

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

- Prepared May 22, 2023.
- The bearings for this survey are based on the Plat of MLS SOCCER REDEVELOPMENT.
- 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)
- This property is contained in Flood Insurance Rate Map, Community Panel No. 27123C0085G, and is a non-printed panel (no special flood hazard areas).
- 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
Outlot A = 39,859 +/- square feet or 0.91 +/- acres
Outlot B = 40,554 +/- square feet or 0.93 +/- acres
Outlot C = 84,667 +/- square feet or 1.94 +/- acres
Outlot D = 27,238 +/- square feet or 0.63 +/- acres
Outlot E = 94,020 +/- square feet or 2.16 +/- acres
Outlot F = 31,371 +/- square feet or 0.72 +/- acres
Outlot G = 34,386 +/- square feet or 0.79 +/- acres
Outlot H = 14,794 +/- square feet or 0.34 +/- acres
Outlot I = 31,817 +/- square feet or 0.73 +/- acres
Outlot J = 1,543 +/- square feet or 0.04 +/- acres
Simpson St = 15,864 +/- square feet or 0.36 +/- acres
N. Asbury St = 16,697 +/- square feet or 0.36 +/- acres
Spruce Tree Ave = 26,420 +/- square feet or 0.61 +/- acres
Snelling Ave = 4,550 +/- square feet or 0.10 +/- acres

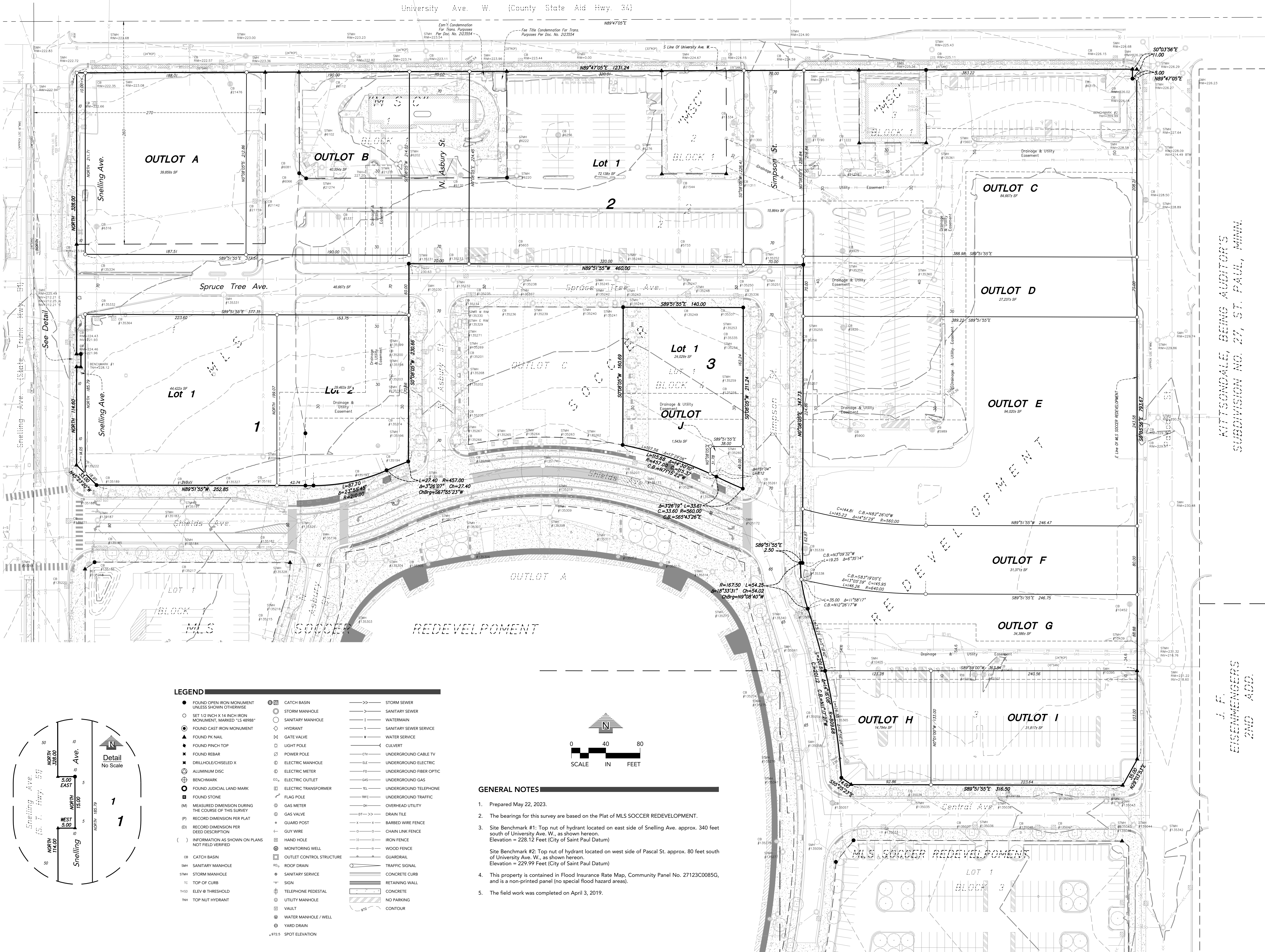
Total Plat Area = 632,832 +/- square feet or 14.53 +/- acres

STRUCTURE INFORMATION TABLE				
NO.	STRUCT.	RIM	INVERT(S)	DIRECTION
5337	CB	224.22	220.02	
5403	CB	226.68	219.59	
5733	CB	226.38	217.96	
5900	CB	229.11	224.39	
5920	CB	222.92	222.37 224.38	S N
5925	CB	226.74	217.52	
5989	CB	229.10	225.77	
6066	CB	222.97	218.36	
6081	CB	223.44	219.20	
6102	STMH	224.02	219.58	
6112	CB	223.47	220.02	
6170	CB	224.68	221.68	
6202	STMH	225.29	218.07	
6220	STMH	224.73	218.96	
6222	STMH	224.22	218.33 217.62	S E
6256	CB	223.59	221.13	
6276	STMH	224.76	216.67	
6315	CB	226.50	223.44	
6316	CB	223.03	219.37	
10205	CB	229.72	225.98	
10207	CB	229.72	225.45 225.26	W NE
10401	CB	229.81	224.80 217.81	SW E
10439	STMH	231.11	226.20 224.42	N SE
10452	CB	230.08	226.44	
11190	CB	225.28	217.48	
11222	CB	226.73	215.81 215.38	S E
11238	CB	226.11	216.68	
11300	CB	225.14	215.90	
11311	CB	225.41	215.92	
11334	CB	225.58	222.28	
15607	STMH	228.83	225.88 215.37 214.53	N W E
20264	STMH	227.52	221.80	PER PLAN
20444	STMH	228.43	221.42	PIPE-N
21142	CB	223.12	218.30	
21159	CB	223.10	218.35	
21271	STMH	224.84	218.05	
21274	STMH	223.47	218.14	
21476	CB	223.48	220.56	SUMP
21544	CB	225.04	217.36 216.28	S NW,E
135033	CB	231.65	226.95 223.24 0.00	12"PVC-E SUMP TUCKED-NE

STRUCTURE INFORMATION TABLE				
NO.	STRUCT.	RIM	INVERT(S)	DIRECTION
135034	CB	231.15	227.55 226.57 222.87	15"RCP-SE 12"PVC-E SUMP
135035	STMH	231.18	226.78 222.22 222.08	15"RCP-NW 20"RCP-W 20"RCP-E
135036	STMH	230.37		
135037	CB	230.33	224.97 222.05	15"RCP-NE SUMP
135038	STMH	230.20	224.60 221.43 221.48	15"RCP-SW 20"RCP-E 20"RCP-W
135039	CB	229.78	225.84 226.22 224.63 223.84	12"RCP-E 12"PVC-W 6"PVC-NW 6"RCP-NE
135040	CB	229.36	225.87 225.82 221.94	12"PVC-W 12"PVC-E SUMP
135041	CB	229.90	225.80 219.83	12"PVC-W SUMP
135042	STMH	230.00	223.86 223.59 219.52	6"PVC-W 20"RCP-SE SUMP
135043	STMH	230.28	222.76 220.86 220.38	15"RCP-NW 20"RCP-W 20"RCP-SE
135044	STMH	230.39	222.79 220.50 220.48	15"RCP-SW 20"RCP-W 20"RCP-NW
135045	STMH	230.26	223.46 219.76	N 6"PVC SUMP
135046	CB	229.99	226.96 219.61 0.00	WEIR SUMP TUCKED-W
135047	CB	229.50	225.40 225.38 221.52	12"PVC-E 12"PVC-W SUMP
135048	CB	229.56	225.54 221.56	12"PVC-E SUMP
135057	CB	232.43	222.53 224.40 224.04 225.18	21"RCP-E 15"RCP-S 18"RCP-NW 15"RCP-N
135059	CB	231.68	229.78 223.40	TOP WEIR SUMP
135060	CB	231.98	228.98 228.93 225.16	S 12"PVC N 12"PVC SUMP
135062	CB	232.29	228.96 224.85	S 12"PVC SUMP
135182	CB	231.34	227.18 225.63 221.70	15"RCP-NE 12"PVC-W SUMP
135183	STMH	229.33	221.90 221.44 221.53 221.47	15"RCP-S 15"RCP-N 15"RCP-W 15"RCP-E
135184	STMH	228.72	222.36 218.32 220.67	15"RCP-N SUMP WEIR TUCKED
135185	CB	226.76	224.01 223.89 220.21	12"PVC-E 12"PVC-W SUMP
135186	CB	226.71	224.07 220.21	E 12"PVC SUMP
135187	STMH	226.91	222.06 222.04	8"PVC-S 15"RCP-E
135188	CB	226.40	223.68 219.81	12"PVC-E SUMP
135189	CB	226.61	223.96 223.80 219.95	12"PVC-E 12"PVC-W SUMP
135190	CB	228.60	225.55 224.75 223.85	12"PVC-E WEIR SUMP
135191	STMH	228.80	222.18 218.42	15"RCP-S SUMP
135192	CB	231.10	227.70 221.78	15"RCP-SE SUMP
135193	CB	231.54	227.89	15"RCP-E
135194	CB	231.26	227.41 227.36 226.63	15"RCP-W 15"RCP-NE SUMP
135195	STMH	231.53	223.23 220.05 219.90	15"RCP-S 18"RCP-N 18"RCP-W
135196	STMH	230.48	226.46 219.75 219.72 0.00	15"RCP-NW 18"RCP-S 24"RCP-N TUCKED-NE
135197	STMH	229.24	221.84 219.48 219.42	15"RCP-SE 24"RCP-S 24"RCP-N
135198	STMH	228.10	223.53 219.77	NE 15"RCP SUMP
135199	STMH	228.10	223.10 219.01 218.97	15"-SW 26"-NE 24"-S
135200	CB	228.05	226.36 219.78	WEIR SUMP
135201	CB	228.12	219.88	SUMP
135202	CB	229.01	225.23 225.07 221.29	12"PVC-W 12"PVC-S SUMP

STRUCTURE INFORMATION TABLE				
NO.	STRUCT.	RIM	INVERT(S)	DIRECTION
135203	CB	228.99	225.04 225.01 221.29	12"PVC-S 12"PVC-N SUMP
135204	CB	230.24	225.96 225.07 221.52 226.70	15"RCP-S 12"PVC-N SUMP 15"RCP-SE
135205	CB	230.08	227.08 226.48 225.26 221.20	15"RCP-SE 15"RCP-SW 12"PVC-N SUMP
135206	CB	231.15	227.25 225.83	15"RCP-N SUMP
135207	CB	231.28	226.45	15"RCP-E
135208	CB	231.00	226.17 226.15 225.97	15"RCP-W 15"RCP-E SUMP
135209	CB	231.30	225.90 225.83 225.76	15"RCP-W 15"RCP-E SUMP
135210	CB	231.50	225.45 225.55 223.74	15"RCP-N 15"RCP-E 15"RCP-W SUMP
135213	CB	231.79	228.33 224.69	12"PVC-N SUMP
135214	CB	231.61	226.27 228.00 225.12	12"PVC-S 12"PVC-N SUMP
135215	CB	231.74	228.04 228.00 224.20	15"RCP-N 12"PVC-S SUMP
135216	STMH	232.36	223.97	WEIR TUCKED SUMP
135217	CB	228.48	223.46 218.31 228.48	12"OVW-W SUMP TUCKED-E
135218	BEE	227.52	222.62 222.46 220.68	6"PVC-SE 8"PVC-N SUMP
135220	CB	227.26	223.36	12"DIP-N
135221	CB	226.48	223.44	PIPE-N,S
135222	CB	225.99	223.52	PIPE-S,W
135231	STMH	227.64	223.45 223.41 223.38	18"RCP-NW 18"RCP-SW 24"RCP-E
135232	STMH	227.35	218.54 218.48 0.00	26"RCP-S 26"RCP-E TUCKED-NE
135233	CB	227.14	223.46	15"RCP-W
135234	CB	226.95	224.44 220.40	12"PVC-E SUMP
135235	CB	226.99	224.24 224.28 220.67	W SUMP 6"PVC-E SUMP
135236	CB	227.54	0.00 218.76	TUCKED-N SUMP
135237	STMH	227.92	222.77 218.91	15"RCP-N SUMP
135238	STMH	228.11	218.40 0.00 218.43	24"RCP-E,W TUCKED-S E
135239	STMH	228.40	215.09	
135240	STMH	229.26	215.31	
135241	STMH	229.42	221.08 217.92	WEIR 24"PVC-W
135242	STMH	229.47	227.80 217.97	N SUMP
135243	STMH	229.38	227.59 227.06	SEPARATOR
135244	STMH	229.38	213.24	
135245	STMH	228.56	218.12 217.64 217.56	24"RCP-S 24"RCP-W 24"RCP-E
135246	STMH	229.26	222.70 222.58 0.00	24"RCP-W 24"RCP-E TUCKED-S
135247	STMH	228.10	0.00 217.02 216.98	TUCKED-S 26"RCP-E 24"RCP-W
135248	STMH	228.06	222.98 219.14	15"RCP-N SUMP
135249	CB	227.85	219.48	SUMP
135250	CB	227.14	223.90	15"RCP-E
135251	STMH	227.56	216.00 216.25	36"RCP-E 36"RCP-W
135252	STMH	227.64	0.00 222.82	TUCKED-NE,SE 24"RCP-W
135253	STMH	228.20	223.71 223.70 223.62 224.14	18"RCP-N 15"RCP-E 15"RCP-SW S

STRUCTURE INFORMATION TABLE				
NO.	STRUCT.	RIM	INVERT(S)	DIRECTION
135254	STMH	228.02	0.00 219.68	TUCKED-NE SUMP
135255	STMH	227.99	223.83 219.67	15"RCP-W SUMP
135256	CB	227.91	219.67	SUMP
135257	CB	228.80	225.78 225.60 221.58	12"PVC-N 15"RCP-W SUMP
135258	CB	228.86	225.19 225.18 221.44	12"PVC-S 12"PVC-N SUMP
135259	STMH	229.05	225.00 225.07 224.95	15"RCP-N,S 15"RCP-E N
135260	STMH	230.34	226.39 226.41	15"RCP-N 15"RCP-SW
135261	CB	230.29	226.42 225.28 224.85 221.19	15"RCP-NE 12"PVC 15"RCP-SW SUMP
135262	STMH	232.12	215.30	TANK A
135263	STMH	232.20	215.19	TANK A
135264	STMH	232.08	220.82	VAULT
135265	STMH	232.07	228.27 226.17 225.87	3"PVC-W VENT 15"RCP BOTTOM
135266	CB	231.74	202.76	TANK B
135267	STMH	231.25	203.03	BTM
135268	STMH	229.68	203.30	BTM
135269	STMH	228.68	0.00 219.96	ALL INV TUCKED SUMP
135270	STMH	232.67	225.91 224.13	6"PVC-SE,SW 15"RCP-N
135271	STMH	227.97	218.90 218.67 0.00	26"-N 26"-SW TUCKED-S
135273	STMH	233.70	227.82 227.50 227.38	15"PVC-NE 21"PVC-NW 18"PVC-S
135274	CB	233.90	228.31 227.60	12"PVC-E SUMP
135275	STMH	233.77	230.60 227.90 227.84	10"PVC-W 21"PVC-N 18"PVC-S
135276	STMH	233.77	228.39 228.26	18"PVC-N 18"PVC-S
135277	STMH	233.82	229.66 228.96 228.90	8"PVC-W 18"PVC-N 15"PVC-S
135278	CB	233.91	229.01 228.35	12"PVC-E SUMP
135301	STMH	233.68	227.84 226.64 226.40	15"RCP-SW 27"PVC-S 27"PVC-N
135302	CB	233.86	227.59 227.06	12"PVC-W SUMP
135303	STMH	233.62	229.57 226.00 225.95	12"PVC-SE 30"PVC-NE 27"PVC-S
135304	STMH	233.58	226.06 225.60 225.58	15"RCP-W 30"PVC-NE 30"PVC-SW
135305	CB	233.82	227.80 227.35	12"PVC-N SUMP
135306	CB	233.88	227.70 227.23	12"PVC-N SUMP
135307	STMH	233.62	225.16 225.02 225.02	30"PVC-W 30"PVC-E SUMP
135308	STMH	233.47	227.97 227.93 224.93	12"PVC-S 30"PVC-W 24"PVC-E
135309	STMH	233.27	223.40 223.11	36"RCP-S 36"RCP-S
135310	STMH	233.24	229.70 223.40 218.28	TOP OF ENCLOSURE 36"RCP-E SUMP
135311	STMH	233.54	225.95 225.90	24"PVC-E 24"PVC-E
135312	CB	233.86	229.77 229.09	12"PVC-N SUMP
135313	CB	233.88	228.20 227.52	12"PVC-N SUMP
135314	STMH	233.58	226.94 226.90 230.84	21"PVC-SE 15"RCP-W 15"RCP-NW,SW
135326	STMH	232.01	226.90 230.71 223.56	15"RCP-S 18"RCP-E 15"RCP-W
135327	CB	230.03	225.63 221.75	12"PVC-E,EW SUMP



LEGEND

● FOUND OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	⊗ CATCH BASIN	—> STORM SEWER
○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"	○ SANITARY MANHOLE	—> SANITARY SEWER
● FOUND CAST IRON MONUMENT	○ HYDRANT	—> WATERMAIN
▲ FOUND PK NAIL	⊗ GATE VALVE	—> SANITARY SEWER SERVICE
▲ FOUND PINCH TOP	⊗ LIGHT POLE	—> WATER SERVICE
✱ FOUND REBAR	⊗ POWER POLE	—> CULVERT
✱ DRILLHOLE/CHISELED X	⊗ ELECTRIC MANHOLE	—> CITY UNDERGROUND CABLE TV
⊗ ALUMINUM DISC	⊗ ELECTRIC METER	—> ELECTRIC UNDERGROUND
⊗ BENCHMARK	⊗ ELECTRIC OUTLET	—> GAS UNDERGROUND GAS
⊗ FOUND JUDICIAL LAND MARK	⊗ ELECTRIC TRANSFORMER	—> TEL UNDERGROUND TELEPHONE
● FOUND STONE	⊗ FLAG POLE	—> HWC UNDERGROUND TRAFFIC
(M) MEASURED DIMENSION DURING THE COURSE OF THIS SURVEY	⊗ GAS METER	—> OVERHEAD UTILITY
(P) RECORD DIMENSION PER PLAT	⊗ GAS VALVE	—> DRAIN TILE
(D) RECORD DIMENSION PER DEED DESCRIPTION	⊗ GUARD POST	—> BARBED WIRE FENCE
() INFORMATION AS SHOWN ON PLANS NOT FIELD VERIFIED	⊗ GUY WIRE	—> CHAIN LINK FENCE
CB CATCH BASIN	⊗ HAND HOLE	—> IRON FENCE
SMH SANITARY MANHOLE	⊗ MONITORING WELL	—> WOOD FENCE
TMH STORM MANHOLE	⊗ OUTLET CONTROL STRUCTURE	—> GUARDRAIL
TC TOP OF CURB	⊗ ROOF DRAIN	⊗ TRAFFIC SIGNAL
THSD ELEV @ THRESHOLD	⊗ SANITARY SERVICE	⊗ CONCRETE CURB
TNH TOP NUT HYDRANT	⊗ SIGN	⊗ RETAINING WALL
	⊗ TELEPHONE PEDESTAL	⊗ CONCRETE
	⊗ UTILITY MANHOLE	⊗ NO PARKING
	⊗ VAULT	⊗ CONTOUR
	⊗ WATER MANHOLE / WELL	
	⊗ YARD DRAIN	
	⊗ SPOT ELEVATION	

GENERAL NOTES

- Prepared May 22, 2023.
- The bearings for this survey are based on the Plat of MLS SOCCER REDEVELOPMENT.
- 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)
- This property is contained in Flood Insurance Rate Map, Community Panel No. 27123C0085G, and is a non-printed panel (no special flood hazard areas).
- The field work was completed on April 3, 2019.

UNITED
VILLAGE
DEVELOPMENT

SAINT PAUL, MN

SNELLING-MIDWAY
REDEVELOPMENT, LLC

4050 OLSON MEMORIAL HWY 295
MINNEAPOLIS, MN 55422
(763) 331-8777

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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

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

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 any other project, for additions to this project, or for completion of this project for 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 making such revisions, additions or deletions and the party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

05/22/23	CITY SUBMITTAL
06/13/23	ADDED ROW
06/27/23	REMOVED ROW
07/13/23	CITY COMMENTS

PROFESSIONAL SIGNATURE

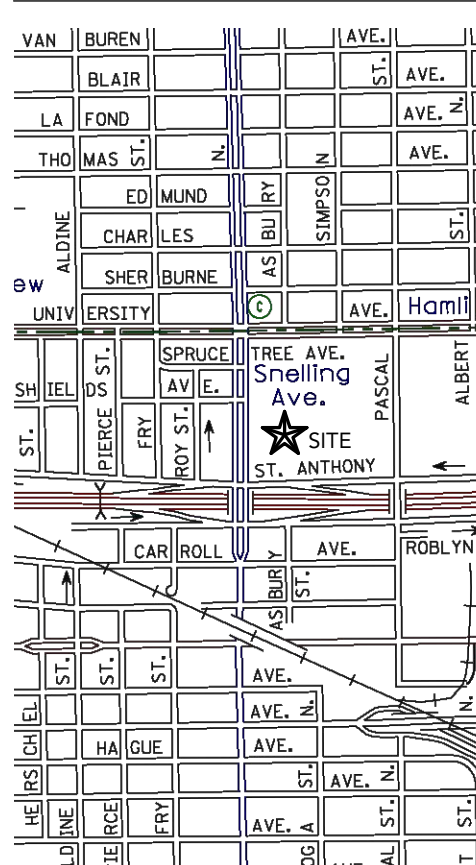
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

License No. 48988
Date 5/22/23

QUALITY CONTROL

160285
Project Lead
MLS
Drawn By
SFM
Checked By
BRS
Field Crew

VICINITY MAP



PRELIMINARY
PLAT

2 OF 2