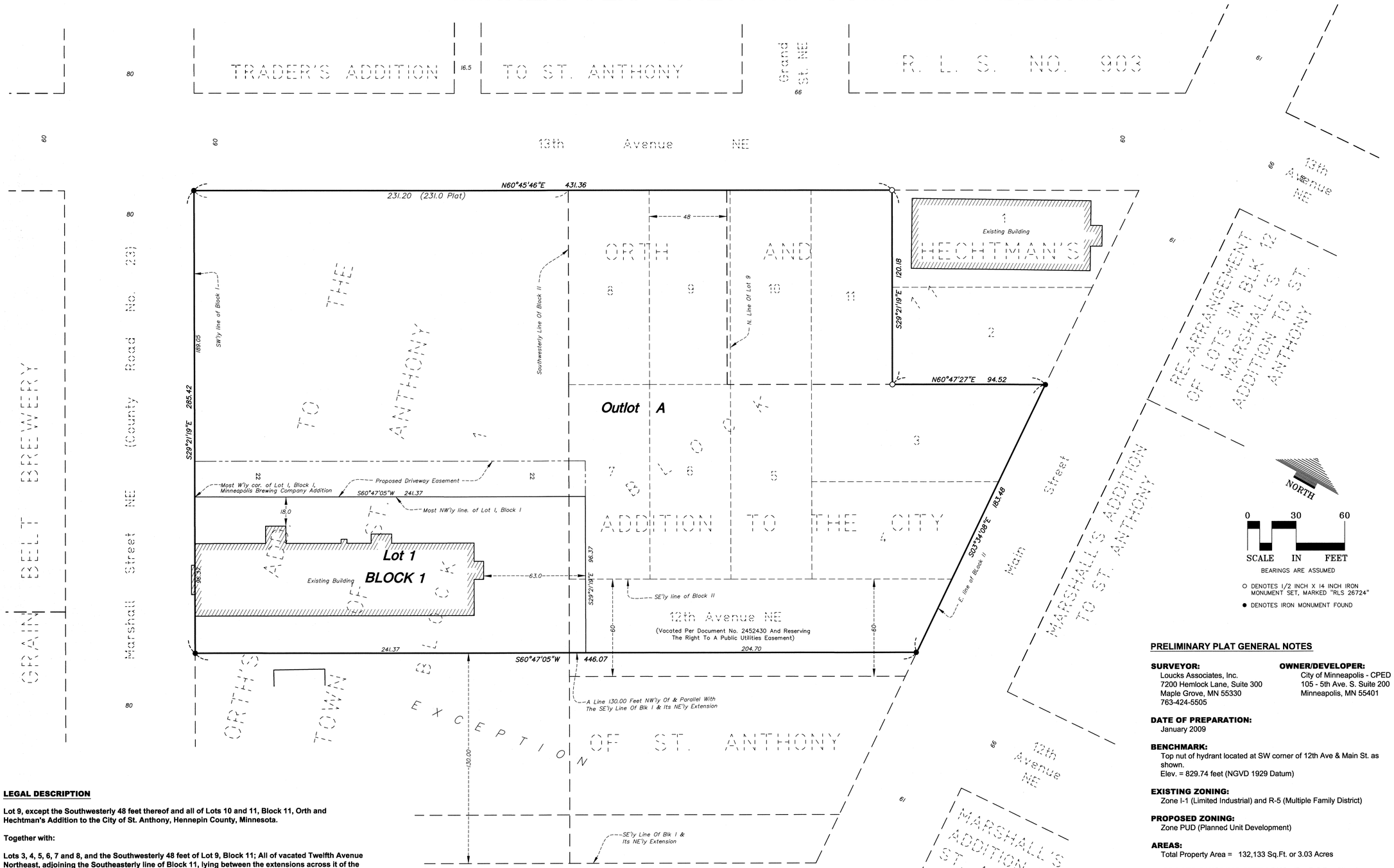
MINNEAPOLIS BREWING COMPANY ADDITION



LEGAL DESCRIPTION

Lot 9, except the Southwesterly 48 feet thereof and all of Lots 10 and 11, Block 11, Orth and Hechtman's Addition to the City of St. Anthony, Hennepin County, Minnesota.

Together with:

Lots 3, 4, 5, 6, 7 and 8, and the Southwesterly 48 feet of Lot 9, Block 11; All of vacated Twelfth Avenue Northeast, adjoining the Southeasterly line of Block 11, lying between the extensions across it of the Southwesterly and East lines of said Block 11; Except that part thereof which lies Southeasterly of a line 130.00 feet Northwesterly of as measured at right angles to and parallel with the Northeasterly extension of the Southeasterly line of Block 1, Orth's Addition To The Town OF St. Anthony;

All in Orth and Hechtman's Addition To The Town Of St. Anthony.

Together with:

That part of Block 1, Orth's Addition To The Town Of. St. Anthony which lies Northwesterly of a line 130.00 feet Northwesterly of, as measured at right angles to and parallel with the Southeasterly line of said Block 1.

Certificate of Title No. 1300279.
(also covers other land.)

Proposed Legal Description for Driveway Easement Over the Outlot A
(2/02/08)

An easement for driveway purposes over and across that part of Outlot A, Minneapolis Brewing Company Addition, according to the recorded plat thereof, Hennepin County, Minnesota, being a 22.00 foot wide strip of land, the southeasterly line of which is described as follows:

Beginning at the most westerly corner of Lot 1, Block 1, said Minneapolis Brewing Company Addition; thence northeasterly along the northwesterly line of said Lot 1 to the most northerly corner of said Lot 1 and there terminating.

PRELIMINARY PLAT GENERAL NOTES

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

OWNER/DEVELOPER:
City of Minneapolis - CPED
105 - 5th Ave. S. Suite 200
Minneapolis, MN 55401

DATE OF PREPARATION:
January 2009

BENCHMARK:
Top nut of hydrant located at SW corner of 12th Ave & Main St. as shown.
Elev. = 829.74 feet (NGVD 1929 Datum)

EXISTING ZONING:
Zone I-1 (Limited Industrial) and R-5 (Multiple Family District)

PROPOSED ZONING:
Zone PUD (Planned Unit Development)

AREAS:
Total Property Area = 132,133 Sq.Ft. or 3.03 Acres

PROPOSED BUILDING SETBACKS: (For R-5 Per City of Minneapolis website)
Front = 15 Feet
Side (Corner) = 8 Feet
Side (Interior) = 5 Feet
Rear = 5 Feet

FLOOD ZONE DESIGNATION:
This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No's 27053C0357E and 27053C0219E, effective date of September 2, 2004.

Plotted: 02/23/2009 1:12 PM W:\2005\05051C\dwg\Master

Project Name:

Minneapolis Brewing Company Addition

Minneapolis
City of Lakes
Minnesota

Owner/Developer Name:

City of Minneapolis - CPED
105 - 5th Avenue South
Suite 200
Minneapolis, MN 55401

Professional Services:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
Minneapolis, Minnesota 55369
Telephone: (763)424-5505
Fax: (763)424-5822
www.LoucksAssociates.com

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CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of 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 at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

P05051-PLAT.DWG/Prelim

Submittal:

2/23/09	Added Building, revised notes & legal

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.

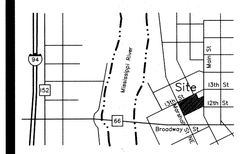
Charles E. Webb, Jr. - PLS

41226 — License No.
2/3/09 — Date

Quality Control:

Project Lead: N/A	Drawn By: SFM
Checked By: RLL	Review Date:

Vicinity Map:



Sheet Title:

PRELIMINARY PLAT

Project No.:

05-051C

Sheet No.:

Sheet 1 of 1