

PRELIMINARY PLAT GENERAL NOTES

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

OWNER/DEVELOPER:
 RIMF Group, LLC
 West Lake Street
 Minneapolis, MN 55408
 612-824-7000

DATE OF PREPARATION:
 January 2006

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 27053C0218E, effective date of September 2, 2004.

LEGAL DESCRIPTION:

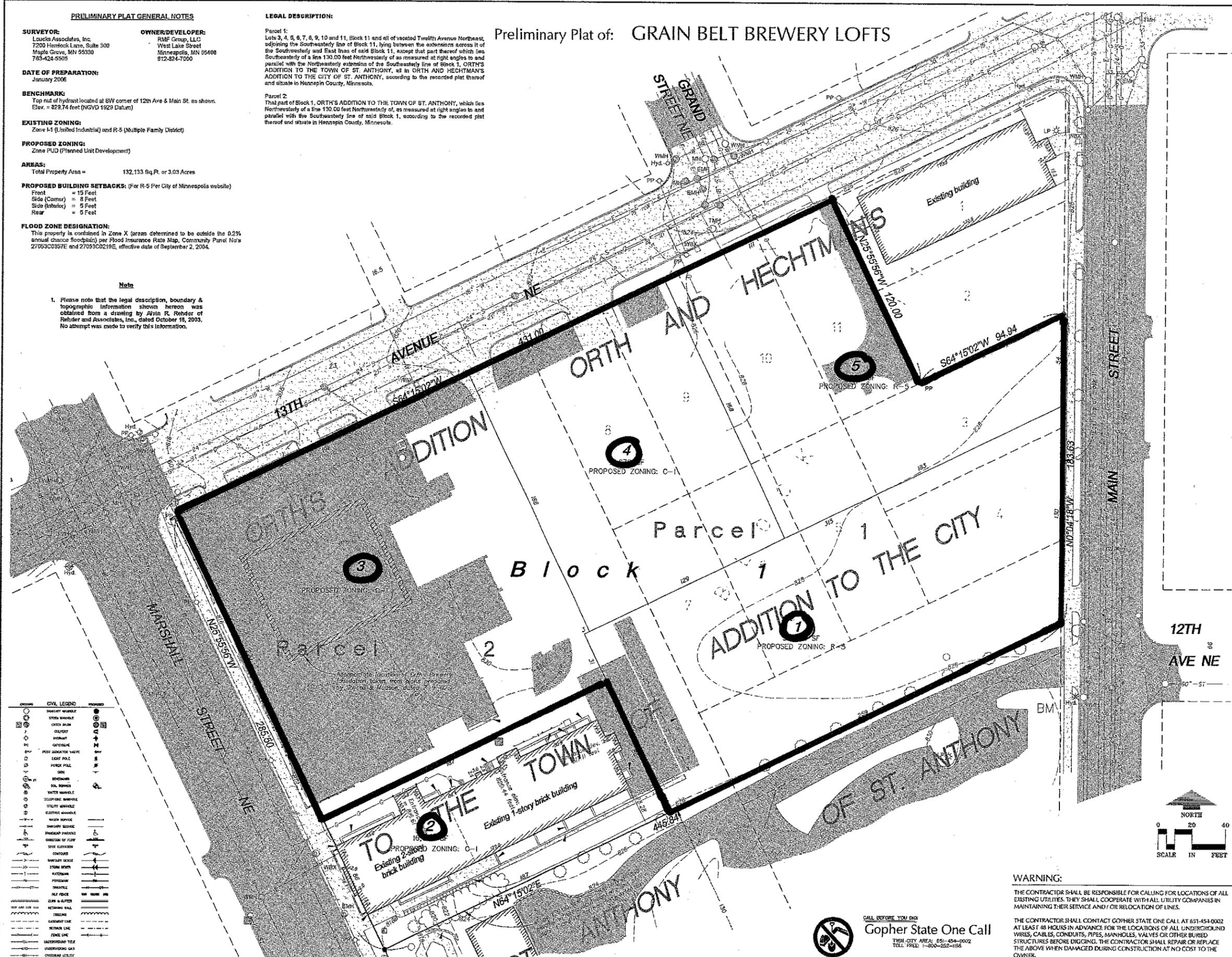
Parcel 1:
 Lots 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 11 and all of vacated Twelfth Avenue Northeast, adjoining the Southeastery line of Block 11, lying between the extensions across it of the Southwesterly and East lines of said Block 11, except that part thereof which lies Southeastery of a line 130.00 feet Northwestery of, as measured at right angles to and parallel with the Northwestery extension of the Southeastery line of Block 1, ORTH'S ADDITION TO THE TOWN OF ST. ANTHONY, as in ORTH AND HECHTMAN'S ADDITION TO THE CITY OF ST. ANTHONY, according to the recorded plat thereof and situate in Hennepin County, Minnesota.

Parcel 2:
 That part of Block 1, ORTH'S ADDITION TO THE TOWN OF ST. ANTHONY, which lies Northwestery of a line 130.00 feet Northwestery of, as measured at right angles to and parallel with the Southwesterly line of said Block 1, according to the recorded plat thereof and situate in Hennepin County, Minnesota.

Preliminary Plat of: **GRAIN BELT BREWERY LOFTS**

Note

1. Please note that the legal description, boundary & topographic information shown herein was obtained from a drawing by Alvin R. Rehder of Rehder and Associates, Inc., dated October 18, 2003. No attempt was made to verify this information.



CIVIL LEGEND

Symbol	DESCRIPTION	Symbol	DESCRIPTION
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