Minnesota  
My Commission Expires .....



DETAIL "A"  
SCALE 1 inch = 400 feet



DETAIL "B"  
SCALE 1 inch = 30 feet

- A Denotes Outlot A
- I.P. Denotes Iron Pipe Monument found in place.
- o Denotes Iron Pipe Monument set.

All distances along curves are arc lengths.  
All distances are to hundredths of a foot,  
thus .55 denotes 55.00 feet.

Bearing are on an assumed datum; these vary  
21°25'41" from Grid North of State Plane Coordinates  
at sea level. State Plane Coordinates are based on:

Cathedral	711,011.68
Capitol Dome	2,230,725.81
Dayton (Mounds Park)	710,760.54
	2,244,301.40

Center of Section 5, T28N, R22W

SE corner of Govt. Lot 5 Section 5, T28N, R22W (South 1/16 corner of NE 1/4)

# RIVERVIEW INDUSTRIAL PARK NO. 5

CITY OF SAINT PAUL  
RAMSEY COUNTY, MINNESOTA

GEORGI-SCHMIDT & ASSOCIATES INC.  
LAND SURVEYORS

Know All Persons By These Presents that:

Port Authority of the City of Saint Paul, a Minnesota Corporation, and  
A.B.C. Freight Forwarding Corporation, a New York Corporation,

Owners of the following described property situated in the City of Saint Paul, Ramsey County, Minnesota:

Lots 1 and 2, and those parts of Lots 3 and 4, Block 5, Dunwell and Spencer's Addition to Brooklynd, lying Westerly of a line drawn N 0°06' W to the Mississippi River from a point on the South line of Government Lot 5, Section 5, T28N, R22W, which point on said South line is 674.33 feet West of the Southeast corner of said Lot 5 of said Section 5, as the same is established by the City Engineer of the City of Saint Paul, including that part of the Northeasterly one-half of adjoining Wyandotte Street, vacated, lying between the extension across said street of the centerline of the adjoining alley and the centerline of adjoining Texas Street; including that part of the Northwesterly one-half of adjoining Texas Street, vacated, which lies between the Southwesterly line of Fillmore Avenue and the centerline of Wyandotte Street; and including that part of the Southeasterly one-half of the adjoining alley, vacated, lying Northeasterly of Fillmore Avenue and Westerly of said line drawn N 0°06' W from said point on the South line of Government Lot 5 distant 674.33 feet West from said Southeast corner of Government Lot 5.

Lot 5, Block 5 in Dunwell and Spencer's Addition to Brooklynd, according to the plat of said Addition on file and of record in the office of the Register of Deeds in and for said Ramsey County.

That part of the Southeasterly half of the adjoining alley, vacated, lying between the extensions across said alley of the Northeasterly and Southwesterly lines of said Lot 5, and that part of the Northwesterly half of adjoining Texas Street, formerly 5th Street, vacated, lying Northeasterly of the Northeasterly line of Fillmore Avenue and between the extensions across said street of the Northeasterly and Southwesterly lines of said Lot 5.

Parcel 1 Lots 1 through 5, inclusive and Lots 9 through 12, inclusive, Block 25; Including that part of the vacated alley in said block lying between the extensions across it of the Southwesterly line of Fillmore Avenue and the Southwesterly line of said block.

Lots 1 through 12, inclusive, Block 27; Including that part of the vacated alley in said block lying between the Northeasterly and Southwesterly lines of said block; including that part of the Southeasterly one-half of Texas Street, vacated, lying between the extension across it of the Southwesterly line of Fillmore Avenue and the centerline of Wyandotte Street. Including the Northeasterly one-half of vacated Wyandotte Street lying between the extensions across it of the Northwesterly and Southeasterly lines of said Block 25; Including the Northeasterly half of vacated Rutland Street lying between the extensions across it of the centerlines of vacated Texas and Kentucky Streets; Including that part of the Southeasterly one-half of Kentucky Street lying between the extensions across it of the Northeasterly and Southwesterly lines of said Block 27; Including that part of the Northwesterly one-half of Texas Street, vacated, lying between the extension across it of the Northeasterly and Southwesterly lines of said Block 27. All in Dunwell and Spencer's Addition to Brooklynd, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for said Ramsey County.

That portion of Lot 5 of Section 5, T28N, R22W, according to the United States Government Survey thereof, described as follows: Commencing at a point on the South line of said Lot 5, 177.15 feet West of the Southeast corner of said Lot 5 as the same is established by the City Engineer of St. Paul in said Ramsey County, for a point of beginning; thence for a first boundary line N 0°06' W 563 feet to a point on the Southerly line of Dunwell and Spencer's Addition to Brooklynd, according to the plat thereof filed of record in the office of the Register of Deeds in and for said County, being the Northerly line of St. Lawrence Street in said City of St. Paul, said point being 191.90 feet Southwesterly from the Southeasterly corner of said Addition; thence Southwesterly along the said Southerly line of said Addition to a point on a line parallel to and distant 497.18 feet Westerly from said first boundary line, thence Southerly on said line parallel to said first boundary line to a point on the South line of said Lot 5, distant 497.18 feet Westerly from the point of beginning; thence Easterly along said South line of said Lot 5, 497.18 feet to the said point of beginning, except that part lying South of the South line of St. Lawrence Street and East of Langevin's Second Addition to St. Paul; also except that part included in Lot 9, Block 2, Langevin's Second Addition to Saint Paul as said lot is located on the ground of Langevin's Second Addition to Saint Paul; and also except that part lying within Registered Land Survey No. 236.

Parcel 2. Those parts respectively of Lots 3 and 4, Block 5, lying Easterly of a line drawn N 0°06' W to the Mississippi River from a point on the South line of Lot 5, Section 5, T28N, R22W, according to the United States Government Survey thereof, which point on said South line is 674.33 feet West of the Southeast corner of said Lot 5 of said Section 5, as the same is established by the City Engineer of the City of St. Paul in said Ramsey County in Dunwell and Spencer's Addition to Brooklynd, according to the plat of said Addition on file and of record in the office of the Register of Deeds in and for said Ramsey County.

That part of the Northwesterly half of adjoining Texas Street, vacated, lying between the extension across said street of the Northeasterly line of said Lot 4 and the Northeasterly line of Fillmore Avenue, and that part of the Southeasterly half of the adjoining alley, vacated, lying between the extension across it of the NE'ly line of said Lot 4 and said line drawn N 0°06' W from said point on the South line of Lot 5, Section 5 distant 674.33 feet West from said Southeast corner of said Lot 5.

Parcel 3 Tracts "B", "C" and "D", Registered Land Survey No. 236, Files of Registrar of Titles, County of Ramsey.

Tract "A", Registered Land Survey No. 236, files of Registrar of Titles, County of Ramsey.

That part of Government Lot 5 in Section 5, T28N, R22W, that lies North of Bayfield Street, Southerly of St. Lawrence Street, and Westerly of Walton's Sunnysdale Addition to St. Paul, Minnesota, except that part lying Northeasterly of the Southwesterly line of Fillmore Avenue, formerly known as Nagasaki Road and Airport Road.

That part of Government Lot 5 in Section 5, T28N, R22W, that lies North of Bayfield Street, Southerly of St. Lawrence Street, and Westerly of Walton's Sunnysdale Addition to St. Paul, Minnesota, and Northeasterly of the Southwesterly line of Fillmore Avenue, formerly known as Nagasaki Road and Airport Road.

The South 320 feet of part of Government Lot 5, South of St. Lawrence Street and between Langevin's Second Addition to St. Paul and Walton's Sunnysdale, an Addition to St. Paul in Section 5, T28N, R22W, except that part included in Lot 9, Block 2, Langevin's Second Addition to St. Paul as said lot is located on the ground of Langevin's Second Addition to Saint Paul.

That portion of Lot 5 of Section 5, T28N, R22W, according to the United States Government Survey thereof, described as follows: Commencing at a point on the South line of said Lot 5, 177.15 feet West of the Southeast corner of said Lot 5, as the same is established by the City Engineer of the City of St. Paul in said Ramsey County for a point of beginning; thence for a first boundary line, N 0°06' W, 563 feet to a point on the Southerly line of Dunwell and Spencer's Addition to Brooklynd, according to the plat thereof filed of record in the office of the Register of Deeds in and for said County, being the Northerly line of St. Lawrence Street in said City of St. Paul, said point being 191.90 feet Southwesterly from the Southeasterly corner of said Addition, thence Southwesterly along said Southerly line of said Addition to a point on a line parallel to and distant 497.18 feet Westerly from said first boundary line, thence Southerly on said line parallel to first boundary line to a point on the said South line of said Lot 5, distant 497.18 feet Westerly from the point of beginning; thence Easterly along said South line of said Lot 5, 497.18 feet to the point of beginning; [excepting, however, from the foregoing described tract of land, that part thereof included in Lot 9, Block 2, Langevin's Second Addition to Saint Paul, as said Lot is located on the ground according to the plat of said Langevin's Second Addition to Saint Paul on file and of record in the office of the Register of Deeds in and for said Ramsey County.] Said strip of land hereby conveyed being 60 feet in width and lying immediately Westerly of Lots 6 and 7 in Block 2 of Walton's Sunnysdale Addition, and being bounded on the North by the Northerly line of said Lot 6 produced Westerly to St. Lawrence Street, and on the East by the Westerly line of said Lots 6 and 7, and on the South by the Southerly line of said Lot 7 produced Westerly to St. Lawrence Street, and on the Westerly side by the Southerly line of St. Lawrence Street.

Lot 4, Block 1; Lot 3, Block 2; Outlot A; and Outlot B; Riverview Industrial Park No. 3.

Have caused the same to be surveyed, plotted and known as RIVERVIEW INDUSTRIAL PARK NO. 5 and do hereby dedicate to the public for public use forever the Avenue, Boulevard, and utility easements as shown on the plat.

Have hereunto set our hands and seal this 25th day of August 1978.

Signed: Port Authority of the City of Saint Paul, a Minnesota Corporation  
By *John J. Wick* its President

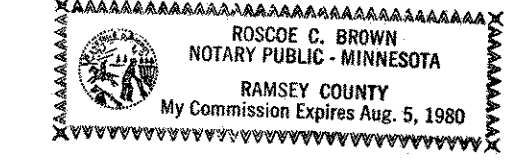
By *Arthur J. Goodman* its Secretary

Have hereunto set our hands and seal this 18th day of OCTOBER 1978.

Signed: A. B. C. Freight Forwarding Corporation, a New York Corporation  
By *George W. Brown* its President

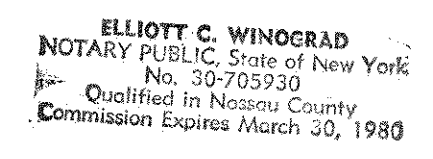
By *Harold J. Brown* its Vice-President

State of Minnesota } s.s.  
County of Ramsey }  
The foregoing instrument was acknowledged before me this 25th day of August 1978 by George W. Brown its President and by Arthur J. Goodman its Secretary of the Port Authority of the City of Saint Paul, a Minnesota Corporation, on behalf of the corporation.



*Roscoe C. Brown*  
Notary Public, Ramsey County, Minnesota  
My Commission Expires Aug 5, 1980

State of New York } s.s.  
County of New York }  
The foregoing instrument was acknowledged before me this 18th day of OCTOBER 1978 by GEORGE W. BROWN its President and by HAROLD J. BROWN its Vice-President of the A. B. C. Freight Forwarding Corporation, a New York Corporation, on behalf of the corporation.



*Elliott C. Winograd*  
Notary Public, County of New York  
My Commission Expires 3/30/80

Approved and accepted by the City Council of the City of Saint Paul, Minnesota this 3rd day of May 1978.

*Rose Misp*  
Clerk

No delinquent taxes and transfer entered this 16th day of April 1978.

*Sam McFarlane* Director  
Department of Property Taxation  
By *V. J. ...* Deputy

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been approved this 7th day of May 1978.

*A. R. Kvidera*  
F. R. Kvidera  
Acting Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota. I hereby certify that this Plat of RIVERVIEW INDUSTRIAL PARK NO. 5 was filed in this office this 10th day of MAY 1978 at 10:00 o'clock A.M. and was filed in Book 31 of Plats, Pages 20 & 21, as Document No. 674792.

*Eugene H. Gibbons*  
Registrar of Titles

By \_\_\_\_\_ Deputy