

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.
- 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 hereon is 46,686 square feet or 1.0718 acres.
- The legal description and easement information used in the preparation of this survey is based on the 2nd Supplemental Commitment for Title Insurance prepared by Land Title, Inc. as agent for First American Title Insurance Company, Commitment No. 534096 dated February 12, 2016 at 8:00 am.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us or by resident testimony. Other 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.
- As of the date of this survey the property described hereon contains no striped parking spaces.

SURVEY ITEMS PER SCHEDULE B:

ITEM 13: Parking and Access Easement dated December 22, 2015, filed February 19, 2016 as Document Number 4595924.

PROPOSED LEGAL DESCRIPTION:

Lot 1, Block 1 is 40,773 square feet or 0.9360 acres.
Outlot A, is 8,392 square feet or 0.1927 acres.

PROPOSED VACATED ALLEY DESCRIPTION:

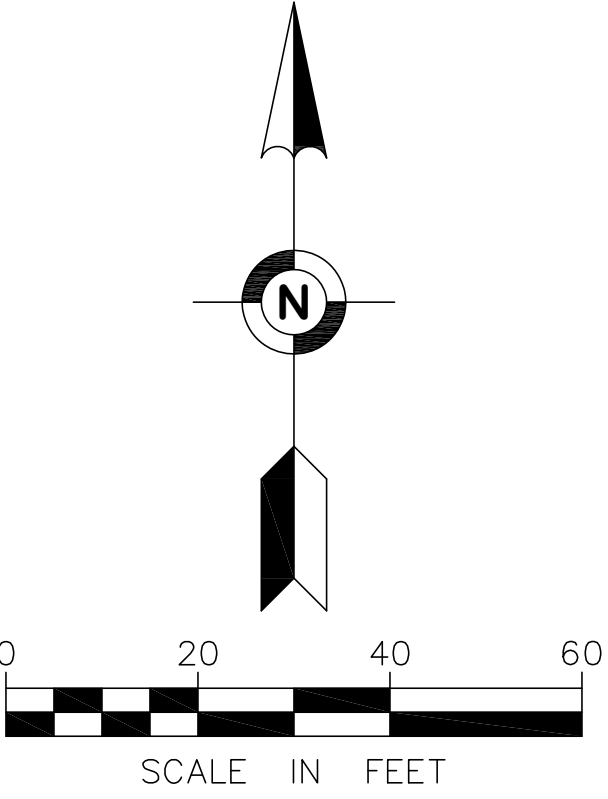
All that part of the alley located in Block 2, Samuel Leeche's Addition to St. Paul, Ramsey County, Minnesota lying northerly of a line drawn from the southeast corner of Lot 12 to the southwest corner of Lot 3, Block 2, Samuel Leeche's Addition to St. Paul.

CERTIFICATION:

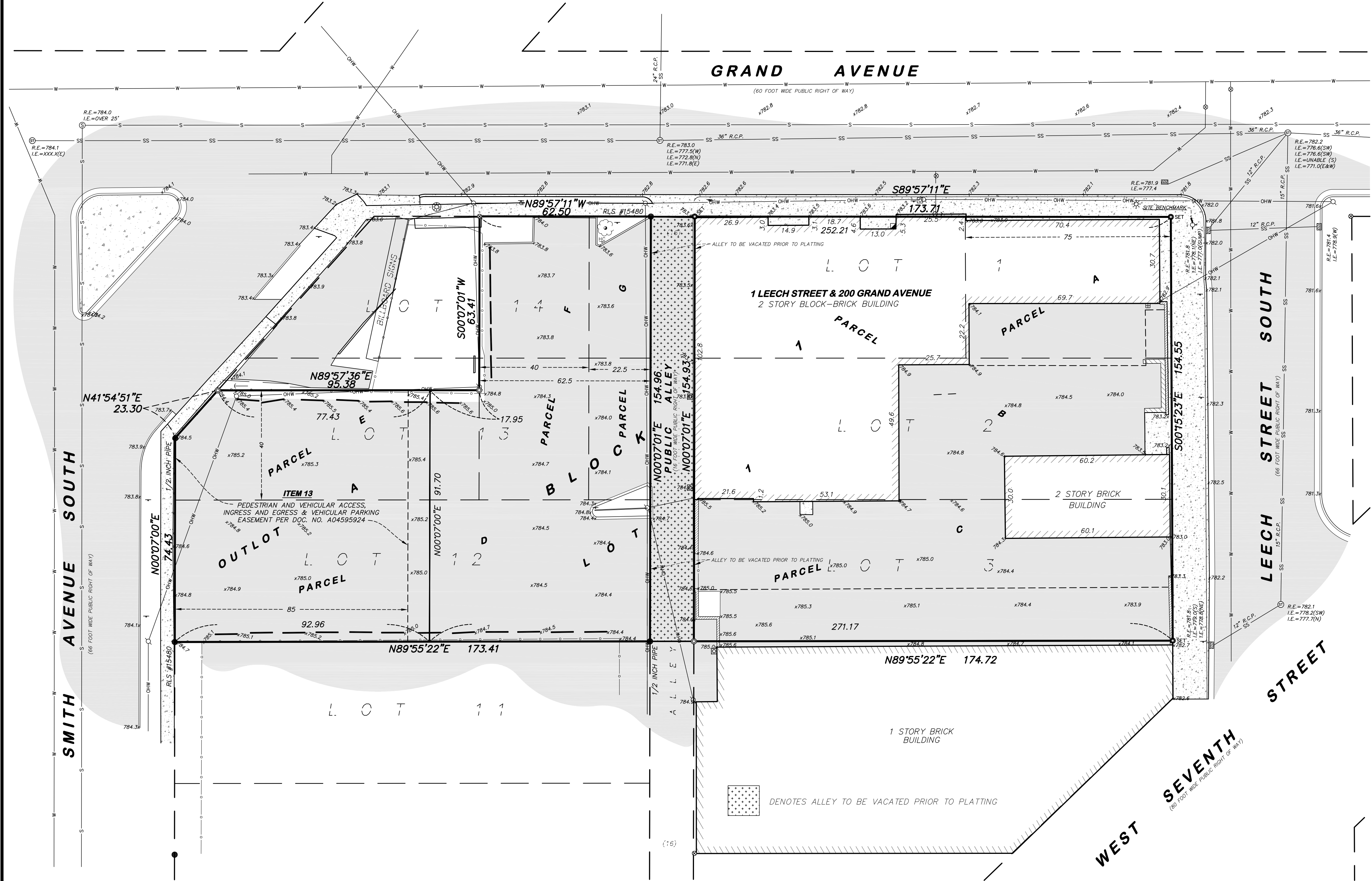
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: February 15, 2016.
Date of signature: March 7, 2016.


Brent R Peters
Minnesota License No. 44123

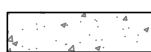


- FOUND IRON MONUMENT
- ⊗ FOUND PK NAIL
- ⊙ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 44123
- ⊙ SET DISC MARKED WITH LICENSE NUMBER 44123



LEGEND:

- | | | | | | |
|---|----------------------|---|--------------------------|---------|----------------|
| ⊙ | SANITARY MANHOLE | ⊙ | UTILITY POLE | — S — | SANITARY SEWER |
| ⊙ | STORM MANHOLE | ⊙ | GUY WIRE | — SS — | STORM SEWER |
| ⊙ | MANHOLE | ⊙ | LIGHT | — W — | WATERMAIN |
| ⊙ | CATCH BASIN | ⊙ | GAS METER | — OHW — | OVERHEAD WIRE |
| ⊙ | GATE VALVE | ⊙ | COMMUNICATION BOX | | SPOT ELEVATION |
| ⊙ | HYDRANT | ⊙ | SIGN | X 920.1 | |
| ⊙ | POST INDICATOR VALVE | ⊙ | HANDICAPPED PARKING SIGN | | TREE |

- | | |
|--|--------------------|
|  | BITUMINOUS SURFACE |
|  | CONCRETE SURFACE |

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
2824	25	FM, SW	NO.	DESCRIPTION
		DRAWN BY:		
		BRP		
		PMD		
		CHECKED BY:		
		BRP		

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
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