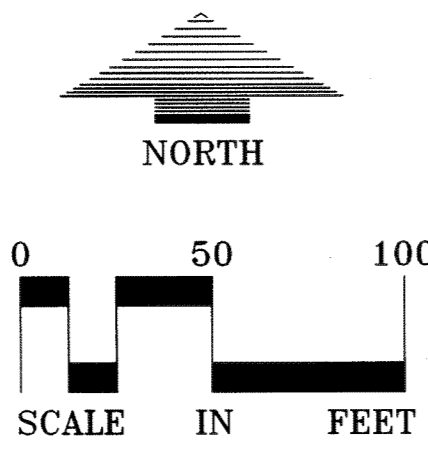


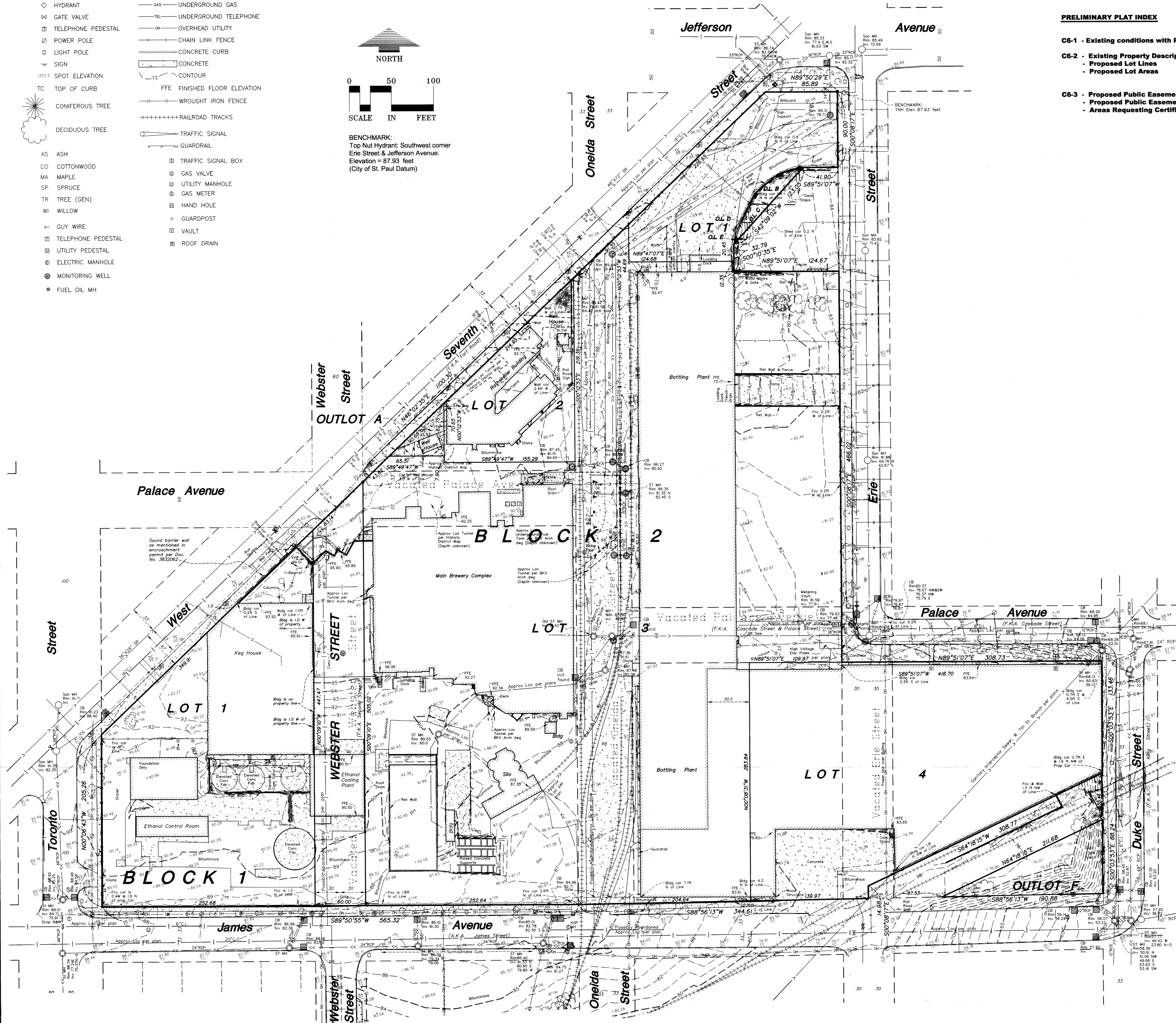
# PRELIMINARY PLAT OF SCHMIDT BREWERY ADDITION (Existing Conditions)

## SURVEY LEGEND - EXISTING CONDITIONS

- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- ◇ HYDRANT
- ◇ GATE VALVE
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE
- ▽ SIGN
- ▽ SPOT ELEVATION
- TC TOP OF CURB
- ☁ CONIFEROUS TREE
- ☁ DECIDUOUS TREE
- AS ASH
- CO COTTONWOOD
- MA MAPLE
- SP SPRUCE
- TR TREE (GEN)
- WI WILLOW
- GUY WIRE
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL
- ELECTRIC MANHOLE
- MONITORING WELL
- FUEL OIL MH
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- CHAIN LINK FENCE
- CONCRETE CURB
- CONCRETE
- CONTOUR
- FFE FINISHED FLOOR ELEVATION
- WROUGHT IRON FENCE
- RAILROAD TRACKS
- TRAFFIC SIGNAL
- GUARDRAIL
- TRAFFIC SIGNAL BOX
- GAS VALVE
- UTILITY MANHOLE
- GAS METER
- HAND HOLE
- GUARDPOST
- VAULT
- ROOF DRAIN



BENCHMARK:  
Top Nut Hydrant Southwest corner  
Erie Street & Jefferson Avenue.  
Elevation = 87.93 feet  
(City of St. Paul Datum)



### PRELIMINARY PLAT INDEX

- C6-1 - Existing conditions with Proposed Lot Lines
- C6-2 - Existing Property Description  
- Proposed Lot Lines  
- Proposed Lot Areas
- C6-3 - Proposed Public Easements to be vacated  
- Proposed Public Easements to be created  
- Areas Requesting Certificates of Intended Non-Use(CINU)

Project Name:  
**Schmidt Brewery  
Housing  
Redevelopment**

Project Location:  
St. Paul, Minnesota

Owner/Developer Name:  
BHGDN, LLC  
301 Carlson Parkway, Suite 275  
Minnetonka, MN 55305

Dominium Development  
2905 Northwest Blvd., Suite 150  
Plymouth, MN 55441

Fort Road Federation  
974 West 7th Street  
St. Paul, MN 55102

Professional Services:  
**LOUCKS  
ASSOCIATES**  
Planning • Civil Engineering • Land Surveying  
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7200 Hemlock Lane - Suite 300  
Maple Grove, Minnesota 55369  
Telephone: (763) 424-5305  
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S10072-PRE PLAT.DWG/Pre Plat 1

Revisions:

8-02-11	City Submittal
8-15-11	Add Outlot F

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.

*Richard L. Lick*  
Richard L. Lick - PLS  
License No. 35724 Date 5-17-11

Quality Control:  
Project Lead: RLL  
Checked by: RLL  
TMB

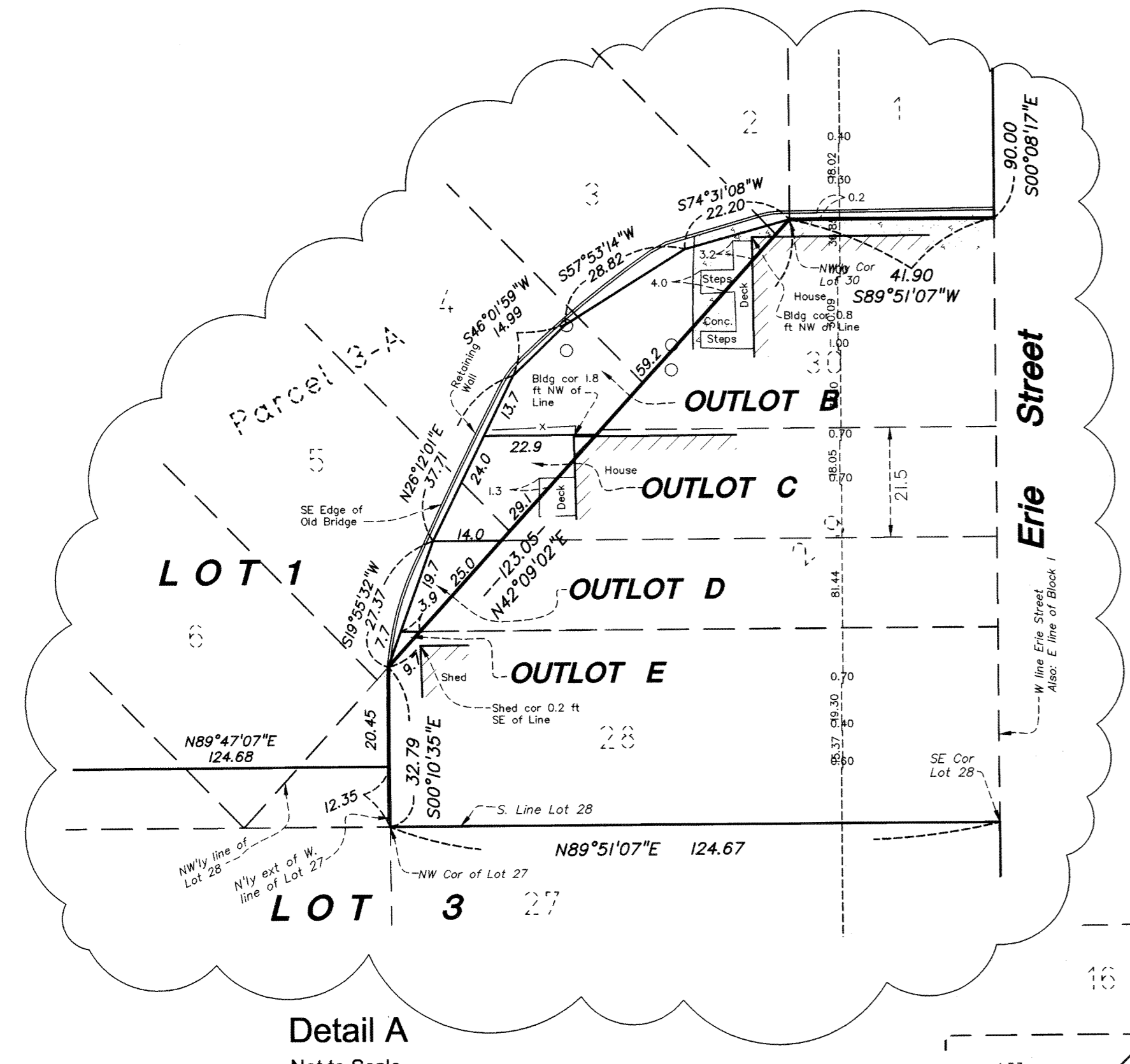
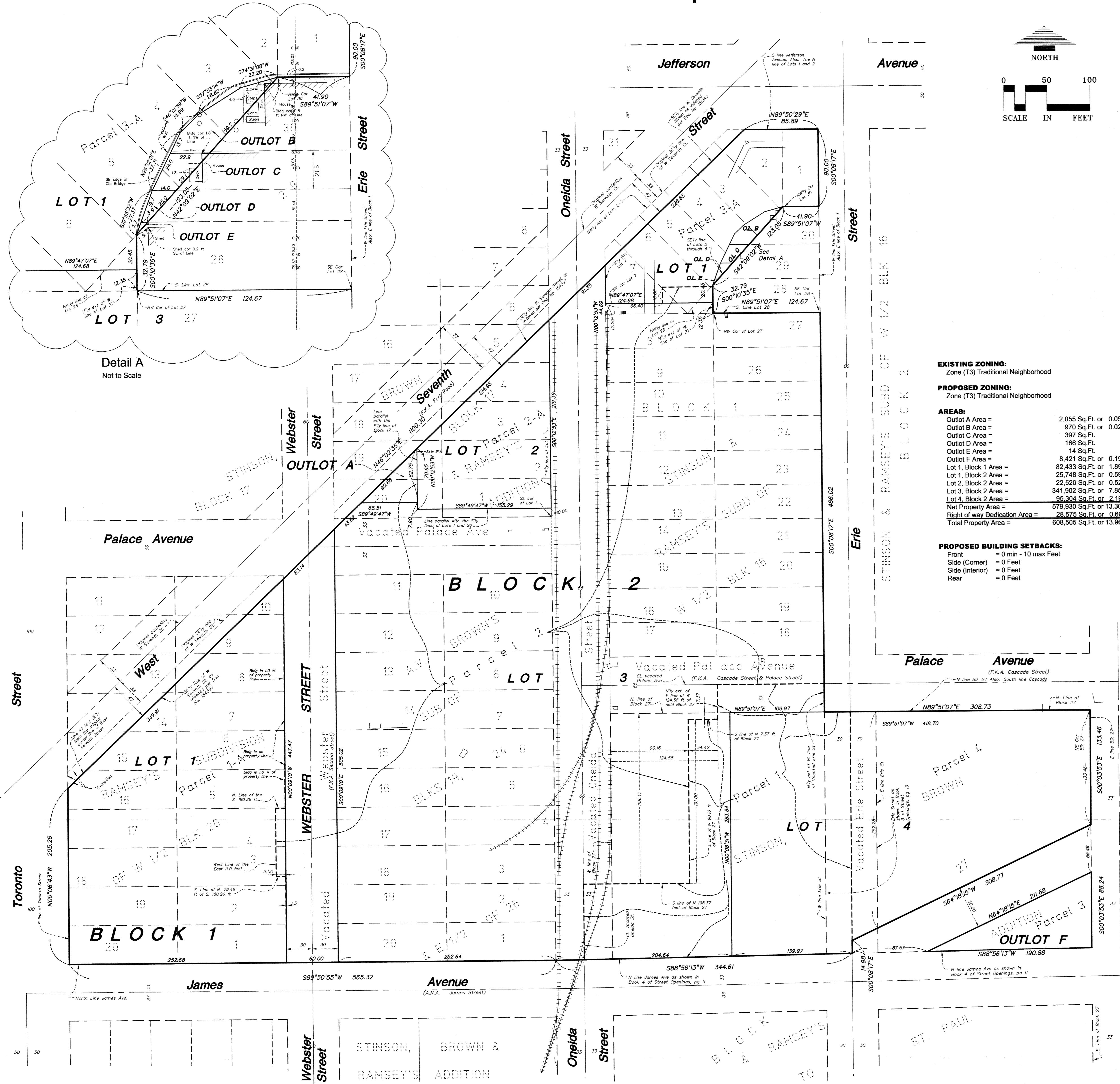


Sheet Title:  
**Preliminary Plat -  
Existing Conditions**

Project No.:  
10072

Sheet No.:  
C6-1

# PRELIMINARY PLAT OF SCHMIDT BREWERY ADDITION (Proposed Lot Lines)



**EXISTING ZONING:**  
Zone (T3) Traditional Neighborhood

**PROPOSED ZONING:**  
Zone (T3) Traditional Neighborhood

**AREAS:**

Outlot A Area =	2,055 Sq.Ft. or 0.05 Acres
Outlot B Area =	970 Sq.Ft. or 0.02 Acres
Outlot C Area =	397 Sq.Ft.
Outlot D Area =	166 Sq.Ft.
Outlot E Area =	14 Sq.Ft.
Outlot F Area =	8,421 Sq.Ft. or 0.19 Acres
Lot 1, Block 1 Area =	82,433 Sq.Ft. or 1.89 Acres
Lot 2, Block 2 Area =	25,748 Sq.Ft. or 0.59 Acres
Lot 3, Block 2 Area =	22,520 Sq.Ft. or 0.52 Acres
Lot 4, Block 2 Area =	341,902 Sq.Ft. or 7.85 Acres
Lot 5, Block 2 Area =	85,304 Sq.Ft. or 2.19 Acres
Net Property Area =	579,930 Sq.Ft. or 13.30 Acres
Right of way Dedication Area =	28,575 Sq.Ft. or 0.66 Acres
Total Property Area =	608,505 Sq.Ft. or 13.96 Acres

**PROPOSED BUILDING SETBACKS:**

Front	= 0 min - 10 max Feet
Side (Corner)	= 0 Feet
Side (Interior)	= 0 Feet
Rear	= 0 Feet

**DESCRIPTION OF PROPERTY**

**Parcel 1:**  
That part of Block 27, Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota, which lies south of the north 198.37 feet thereof, which lies north of the north line of James Avenue as shown in Book 4 of Street Openings, page 11 and which lies west of the west line of Erie Street as shown in Book 3 of Street Openings, page 19.

Together with:  
That part of the south 191.06 feet of the north 198.37 feet of said Block 27, which lies east of the west 90.16 feet thereof and which lies west of the west line of said Erie Street.

Together with:  
That part of the north 7.37 feet of said Block 27, which lies east of the west 124.58 feet thereof and which lies west of the west line of said Erie Street.

Together with:  
That part of the east half of vacated Oneida Street which lies south of the westerly extension of the south line of the north 198.37 feet of said Block 27 and which lies north of the north line of said James Avenue.

Together with:  
That part of the south half of vacated Palace Avenue, formerly known as Cascade Street, which lies east of the northerly extension of the east line of the west 124.58 feet of said Block 27 and which lies west of the northerly extension of the west line of said Erie Street.

Together with:  
That part of the west half of vacated Erie Street as shown in Book 3 of Street Openings, page 19, which lies southerly of the easterly extension of the north line of said Block 27 and which lies northerly of the north line of said James Avenue.

**Parcel 2:**  
Those parts of Lots 1, 19 and 20 all in Block 17, Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota, which lie southeasterly of the southeasterly line of West 7th Street and which lie southerly and westerly of the following described line:  
Commencing at the southeast corner of said Lot 1; thence northerly, along the easterly line of said Lot 1, a distance of 10.00 feet to the point of beginning of the line to be described; thence westerly, parallel with the southerly lines of said Lots 1 and 20, a distance of 155.29 feet; thence northerly, parallel with the easterly line of said Block 17, to the southeasterly line of said West 7th Street and said line there terminating.

Together with that part of the North half of vacated Palace Avenue (formerly Palace Street) lying West of the Southerly extension of the East line of Lot 1, said Block 17, and lying Southeast of the Southeasterly line of West 7th Street, and also together with the part of the West half of vacated Oneida Street lying North of the centerline of said vacated Palace Avenue and Southeast of the Southeasterly line of West 7th Street.

Together with:  
Those parts of Lots 1 through 20 Inclusive, Block 28, A.V. Brown's Subdivision of Blocks 19, 24 and the East Half of 26, Stinson, Brown & Ramsey's Addition to Saint Paul, Ramsey County, Minnesota, together with that part of the South half of vacated Palace Avenue (formerly Palace Street) lying between the Northerly extensions of the East line of Lot 10 and the West line of Lot 11 in said Block 26, and together with that part of the full 60 foot width of vacated Webster Street lying South of the centerline of said vacated Palace Avenue and Southeast of the Southeasterly right of way of West 7th Street and northerly of the North line of James Avenue, and together with that part of the West half of vacated Oneida Street lying South of the centerline of said vacated Palace Avenue and lying North of the North line of James Avenue.

Together with:  
The North 79.46 feet of the South 180.26 feet of the East 11.00 feet of Lots 1 through 5, Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition to St. Paul, Ramsey County, Minnesota.

Together with:  
Those parts of the following described property:  
Lots 5, 6 and 7, Block 1, Stinson and Ramsey's Sub-division of the West Half of Block 16 of Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota and that part of Lot 28, said Block 1, lying Westerly of the West line of Lot 27 in said Block 1 extended in a straight line Northerly across said Lot 28, Block 1; except that part taken for widening West 7th Street.

Which lie southerly of a line described as commencing at the southwest corner of said Lot 7; thence northerly, along the westerly line of said Lot 7, a distance of 12.29 feet to the point of beginning of the line to be described; thence easterly, deflecting to the right 90 degrees 00 minutes 00 seconds, a distance of 66.40 feet; thence northerly, deflecting to the left 90 degrees 00 minutes 00 seconds, a distance of 18.80 feet; thence easterly, deflecting to the right 90 degrees 00 minutes 00 seconds to the easterly line of said Block 1, and said line there terminating.

Together with:  
Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27, Block 1, Stinson and Ramsey's Sub-division of the West Half of Block 16 of Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota, together with that part of the West half of vacated Oneida Street (formerly Cascade Street) lying between the Northerly extensions of the West line of said Block 27 and the East line of the West 124.58 feet thereof, and together with that part of the East half of vacated Oneida Street lying South of the centerline of said vacated Palace Avenue and North of the Westery extension of the South line of the North 198.37 feet of said Block 27.

Together with:  
The North 198.37 feet of the West 90.16 feet and the North 7.37 feet of the East 34.42 feet of the West 124.58 feet of Block 27, Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota, together with that part of the South half of vacated Palace Avenue (formerly Cascade Street) lying between the Northerly extensions of the West line of said Block 27 and the East line of the West 124.58 feet thereof, and together with that part of the East half of vacated Oneida Street lying South of the centerline of said vacated Palace Avenue and North of the Westery extension of the South line of the North 198.37 feet of said Block 27.

**Parcel 3:**  
That part of Block 27, Stinson, Brown and Ramsey's Addition to Saint Paul, lying Northerly of James Street as shown in Book 4 of Street Openings, Page 11, and lying Southeasterly of a line which is 50 feet Southeasterly of, as measured at right angles to and parallel with, the following described line: Beginning at a point on the East line of said Block 27, 133.46 feet South of the Northeast corner thereof; thence Southwesterly to a point in the Easterly line of Erie Street as shown in Book 3 of Street Openings, Page 19, a distance of 252.28 feet South of its Intersection with the North line of said Block 27 and there terminating, together with that part of the East half of vacated Erie Street lying South of the South line of Cascade Street, and lying North of the Southwesterly extension of the above described line.

**Parcel 4:**  
That part of Block 27, Stinson, Brown and Ramsey's Addition to Saint Paul, lying Easterly of Erie Street as shown in Book 3 of Street Openings, Page 19, and lying Southeasterly of a line which is 50 feet Southeasterly of, as measured at right angles to and parallel with, the following described line: Beginning at a point on the East line of said Block 27, 133.46 feet South of the Northeast corner thereof; thence Southwesterly to a point in the Easterly line of Erie Street as shown in Book 3 of Street Openings, Page 19, a distance of 252.28 feet South of its Intersection with the North line of said Block 27 and there terminating, together with that part of the East half of vacated Erie Street lying South of the South line of Cascade Street, and lying North of the Southwesterly extension of the above described line.

**Parcel 1-A:**  
Lots 6 and 7 and that part of Lots 8, 9 and 10 lying Southeasterly of the Southeasterly line of West 7th Street. All in Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition to St. Paul, Ramsey County, Minnesota.

Together with:  
All that part of Lots 13, 14 and 15, Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition to St. Paul, Ramsey County, Minnesota, lying Southeasterly of the Southeasterly line of West 7th Street.

Together with:  
Lots 1, 2, 3, 4, 5, 17, 18 and 20, Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition to St. Paul, Ramsey County, Minnesota, excepting therefrom the North 79.46 feet of the South 180.26 feet of the East 11.00 feet of said Lots 1 through 5.

Together with:  
Lot 16, Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition to St. Paul, Ramsey County, Minnesota, except that part lying Southeasterly of West Seventh Street and Northwesterly of a line which is parallel with and 47 feet Southeasterly from the original center line of West 7th Street.

No portion of vacated Webster Street is intended to be included in the above description.

**Parcel 2-A:**  
Commencing at the southeast corner of said Lot 1; thence northerly, along the easterly line of said Lot 1, a distance of 10.00 feet to the point of beginning of the line to be described; thence westerly, parallel with the southerly lines of said Lots 1 and 20, a distance of 155.29 feet; thence northerly, parallel with the easterly line of said Block 17, to the southeasterly line of said West 7th Street and said line there terminating.

**Parcel 3-A:**  
Those parts of the following described property:  
Lots 1, 2, 3, 4, 5, 6 and 7, Block 1, Stinson and Ramsey's Sub-division of the West Half of Block 16 of Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota and that part of Lot 28, said Block 1, lying Westerly of the West line of Lot 27 in said Block 1 extended in a straight line Northerly across said Lot 28, Block 1; except that part taken for widening West 7th Street.

Which lie northerly of a line described as commencing at the southwest corner of said Lot 7; thence northerly, along the westerly line of said Lot 7, a distance of 12.29 feet to the point of beginning of the line to be described; thence easterly, deflecting to the right 90 degrees 00 minutes 00 seconds, a distance of 66.40 feet; thence northerly, deflecting to the left 90 degrees 00 minutes 00 seconds to the easterly line of said Block 1, and said line there terminating.

No portion of vacated Oneida Street is intended to be included in the above description.

Project Name: Schmidt Brewery Housing Redevelopment

St. Paul, Minnesota

Owner/Developer Name: BHGDN, LLC

301 Carlson Parkway, Suite 275  
Minnetonka, MN 55305

Dominium Development  
2905 Northwest Blvd., Suite 150  
Plymouth, MN 55441

Fort Road Federation  
974 West 7th Street  
St. Paul, MN 55102

Professional Services: LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying  
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300  
Maple Grove, Minnesota 55309  
Telephone: (763) 424-5505  
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Revisions:  
8-23-11 City Submittal  
8-15-11 Add Outlot F

Professional Signature:  
Richard L. Luch - PLS  
License No. 26724  
Date 5-17-11

Quality Control:  
TMB  
Checked By: RLL  
Drawn By: TMB  
Project Lead: RLL  
Review Date:

Vicinity Map:  
Jefferson Avenue, Toronto Street, W. Seventh St., Schwaner Rd., Victoria, Randolph

Sheet Title: Preliminary Plat-Proposed Lot Lines

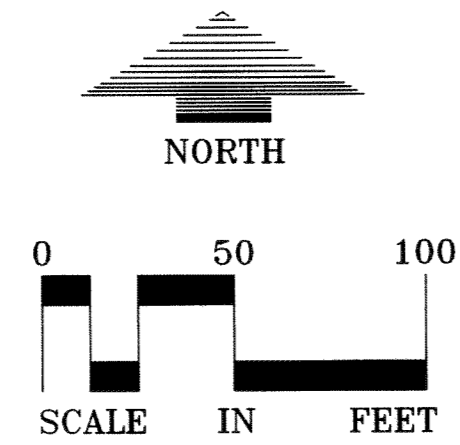
Project No.: 10-072

Sheet No.: C6-2

# PRELIMINARY PLAT OF SCHMIDT BREWERY ADDITION (Easements Release and Proposed Easement Exhibit)

## SURVEY LEGEND - EXISTING CONDITIONS

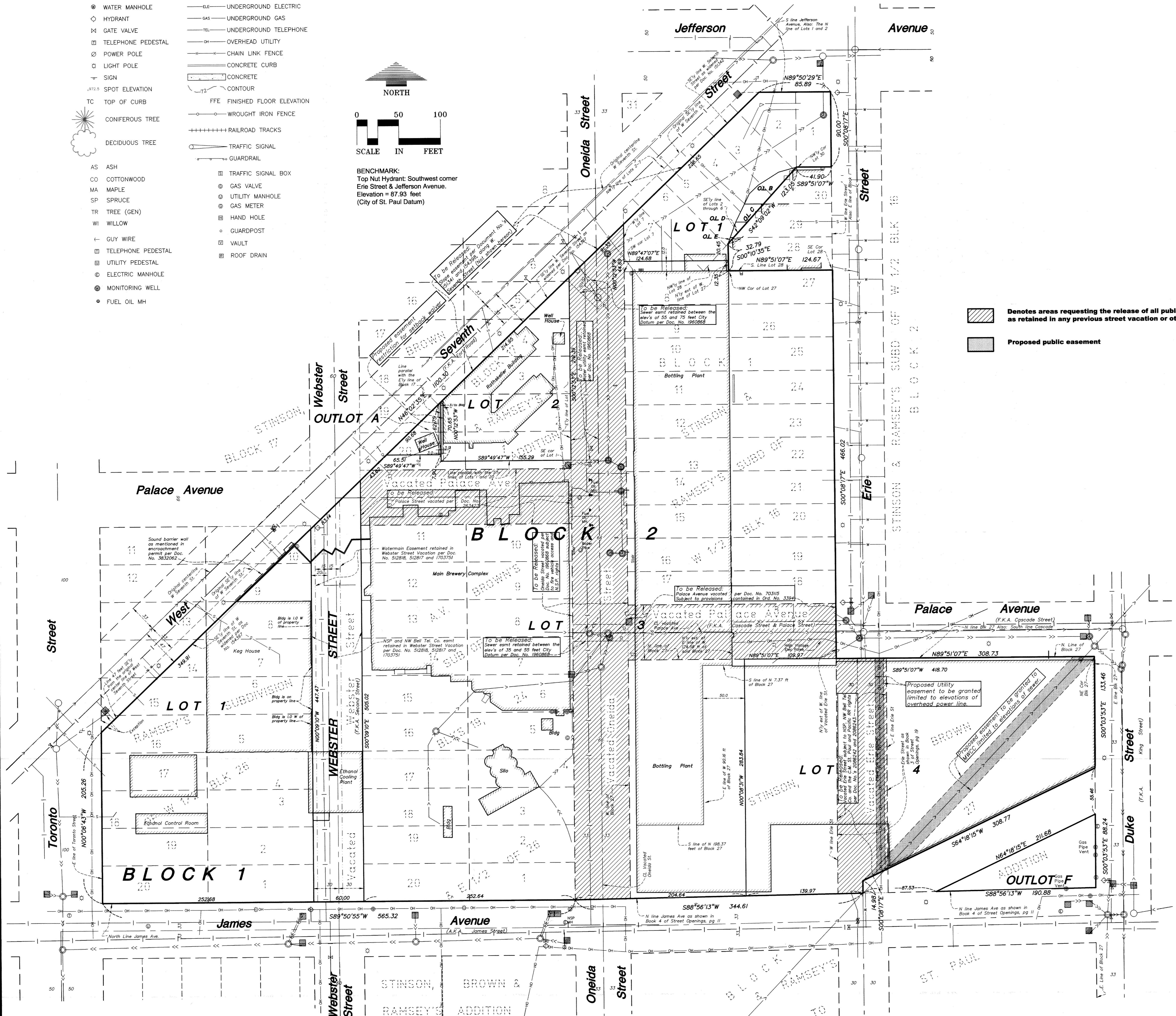
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|----------------------|--------------------------------|
| ● CATCH BASIN        | — STORM SEWER                  |
| ○ STORM MANHOLE      | — SANITARY SEWER               |
| ○ SANITARY MANHOLE   | — WATERMAIN                    |
| ⊗ WATER MANHOLE      | — UNDERGROUND ELECTRIC         |
| ○ HYDRANT            | — UNDERGROUND GAS              |
| ⊕ GATE VALVE         | — UNDERGROUND TELEPHONE        |
| ⊞ TELEPHONE PEDESTAL | — OVERHEAD UTILITY             |
| ○ POWER POLE         | — CHAIN LINK FENCE             |
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| ↑ SIGN               | — CONTOUR                      |
| 72.5 SPOT ELEVATION  | — FFE FINISHED FLOOR ELEVATION |
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| ☁ DECIDUOUS TREE     | — TRAFFIC SIGNAL               |
| AS ASH               | — GUARDRAIL                    |
| CO COTTONWOOD        | ⊞ TRAFFIC SIGNAL BOX           |
| MA MAPLE             | ⊞ GAS VALVE                    |
| SP SPRUCE            | ⊞ UTILITY MANHOLE              |
| TR TREE (GEN)        | ⊞ GAS METER                    |
| WI WILLOW            | ⊞ HAND HOLE                    |
| — GUY WIRE           | ⊞ GUARDPOST                    |
| ⊞ TELEPHONE PEDESTAL | ⊞ VAULT                        |
| ⊞ UTILITY PEDESTAL   | ⊞ ROOF DRAIN                   |
| ⊞ ELECTRIC MANHOLE   |                                |
| ⊞ MONITORING WELL    |                                |
| ⊞ FUEL OIL MH        |                                |



**BENCHMARK:**  
Top Nut Hydrant: Southwest corner  
Erie Street & Jefferson Avenue.  
Elevation = 87.93 feet  
(City of St. Paul Datum)

Denotes areas requesting the release of all public easements as retained in any previous street vacation or otherwise.

Proposed public easement



Project Name:  
**Schmidt Brewery Housing  
Redevelopment**

Owner/Developer Name:  
BHGDN, LLC  
301 Carlson Parkway, Suite 275  
Minnetonka, MN 55305

Dominium Development  
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Revisions:  
8-02-11 City Submittal  
8-04-11 Revised Easement Release Note  
8-15-11 Add Outlot F

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.  
*Richard L. Licht*  
Richard L. Licht - PLS  
License No. 26724 Date: 5-17-11

Quality Control:  
Project Lead: RLL Drawn By: TMB  
Checked By: RLL Review Date:

Vicinity Map:

Sheet Title:  
**Preliminary Plat-  
Easement Release and  
Proposed Easement Exhibit**

Project No.:  
10-072

Sheet No.: