



City Hall
 1616 Humboldt Avenue
 West St. Paul, MN 55118
 651-552-4100
 FAX 651-552-4190
www.wspmn.gov

PLATTING APPLICATION

OFFICE USE ONLY

Case No: 20-06

Date Received: 06/26/2020

Receipt No: 2020-0881

60 Day Date: 08/25/2020

Filing Fee: \$275 + \$2 each lot
 Escrow Amount: \$600 (1-2 lots)
 \$1,600 (3 or more lots)
 Total Fees: \$ 879.00

CONTACT INFORMATION

Name of Applicant: _____
 Address of Applicant: Dakota County CDA
1228 Town Centre Drive, Eagan MN 55123

Phone # 651-675-4477 (Kari Gill)
 Email: kgill@dakotacda.state.mn.us

Name of Owner: Dakota County CDA
 Address of Owner: 1228 Town Centre Drive
Eagan MN 55123

Phone # 651-675-4477 (Kari Gill)
 Email: kgill@dakotacda.state.mn.us

Name of Surveyor: Bolton & Menk
 Address of Surveyor: 12224 Nicollet Avenue
Burnsville MN 55337

Phone # 952-890-0509 ext 2509 Eric Wilfahrt
 Email: eric.wilfahrt@bolton-menk.com

Name of Engineer: HB Corporation
 Address of Engineer: 701 Washington Avenue North, Suite 200
Minneapolis MN 55401

Phone # 612-766-2849 (Adam Besse)
 Email: adam.besse@lhbcorp.com

PLAT INFORMATION

Legal/PID # of the Property Involved: 424810001010, 1020, 1030, 1031, 1040, 1052, 1060, 1080, 1090, 1100, 1110

Total Acreage: 1.77 Proposed Number of Lots: 2 (two)

Proposed Name of Plat: Gateway Place Apartments

Plat meets all minimum subdivision requirements. If not, explain: _____

EXHIBITS REQUIRED

- 1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies of the proposed plat/final plat in sets.

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

<i>Kari R. Gill</i>	651-675-4477
Signature of Owner (Required)	Phone Number
	651-675-4477
Signature of Applicant (If different)	Phone Number

NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.

LAPSE OF PLAT: An approved Plat shall lapse and become null and void six months following the date on which the Plat was approved, unless prior to the expiration of six months the Plat is recorded at Dakota County

FEES

- The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.
- Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney’s expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees in excess of the deposit shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

**CITY OF WEST ST. PAUL, MN
NOTICE OF PUBLIC HEARING**

The listed items below will be a Public Hearing at the Planning Commission Meeting Tuesday, July 21, 2020 at 6:30 pm and a Public Hearing at the City Council Meeting Monday, July 27, 2020 at 6:30 p.m.:

PC Case 20-06 – Preliminary and Final Plat for two lots at the southwest corner of Robert St. and Annapolis St. – Dakota County Community Development Authority (CDA)

If you have any questions regarding the hearing item listed above, please contact Melissa Sonnek, City Planner at (651) 552-4134.

For Informational Purposes Only – Not for Publication

Shirley Buecksler
City Clerk

Published: July 12, 2020
St. Paul Pioneer Press

Posted: July 7, 2020
Municipal Center

July 15, 2020

Melissa Sonnek
City Planner
City of West St. Paul
1616 Humboldt Avenue
West St. Paul, MN 55118

SUBJECT: MnDOT Review # **P20-041**
Gateway Place Apartments
SW Quad MN 952(S. Robert St.) & East Annapolis St.
West St. Paul, Dakota County

Dear Ms. Sonnek :

Thank you for the opportunity to review the **Gateway Place Apartments** development. MnDOT has reviewed the documents and has the following comments:

Noise:

MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise.

If you have any questions regarding MnDOT's noise policy please contact Natalie Ries in Metro District's Noise and Air Quality Unit at 651-234-7681 or Natalie.Ries@state.mn.us.

An equal opportunity employer

Transit:

There is a southbound bus stop on Robert St at Haskell St at the south end of the site. If construction will impact this stop, coordinate with Metro Transit to mitigate impacts. Metro Transit requests the developer contact them at:

Transit-BusOps-StreetSup-AssistManagers@metc.state.mn.us so they can work together to make sure to avoid possible impacts and disruptions to the stop as well making sure the stop is up to proper specifications when project is complete.

If you have any questions regarding this comment, please contact Jason Junge, Multimodal Planning, Jason.Junge@state.mn.us or 651-234-7878.

Water Resources:

A MnDOT drainage permit will be required to ensure that current drainage rates to MnDOT right-of-way will not be increased. The drainage permit application, including the information below, should be submitted online to: <https://dotapp7.dot.state.mn.us/OLPA>

The following information must be submitted with the drainage permit application:

- 1) A grading plan showing existing and proposed contours.
- 2) Drainage area maps for the proposed project showing existing and proposed drainage areas. Any off-site areas that drain to the project area should also be included in the drainage area maps. The direction of flow for each drainage area must be indicated by arrows.
- 3) Drainage computations for pre and post construction conditions during the 2, 10, 50 and 100 year rain events.
- 4) Time of concentration calculations.
- 4) An electronic copy of any computer modeling used for the drainage computations.
- 5) See also the attached Drainage Permits Checklist for more information.

Once a drainage permit application is submitted, a thorough review will be completed and additional information may be requested. Please direct questions concerning drainage issues to Jason Swenson (651-234-7539) or Jason.Swenson@state.mn.us of MnDOT's Water Resources section.

Permits:

In addition to the drainage permit mentioned above, any use of, or work within or affecting, MnDOT right of way will require a permit.

Permits can be applied for at this site: <https://olpa.dot.state.mn.us/OLPA/>.

Please direct questions regarding permit requirements to Buck Craig of MnDOT's Metro Permits Section at 651-234-7911 or Buck.Craig@state.mn.us.

Review Submittal Options

MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

MnDOT Metropolitan District, Waters Edge Building, 1500 County Road B2 West, Roseville, MN 55113

1. Email documents and plans in PDF format to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 megabytes per email. Documents can be zipped as well. If multiple emails are necessary, number each message.
2. PDF file(s) uploaded to MnDOT's external shared internet workspace site at: <https://mft.dot.state.mn.us>. Contact MnDOT Planning development review staff at metrodevreviews.dot@state.mn.us for uploading instructions, and send an email listing the file name(s) after the document(s) has/have been uploaded.
3. Mailed or hand delivered documents in PDF format on a flash drive or CD-ROM to:
MnDOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113
4. Printed documents via mail or hand delivery to the address above. Include one set of full-size plans.

If you have any questions concerning this review, please contact me at (651) 234-7797.

Sincerely,



Cameron Muhic
Senior Planner

Copy sent via E-Mail:

Buck Craig, Permits
Chris Chatfield, Water Resources
Molly Kline, Area Engineer
Almin Ramic, Traffic
Casey Crisp, Surveys
Mackenzie Turner Barga, Multimodal
Jason Junge, Transit
Russell Owen, Metropolitan Council

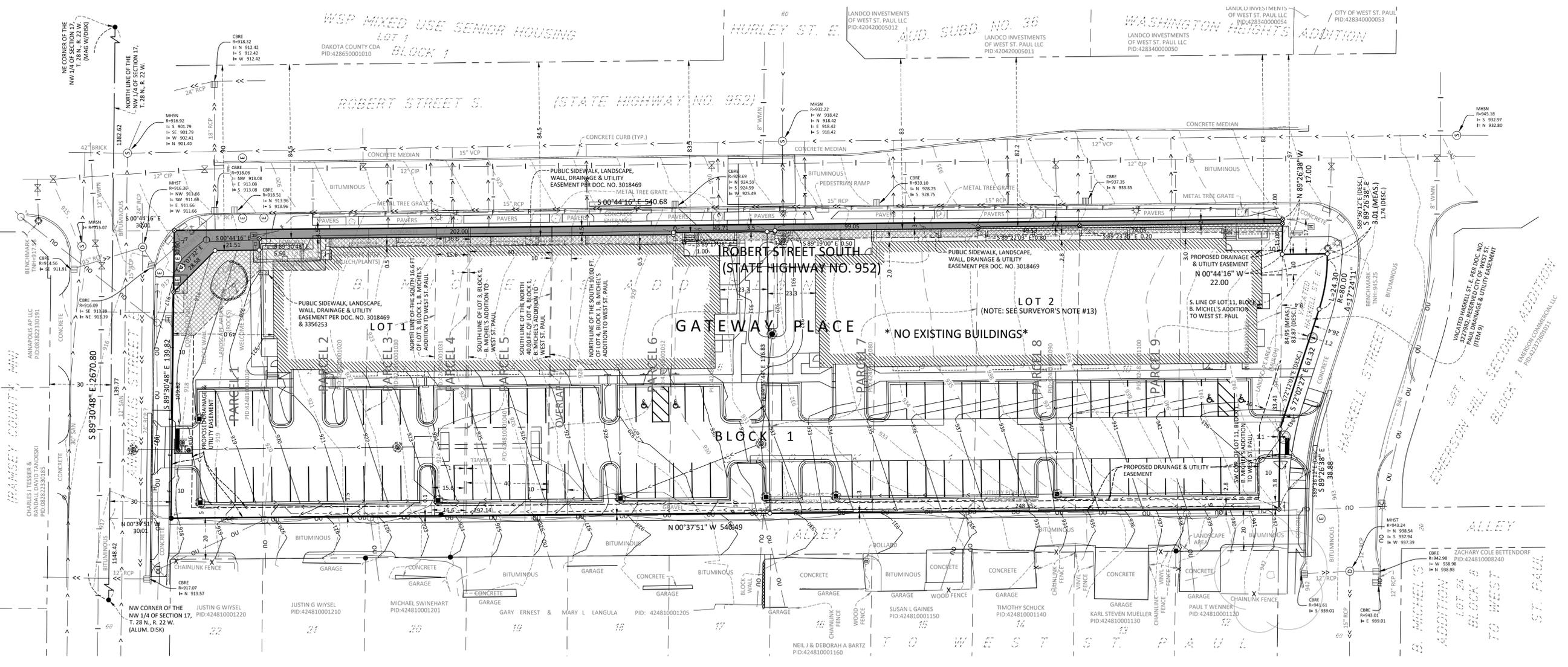
Lance Schowalter, Design
Jason Swenson, Water Resources
Mohamoud Mire, Area Coordinator
Natalie Ries, Noise
Benjamin Klismith, Right-of-Way
Jesse Thorsen, Multimodal
MnDOT ADA Office

GATEWAY PLACE

PRELIMINARY PLAT



Horizontal Datum: NAD 83 (1986 Adj.) Hennepin County Coordinate System
Vertical Datum: Assumed Datum in Feet



LEGEND

- 1/2" IRON PIPE MONUMENT FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON PIPE MONUMENT TO BE SET & MARKED BY LIC. NO. 46166
- MAG NAIL W/DISK MONUMENT TO BE SET & MARKED BY LIC. NO. 46166
- BENCH MARK
- ANCHOR
- BENCH
- CATCH BASIN
- COMMUNICATION PEDESTAL
- CURB STOP VALVE WATER
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- HAND HOLE
- HYDRANT
- IRRIGATION VALVE BOX
- LIGHT POLE
- SANITARY MANHOLE
- STORM MANHOLE
- TRAFFIC SIGN
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- DECIDUOUS TREE
- BUSH
- WATER VALVE
- EASEMENT LINE
- FENCE LINE
- FIBER UNDERGROUND
- GAS UNDERGROUND
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- OVERHEAD UTILITY
- SANITARY SERVICE LINE
- SANITARY SEWER
- STORM SEWER
- WATER SERVICE LINE
- WATER SYSTEM

LEGAL DESCRIPTION

The following were provided in Old Republic National Title Insurance Company, Issued by its Agent, DCA Title, File Number 14-060257 RC, Third Supplemental, Commitment Date: January 3, 2018 at 7:30 a.m. Schedule A.

- Parcel 1: Lot 1, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 2: Lot 2, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 3: Lot 3, Block 1, except the South 16.6 feet, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 4: The Northerly 15.6 feet of the Southerly 16.6 feet of Lot 3, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 5: The South 1 foot of Lot 3, Block 1 and the North 40 feet of Lot 4, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 6: The South 10 feet of Lot 4 and all of Lots 5 and 6, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 7: Lots 7 and 8, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 8: Lot 9, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.
- Parcel 9: Lots 10 and 11, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.

Together with
That part of Haskell Street as dedicated in the plat of B. Michel's Addition, according to the recorded plat thereof, Dakota County, Minnesota described as commencing at the southwest corner of Lot 11, Block 1, said B. Michel's Addition; thence South 89 degrees 36 minutes 12 seconds East, assumed bearing, along the south line of said Lot 11 a distance of 38.88 feet to the actual point of beginning; thence South 72 degrees 12 minutes 01 seconds East a distance of 61.32 feet; thence southeasterly 24.30 feet along a tangential curve concave to the north having a radius of 80.00 feet and a central angle of 17 degrees 24 minutes 11 seconds; thence South 89 degrees 36 minutes 12 seconds East, tangent to said curve, a distance of 1.74 feet to the intersection with the southerly extension of the west line of the East 17.00 feet of said Lot 11; thence Northerly along said southerly extension a distance of 22.00 feet to the south line of said Lot 11; thence westerly along said south line a distance of 88.87 feet to the point of beginning.

Abstract Property.

UTILITY AND SITE DATA

UTILITIES:
Underground utility lines and structures are shown in an approximate way only, according to information provided by others. A request that utilities be located for this survey was made through Gopher State One Call (Ticket No. 192613407 & 192613473). The underground utility lines and structures shown on this map represent the information provided to Bolton & Menk, Inc. as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate. The surveyor does not guarantee that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.

ZONING CODE:

B-5 - Gateway North Mixed Use District

Building Setbacks:
Front: 10-40 feet
Rear Minimum: 20 feet
Side: 0 feet
Side adjacent to street: 10-30 feet

Parking Setbacks:
Rear: 10 feet
Side: 10 feet
Side adjacent to street: 10 feet

EXISTING AREA:
The subject property contains 76,937 sq. ft. (1.766 ac.)
(Note: 2,302 sq. ft. (0.053 ac.) lies within the Street, Sidewalk, Landscape, Drainage & Utility Easements per Doc. No. 3227985 (Item 8), which is to be dedicated to the public on the final plat)

PROPOSED AREAS:
Lot 1: 29,024 sq. ft. (0.896 ac.)
Lot 2: 35,611 sq. ft. (0.817 ac.)
Dedicated Right-of-Way (Street, Sidewalk, Landscape, Drainage & Utility Easements per Doc. No. 3227985 (Item 8): 2,302 sq. ft. (0.053 ac.)

NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

The following were provided in Old Republic National Title Insurance Company, Issued by its Agent, DCA Title, File Number 14-060257 RC, Loan No. Revision No. 4, Commitment Date: March 22, 2020 at 7:30 a.m. Schedule B - Section II Exceptions. The items referenced are followed by comments made by Bolton & Menk, Inc. addressing the item and are referenced on survey map by item number.

- Items, 1 & 2 and 11-14, Schedule B - Section II Exceptions are not addressed on this survey.
- Item 3:** Agreement for the Conveyance of Vacated Right-of-Way date June 2, 2014 and recorded July 7, 2014 as Document No. 3018468. - The City of West St. Paul vacated part of the Haskell Street right-of-way per Document No. 3227982, recorded on December 14, 2017. The City conveyed the same vacated part of Haskell Street per Document No. 3227982 to the Dakota County Community Development Agency per Quit Claim Deed Document No. 3227983, recorded on December 14, 2017. Said vacated part of Haskell Street per Document No. 3227982 differs from the proposed vacation of Haskell Street right-of-way as depicted in "Exhibit E" per said Document No. 3018468. It is unknown to Bolton & Menk, Inc. why there is a difference. It appears the final vacation is per Document No. 3227982, therefore the proposed vacation of Haskell Street right-of-way as depicted in "Exhibit E" per said Document No. 3018468 is not shown.
 - Permanent easement descriptions per said Document No. 3018468 are the same permanent easements descriptions conveyed per Doc. No. 3018469, which are graphically shown on this survey map.
 - Temporary easements per Document No. 3018468 are not graphically shown on this survey map.
- Item 4:** Permanent Easement and Temporary Construction Easement dated June 2, 2014 and recorded July 7, 2014 as Document No. 3018469. - Said Permanent Easement(s) are graphically shown on this survey map. - Said Temporary Easement(s) are not graphically shown on this survey map.
- Item 6:** Temporary and Permanent Easements as shown in First Amended Findings of Fact, Conclusions of Law and Order Approving Petition and Transfer of Title and Possession recorded June 30, 2016 as Document No. 3135753. - It is unknown to Bolton & Menk, Inc. if said Temporary and Permanent Easements vest in the City of West St. Paul (Note: See number 28 under the ORDER within said Document). It is recommended that said Document be reviewed by an attorney or other title professional.
- Item 7:** Permanent Easement recorded as Document No. 3227984. - Said easements are graphically shown on this survey map.
- Item 8:** Permanent Easement recorded as Document No. 3227985. - Said easements are graphically shown on this survey map.
- Item 9:** Resolution vacating Street and reserving Easements recorded as Document No. 3227982. - Said vacated street (Haskell Street) is graphically shown on this survey map. City reserves, unto itself and other utility providers, a permanent easement for drainage and utility purposes, over, across, under and through said vacated street area. (Note: See Doc. No. 3227982 for specific details, rights, etc.) - Said vacated portion of Haskell Street per Doc. No. 3227982 was conveyed to Dakota County Community Development Agency per Quit Claim Deed Doc. No. 3227983.
- Item 10:** Final Certificate recorded as Document No. 3356253. - Easements described in said Final Certificate are graphically shown on this survey map.

SURVEYOR'S NOTES

1. Orientation of the bearing system is based upon the north line of the Northwest Quarter of Section 17, Township 28 North, Range 22 West, Dakota County, Minnesota, which is assumed to bear South 89 degrees 30 minutes 48 seconds East.
2. The vertical datum is based upon the top nut of a hydrant (TNH) located in the northwest quadrant of Robert Street South and Haskell Street E. TNH Elevation = 945.25 feet.
3. Bolton & Menk, Inc. did not determine ownership of adjacent land.
4. The exterior building lines shown are of the building footprint as measured at ground level. The building foundation, which is not visible, may extend beyond the exterior building lines shown.
5. Subject property has constructed vehicular and pedestrian ingress and egress to/from Robert Street S. and public alley; and pedestrian ingress and egress to/from Annapolis Street and Haskell Street.
6. Bolton & Menk, Inc. did not observe evidence of current earth moving work, building construction or building additions.
7. Bolton & Menk, Inc. did not observe evidence of site use as a solid waste dump, sump or sanitary landfill.
8. The overlapping of the property descriptions for Parcels 5 and 6 results, primarily, from the width of Lot 4 being found to be less than is indicated on the plat.
9. Only those easement documents contained in Old Republic National Title Insurance Company, Issued by its Agent, DCA Title, File Number 14-060257 RC, Loan No. Revision No. 4, Commitment Date: March 22, 2020 at 7:30 a.m. Schedule B - Section II Exceptions, together with other easement documents, if any, provided to Bolton & Menk, Inc. by Dakota County Community Development Agency (Client) are graphically shown and/or are referenced on this survey map.
10. The size and type of sanitary and water services servicing the east side of the subject property is unknown to Bolton & Menk, Inc. The location of said services as graphically shown are approximate based on record drawings provided to Bolton & Menk, Inc. from the City of West St. Paul.
11. Existing conditions are shown per previous Certificate of Survey prepared by Bolton & Menk, Inc. dated September 27, 2019 for Dakota County Community Development Agency. Field work was completed on September 26, 2019.
12. Proposed site, utility, grading, etc. improvements are graphically shown per information provided to Bolton & Menk, Inc. by LHB, Inc. For details, refer to approved site plans prepared by LHB, Inc. Phase 1 is located on proposed Lot 1. Phase 2 is located on proposed Lot 2. It is Bolton & Menk, Inc.'s understanding that Phase 1 has been fully approved. Proposed improvements graphically shown on said Phase 2 are subject to future change.

	PUBLIC SIDEWALK, LANDSCAPE, WALL, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3135753 & 3356253 (ITEM 6 & 10)
	PUBLIC SIDEWALK, LANDSCAPE, WALL, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3227984 (ITEM 7 & 10)
	STREET, SIDEWALK, LANDSCAPE, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3227985 (ITEM 8)
	PUBLIC SIDEWALK, LANDSCAPE, WALL, DRAINAGE AND UTILITY EASEMENTS PER DOC. NO. 3227985 (ITEM 9)

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Eric R. Willfahrt
License Number 46166

6/26/2020
Date

REVISED: PROPOSED IMPROVEMENTS, NOTES, LOTS, AREAS & EASEMENT 6/26/2020

OWNER/SUBDIVIDER
Dakota County CDA
1228 Town Centre Drive
Eagan, MN 55123

DESIGNER/ARCHITECT
LHB, Inc. Corp
701 Washington Avenue North,
Suite 200, Minneapolis, MN 55401

SURVEYOR
Bolton & Menk, Inc.
12224 Nicollet Avenue
Burnsville, MN 55337-1649

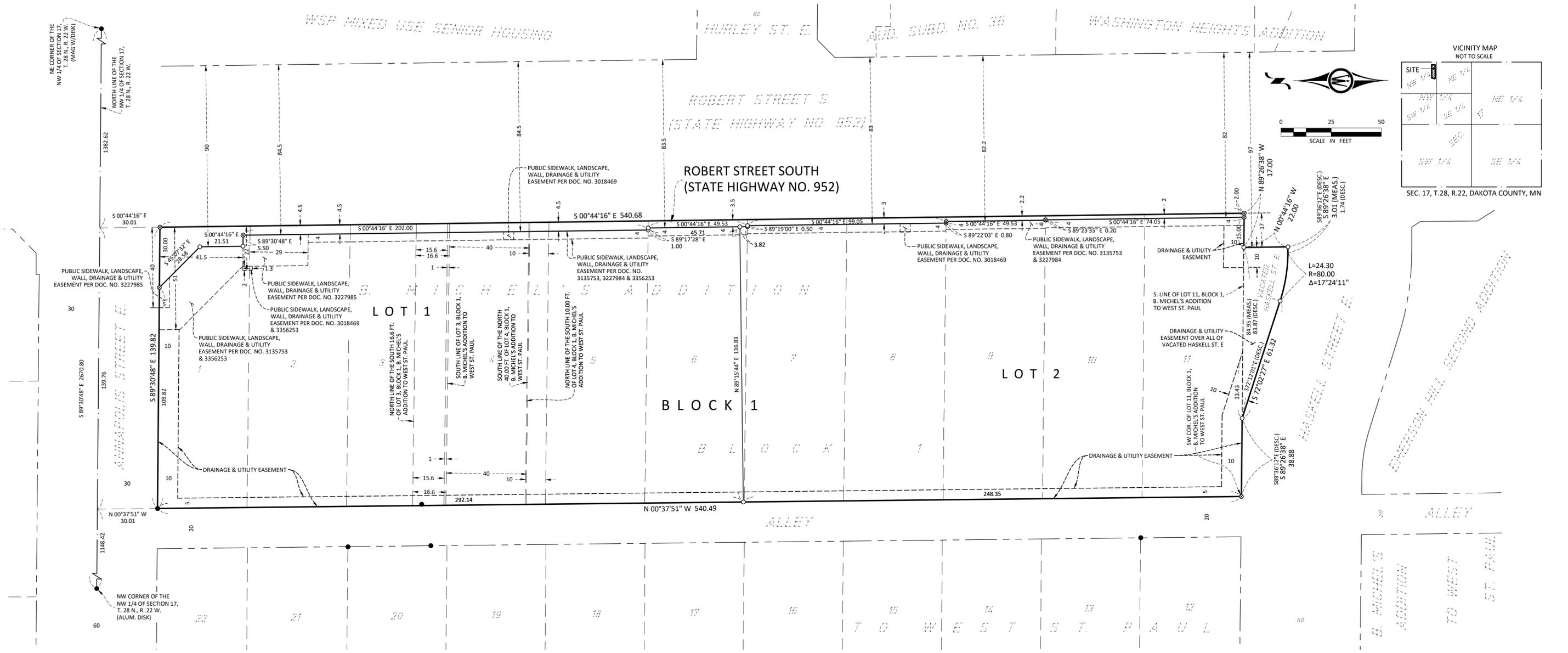
BOLTON & MENK

GATEWAY PLACE PRELIMINARY PLAT
895 ROBERT STREET WEST ST. PAUL, MN

12224 NICOLLET AVENUE
BURNSVILLE, MINNESOTA 55337
(952) 890-0509

FOR: DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY

GATEWAY PLACE



KNOW ALL PERSONS BY THESE PRESENTS: That Dakota County Community Development Agency, a public body corporate and politic, owner of the following described property situated in the County of Dakota, State of Minnesota:

Parcel 1:
Lot 1, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.

Parcel 2:
Lot 2, Block 1, B. Michel's Addition to West St. Paul, according to the recorded plat thereof and situate in Dakota County, Minnesota.

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Abstract Property.

Has caused the same to be surveyed and platted as GATEWAY PLACE and does hereby dedicate to the public for public use the public way and drainage and utility easements as created by this plat.

In witness whereof said Dakota County Community Development Agency, has caused these presents to be signed by its proper officers this ____ day of _____, 20____.

Dakota County Community Development Agency
By: _____, its Executive Director

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____, its Executive Director of Dakota County Community Development Agency, a public body corporate and politic, organized under the laws of the State of Minnesota.

By: _____
Printed Name: _____
Notary Public, _____ County, Minnesota
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I, Eric R. Wilfahrt, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; 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, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, section 505.01 Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Eric R. Wilfahrt, Licensed Land Surveyor
Minnesota License No. 46166

STATE OF MINNESOTA
COUNTY OF _____

This foregoing instrument was acknowledged before me on this ____ day of _____, 20____ by Eric R. Wilfahrt, Licensed Land Surveyor.

By: _____
Printed Name: _____
Notary Public, _____ County, Minnesota
My Commission Expires: _____

CITY COUNCIL, CITY OF WEST ST. PAUL, STATE OF MINNESOTA

This plat of GATEWAY PLACE was approved and accepted by the City Council of the City of West St. Paul, Minnesota at a regular meeting thereof held this ____ day of _____, 20____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subs. 2.

City Council, City of West St. Paul, Minnesota
By: _____, Mayor
By: _____, Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

By: _____
Todd B. Tollefson, Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also pursuant to Minnesota statutes, Section 272.12, there are no delinquent taxes and transfers entered this ____ day of _____, 20____.

By: _____
Amy A. Koethe, Director, Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of GATEWAY PLACE was filed in the office of the County Recorder for public record on ____ day of _____, 20____ at ____ o'clock ____ M., and was duly filed in Book ____ of Plats, Page ____ as Document Number ____.

By: _____
Amy K. Koethe, County Recorder

Orientation of the bearing system is based upon the north line of the Northwest Quarter of Section 17, Township 28 North, Range 22 West, Dakota County, Minnesota, which is assumed to bear South 89 degrees 30 minutes 48 seconds East.

LEGEND

- 1/2" IRON PIPE MONUMENT FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON PIPE MONUMENT SET & CAPPED BY MINNESOTA LICENSE NO. 41466
- ⊗ MAG NAIL W/DISK MONUMENT SET & MARKED BY MINNESOTA LICENSE NO. 41466

THIS PLAT PREPARED BY BOLTON & MENK, INC.