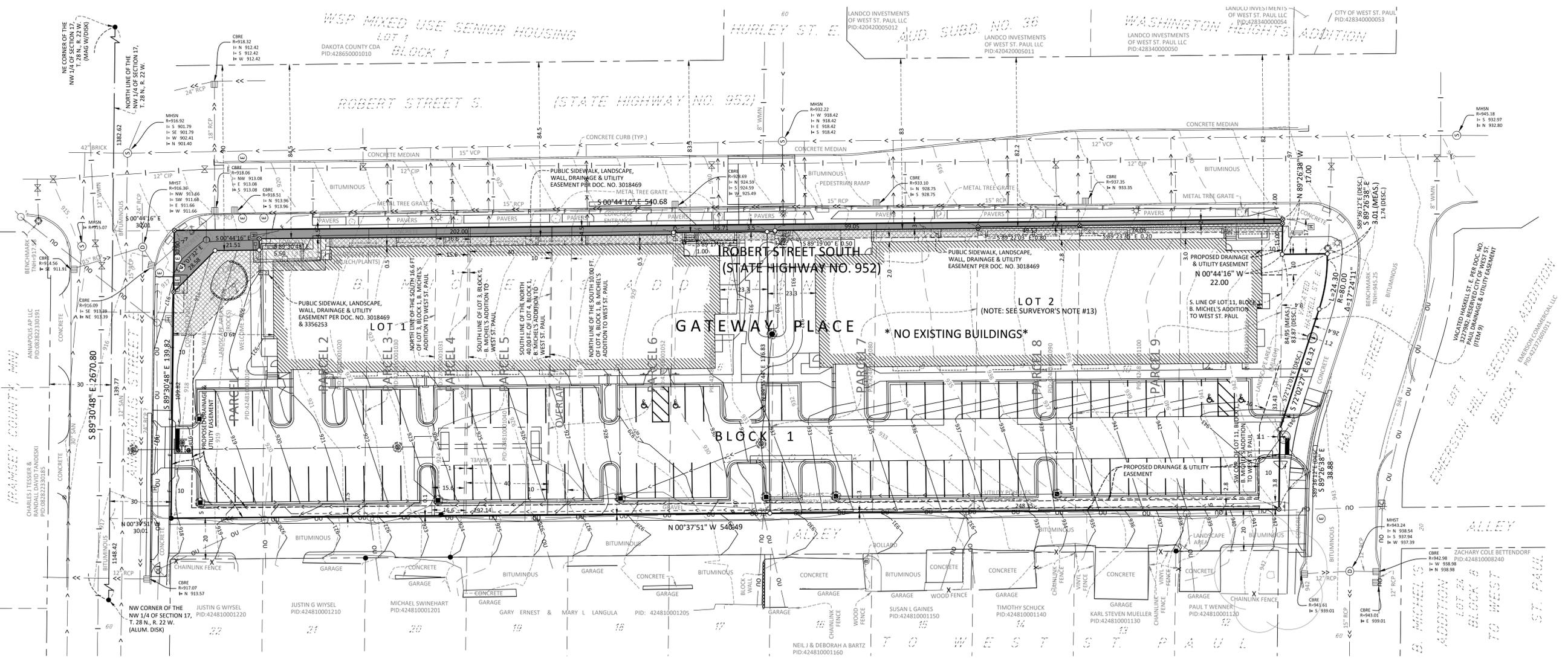


GATEWAY PLACE

PRELIMINARY PLAT



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



LEGEND	
	1/2 INCH IRON PIPE MONUMENT FOUND UNLESS OTHERWISE NOTED
	1/2 INCH 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
	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 SEWER LINE
	SANITARY SEWER
	STORM SEWER
	WATER SEWER 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.

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

- 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.
- 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.
- Bolton & Menk, Inc. did not determine ownership of adjacent land.
- 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.
- 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.
- Bolton & Menk, Inc. did not observe evidence of current earth moving work, building construction or building additions.
- Bolton & Menk, Inc. did not observe evidence of site use as a solid waste dump, sump or sanitary landfill.
- 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.
- 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.
- 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.
- 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.
- 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 6/26/2020
Eric R. Willfahrt Date
License Number 46166

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

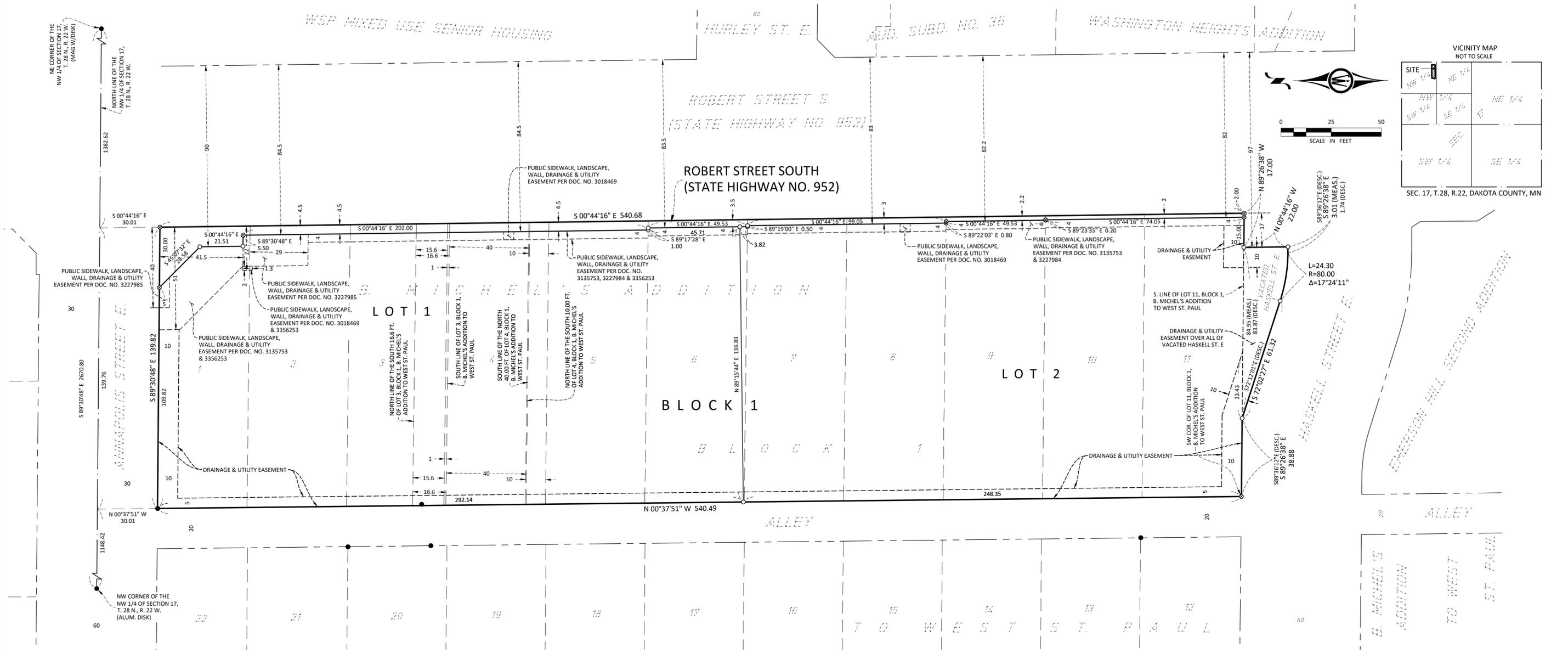
SURVEYOR
Bolton & Menk, Inc.
12224 Nicollet Avenue
Burnsville, MN 55337-1649

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

BOLTON & MENK
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.

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 83.87 feet to the point of beginning.

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.