

LEGAL DESCRIPTION

(Per Schedule A of the herein referenced Title Commitment)

Parcel 1:
Lot 4, Block 1, Furness' Garden Lots.
The South half of Lot 2, Block 5, Furness' Garden Lots.
Lot 3, Block 5, Furness' Garden Lots.

Ramsey County, Minnesota
Torrens Property

Parcel 2:
Blocks 1, 2, 3, 4, 5, 6, 7 and 8, Harvester Heights, together with all the streets and alleys in said Blocks 1, 2, 3, 4, 5, 6, 7 and 8, which were vacated and which accrued to said blocks by the operation of law upon the vacation thereof.

Ramsey County, Minnesota
Torrens Property

Parcel 3:
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 1, Furness' Garden Lots.
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 6, Furness' Garden Lots.
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 7, Furness' Garden Lots.
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 13, Furness' Garden Lots.

Ramsey County, Minnesota
Torrens Property

Parcel 4:
Lot 1, Block 5, Furness' Garden Lots.

Ramsey County, Minnesota
Torrens Property

GENERAL NOTES

- | | |
|---|--|
| SURVEYOR:
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505 | OWNER/DEVELOPER:
Saint Paul Port Authority
400 Wabasha Street N
Saint Paul, MN 55102
651-224-5686 |
|---|--|
- Prepared December 09, 2022.
 - The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 2200 Larpeur Avenue E, Saint Paul, MN 55109.
 - The bearings for this survey are based on the Ramsey County Coordinate System NAD 83.
 - This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27123C0110G, Community Panel No. 2752480110G, effective date of 06/04/10.
 - The field work was completed on 11/04/21.

ZONING INFORMATION

Current Zoning: T1M - Traditional Neighborhood District Master Plan; T3M - Traditional Neighborhood District Master Plan; & ITM - Transitional Industrial District Master Plan

Per Resolution-Public Hearing: RES PH 22-128 and Ordinance: Ord 22-24, setbacks are per a Hillcrest Master Plan Draft.

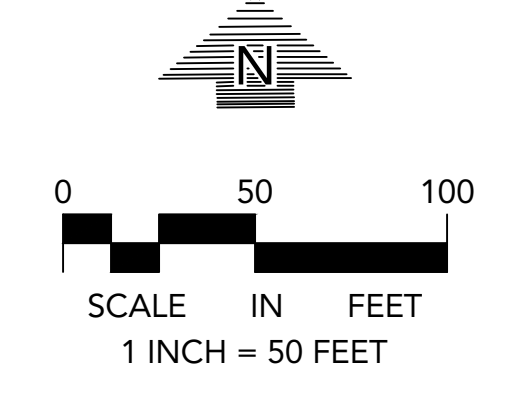
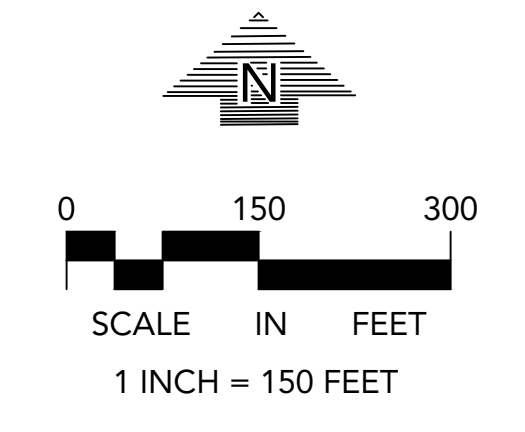
Several variables contribute to a parcel's developable area, including the type and height of proposed buildings. Given the preliminary nature of development decisions, reasonable assumptions have been made to reduce variables. Assumptions are noted throughout.

- T1 zoning**
- covenants
 - 24' setback on all row-adjacent property lines.
 - this is the only deviation from typical zoning setback parameters.
 - zoning
 - single-family
 - front yard setback - 15' min., 25' max.
 - side yard setback - rule "k" (6')
 - rear yard setback - 15'
 - duplex and townhomes
 - front yard setback - 10' min., 25' max.
 - side yard setback - rule "k" (6')
 - rear yard setback - 15'
 - multi-family (shown on plan, as this is the most flexible set of requirements)
 - front yard setback - 10' min., 25' max.
 - side yard setback - rule "k" (6' assumed)
 - rear yard setback - rule "k" (6' assumed)
- T3 zoning**
- no deviations from typical zoning
 - zoning (assumed multi-family building setback requirements will be used)
 - front yard setback - 10' min., 25' max.
 - side yard setback - rule "k" (6')
 - rear yard setback - rule "k" (6')
- IT zoning**
- master plan
 - 25' landscape buffer along howard
 - covenants
 - 25' landscape buffer on all public-facing property lines
 - 25' landscape buffer on all district stormwater corridors, in that case, the 4' minimum yard setback from zoning code applies.
 - 15' landscape buffer along trails/publicly accessible areas
 - zoning
 - front yard setback
 - rule "c" - if across the street from a required front yard from a different kind of zoning designation, use that setback distance.
 - rule "d" - n/a, refers to parkway r.o.w. adjacency
 - rule "f" - loading/unloading not allowed in any front, side, or rear yards.
 - yard setback - min. 4'
 - side yard setback
 - rule "e" - 6' side/rear yard next to adjacent residential uses. no side/rear yard required (other than those from building code) next to adjacent industrial uses.
 - rule "f" - loading/unloading not allowed in any front, side, or rear yards.
 - yard setback - min. 4'
 - rear yard setback
 - rule "e" - 6' side/rear yard next to adjacent residential uses. no side/rear yard required (other than those from building code) next to adjacent industrial uses.
 - rule "f" - loading/unloading not allowed in any front, side, or rear yards.
 - yard setback - min. 4'

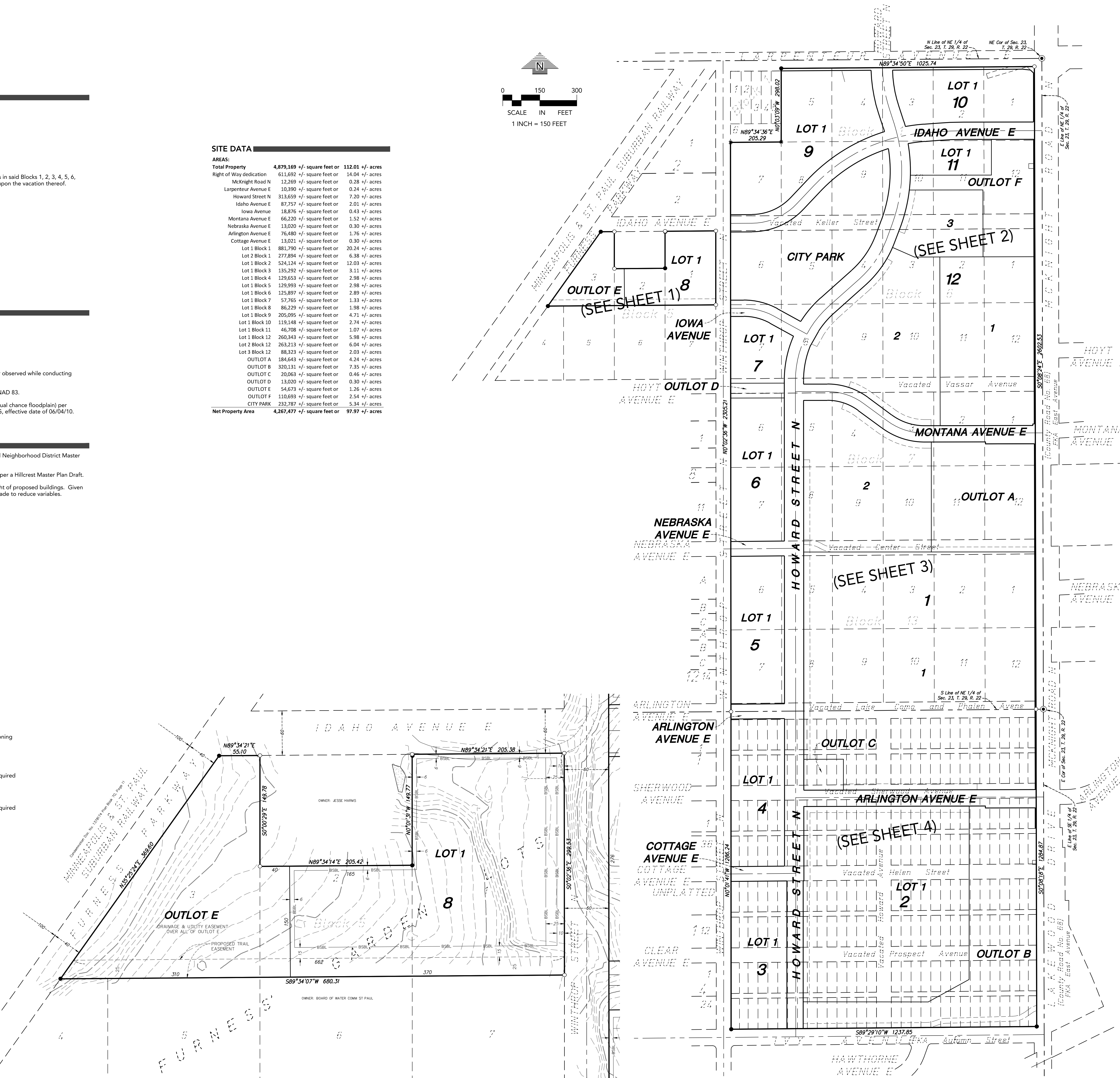
SITE DATA

AREAS:

Total Property	4,879,169 +/- square feet or 112.01 +/- acres
Right of Way dedication	611,692 +/- square feet or 14.04 +/- acres
McKnight Road N	12,269 +/- square feet or 0.28 +/- acres
Larpeur Avenue E	10,390 +/- square feet or 0.24 +/- acres
Howard Street N	313,659 +/- square feet or 7.20 +/- acres
Idaho Avenue E	87,757 +/- square feet or 2.01 +/- acres
Iowa Avenue	18,876 +/- square feet or 0.43 +/- acres
Montana Avenue E	66,220 +/- square feet or 1.52 +/- acres
Nebraska Avenue E	13,020 +/- square feet or 0.30 +/- acres
Arlington Avenue E	76,480 +/- square feet or 1.76 +/- acres
Cottage Avenue E	13,021 +/- square feet or 0.30 +/- acres
Lot 1 Block 1	881,790 +/- square feet or 20.24 +/- acres
Lot 2 Block 1	277,894 +/- square feet or 6.38 +/- acres
Lot 1 Block 2	524,124 +/- square feet or 12.03 +/- acres
Lot 1 Block 3	135,292 +/- square feet or 3.11 +/- acres
Lot 1 Block 4	129,653 +/- square feet or 2.98 +/- acres
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Lot 3 Block 12	88,323 +/- square feet or 2.03 +/- acres
OUTLOT A	184,643 +/- square feet or 4.24 +/- acres
OUTLOT B	320,131 +/- square feet or 7.35 +/- acres
OUTLOT C	20,063 +/- square feet or 0.46 +/- acres
OUTLOT D	13,020 +/- square feet or 0.30 +/- acres
OUTLOT E	54,673 +/- square feet or 1.26 +/- acres
OUTLOT F	110,693 +/- square feet or 2.54 +/- acres
CITY PARK	232,787 +/- square feet or 5.34 +/- acres
Net Property Area	4,267,477 +/- square feet or 97.97 +/- acres



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CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by 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 for 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 field of the project meeting such revisions, additions, deletions and the only valid field revisions and deletions shall be those approved by the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

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04/27/23	PLAT REVISED
05/22/23	PLAT REVISED
06/08/23	PLAT REVISED

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.

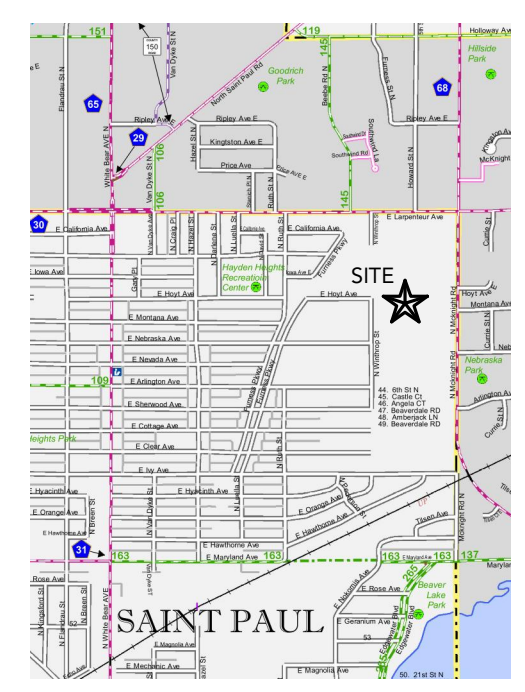
My S. Heston

License No. Max J. Stansowski - PLS 48988
Date 12/12/22

QUALITY CONTROL

Loucks Project No. 9820AD
Project Lead MLS
Drawn By SLS
Checked By SLS
Field Crew SSKS

VICINITY MAP



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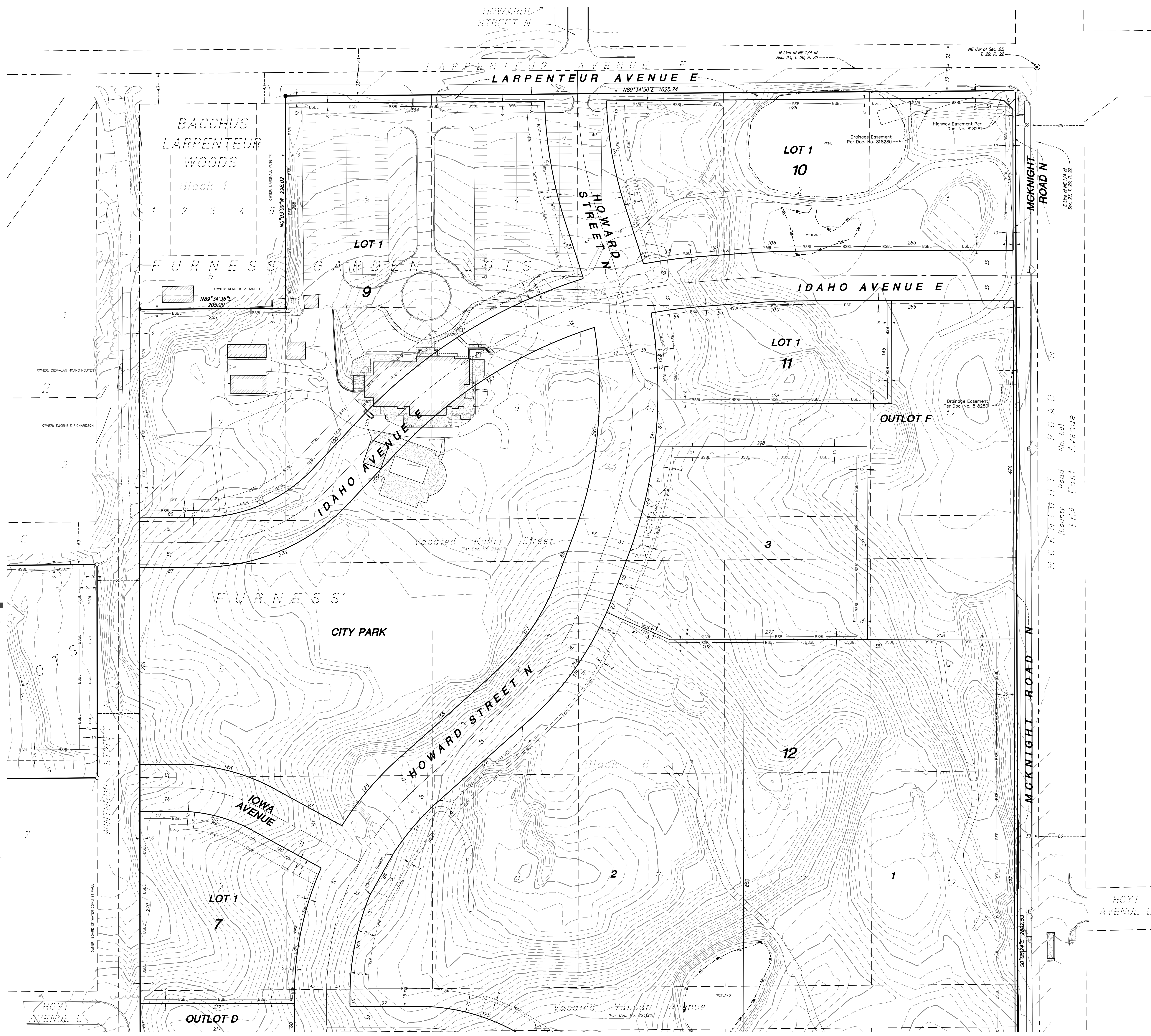
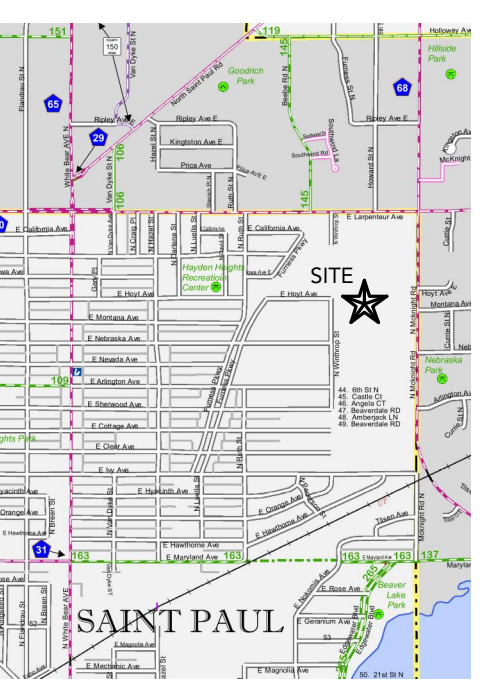
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Michael J. Stansowski
License No. 48988
Date 12/12/22

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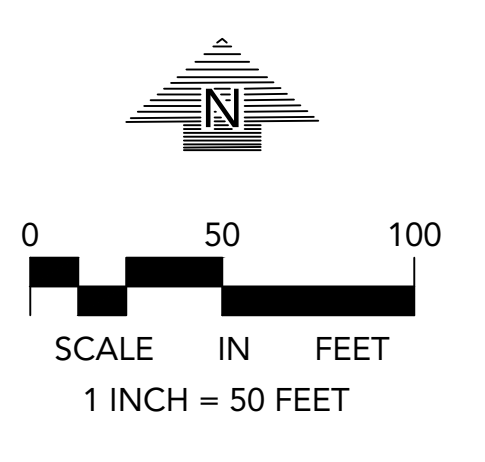
Locks Project No. 98206D
Project Lead MLS
Drawn By SLS
Checked By MSL
Field Crew SKS

VICINITY MAP



SITE DATA

AREAS:		
Total Property	4,879,169 +/- square feet	112.01 +/- acres
Right of Way dedication	611,692 +/- square feet or	14.04 +/- acres
Mcknight Road N	12,269 +/- square feet or	0.28 +/- acres
Larpeleur Avenue E	10,390 +/- square feet or	0.24 +/- acres
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Lot 2 Block 12	263,213 +/- square feet or	6.04 +/- acres
Lot 3 Block 12	88,223 +/- square feet or	2.03 +/- acres
OUTLOT A	184,643 +/- square feet or	4.24 +/- acres
OUTLOT B	320,131 +/- square feet or	7.35 +/- acres
OUTLOT C	20,063 +/- square feet or	0.46 +/- acres
OUTLOT D	13,020 +/- square feet or	0.30 +/- acres
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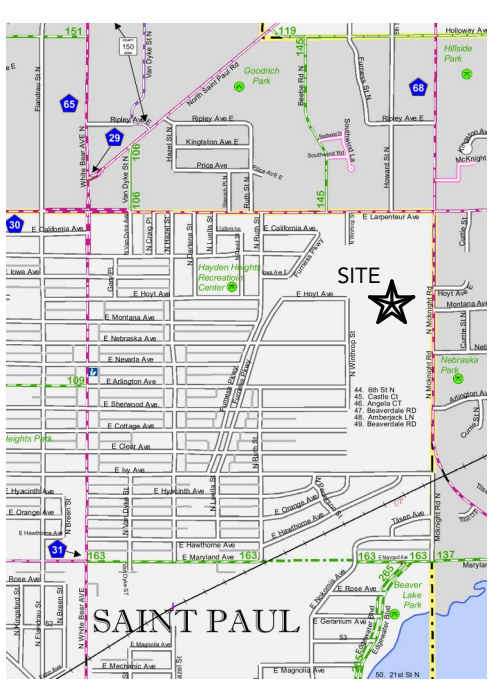
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 Field Crew: SSK

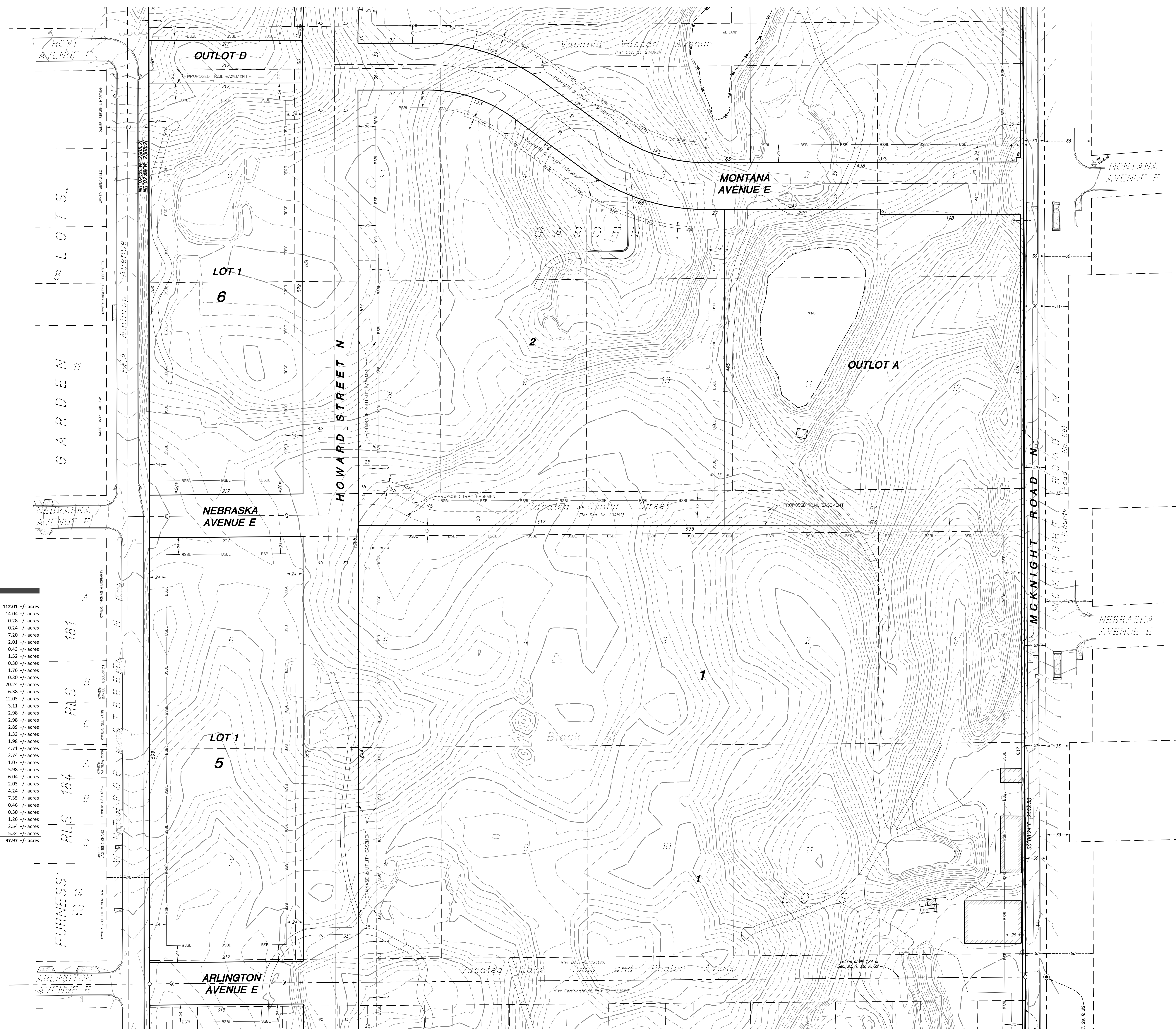
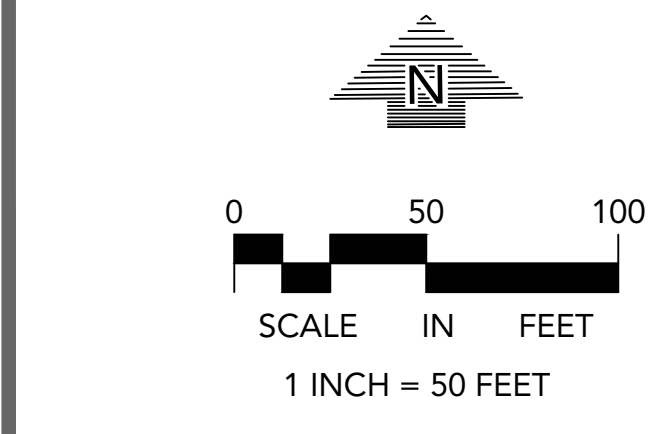
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OUTLOT A	194,943 +/- square feet or 4.44 +/- acres
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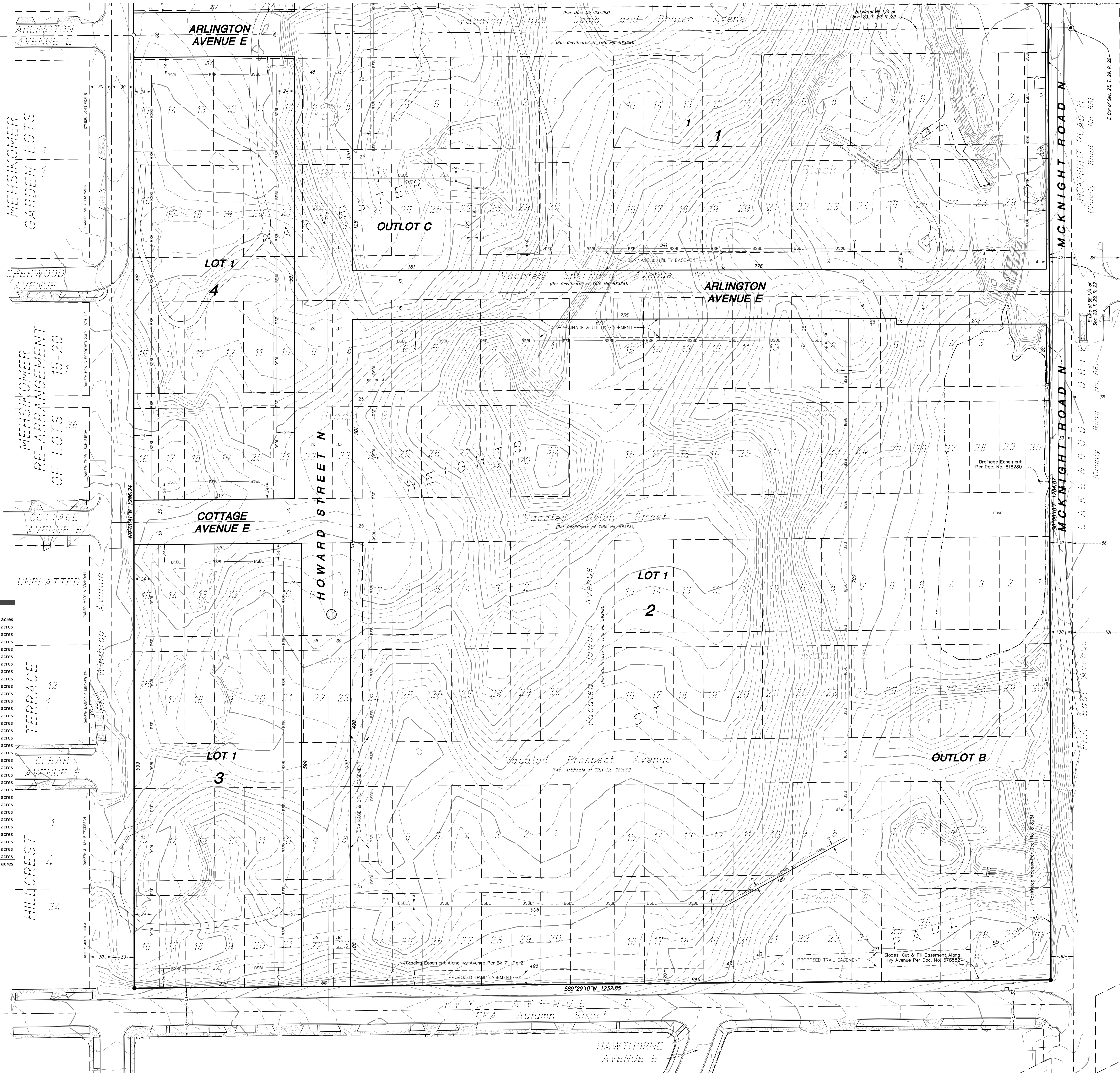
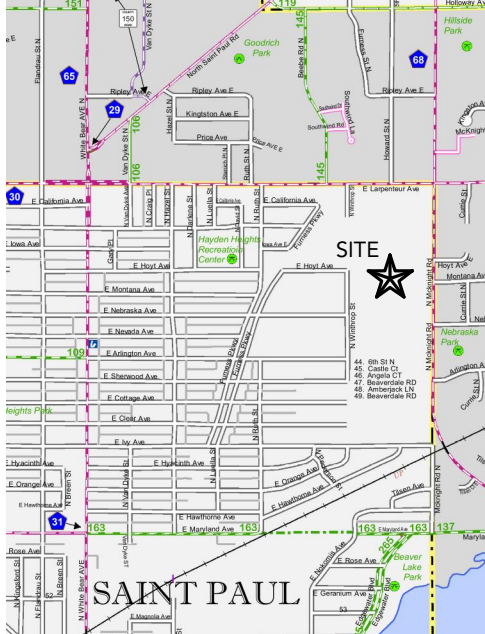
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