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, 5, 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

1. Prepared December 09, 2022 .
2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 2200 Larpenteur Avenue E, Saint Paul, MN 55109.
3. The bearings for this survey are based on the Ramsey County Coordinate System NAD 83.
4. This property is contained in Zone X (areas 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.
5. 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
2. covenants
2.1. 24' setback on all row-adjacent property lines.
2.2. this is the only deviation from typical zoning setback parameters.
3. zoning
3.1. single-family
3.1.1. front yard setback - 15' min., 25' max.
3.1.2. side yard setback - rule "k" (6')
3.1.3. rear yard setback - 15'
3.2. duplex and townhomes
3.2.1. front yard setback - 10' min., 25' max.
3.2.2. side yard setback - rule "k" (6')
3.2.3. rear yard setback - 15'
3.3. multi-family (shown on plan, as this is the most flexible set of requirements)
3.3.1. front yard setback - 10' min., 25' max.
3.3.2. side yard setback - rule "k" (6' assumed)
3.3.3. rear yard setback - rule "k" (6' assumed)

T3 zoning
4. no deviations from typical zoning
5. zoning (assumed multi-family building setback requirements will be used)
5.1. front yard setback - 10' min., 25' max.
5.2. side yard setback - rule "k" (6')
5.3. rear yard setback - rule "k" (6')

IT zoning
6. master plan
6.1. 25' landscape buffer along howard
7. covenants
7.1. 25' landscape buffer on all public-facing property lines
7.1.1. this buffer is not needed next to district stormwater corridors. in that case, the 4' minimum yard setback from zoning code applies.
7.2. 15' landscape buffer along trails/publicly accessible areas
8. zoning
8.1. front yard setback
8.1.1. rule "c" - if across the street from a required front yard from a different kind of zoning designation, use that setback distance.
8.1.2. rule "d" - n/a, refers to parkway r.o.w. adjacency
8.1.3. rule "f" - loading/unloading not allowed in any front, side, or rear yards.
8.1.4. yard setback - min. 4'
8.2. side yard setback
8.2.1. 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.
8.2.2. rule "f" - loading/unloading not allowed in any front, side, or rear yards.
8.2.3. yard setback - min. 4'
8.3. rear yard setback
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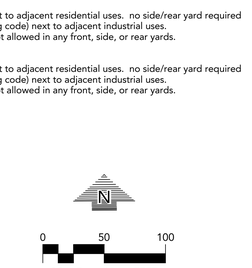
8.3.3. yard setback - min. 4'



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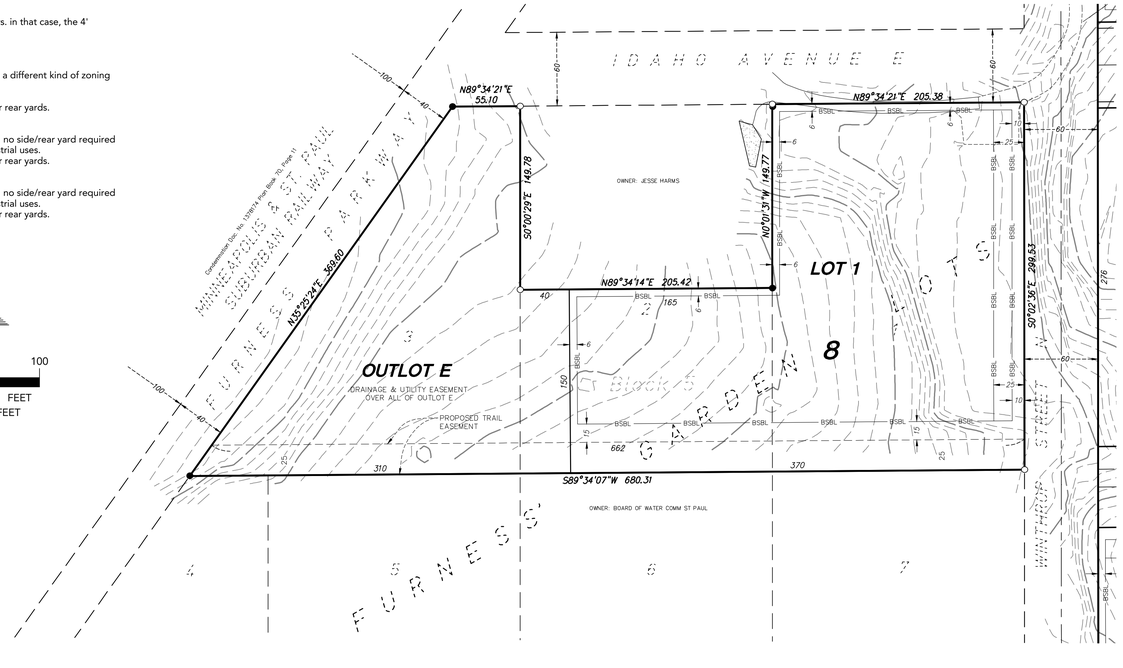

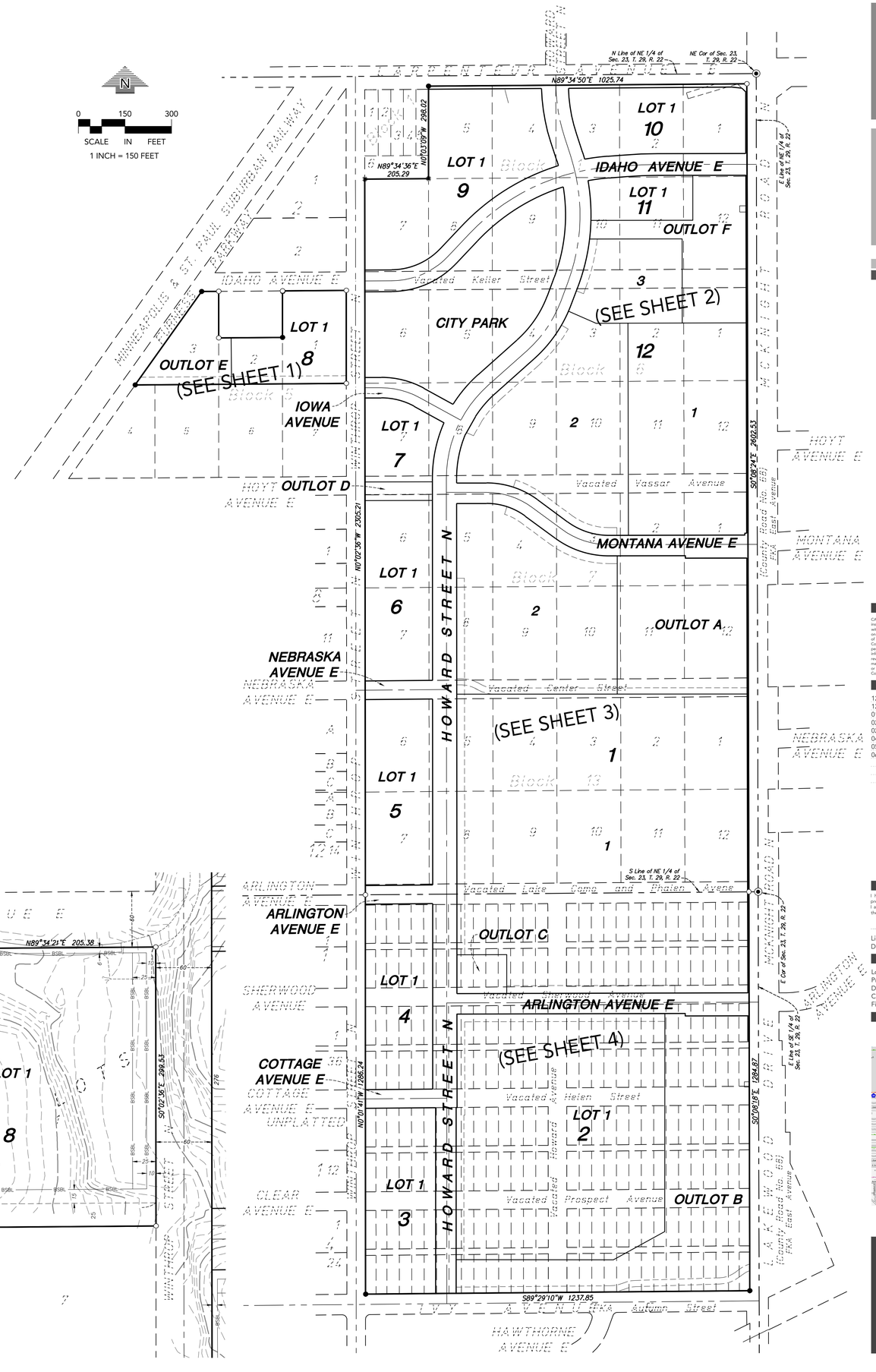

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05/22/23	PLAT REVISED
06/08/23	PLAT REVISED

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.

Max L. Stanislowski - PLS
License No. 48988
Date 12/12/22

QUALITY CONTROL

Loucks Project No.	9820 6D
Project Lead	MLS
Drawn By	SLS
Checked By	MLS
Field Crew	SKS

VICINITY MAP

PRELIMINARY PLAT OF THE HEIGHTS

1 OF 4

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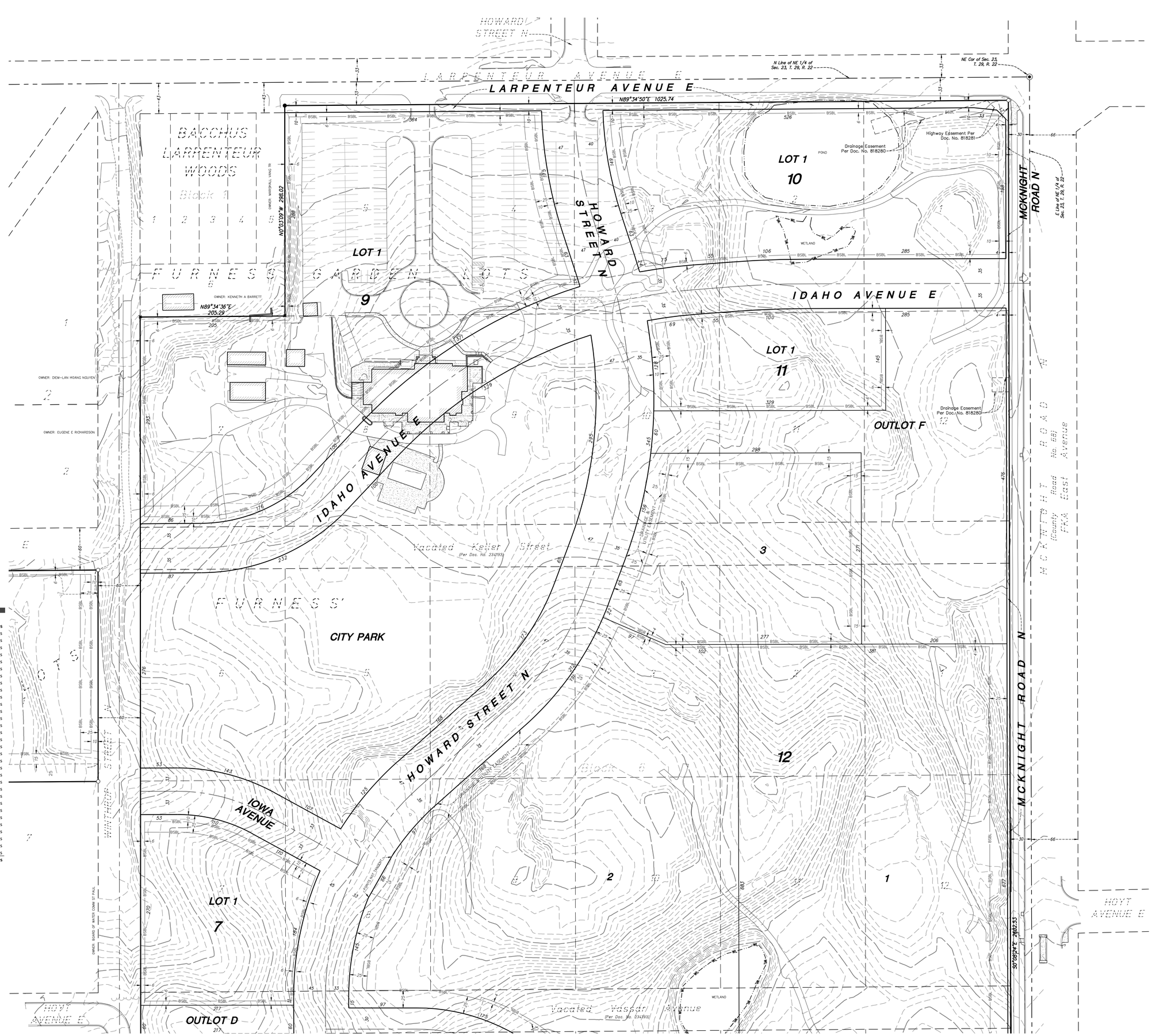

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SCALE IN FEET

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Max L Stanislowski - PLS

License No. 48988

Date 12/12/22

QUALITY CONTROL

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

VICINITY MAP

PRELIMINARY PLAT OF THE HEIGHTS

2 OF 4

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Max L. Stanislowski - PLS

License No. 48988
Date 12/12/22

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

VICINITY MAP

PRELIMINARY PLAT OF THE HEIGHTS
3 OF 4

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Date	12/12/22

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Drawn By	SLS
Checked By	MLS
Field Crew	SKS

VICINITY MAP

PRELIMINARY PLAT OF THE HEIGHTS

4 OF 4