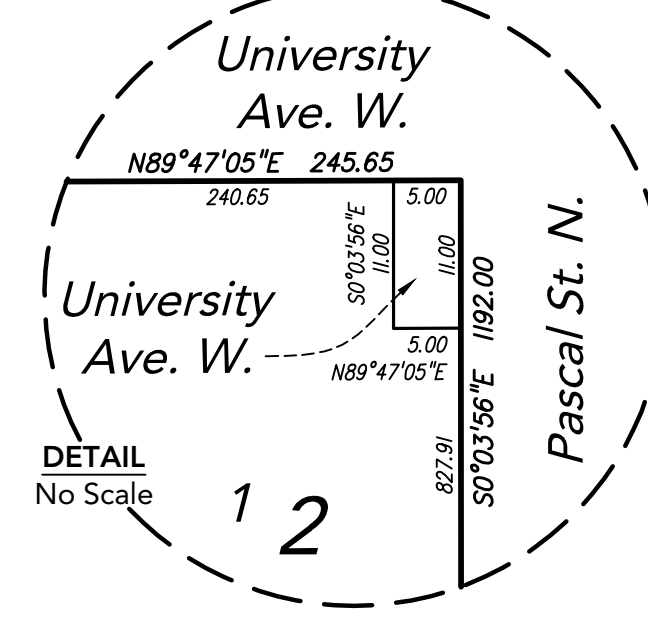
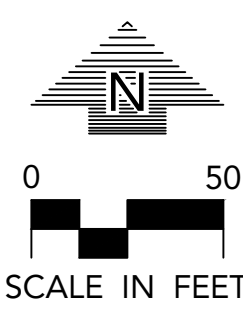


# Preliminary Plat Of: MLS Stadium Development

THE WEST LINE OF W 1/2, SW 1/4, SEC. 34, TWP. 29, RING 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)

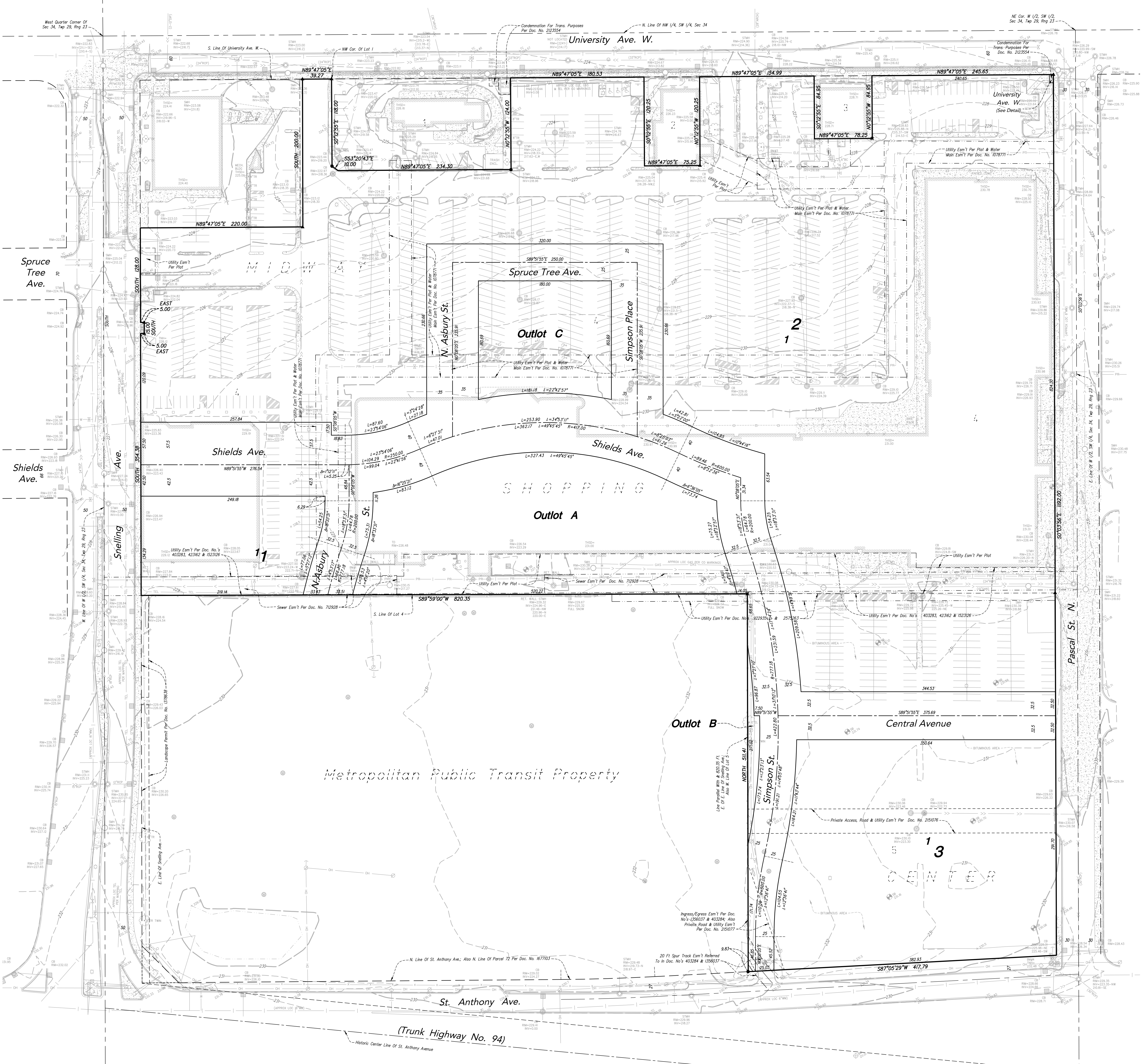
**EXISTING ZONING:**  
 Zone (T-4) Traditional Neighborhood

**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	
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	SANITARY SEWER SERVICE
	WATER SERVICE
	CULVERT
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND TELEPHONE
	OVERHEAD UTILITY
	CHAIN LINK FENCE
	GUARDRAIL
	RETAINING WALL
	TRAFFIC SIGNAL
	CONCRETE CURB
	PAVERS
	CONTOUR
	BLACK CHERRY
	BOXELDER
	ELM
	MISC FRUIT
	TREE (GEN)
	TOP OF CURB
	TOP OF WALL
	ELEV @ THRESHOLD
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	WATER MANHOLE
	HYDRANT
	GATE VALVE
	POWER POLE
	LIGHT POLE
	GUY WIRE
	SIGN
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	ELECTRIC MANHOLE
	GAS VALVE
	TELEPHONE MANHOLE
	ELECTRIC METER
	GAS METER
	HAND HOLE
	ELECTRIC OUTLET
	FIRE CONNECTION
	FLAG POLE
	GUARDPOST
	MONITORING WELL
	TOP OF CURB
	SOIL BORING
	SPOT ELEVATION
	CONIFEROUS TREE
	DECIDUOUS TREE



**MLS Stadium Development**  
 ST. PAUL, MN

**TEGRA Group**  
 801 Nicollet Mall, Suite 1850  
 Minneapolis, MN 55402

**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 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 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 field of the party reading such revisions, additions, or deletions and the party shall remain liable and identify 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*  
 Paul J. McGinley - PLS

License No. 16099  
 Date 4/15/16

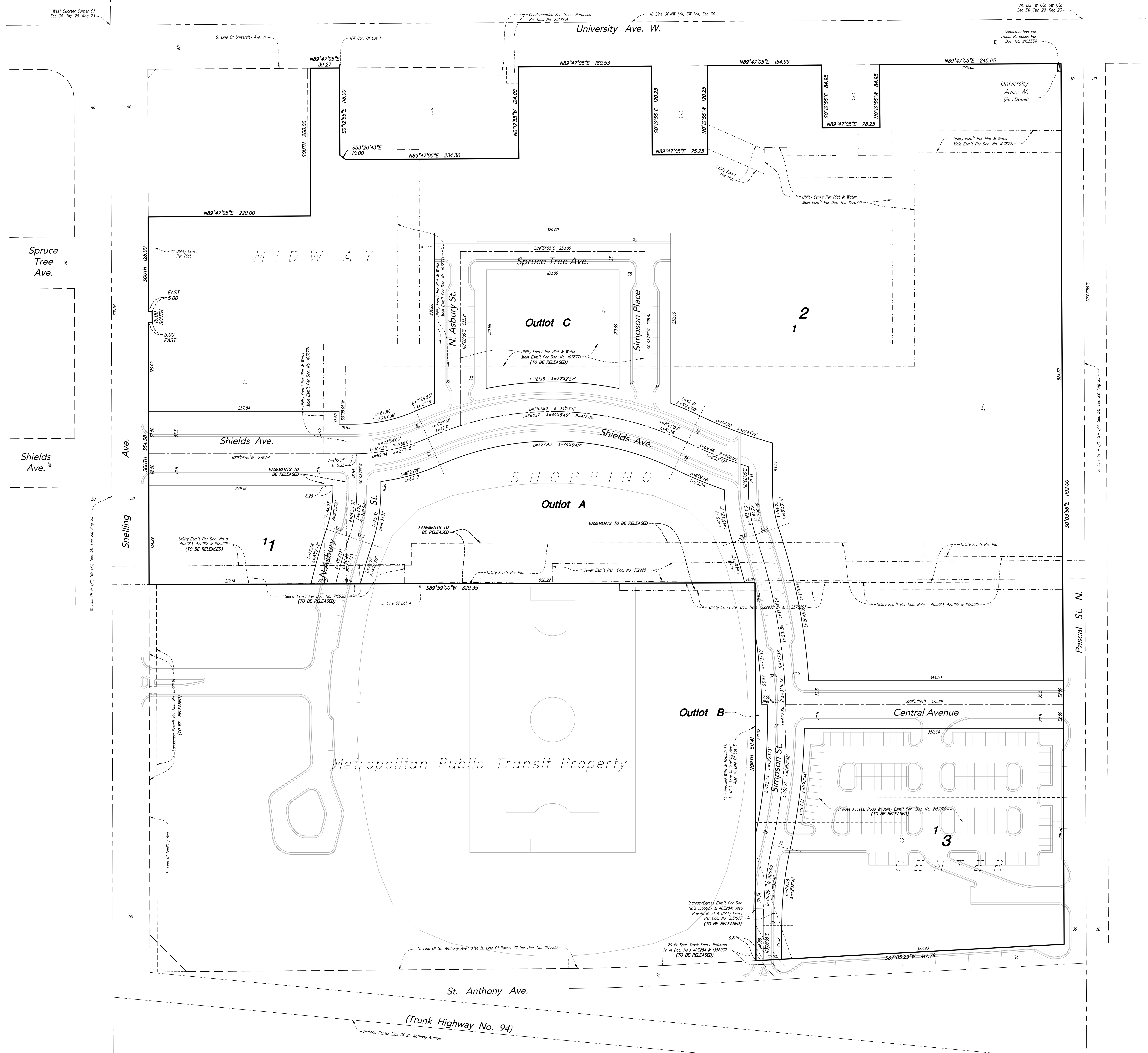
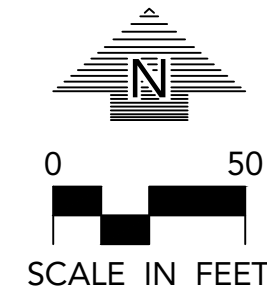
**QUALITY CONTROL**

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



**MLS Stadium  
Development**  
ST. PAUL, MN

TEGRA Group  
801 Nicollet Mall  
Suite 1850  
Minneapolis, MN 55402

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**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. McGivney*  
Paul J. McGivney - PLS  
License No. 16099  
Date

**QUALITY CONTROL**

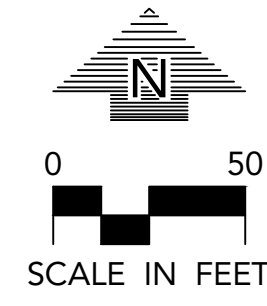
Loucks Project No.	16-028
Project Lead	PJM
Drawn By	SFM
Checked By	PJM
Field Crew	

**VICINITY MAP**

**PRELIMINARY PLAT  
Select Proposed  
Conditions  
(For Reference)**

**2 of 3**

# Preliminary Plat Of: MLS Stadium Development



**LEASE AREAS:**

STADIUM AREA = 359,184± SF or 8.25± AC

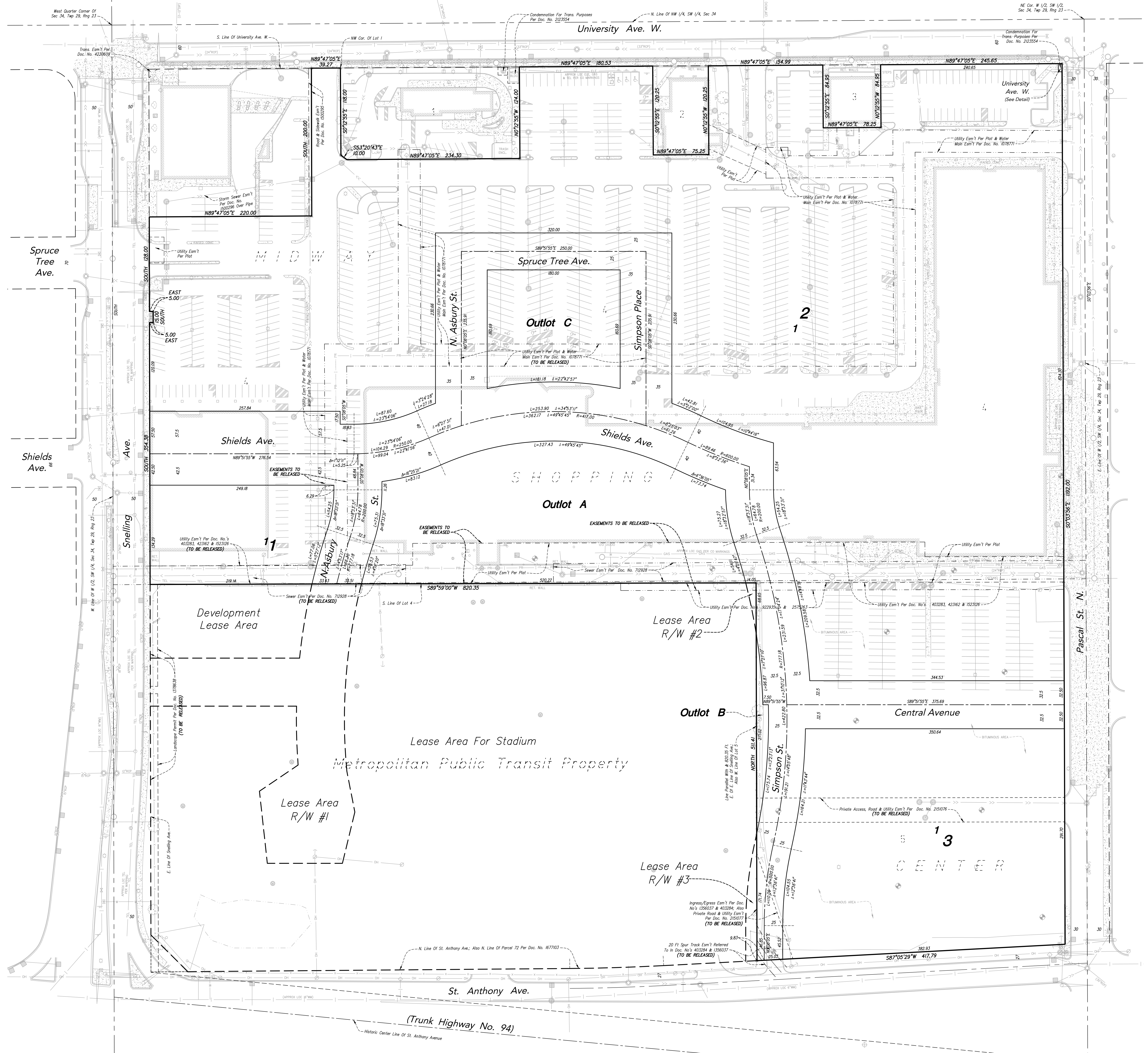
DEVELOPMENT LEASE AREA = 20,964± SF or 0.48± AC

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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**SUBMITTAL/REVISIONS**

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7/20/16	CITY SUBMITTAL

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*Paul J. McGivney*  
Paul J. McGivney - PLS

License No. 16099  
Date 4/15/16

**QUALITY CONTROL**

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

**VICINITY MAP**

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

**3 of 3**