

PRELIMINARY PLAT FOR: Kaeding Management Group, LLC

LEGAL DESCRIPTION:

- Parcel A:** The East 75 feet of Lot 1, Block 2, Samuel Leeche's Addition to St. Paul, Ramsey County, Minnesota.
- Parcel B:** Lot 1, except the East 75 feet thereof and all of Lot 2, Block 2, Samuel Leeche's Addition to St. Paul, Ramsey County, Minnesota.
- Parcel C:** Lot 3, Block 2, Samuel Leeche's Addition to St. Paul, Ramsey County, Minnesota.
- Parcel D:** Lot 12, Block 2, Samuel Leeche's Addition to St. Paul, Ramsey County, Minnesota.
- Parcel E:** The South 40 feet of Lot 13, Block 2, Samuel Leeche's Addition to St. Paul, Ramsey County, Minnesota, except the East 62.5 feet thereof, and also excepting therefrom that part conveyed to the City of Saint Paul by deed filed December 21, 1887, in Book 193 of Deeds, Page 380.
- Parcel F:** The West 40 feet of the East 62.5 feet of Lots 13 and 14, Block 2, Samuel Leeche's Addition to St. Paul, Ramsey County, Minnesota.
- Parcel G:** The East 22.5 feet of Lots 13 and 14, Block 2, Samuel Leeche's Addition to St. Paul, Ramsey County, Minnesota.
- Vacated Alley:** All that part of the alley located in Block 2, Samuel Leeche's Addition to St. Paul, Ramsey County, Minnesota lying northerly of a line drawn from the southeast corner of Lot 12 to the southwest corner of Lot 3, Block 2, Samuel Leeche's Addition to St. Paul.

Abstract Property
Ramsey County, Minnesota

NOTES:

- The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-96 Adj).
- The total area of the property described herein is 49,166 square feet or 1,12870 acres.
- The legal description and easement information used in the preparation of this survey is based on the 2nd Edition of the Minnesota Code of Ordinances, Chapter 66A.01, for First American Title Insurance Company, Commitment No. 534096 dated February 12, 2016 at 8:00 am.
- Existing utilities, services and underground structures shown herein were located either physically, from aerial photography or by other means. The location of any underground utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The property described hereon lies within Flood Zone X (areas determined to be outside of the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27123 C 0103 G, dated June 4, 2010.
- SITE BENCHMARK:** Top nut of hydrant Southwest quadrant of Grand Avenue and Leech Street Elevation = 784.94 feet.

PROPOSED LEGAL DESCRIPTION:

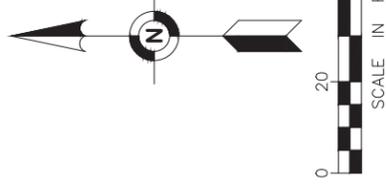
Lot 1, Block 1, HOTEL ADDITION is 38,261 square feet or 0.87835 acres.
Lot 2, Block 1, HOTEL ADDITION is 3,242 square feet or 0.07443 acres.
Outlot A, HOTEL ADDITION is 7,663 square feet or 0.17592 acres.

CERTIFICATION:

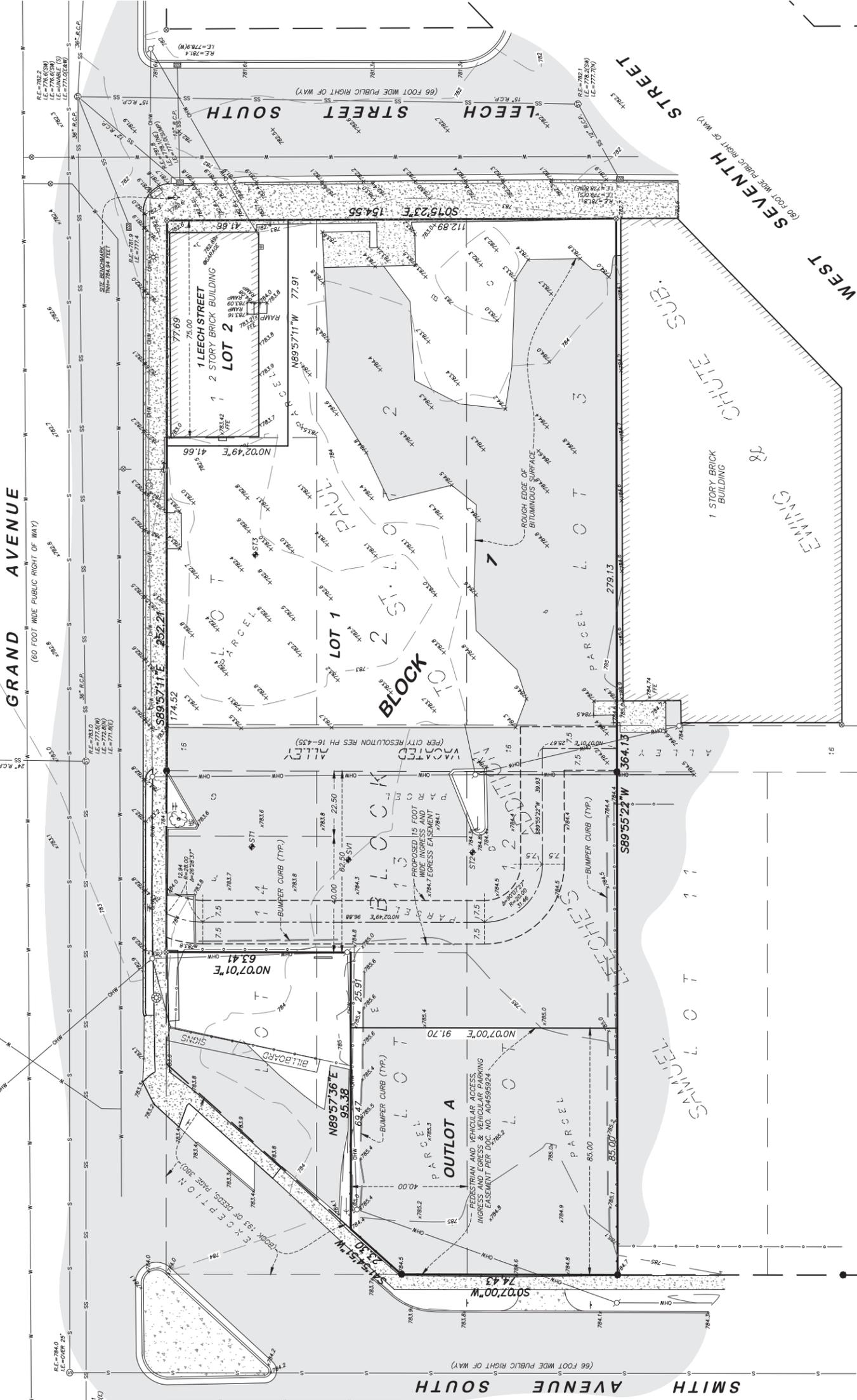
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey, October 28, 2016.
Date of signature, January 13, 2017.

Brent R. Peters
Brent R. Peters
Minnesota License No. 44123



● FOUND IRON MONUMENT
⊗ FOUND PK NAIL



LEGEND:

- ⊗ SANITARY MANHOLE
- ⊗ STORM MANHOLE
- ⊗ MANHOLE
- ⊗ CATCH BASIN
- ⊗ GATE VALVE
- ⊗ HYDRANT
- ⊗ POST INDICATOR VALVE
- UTILITY POLE
- GUY WIRE
- LIGHT
- GAS METER
- COMMUNICATION BOX
- SIGN
- HANDICAPPED PARKING SIGN
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD WIRE
- GAS METER
- SPOT ELEVATION
- BORING

- ▨ BITUMINOUS SURFACE
- ▨ CONCRETE SURFACE

OWNER/SUBDIVIDER

ST. PAUL HOTEL VENTURES, LLC
7900 INTERNATIONAL DRIVE, SUITE 155
BLOOMINGTON, MN 55425
952-229-4433

LAND SURVEYOR

EGAN, FIELD & NOWAK, INC.
1229 TYLER STREET, NORTH EAST
MINNEAPOLIS, MN 55413

REVISIONS

NO.	DATE	DESCRIPTION

FIELDWORK

PAGE	25
CHIEF:	
FM, SW	
DRAWN BY:	BRP
CHECKED BY:	
FILE NO.	2524

PRELIMINARY PLAT

SURVEY FOR:

Kaeding Management Group, LLC

PROPERTY ADDRESS:

1 & 13 Leech South Street
358 & 362 Smith Avenue South
200, 202 & 206 Grand Avenue
St. Paul, Minnesota 55102



Egan, Field & Nowak, Inc.
Land surveyors since 1872

1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFSURVEY.COM
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