

Preliminary Plat Of: MLS Stadium Development

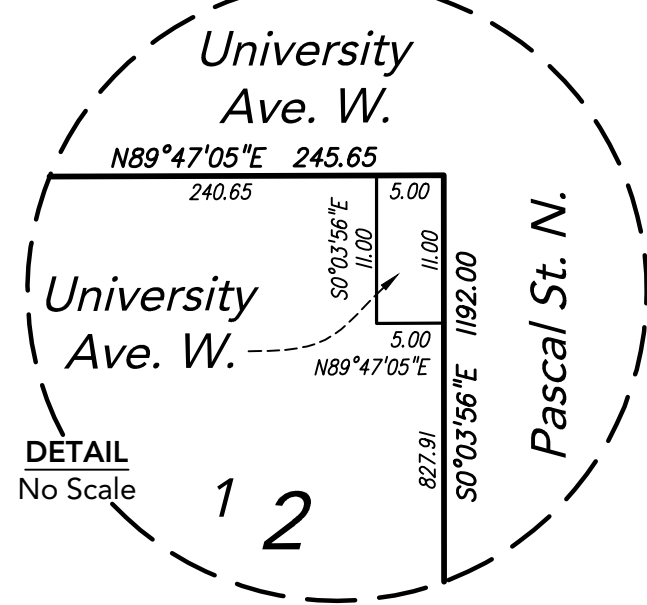
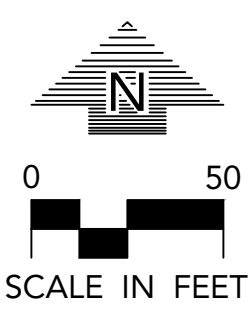
THE WEST LINE OF W 1/2, SW 1/4, SEC 34, TWP 29, RND 23 IS ASSUMED TO HAVE A BEARING OF SOUTH.

★ DENOTES FOUND REBAR

◆ DENOTES FOUND DRILLHOLE

▲ DENOTES "PK NAIL" FOUND

(INFO) DENOTES INFORMATION AS SHOWN ON CITY PLANS, NOT FIELD VERIFIED.



PRELIMINARY PLAT GENERAL NOTES

SURVEYOR:

Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

APPLICANT:

TEGRA Group
801 Nicollet Mall, Suite 1850
Minneapolis, MN 55402
612-752-5744

LEGAL DESCRIPTION:

Lots 4 and 5, Block 1, MIDWAY SHOPPING CENTER, according to the recorded plat thereof, Ramsey County, Minnesota.

BENCHMARKS:

- #1
Top nut of hydrant located near sw corner of main building, as shown.
Elev. = 232.56 Feet (City of Saint Paul Datum)
- #2
Top nut of hydrant located near nw corner of main building, as shown.
Elev. = 234.48 Feet (City of Saint Paul Datum)
- #3
Top nut of hydrant located near northerly entrance to shopping center, as shown.
Elev. = 228.60 Feet (City of Saint Paul Datum)
- #4
Top nut of hydrant located near intersection of Pascal Street & St. Anthony Ave, as shown.
Elev. = 232.48 Feet (City of Saint Paul Datum)

EXISTING ZONING:

Zone (T-4) Traditional Neighborhood

AREAS:

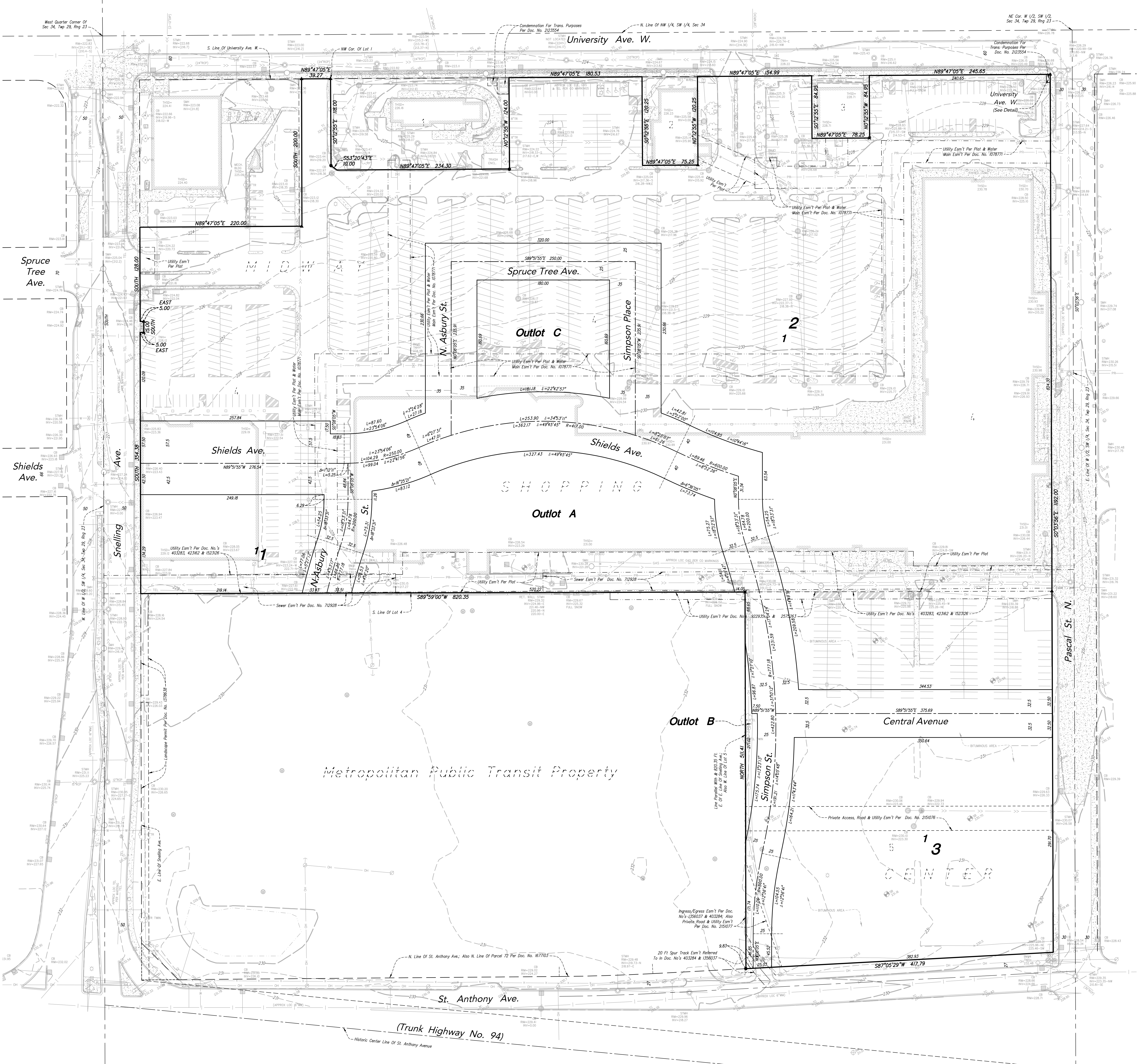
Lot 1, Block 1 =	31,737 +/- Sq.Ft. or 0.73 +/- Acres
Lot 1, Block 2 =	550,089 +/- Sq.Ft. or 12.63 +/- Acres
Lot 1, Block 3 =	110,908 +/- Sq.Ft. or 2.54 +/- Acres
Outlot A =	81,386 +/- Sq.Ft. or 1.87 +/- Acres
Outlot B =	2,532 +/- Sq.Ft. or 0.06 +/- Acres
Outlot C =	27,847 +/- Sq.Ft. or 0.64 +/- Acres
Dedicated R.O.W. =	179,534 +/- Sq.Ft. or 4.12 +/- Acres
Total Property Area =	984,113 +/- Sq.Ft. or 22.59 +/- Acres

FLOOD ZONE DESIGNATION:

This property is contained in Flood Insurance Rate Map, Community Panel No. 27123C0085G, and is a non-printed panel (no special flood hazard areas).

SURVEY LEGEND

—S—	STORM SEWER	⊠	CATCH BASIN
—>	SANITARY SEWER	○	STORM MANHOLE
—T—	WATERMAIN	○	SANITARY MANHOLE
—S—	SANITARY SEWER SERVICE	○	WATER MANHOLE
—W—	WATER SERVICE	⊕	HYDRANT
—C—	CULVERT	⊕	GATE VALVE
—E—	UNDERGROUND ELECTRIC	⊕	POWER POLE
—G—	UNDERGROUND GAS	⊕	LIGHT POLE
—TL—	UNDERGROUND TELEPHONE	⊕	GUY WIRE
—O—	OVERHEAD UTILITY	⊕	SIGN
—X—	CHAIN LINK FENCE	⊕	ELECTRIC TRANSFORMER
—G—	GUARDRAIL	⊕	TELEPHONE PEDESTAL
—R—	RETAINING WALL	⊕	ELECTRIC MANHOLE
—T—	TRAFFIC SIGNAL	⊕	GAS VALVE
—C—	CONCRETE CURB	⊕	TELEPHONE MANHOLE
—P—	PAVERS	⊕	ELECTRIC METER
—B—	CONTOUR	⊕	GAS METER
BC	BLACK CHERRY	⊕	HAND HOLE
BO	BOXELDER	⊕	ELECTRIC OUTLET
EL	ELM	⊕	FIRE CONNECTION
FR	MISC FRUIT	⊕	FLAG POLE
TR	TREE (GEN)	⊕	GUARDPOST
TC	TOP OF CURB	⊕	MONITORING WELL
TW	TOP OF WALL	⊕	SOIL BORING
THSD	ELEV @ THRESHOLD	⊕	SPOT ELEVATION
		⊕	CONIFEROUS TREE
		⊕	DECIDUOUS TREE



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LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.louckscinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made in the full set of these files and not in individual files. The Consultant and the user shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

4/15/16	CITY SUBMITTAL
7/1/16	CITY SUBMITTAL
7/20/16	CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

Paul J. McGinley

License No. 16099

Date 4/15/16

QUALITY CONTROL

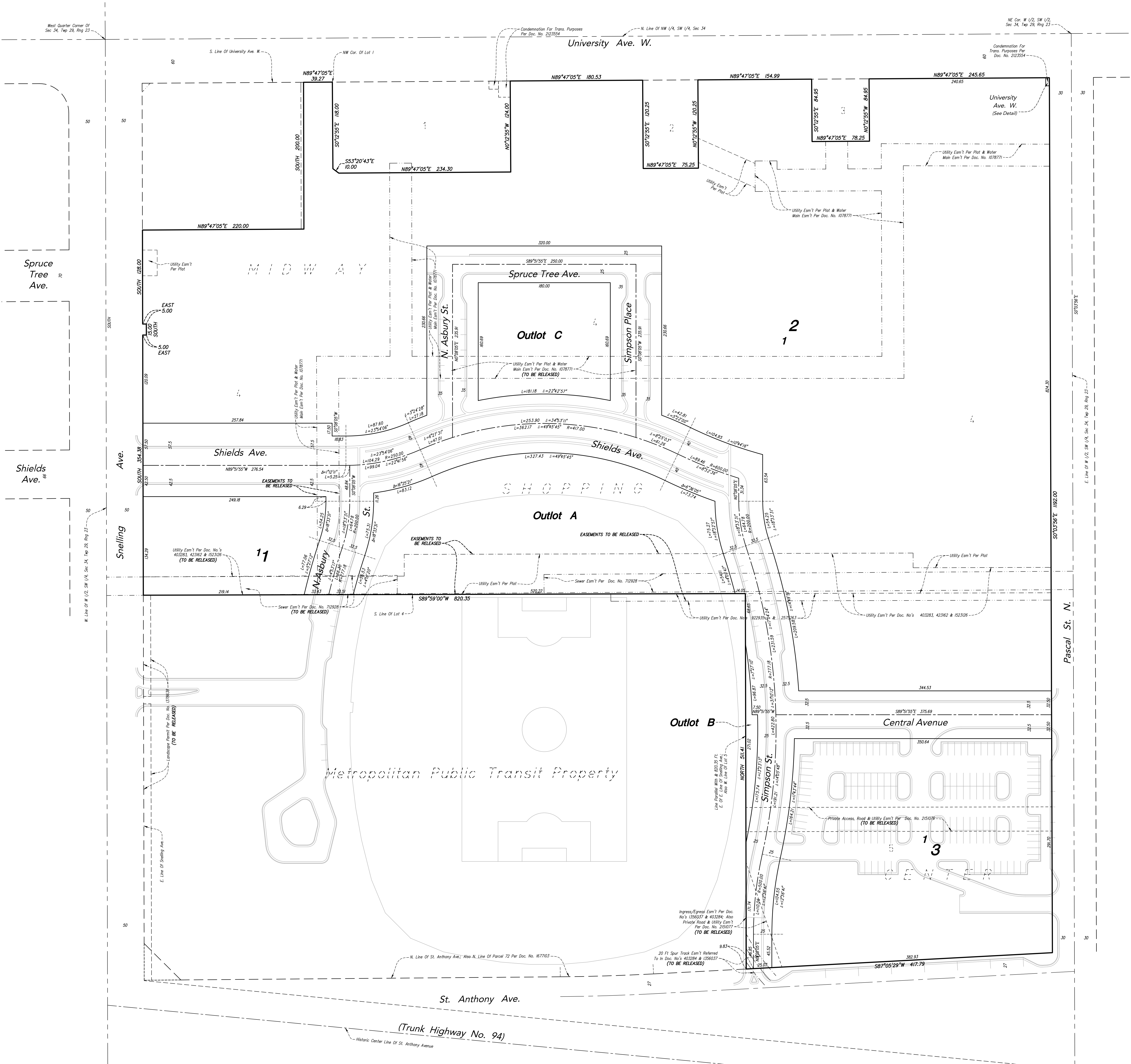
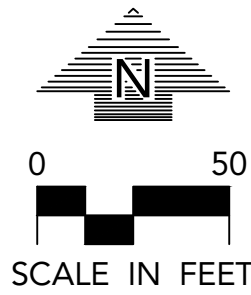
Loucks Project No.	16-028
Project Lead	PJM
Drawn By	SFM
Checked By	PJM
Field Crew	BS/MA

VICINITY MAP

PRELIMINARY
PLAT
Existing
Conditions

1 of 3

Preliminary Plat Of:
MLS Stadium Development



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4/15/16 CITY SUBMITTAL
7/1/16 CITY SUBMITTAL
7/20/16 CITY SUBMITTAL

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Paul J. McGinley
Paul J. McGinley - PLS

License No. 16099
Date

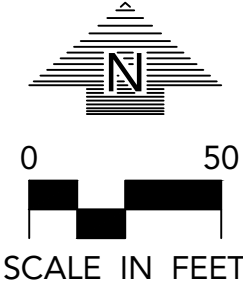
QUALITY CONTROL

Loucks Project No. 16-028
Project Lead PJM
Drawn By SFM
Checked By PJM
Field Crew

VICINITY MAP

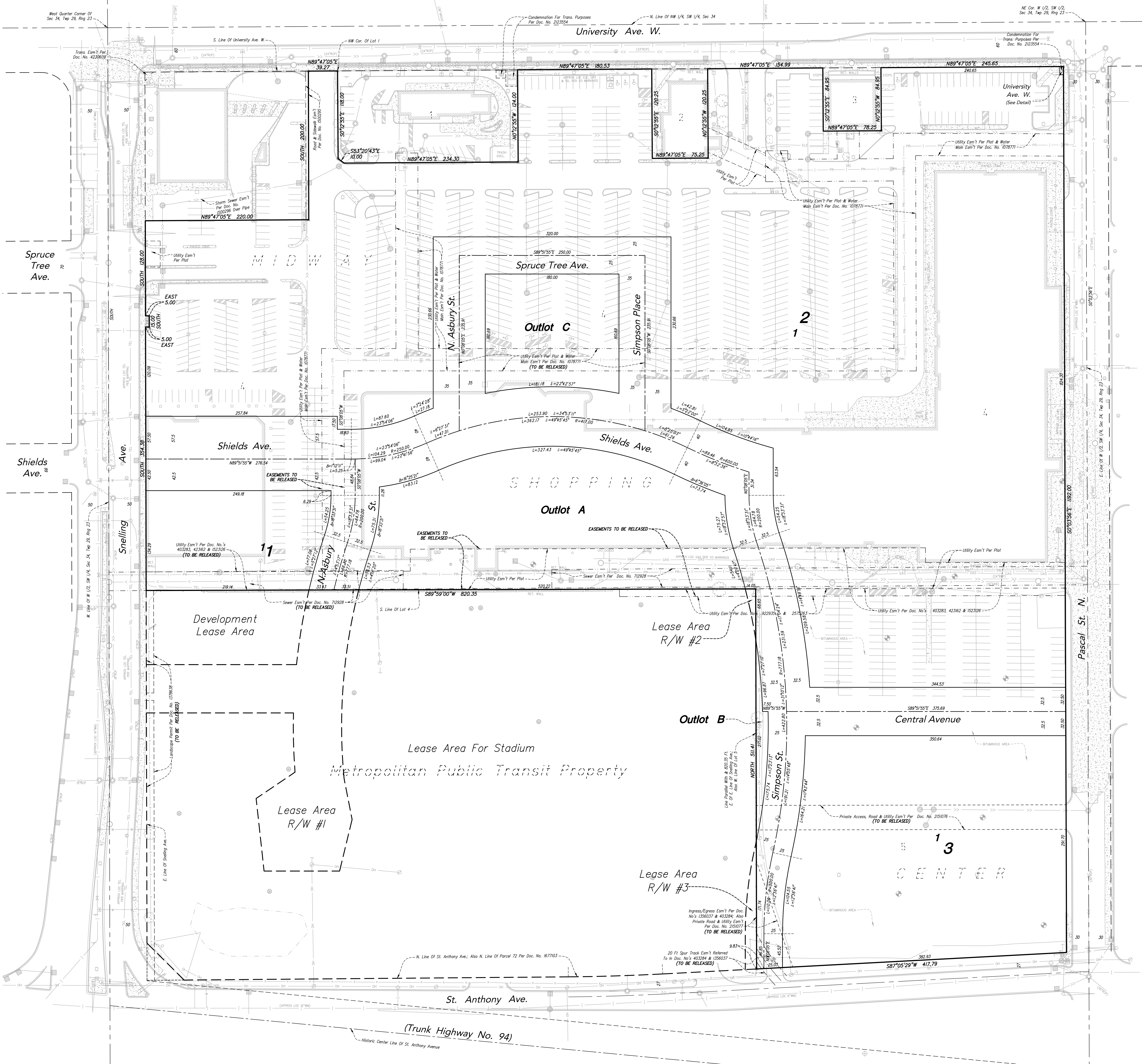
PRELIMINARY PLAT
Select Proposed
Conditions
(For Reference)

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MLS Stadium Development



LEASE AREAS:

STADIUM AREA =	359,184± SF or 8.25± AC
DEVELOPMENT LEASE AREA =	20,964± SF or 0.48± AC
R.O.W. #1 =	43,779± SF or 1.00± AC
R.O.W. #2 =	444± SF or 0.01± AC
R.O.W. #3 =	1,963± SF or 0.04± AC
METRO. PUBLIC TRANSIT PARCEL =	426,334± SF or 9.78± AC



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QUALITY CONTROL

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Drawn By	SFM
Checked By	PJM
Field Crew	BS/MA

VICINITY MAP

PRELIMINARY PLAT
Lease Areas On
Metropolitan Public
Transit Property
(For Reference)