



SUBDIVISION REVIEW APPLICATION
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning office use only
 File # 16-028353
 Fee: _____
 Tentative Hearing Date: To Be Scheduled
 # 342923320008
 ↓ 0012
0011

PD=13

APPLICANT

Name: Tegra Group
 Address: 801 Nicollet Mall, Suite 1850
 City Minneapolis St. MN Zip 55402 Daytime Phone 612-752-5744
 Name of Owner (if different) See Attached
 Contact Person (if different) _____ Phone _____

PROPERTY

Address / Location Snelling Ave & St. Anthony Avenue
 Legal Description See Attached
 Current Zoning T-4
 (attach additional sheet if necessary)

TYPE OF SUBDIVISION:

Lot Split Lot Split with Variance Reg. Land Survey

Preliminary Plat Final Plat Combined Plat

STAFF USE ONLY

Planning District _____ Land Use Map _____ Tax Map _____ Zoning _____

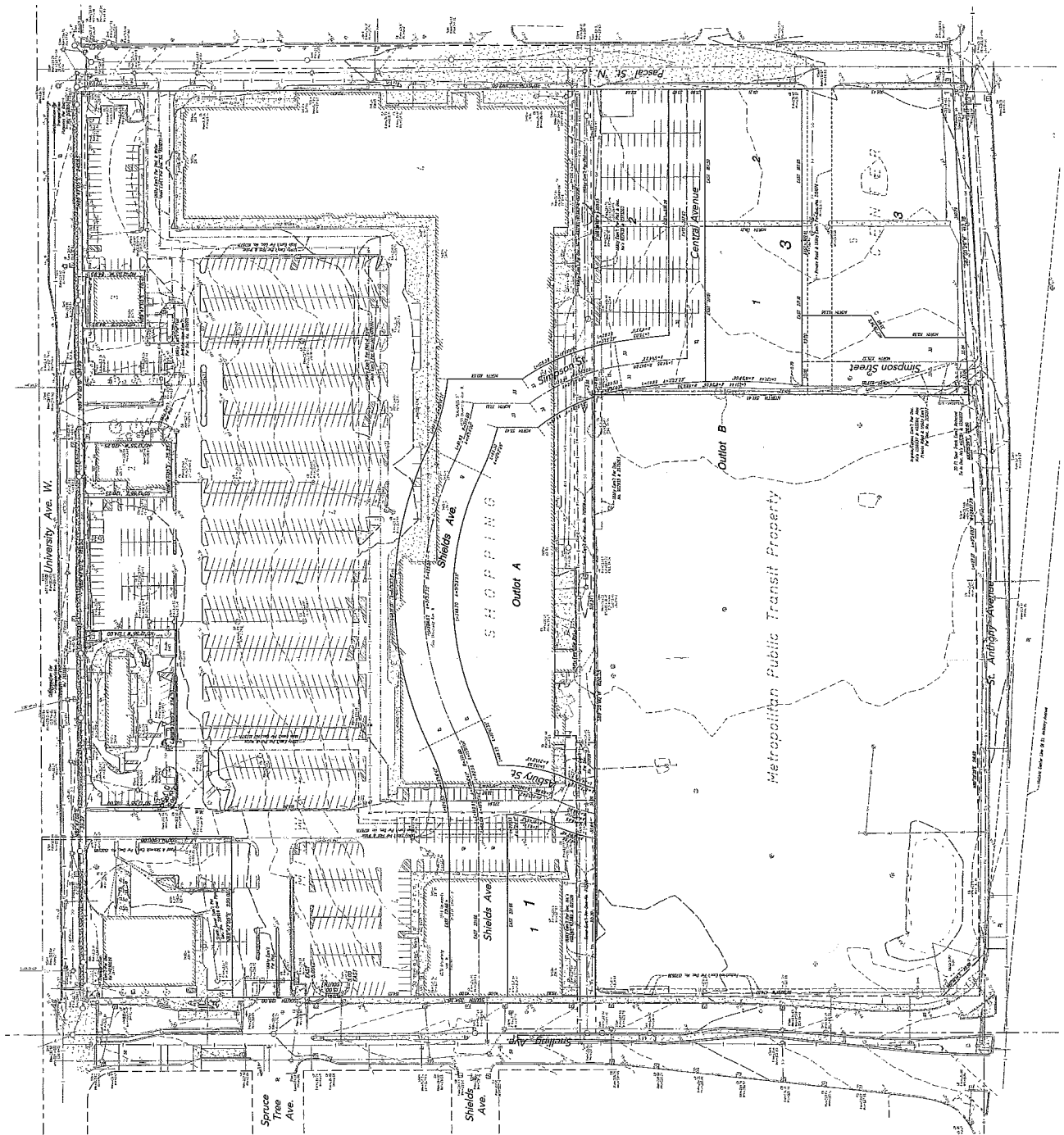
Plans Distributed _____ Return by _____ Reviewed by _____

Comments:

BY _____

(attach additional sheets if necessary)

Applicant's Signature [Signature] Date 4-15-16 City Agent [Signature]



**Preliminary Plat Of:
 MLS Stadium
 Development**



PRELIMINARY PLAT GENERAL NOTES

SURVEYOR:
 7700 Market Lane, Suite 300
 Minneapolis, MN 55425
 763-542-5200

APPLICANT:
 801 Madison Ave, Suite 1000
 Minneapolis, MN 55402
 612-338-1100

LEGAL DESCRIPTION:
 That part of Lot 4, Block 1, MIDWAY SHOPPING CENTER, according to the plat of said Lot 4, Block 1, MIDWAY SHOPPING CENTER, recorded in the following described file:
 Beginning at the southeast corner of Lot 1, Block 1, said MIDWAY SHOPPING CENTER, and running North 89° 59' 59\"/>

TOGETHER WITH:
 Lot 1, Block 1, MIDWAY SHOPPING CENTER, according to the plat of said Lot 1, Block 1, MIDWAY SHOPPING CENTER, recorded in the following described file:
 Beginning at the southeast corner of Lot 1, Block 1, said MIDWAY SHOPPING CENTER, and running North 89° 59' 59\"/>

TOGETHER WITH:
 Lot 1, Block 1, MIDWAY SHOPPING CENTER, according to the recorded plat of said Lot 1, Block 1, MIDWAY SHOPPING CENTER, recorded in the following described file:
 Beginning at the southeast corner of Lot 1, Block 1, said MIDWAY SHOPPING CENTER, and running North 89° 59' 59\"/>

DATE OF PREPARATION:
 April 2016

BENCHMARKS:
 Top of benchmark located near the corner of main building, as shown.
 Elev. = 232.02 feet (City of Saint Paul Datum)

AREAS:
 Lot 1, Block 1 = 28,000 +/- S.F. or 0.24 +/- Acres
 Lot 2, Block 1 = 35,124 +/- S.F. or 0.31 +/- Acres
 Lot 3, Block 1 = 26,617 +/- S.F. or 0.23 +/- Acres
 Lot 4, Block 1 = 62,076 +/- S.F. or 0.54 +/- Acres
 Total Property Area = 131,824 +/- S.F. or 1.12 +/- Acres

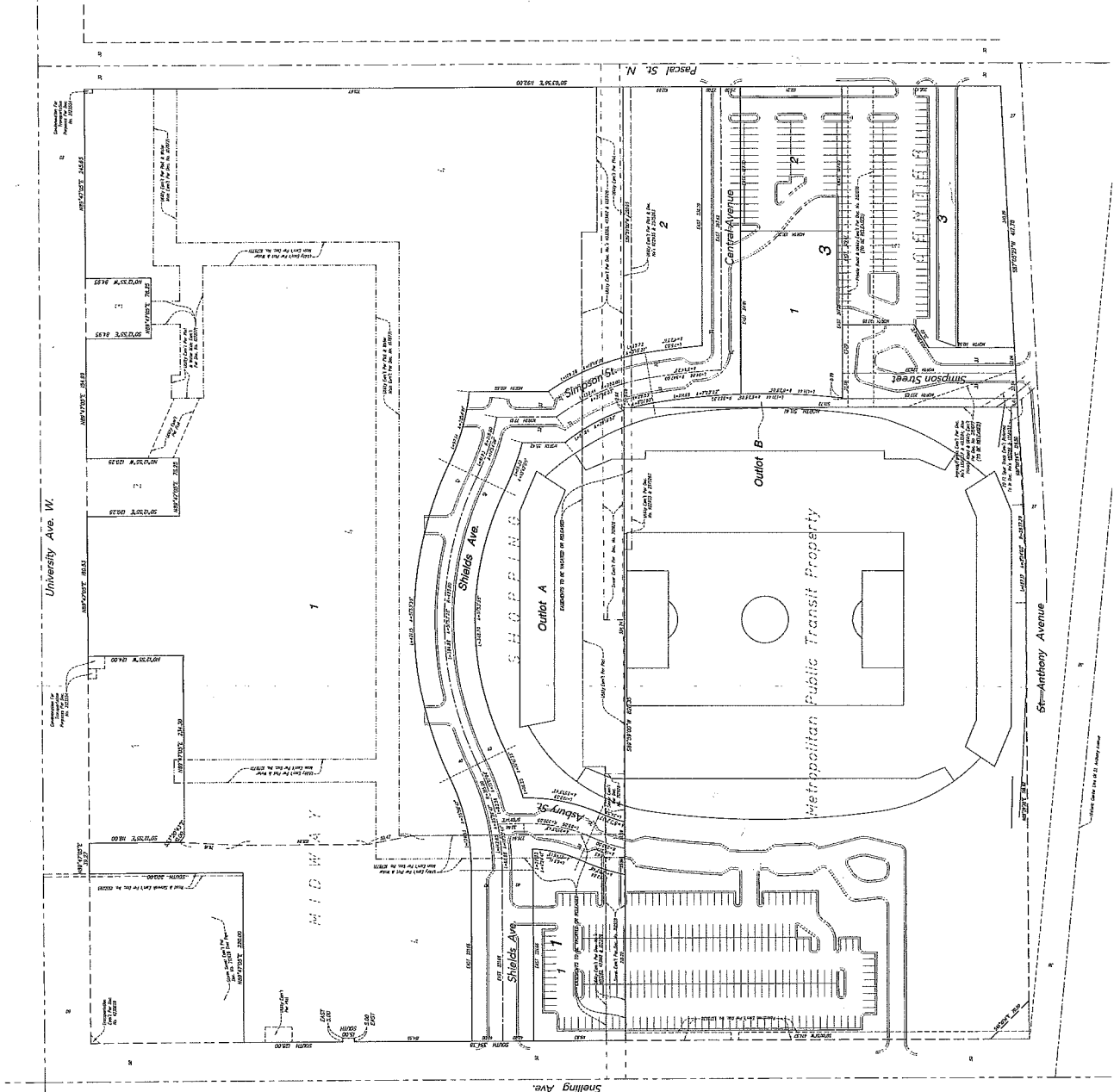
FLOOD ZONE DESIGNATION:
 No property is shown in flood hazard areas. No property is shown in flood hazard areas. No property is shown in flood hazard areas.

Preliminary Plat Of:
MLS Stadium Development



Spruce Tree Ave.

Shields Ave.



MLS Stadium Development
 PRELIMINARY PLAT

TEERY GROUP
 ARCHITECTS
 1000 W. WASHINGTON AVE.
 SUITE 100
 MINNEAPOLIS, MN 55408
 TEL: 612.338.1000
 WWW.TEERYGROUP.COM

LOUCKS
 PLANNING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 ENVIRONMENTAL
 7200 Harding Lane, Suite 300
 Minneapolis, MN 55425
 TEL: 612.338.1000
 WWW.LOUCKS.COM

CAD DETAILED
 THIS PLAN IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

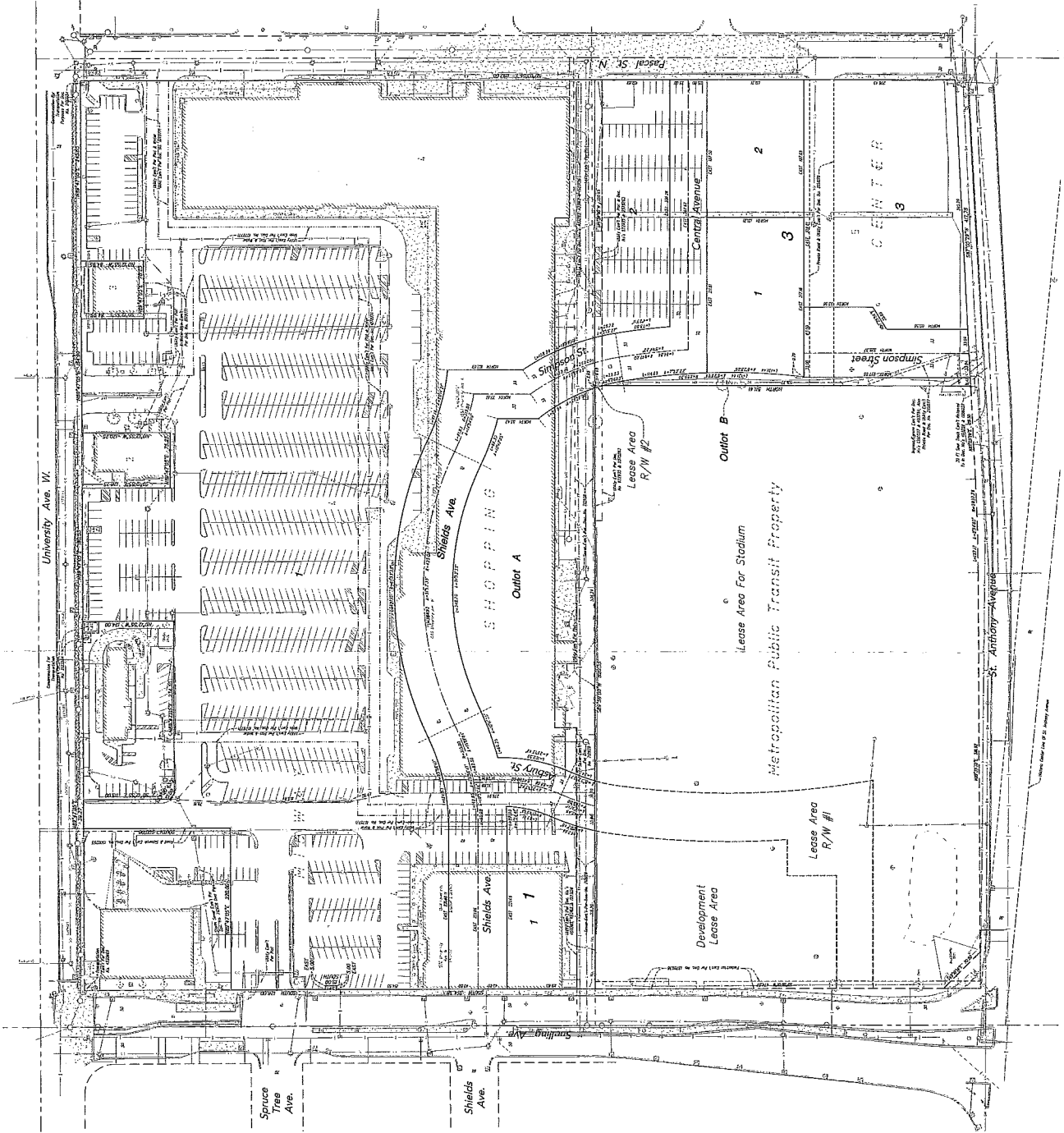
QUALITY CONTROL
 Checked By: [Signature]
 Date: 10/24/11
 Scale: AS SHOWN
 Project No.: 11-001
 Sheet No.: 1 of 3



LOUCKS
 PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 7200 Parkside Lane, Suite 200
 Dallas, Texas 75244-1555
 Phone: 972.442.4555
 www.loucks.com

DATE OF SUBMITTAL
 01/20/2011
 PROJECT NO.
 1101010101
 CITY / JURISDICTION
 DALLAS, TEXAS

PROFESSIONAL SIGNATURE
 [Signature]
 LICENSE NO. 1101010101
 QUALITY CONTROL
 [Signature]
 LICENSE NO. 1101010101
 CHECKED BY
 [Signature]
 TITLE
 PROJECT MANAGER



Preliminary Plat Of:
**MLS Stadium
 Development**



LEASE AREAS
 STADIUM AREA - 32,207 SF or 7.31 AC
 DEVELOPMENT LEASE AREA - 63,366 SF or 1.46 AC
 D.O.M. P.T. - 39,234 SF or 0.90 AC
 E.O.M. P.T. - 111,872 SF or 2.56 AC
 METRO PUBLIC TRANSIT PARCEL - 424,334 SF or 9.78 AC

MLS STADIUM DEVELOPMENT

Preliminary Plat Application

April 15, 2016



Property Owners

- Easterly portion of Lot 4, Block 1, MIDWAY SHOPPING CENTER:
RK Midway Shopping Center LLC, a Delaware limited liability company.

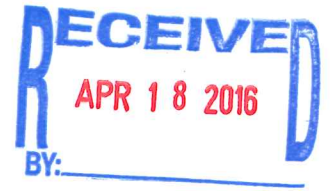
- Westerly portion of Lot 4, Block 1, MIDWAY SHOPPING CENTER:
RK University Midway LLC, a Delaware limited liability company.

- Lot 5, Block 1, MIDWAY SHOPPING CENTER:
Midway Lot 5 LLC, a Delaware limited liability company.

MLS STADIUM DEVELOPMENT

Preliminary Plat Application

April 15, 2016



Legal Description

That part of Lot 4, Block 1, MIDWAY SHOPPING CENTER, according to the recorded plat thereof, Ramsey County, Minnesota, which lies easterly of the following described line:

Beginning at the northwest corner of Lot 1, Block 1, said MIDWAY SHOPPING CENTER; thence South 0 degrees 12 minutes 55 seconds East, along the west line of said Lot 1, a distance of 118.00 feet to an angle point in said west line; thence South 3 degrees 02 minutes 52 seconds West a distance of 76.16 feet; thence South 0 degrees 01 minutes 18 seconds East a distance of 168.84 feet; thence South 10 degrees 47 minutes 29 seconds East a distance of 59.47 feet; thence South 0 degrees 07 minutes 11 seconds East a distance of 276.94 feet to the south line of said Lot 4 and there said line terminates.

TOGETHER WITH

That part of Lot 4, Block 1, MIDWAY SHOPPING CENTER, according to the recorded plat thereof, Ramsey County, Minnesota, which lies westerly of the following described line:

Beginning at the northwest corner of Lot 1, Block 1, said MIDWAY SHOPPING CENTER; thence South 0 degrees 12 minutes 55 seconds East, along the west line of said Lot 1, a distance of 118.00 feet to an angle point in said west line; thence South 3 degrees 02 minutes 52 seconds West a distance of 76.16 feet; thence South 0 degrees 01 minutes 18 seconds East a distance of 168.84 feet; thence South 10 degrees 47 minutes 29 seconds East a distance of 59.47 feet; thence South 0 degrees 07 minutes 11 seconds East a distance of 276.94 feet to the south line of said Lot 4 and there said line terminates.

TOGETHER WITH

Lot 5, Block 1, MIDWAY SHOPPING CENTER, according to the recorded plat thereof, Ramsey County, Minnesota.