

# RIVERVIEW INDUSTRIAL PARK WEST

Know All Persons 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, Ramsey County, Minnesota:

## CERTIFICATE OF TITLE NO. 298364

Lots 8 and 9, Block 167, together with that part of the Southwesterly half of the adjoining alley, vacated, and that part of the Northeasterly half of adjoining Edward Street, formerly St. Peter Street, vacated, lying between the extensions across said alley and said street of the Northwesterly line of said Lot 9 and the South line of said Lot 8 and that part of the North half of adjoining Channel Street, formerly Ninth Street, vacated, lying between the extensions across it of the center line of said Edward Street and the center line of said adjoining alley; Lot 11, Block 167, together with that part of the Southwesterly half of the adjoining alley, vacated, and that part of the Northeasterly half of adjoining Edward Street, formerly St. Peter Street, vacated, lying between the extensions across said alley and said street of the Northwesterly and Southeasterly lines of said Lot 11;

all in Robertson's Addition to West St. Paul.

And

Those parts of Lots 4, 5 and 6, Block 164, Robertson's Addition to West St. Paul, lying Southeasterly of the following described line, which line is hereinafter designated line A: Beginning at a point on the Northeasterly line of Lot 1, Block 23, Bazille and Robert's Addition to West St. Paul, distant 25 feet Southeasterly of the Northerly corner of said lot; thence South 59 degrees 32 minutes West, parallel to the center line of existing Plato Street, for 141.27 feet; thence to the right on a curve having a radius of 581 feet for an arc distance of 206.95 feet; thence South 79 degrees 56 minutes 30 seconds West for 1662.16 feet; thence to the left on a curve having a radius of 471 feet for an arc distance of 167.42 feet and there terminating; together with that part of the Northwesterly half of the adjoining alley, vacated, lying between the extensions across it of the Northeasterly line of said Lot 4 and the Southwesterly line of said Lot 6 and together with that part of the Northeasterly half of adjoining Walter Street, formerly Market Street, vacated, lying Northwesterly of the extension across it of the center line of said adjoining alley and Southeasterly of said line A.

And

Those parts of Lots 4 and 8, Block 166, lying Southerly of the following described line, which line is hereinafter designated as line A; Beginning at a point on the Northeasterly line of Lot 1, Block 23, Bazille and Robert's Addition to West St. Paul, distant 25 feet Southeasterly of the Northerly corner of said Lot ; thence South 59 degrees 32 minutes West, parallel to the center line of existing Plato Street, for 141.27 feet; thence to the right on a curve having a radius of 581 feet for an arc distance of 206.95 feet; thence South 79 degrees 56 minutes 30 seconds West for 1662.16 feet and there terminating; together with that part of the Northeasterly half of the alley, vacated, adjoining said Lot 4, which lies between the extension across said alley of the Southeasterly line of said Lot 4 and said line A and together with that part of the Northeasterly half of Edward Street, formerly St. Peter Street, vacated, adjoining said Lot 8, which lies between the extension across it of the Southeasterly line of said Lot 8 and said line A;

all in Robertson's Addition to West St. Paul.

And

Lot 4, Block 167, Robertson's Addition to West St. Paul, together with that part of the Northeasterly half of the adjoining alley, vacated, lying between the extensions across said alley of the Northwesterly and Southeasterly lines of said Lot 4, except the Easterly 30 feet thereof.

And

Lots 1, 2 and the North  $\frac{1}{4}$  of Lot 3, except the Easterly 30 feet of said Lots 1, 2 and the North  $\frac{1}{4}$  of Lot 3, Block 167, Robertson's Addition to West St. Paul, together with that part of the Northeasterly half of the adjoining alley, vacated, lying between the extensions across said alley of the Northwesterly line of said Lot 1 and the South line of the North half of said Lot 3, and that part of the Southeasterly half of adjoining West Chicago Avenue, formerly Seventh Street, vacated, lying between the extensions across it of the center line of said adjoining alley and a line drawn parallel to and 30 feet Southwesterly from the Northeasterly line of said Lot 1.

And

Tract A, Registered Land Survey No. 327, files of Registrar of Titles, County of Ramsey.

And

All that part of Lot 7, Block 167, together with that part of the North  $\frac{1}{4}$  of adjoining Channel Street, formerly Ninth Street, vacated, which lies South of the extension West of the North line of said Lot 7, East of the extension South of the centerline of the alley in said Block 167, and West of a line drawn parallel to and 30 feet West from the East line of said Lot 7; all in Robertson's Addition to West St. Paul, lying Northwest of a line commencing at a point on the East line of said Lot that is 24.31 feet Southerly of the most Northerly corner of said Lot, to a point on the centerline of vacated Channel Street that is 66.46 feet Easterly of the intersection of the centerlines of said alley in Block 167 and Channel Street; except therefrom the Easterly 30 feet of said Lot 7.

And

## CERTIFICATE OF TITLE NO. 269725

That part of Block 193, Irvine's Addition to West St. Paul, lying Southeasterly of Lots 1, 2 and 3 and Northeasterly of Lot 9 in said Block, and West of the West line of Robertson's Addition to West St. Paul, which said part of said Block is commonly known and described as Lots 10, 11 and 12, Block 193, Irvine's Addition to West St. Paul, which lies Southerly of the following described line: Commencing at a point on the Northeasterly line of Lot 1, Block 23 of Bazille and Robert's Addition to West St. Paul which is 25.0 feet Southeasterly of the Northerly corner of said Lot, thence South 59 degrees 32 minutes West, parallel to the center line of existing Plato Street, for 141.27 feet, thence to the right on a curve having a radius of 581 feet for an arc distance of 206.95 feet, thence South 79 degrees 56 minutes 30 seconds West for 1662.16 feet, thence to the left on a curve having a radius of 471 feet for an arc distance of 167.42 feet, thence South 59 degrees 34 minutes 30 seconds West for 410.23 feet, thence to the right on a curve having a radius of 581 feet for an arc distance of 302.77 feet, thence South 89 degrees 26 minutes West for 555.76 feet to a point on a curve that has a radius of 479.0 feet and is concave to the North, thence to the left on said curve for an arc distance of 306.14 feet, to the point that is tangent to said curve on the Southeasterly line of existing West Water Street, said point being 9.72 feet Northeast of the center line of Ethel Street.

And

The Northeasterly 10.44 feet of that part of Lot 10, Block 196, Irvine's Addition to West St. Paul and that part of the Northwesterly  $\frac{1}{4}$  of adjoining West Indiana Avenue, vacated, described as commencing at the intersection of the centerline of West Fairfield Avenue and the Southwesterly line of vacated Ethel Street; thence South 51 degrees 44 minutes 15 seconds East, along the Southwesterly line of vacated Ethel Street, a distance of 230 feet; thence North 39 degrees 29 minutes 30 seconds East, parallel to the centerline of West Fairfield Avenue, to a point on said parallel line distant 179.40 feet Northeasterly from the centerline of Ethel Street, the actual point of beginning of the land to be described; thence continuing North 39 degrees 29 minutes 30 seconds East, to an intersection with the Northeasterly line of said Lot 10; thence Southeasterly along the Northeasterly line of said Lot 10 and its extension to an intersection with the centerline of West Indiana Avenue; thence Southwesterly along said centerline to an intersection with a line bearing South 51 degrees 44 minutes 15 seconds East, parallel to Ethel Street, from the actual point of beginning; thence North 51 degrees 44 minutes 15 seconds West to the actual point of beginning.

And

That part of Lot 12, Block 196, Irvine's Addition to West St. Paul, lying Southerly of a line described as commencing at the intersection of the centerline of West Fairfield Avenue and the Southwesterly line of vacated Ethel Street; thence South 51 degrees 44 minutes 15 seconds East, along the Southwesterly line of vacated Ethel Street a distance of 230 feet to the actual point of beginning of the line to be described; thence North 39 degrees 29 minutes 30 seconds East parallel to the centerline of West Fairfield Avenue, a distance of 329.87 feet; thence to the left on a curve having a radius of 352 feet, an intersection angle of 40 degrees 03 minutes 30 seconds, a distance of 246.10 feet and there terminating, said line being hereinafter referred to as Line "A"; including that part of the Southwesterly  $\frac{1}{4}$  of adjoining Daniel Street, vacated, lying between said Line "A" and the centerline of West Indiana Avenue, and including that part of the Northwesterly  $\frac{1}{4}$  of adjoining West Indiana Avenue, vacated, lying between the extension across it of the Southwesterly line of said Lot 12 and the centerline of Daniel Street.

And

## CERTIFICATE OF TITLE NO. 321148

The Southwesterly 40 feet of Lots 6 and 7, Block 180, together with that part of the Northeasterly half of adjoining Edward Street, formerly St. Peter Street, vacated, lying between the extensions across said street of the Southeasterly line of said Lot 6 and the Northwesterly line of said Lot 7 and together with that part of the Northwesterly half of adjoining Indiana Avenue, formerly Sixth Street, vacated, lying between the extensions across it of the Northeasterly line of the Southwesterly 40 feet of said Lot 6 and the center line of said Edward Street;

And

Lots 8, 9 and 10, Block 180, together with that part of the Southwesterly half of the adjoining alley, vacated, and that part of the Northeasterly half of adjoining Edward Street, formerly St. Peter Street, vacated, lying between the extensions across said alley and said street of the Southeasterly line of said Lot 8 and the Northwesterly line of said Lot 10 and together with that part of the Southeasterly half of adjoining Fairfield Avenue, formerly Fifth Street, vacated, lying between the extensions across said street of the center line of said alley and the center line of said Edward Street;

all in Robertson's Addition to West St. Paul.

And

Lot 4, Block 180, Robertson's Addition to West St. Paul, together with that part of the Northeasterly half of the adjoining alley, vacated, lying between the extensions across it of the Northwesterly and Southeasterly lines of said Lot 4; except therefrom the Northeasterly 30 feet thereof.

And

Lot 1 except the Southwesterly 50 feet thereof, and the Northwesterly 7 feet of Lot 2 except the Southwesterly 50 feet thereof, Block 166, Robertson's Addition to West St. Paul; Except therefrom the Northeasterly 30 feet thereof; together with that part of the Southeasterly half of adjoining West Indiana Avenue, formerly Sixth Street, vacated, lying between the extensions across said avenue of the Northeasterly line of the Southwesterly 50 feet of said Lot 1 and the Southwesterly line of the Northeasterly 30 feet of said Lot 1.

And

Those parts of Lots 1, 2 and 3, Block 166, that part of the Northeasterly half of the adjoining alley, vacated, and that part of the Southeasterly half of adjoining West Indiana Avenue, formerly Sixth Street, vacated, all described as commencing at a point on the Northeasterly line of Lot 5, Block 18, Bazille and Robert's Addition to West St. Paul, distant 25 feet Northwesterly from the Easterly corner of said lot; thence South 59 degrees 32 minutes West, parallel to the center line of existing Plato Street, for 141.84 feet; thence to the right on a curve having a radius of 471 feet for an arc distance of 167.77 feet; thence South 79 degrees 56 minutes 30 seconds West 1,008 feet, more or less, to an intersection with the Northeasterly line of said Lot 3, the actual point of beginning of the lands herein described; thence continuing South 79 degrees 56 minutes 30 seconds West for 170 feet, more or less, to an intersection with the center line of said alley; thence Northwesterly along said center line and its extension to an intersection with the center line of said West Indiana Avenue; thence Northeasterly along said last described center line to an intersection with a line drawn parallel to and 50 feet Northeasterly from the Southwesterly line of said Lot 1 and its extension; thence Southeasterly on said last described parallel line to an intersection with a line drawn parallel to and 7 feet Southeasterly from the Northwesterly line of said Lot 2; thence Northeasterly along said last described parallel line to the Northeasterly line of said Lot 2; thence Southeasterly along the Northeasterly line of said Lots 2 and 3 to the actual point of beginning; except therefrom the Northeasterly 30 feet of said Lots 2 and 3;

all in Block 166, Robertson's Addition to West St. Paul.

# RIVERVIEW INDUSTRIAL PARK WEST

Has caused the same to be surveyed, platted and known as RIVERVIEW INDUSTRIAL PARK WEST and does hereby dedicate to the public for public use forever the street as shown on the plat.

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 2nd day of December, 1991.

And

All that part of Lots 1, 2, 3, 9 and 10 of Block 166 and of the vacated alley adjacent thereto and of Lots 1 thru 10 inclusive, Block 180, and of the vacated alley adjacent thereto and of the Southeasterly 10.22 feet of Lot 5, Block 181, and the vacated alley adjacent thereto and of vacated Fairfield Avenue, Indiana Avenue, Edward Street, all in Robertson's Addition to West St. Paul and of the Southeasterly 10.22 feet of Lots 1 and 2 of Burns' Re-Arrangement that is encompassed by a line described as follows; Beginning at the intersection of the centerlines of said Fairfield Avenue and Edward Street; thence South 30 degrees 20 minutes 15 seconds East, along the centerline of Edward Street, for 335.99 feet to the Northerly line of Plato Boulevard; thence North 79 degrees 56 minutes 30 seconds East, along said Northerly line, for 319.67 feet to a point that is 30 feet Southwesterly from the Southwesterly line of Wabasha Street as platted, (30 feet being measured at right angles to Wabasha Street); thence North 30 degrees 20 minutes West, parallel to and 30 feet distant from the Southwesterly line of Wabasha Street, for 487.49 feet to a point that is 10.22 feet Northwesterly from the Northwesterly line of Fairfield Avenue; thence South 59 degrees 34 minutes 15 seconds West, parallel to and 10.22 feet distant from the Northwesterly line of Fairfield Avenue, for 299.89 feet to the centerline of Edward Street; thence South 30 degrees 20 minutes 15 seconds East, along said centerline, for 40.22 feet to the point of beginning. Except those parcels as described in Certificate of Title No. 321148 on the preceding page hereof.

And

All that part of the following property: Lots 1 thru 12, inclusive, Block 163, Lot 8, Block 8, Lots 1 thru 6, inclusive, Block 9, Lots 1 thru 10, inclusive, Block 160, Block 193, all in Robertson's Addition to West St. Paul and of Lots 3, 4, 5, 7, 8, 9, Block 193, that part of Block 193 lying Southeasterly of Lots 2 and 3 and Northeasterly of Lot 9 in said Block, and West of the West line of Robertson's Addition to West St. Paul, which said part of said Block is commonly known and described as Lots 10 and 11, Block 193, Lot 11, Block 196, Lots 1, 2 and 3, Block 197, all in Irvine's Addition to West St. Paul and all or any part of Walter Street, Chicago Avenue, Channel Street, Bidwell Street, Indiana Avenue, Daniel Street, Bellows Street; the public walk in said Block 9, and the alley in said Block 163, both in Robertson's Addition to West St. Paul and all being vacated, that is encompassed by a line described as follows: Beginning at the Southwest corner of Lot 5 of Block 160 of said Robertson's Addition to West St. Paul; thence North 89 degrees 38 minutes 30 seconds West, (assumed bearing) along the South line of Lots 6, 7, 8, 9 and 10 of said Block 160, for 252.80 feet to the East line of said Bellows Street; thence due South along said East line, for 103.38 feet; thence South 48 degrees 30 minutes West for 41.16 feet; thence North 51 degrees 44 minutes 15 seconds West for 11.68 feet to the centerline of said Bellows Street; thence due South, along said centerline, for 15.35 feet; thence South 48 degrees 30 minutes West for 16.02 feet; thence South 37 degrees 56 minutes West for 32.77 feet; thence North 51 degrees 44 minutes 15 seconds West for 236.64 feet, to the Southeasterly line of Ohio Street as now opened; thence North 39 degrees 29 minutes 30 seconds East along said Southeasterly line, for 60.35 feet; thence Northerly on a tangential curve concave to the Northwest having a radius of 357 feet, an intersection angle of 40 degrees 03 minutes 30 seconds for an arc distance of 249.60 feet; thence Northeastly on a reverse curve concave to the Southeast having a radius of 42.94 feet, an intersection angle of 90 degrees for an arc distance of 67.45 feet to the Southerly line of Plato Boulevard, as opened; thence North 89 degrees 26 minutes East, tangent to said curve along said Southerly line, for 96.20 feet; thence Easterly on a tangential curve, concave to the North having a radius of 581.0 feet, an intersection angle of 29 degrees 51 minutes 30 seconds for an arc distance of 302.77 feet to a point on the Southeast line of Indiana Avenue; thence North 59 degrees 34 minutes 30 seconds East tangent to said curve along the said Southeasterly line of Indiana Avenue and now being the Southeasterly line of Plato Boulevard, for 410.23 feet to the most Northerly corner of said Block 163; thence Easterly on a tangential curve concave to the South having a radius of 471.00 feet, an intersection angle of 7 degrees 19 minutes 05 seconds for an arc distance of 60.16 feet to the Northeastly line of said Walter Street; thence South 30 degrees 19 minutes 30 seconds East along said Northeastly line and its extension, for 476.45 feet; thence South 63 degrees 56 minutes 06 seconds West for 89.24 feet; thence South 79 degrees 23 minutes 28 seconds West for 202.87 feet; thence South 55 degrees 52 minutes 52 seconds West for 183.51 feet; thence South 79 degrees 09 minutes 18 seconds West for 102.95 feet, to the Southwest corner of Lot 2, Block 160 of said Robertson's Addition to West St. Paul; thence North 89 degrees 38 minutes 30 seconds West, along the South line of said Block 160, for 151.68 feet to the point of beginning. Except those parcels as described in Certificate of Title Nos. 269725 and 298364 on the preceding page hereof.

And

All those parts of Lots 5, 6, 7 and 8, Block 7, Lots 1, 2, 6, 7 and 8, Block 8, Lots 1 and 2, Block 9, Lots 1, 2, 3, 7, 8, 9, 10, 11 and 12, Block 164, Lots 5, 6 and 7, Block 166, the South half of Lot 3, Lots 5, 6, 10 and 12, Block 167, all of Block 234, and all those parts of vacated Channel Street, Chicago Avenue, Edward Street, and alleys in Blocks 164, 166 and 167 which accrued to said Lots by reason of the vacations thereof, all being in Robertson's Addition to West St. Paul, that is encompassed by the following described line:

Commencing at the most Northerly corner of Block 163, Robertson's Addition to West St. Paul; thence to the right on a curve having a radius of 471 feet, an intersection angle of 7 degrees 19 minutes 05 seconds for an arc distance of 60.16 feet to a point on the Southwesterly line of Block 164 of said Robertson's Addition, said point being the point of beginning of the line to be described; thence continuing on said curve to the right having a radius of 471 feet, an intersection angle of 13 degrees 02 minutes 55 seconds for an arc distance of 107.26 feet; thence North 79 degrees 56 minutes 30 seconds East tangent to last described curve, for 560.61 feet to a point that is 30 feet Southwesterly of the Southwesterly line of Wabasha Street as platted; thence South 30 degrees 20 minutes East, parallel to the Southwesterly line of Wabasha Street, for 419.28 feet, to a point 33.85 feet Southeastly of the Northwesterly line of Lot 7 in said Block 167; thence South 41 degrees 58 minutes 24 seconds West for 79.12 feet to a point on the center line of vacated Channel Street; thence North 85 degrees 28 minutes West along said center line for 3.86 feet; thence South 0 degrees 23 minutes East for 4.55 feet; thence South 41 degrees 58 minutes 24 seconds West for 11.86 feet; thence South 0 degrees 23 minutes East for 94.61 feet; thence North 74 degrees 19 minutes 26 seconds West for 43.75 feet; thence South 73 degrees 31 minutes 38 seconds West for 83.38 feet; thence North 78 degrees 52 minutes 16 seconds West for 173.46 feet, to a point on the West line of Lot 2 in said Block 8, distant 80.0 feet South of the Northwest corner of said Lot 2; thence South 83 degrees 01 minutes 01 seconds West for 271.52 feet to a point being the point of intersection with the Southeastly extension of the Southwesterly line of said Block 164; thence Northwesterly along said line as extended for 476.45 feet to the point of beginning. Except those parcels as described in Certificate of Title No. 298364.

Signed: Port Authority of the City of Saint Paul

Victoria P. Reim its Chair  
Lyn Burtta its Secretary

State of Minnesota  
County of Ramsey  
The foregoing instrument was acknowledged before me this 2nd day of December, 1991, by Victoria P. Reim, Chair and by Lyn Burtta, Secretary of Port Authority of the City of Saint Paul, a Minnesota corporation, on behalf of the corporation.

Jewel M. Olson  
Notary Public, Ramsey County, Minnesota  
My Commission Expires September 18, 1996

I, James E. Danley, hereby certify that I have surveyed and platted the property described in the dedication of this plat as RIVERVIEW INDUSTRIAL PARK WEST; 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 wetlands, easements or public highways other than as shown thereon.

James E. Danley  
James E. Danley, Land Surveyor  
Minnesota Registration Number 14887

State of Minnesota  
County of Ramsey  
The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public, this 26th day of NOVEMBER, 1991.

Annette K. Brien  
Notary Public, Ramsey County, Minnesota  
My Commission Expires DECEMBER 6, 1994

Approved and accepted by the City Council of the City of Saint Paul, Minnesota, this 27th day of November, 1991.

Mary F. O'Connell  
Clerk

Taxes for the year 1991 on land described herein paid, no delinquent taxes and transfer entered, this 6th day of December, 1991.

Lou McKenna Director By Deborah K. McShane Deputy  
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this plat has been reviewed and approved, this 6th day of December, 1991 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool  
David D. Claypool  
Ramsey County Surveyor

County Recorder, County of Ramsey, State of Minnesota  
I hereby certify that this plat of RIVERVIEW INDUSTRIAL PARK WEST was filed in this office this 31st day of DECEMBER, 1991, at 2:59 o'clock P.M. and was filed in Book 107 of Plats, Pages 25, 26 and 27, as Document No. 2630831.

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

TORRENS: BOOK NO. 689 PAGE 148, ON THIS 31<sup>ST</sup> DAY OF DECEMBER, 1991, AT 3:00 O'CLOCK P.M. AS DOCUMENT NO. 965267.

# RIVERVIEW INDUSTRIAL PARK WEST

## VACATIONS

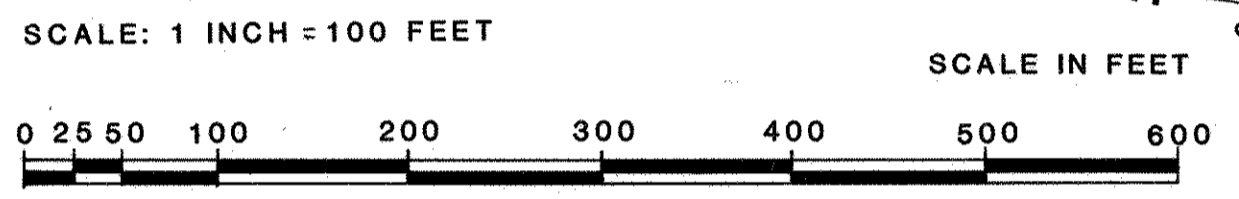
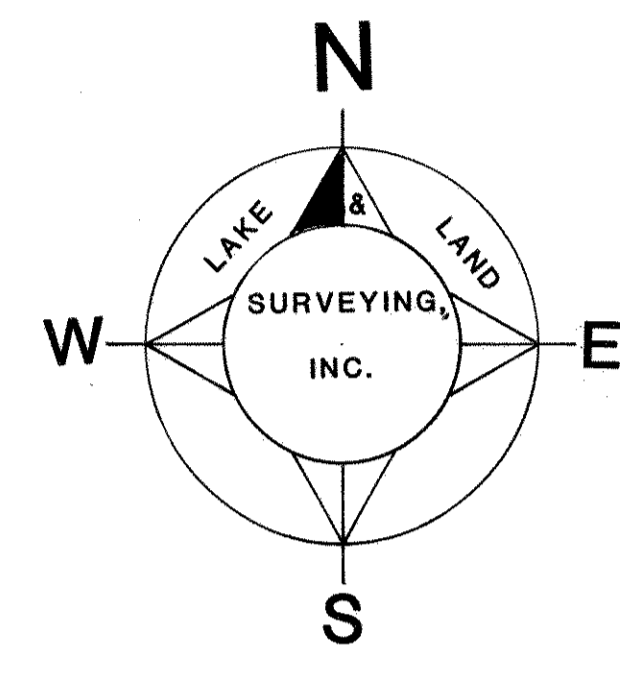
Indiana Ave., Fairfield Ave., Edward St., Alley Blocks 166, 180 & 181  
C.F. No. 242988 T.S. No. 535453

Channel St., Chicago Ave., Bidwell St., Walter St., Edward St., Alley Blocks 163, 164, 166 & 167, Walkway Block 9  
C.F. No. 245906 T.S. No. 540874

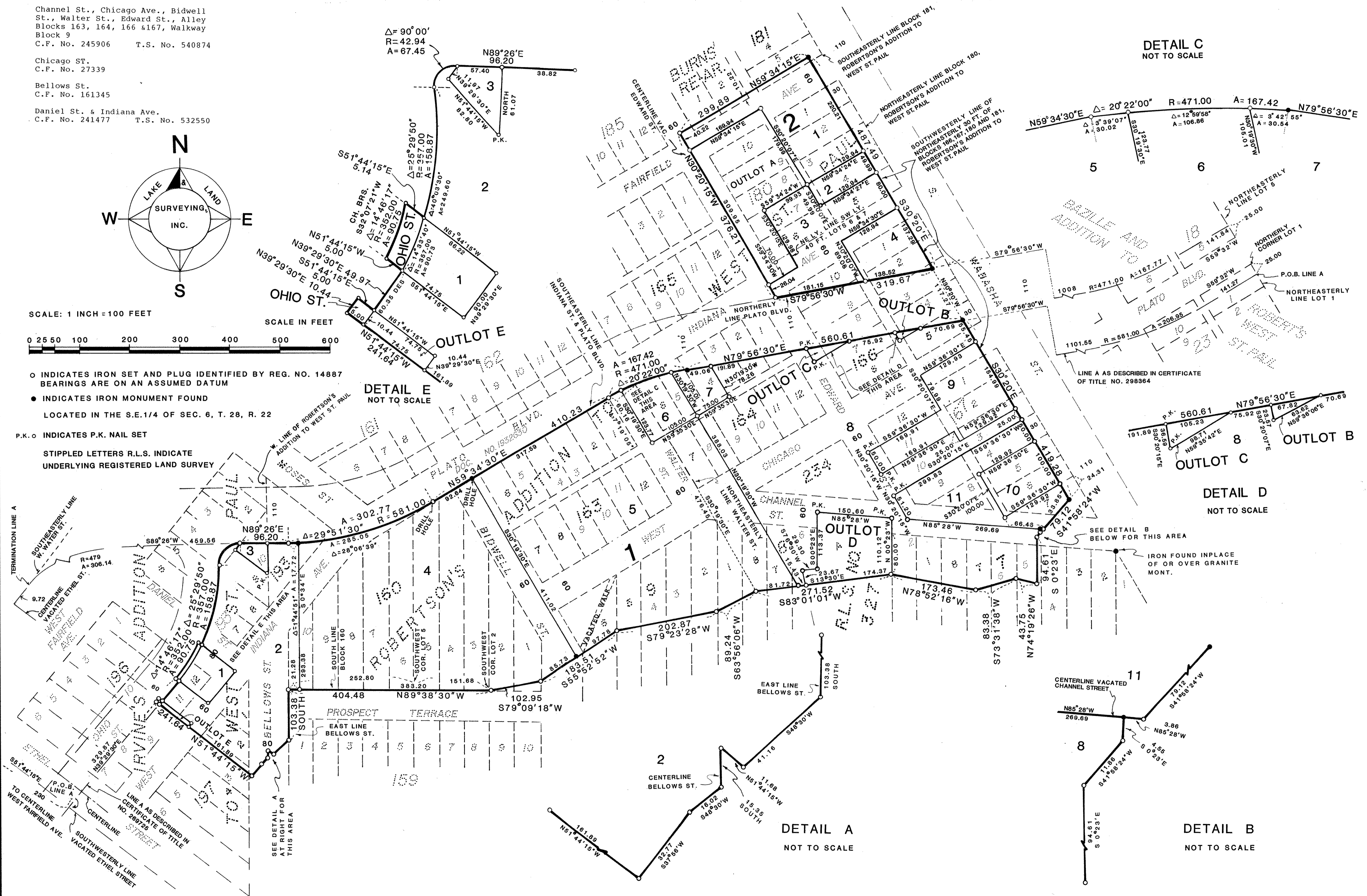
Chicago St.  
C.F. No. 27339

Bellows St.  
C.F. No. 161345

Daniel St. & Indiana Ave.  
C.F. No. 241477 T.S. No. 532550



- INDICATES IRON SET AND PLUG IDENTIFIED BY REG. NO. 14887 BEARINGS ARE ON AN ASSUMED DATUM
- INDICATES IRON MONUMENT FOUND LOCATED IN THE S.E. 1/4 OF SEC. 6, T. 28, R. 22
- P.K. ○ INDICATES P.K. NAIL SET
- STIPPLED LETTERS R.L.S. INDICATE UNDERLYING REGISTERED LAND SURVEY



DETAIL E NOT TO SCALE

DETAIL C NOT TO SCALE

DETAIL D NOT TO SCALE

DETAIL A NOT TO SCALE

DETAIL B NOT TO SCALE