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LEGAL DESCRIPTION

The West 270.00 feet of the North 260.00 feet of the West Half of the Southwest Quarter of Section 29, Township 29, Range 23, Ramsey County, Minnesota, except Snelling Avenue and University Avenue.

AND Lots 1, 2 and 3, Block 1, MIDWAY SHOPPING CENTER, Ramsey County, Minnesota.

AND Lots 1, 2 and 3, Block 2, and Lot 1, Block 4, MLS SOCCER REDEVELOPMENT, Ramsey County, Minnesota.

GENERAL NOTES

SURVEYOR: Loucks 7200 Hemlock Lane, Suite 300 Maple Grove, MN 55330 763-424-5505

OWNER/DEVELOPER: Snelling-Midway Redevelopment, LLC 4050 Olson Memorial Hwy 295 Minneapolis, MN 55422 (763) 331-8777

- 1. Prepared May 22, 2023.
2. The bearings for this survey are based on the Plat of MLS SOCCER REDEVELOPMENT.
3. Site Benchmark #1: Top nut of hydrant located on east side of Snelling Ave. approx. 340 feet south of University Ave. W., as shown hereon. Elevation = 228.12 Feet (City of Saint Paul Datum)
Site Benchmark #2: Top nut of hydrant located on west side of Pascal St. approx. 80 feet south of University Ave. W., as shown hereon. Elevation = 229.99 Feet (City of Saint Paul Datum)
4. This property is contained in Flood Insurance Rate Map, Community Panel No. 27123C0085G, and is a non-printed panel (no special flood hazard areas).
5. The field work was completed on April 3, 2019.

ZONING INFORMATION

Current & Proposed Zoning: T4M (Traditional Neighborhood with Master Plan)

AREAS

Lot 1, Block 1 = 44,422 +/- square feet or 1.02 +/- acres
Lot 2, Block 1 = 29,463 +/- square feet or 0.68 +/- acres
Lot 1, Block 2 = 72,138 +/- square feet or 1.66 +/- acres
Lot 1, Block 3 = 24,029 +/- square feet or 0.55 +/- acres
Outlet A = 31,368 +/- square feet or 0.72 +/- acres
Outlet B = 49,046 +/- square feet or 1.13 +/- acres
Outlet C = 84,667 +/- square feet or 1.94 +/- acres
Outlet D = 94,020 +/- square feet or 2.16 +/- acres
Outlet E = 34,386 +/- square feet or 0.79 +/- acres
Outlet F = 15,079 +/- square feet or 0.34 +/- acres
Outlet G = 31,353 +/- square feet or 0.72 +/- acres
Outlet H = 1,543 +/- square feet or 0.04 +/- acres
Simson St = 15,864 +/- square feet or 0.36 +/- acres
N. Asbury St = 15,696 +/- square feet or 0.36 +/- acres
Spruce Tree Ave (west) = 26,420 +/- square feet or 0.61 +/- acres
Spruce Tree Ave (east) = 27,238 +/- square feet or 0.63 +/- acres
Shields Ave = 31,371 +/- square feet or 0.72 +/- acres
Snelling Ave = 4,550 +/- square feet or 0.10 +/- acres
Total Plat Area = 632,832 +/- square feet or 14.53 +/- acres

Line Table with 3 columns: Line #, Length, Direction. Lists line segments for the plat.

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 agreement, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intended or unintended revisions, additions, or deletions to these CADD files shall be made in the full set of these drawings and revisions, additions or deletions shall be clearly identified and identified by the Consultant from any of all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

Table with 2 columns: Date, Description. Lists submission and revision dates.

PROFESSIONAL SIGNATURE

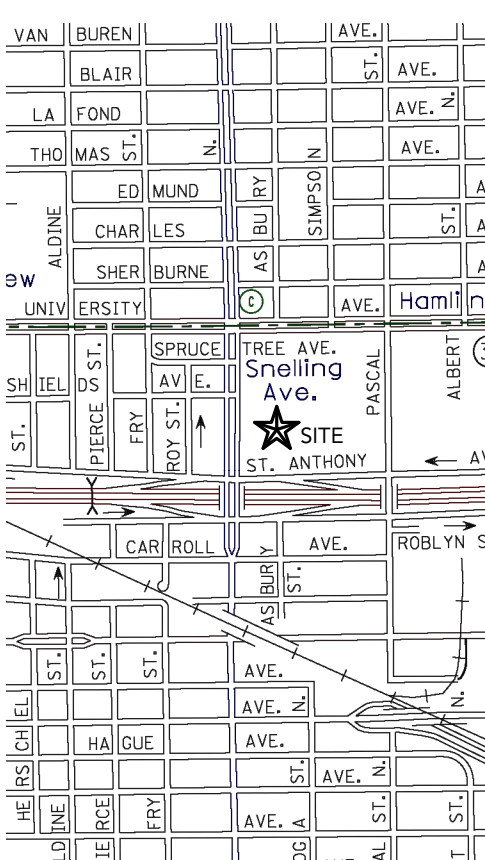
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Max J. Stanislawski - PLS 48988 5/22/23

QUALITY CONTROL

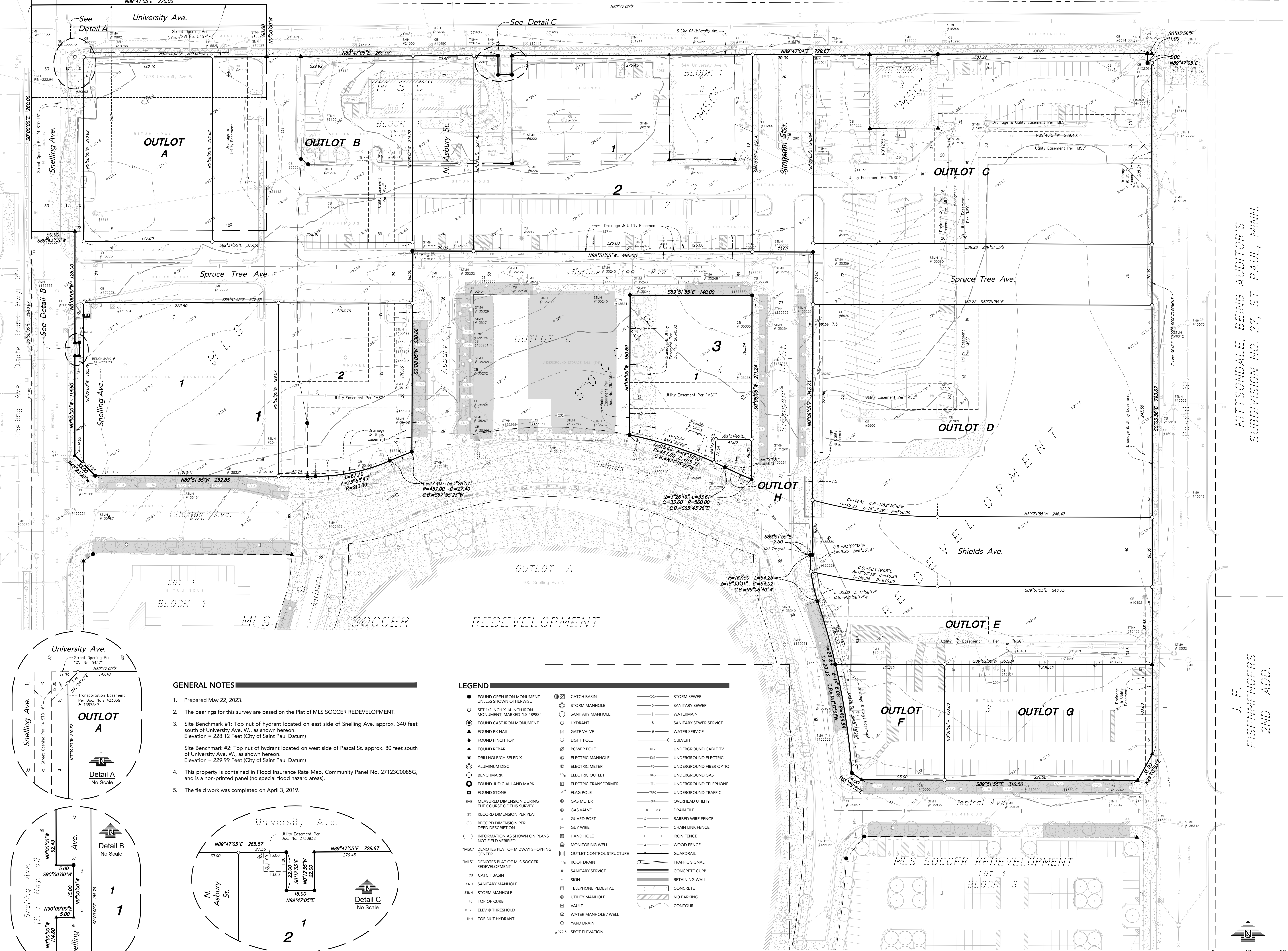
Loucks Project No. 160285
Project Lead MLS
Drawn By SFM
Checked By SFM
Field Crew BRS

VICINITY MAP





KITTSONDAL, BEING AUDITOR'S SUBDIVISION NO. 27, ST. PAUL, MINN.

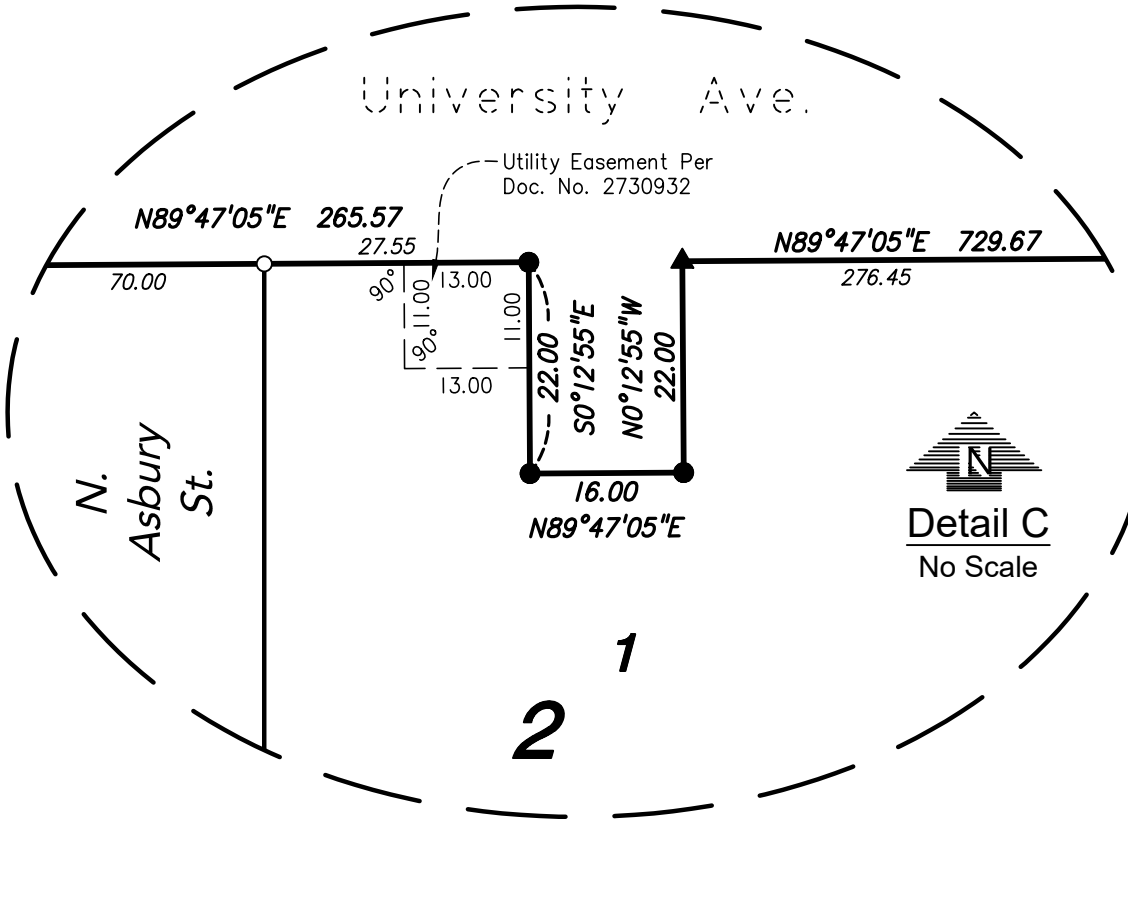
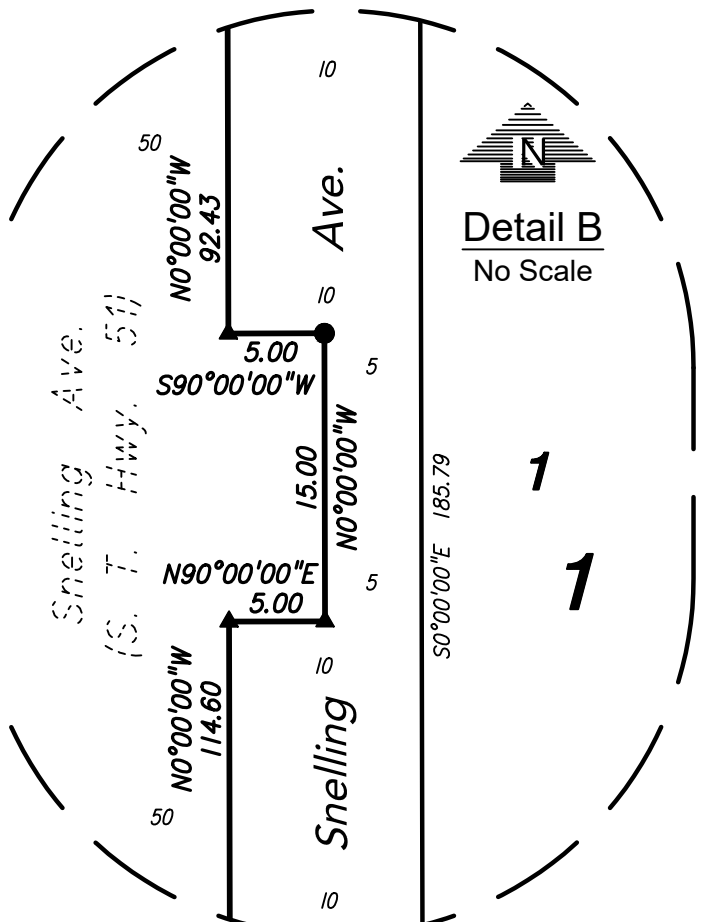
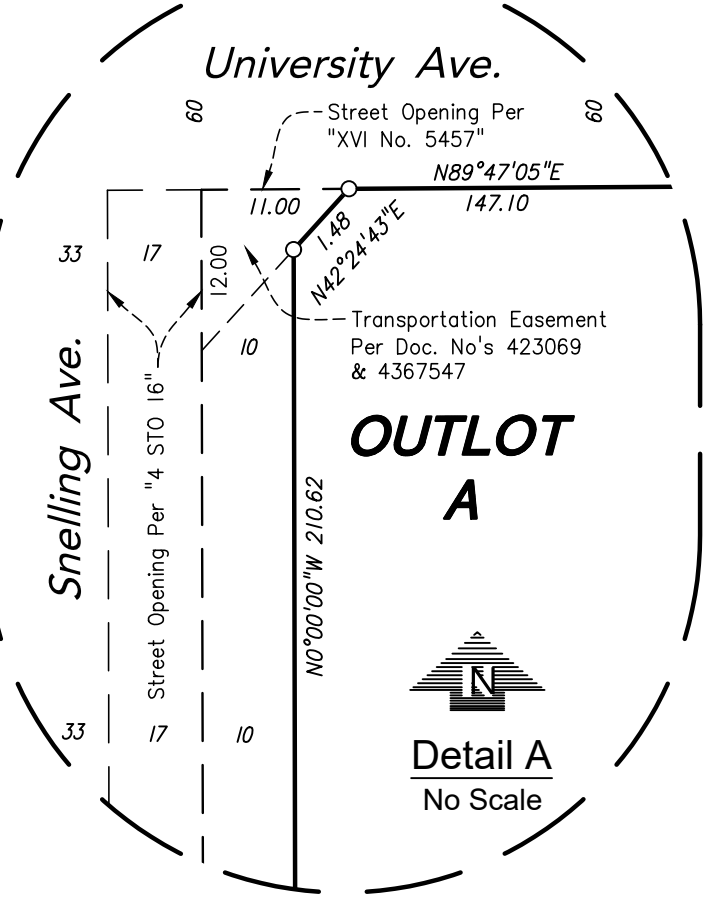


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LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for catch basins, manholes, hydrants, gates, poles, power poles, electric meters, and various utility lines.



CADD QUALIFICATION and SUBMITTAL REVISIONS tables. CADD QUALIFICATION lists CADW and CADR roles. SUBMITTAL REVISIONS lists dates and changes like 'CITY SUBMITTAL', 'ADDED ROW', 'REMOVED ROW', etc.

PROFESSIONAL SIGNATURE: Max L. Stancowski, PLS

License No. 48988, Date 5/22/23, Quality Control: ML, SFM, BRS

