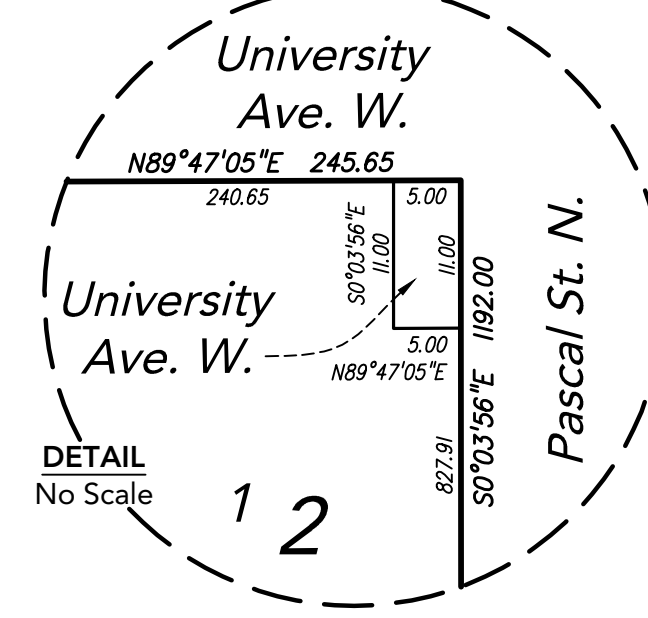
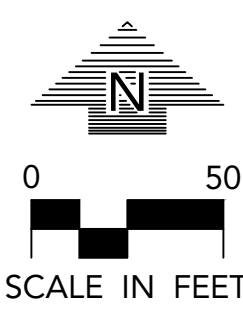


Preliminary Plat Of: MLS Stadium Development

THE WEST LINE OF W 1/2, SW 1/4, SEC. 34, TWP. 29, R. 10, S. 15 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.



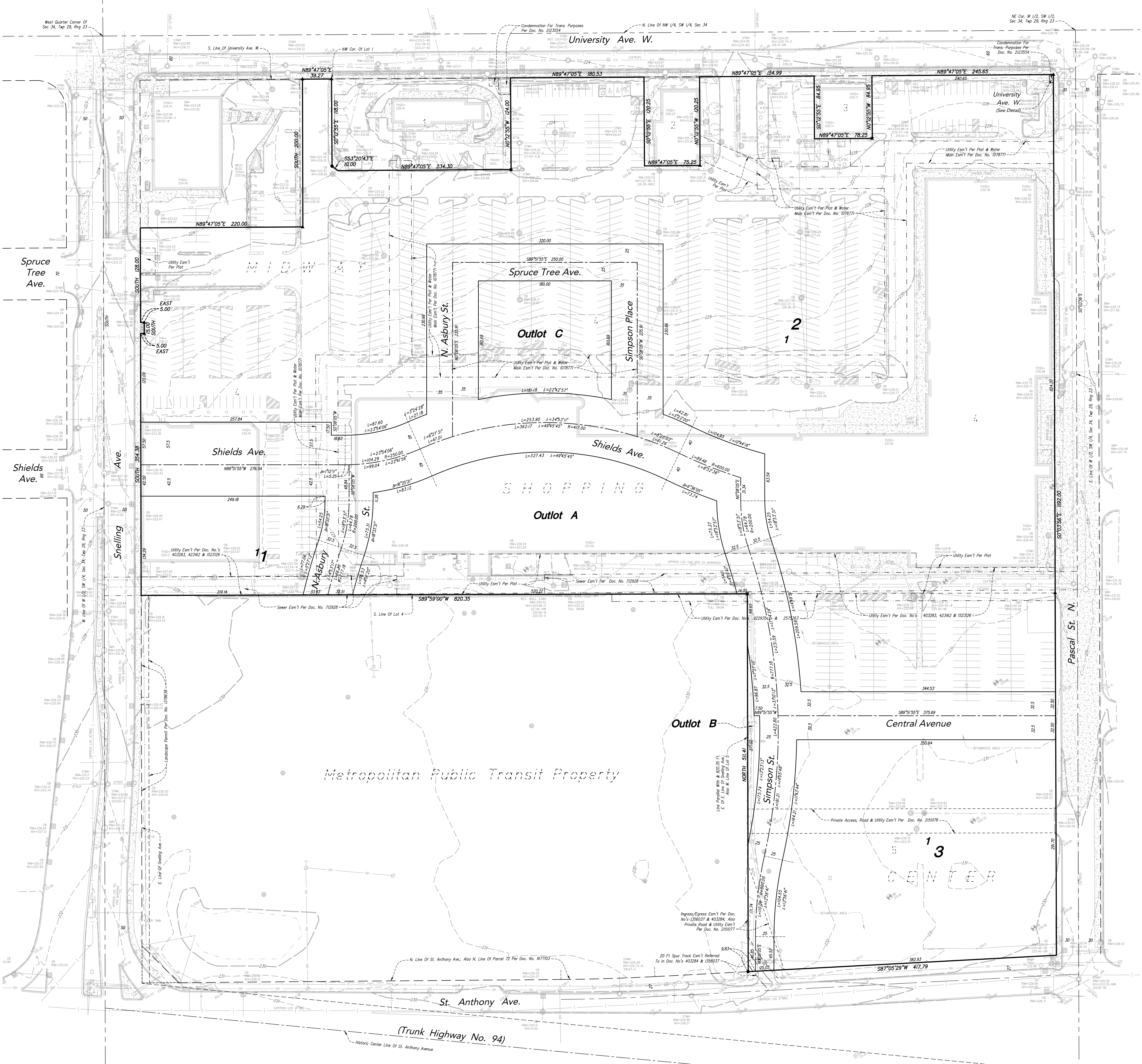
PRELIMINARY PLAT GENERAL NOTES

- 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

- | | | | |
|-------|------------------------|---|----------------------|
| —S— | STORM SEWER | ⊗ | CATCH BASIN |
| —SS— | SANITARY SEWER | ○ | STORM MANHOLE |
| —T— | WATERMAIN | ○ | SANITARY MANHOLE |
| —S— | SANITARY SEWER SERVICE | ○ | WATER MANHOLE |
| —W— | WATER SERVICE | ⊕ | HYDRANT |
| —C— | CULVERT | ⊕ | GATE VALVE |
| —E— | UNDERGROUND ELECTRIC | ⊕ | POWER POLE |
| —G— | UNDERGROUND GAS | ⊕ | LIGHT POLE |
| —TL— | UNDERGROUND TELEPHONE | ⊕ | GUY WIRE |
| —OH— | OVERHEAD UTILITY | ⊕ | SIGN |
| —X— | CHAIN LINK FENCE | ⊕ | ELECTRIC TRANSFORMER |
| —G— | GUARDRAIL | ⊕ | TELEPHONE PEDESTAL |
| —O— | RETAINING WALL | ⊕ | ELECTRIC MANHOLE |
| —T— | TRAFFIC SIGNAL | ⊕ | GAS VALVE |
| —C— | CONCRETE CURB | ⊕ | TELEPHONE MANHOLE |
| —P— | PAVERS | ⊕ | ELECTRIC METER |
| —B— | CONTOUR | ⊕ | GAS METER |
| —BC— | BLACK CHERRY | ⊕ | HAND HOLE |
| —BO— | BOXELDER | ⊕ | ELECTRIC OUTLET |
| —EL— | ELM | ⊕ | FIRE CONNECTION |
| —FR— | MISC FRUIT | ⊕ | FLAG POLE |
| —TR— | TREE (GEN) | ⊕ | GUARDPOST |
| —TC— | TOP OF CURB | ⊕ | MONITORING WELL |
| —TW— | TOP OF WALL | ⊕ | SOIL BORING |
| —THSD | ELEV @ THRESHOLD | ⊕ | SPOT ELEVATION |
| | | ⊕ | CONFEROUS 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

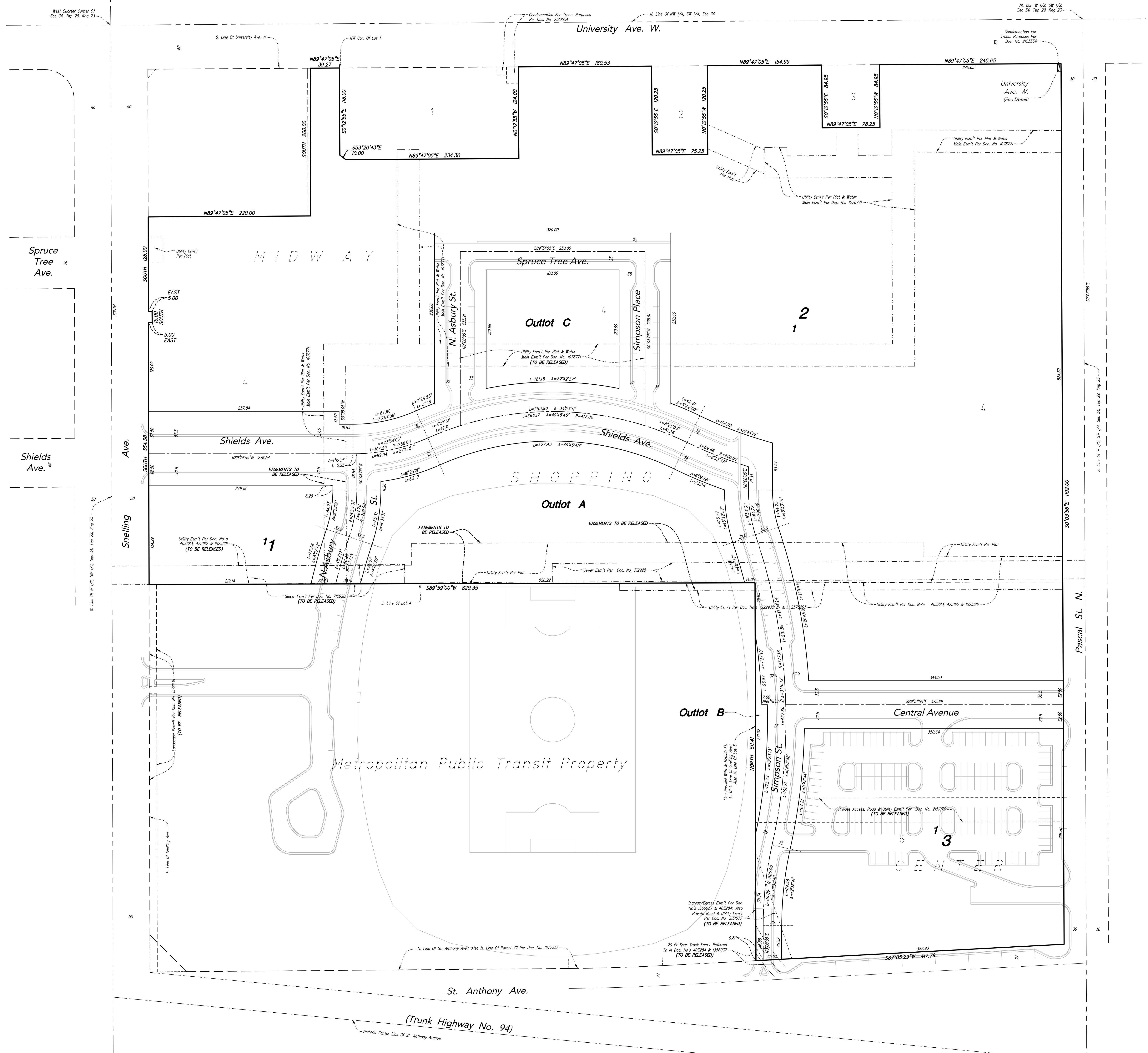
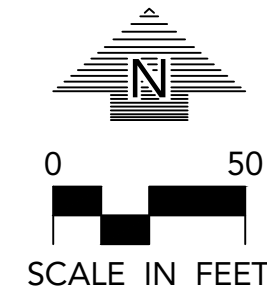
QUALITY CONTROL

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

VICINITY MAP

Printed: 07/19/2016 2:37 PM W:\2016\1628\CADD\DATA\SURV\16028\Master

Preliminary Plat Of: MLS Stadium Development



**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's professional services for use solely with respect to this project. These CADD files shall not be used on other projects. In addition 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 hold harmless and indemnify 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. McGivern
Paul J. McGivern - PLS
License No. 16099
Date

QUALITY CONTROL

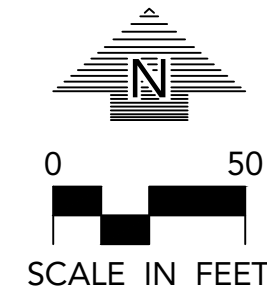
Loucks Project No.	16-028
Project Lead	PJM
Drawn By	SFM
Checked By	PJM
Field Crew	

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

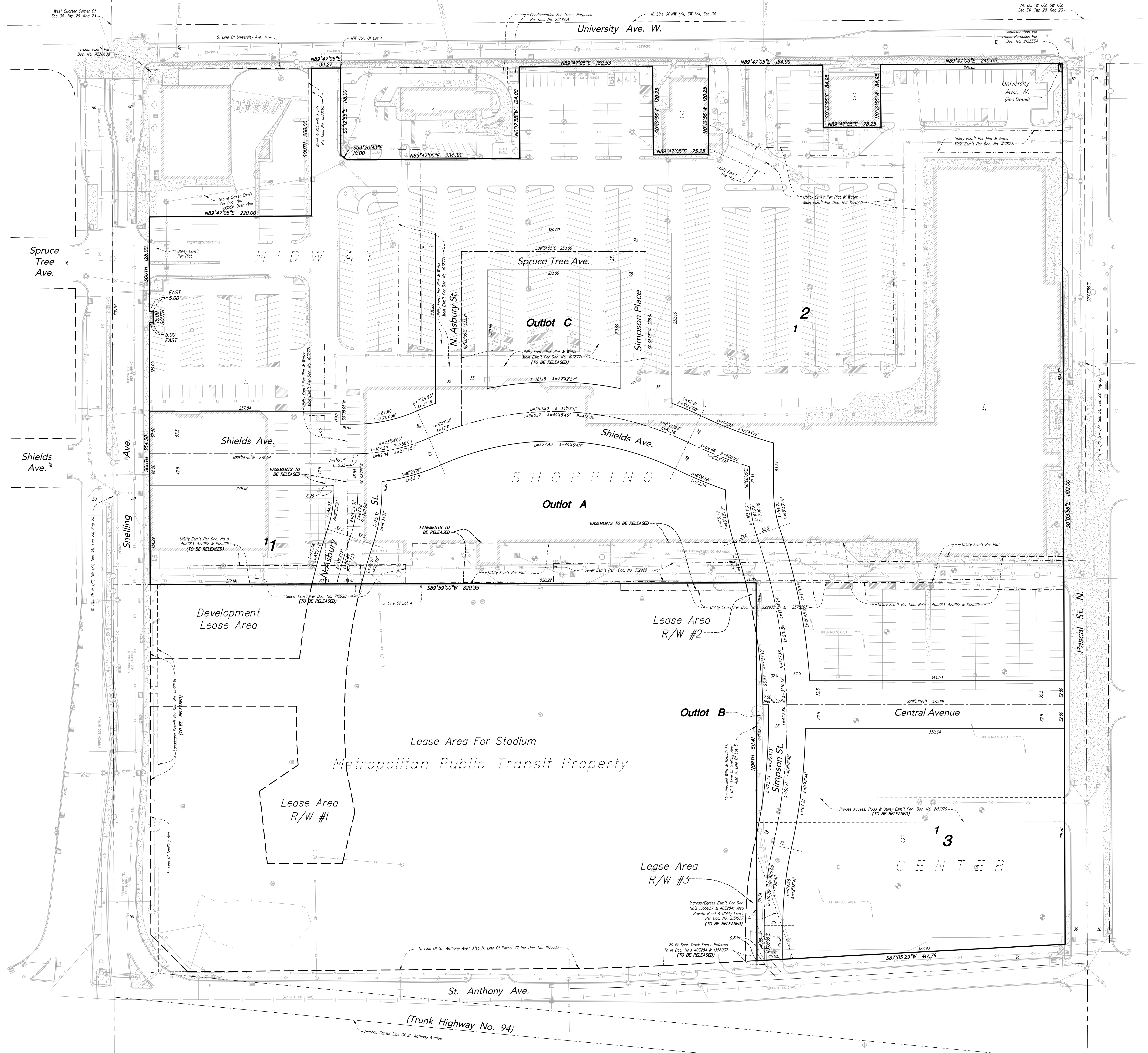
DEVELOPMENT LEASE AREA = 20,964± SF or 0.48± AC

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



MLS Stadium
Development

ST. PAUL, MN

TEGRA Group

801 Nicollet Mall
Suite 1850
Minneapolis, MN

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared under the supervision and control of the Consultant. The Consultant shall not be held responsible for any errors or omissions in the CADD files. The Consultant shall not be held responsible for any errors or omissions in the CADD files. The Consultant shall not be held responsible for any errors or omissions in the CADD files.

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. McGiverty
Date 4/15/16

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)