

LAND USE APPLICATION SUMMARY

Property Location: 401 and 424 Chicago Avenue, 701, 713 and 719 South 3rd Street and 700, 716, 728 and 701 South 4th Street

Project Name: Minnesota Stadium Addition

Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639

Applicant: Minnesota Sports Facility Authority (MSFA)

Project Contact: Dan Bower with EVS, Inc.

Request: To create three new platted lots on three separate blocks.

Required Applications:

Preliminary and Final Plat	To combine different platted lots and former right-of-way into larger platted lots on three separate blocks. There will be a total of three lots created as part of this plat.
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SITE DATA

Existing Zoning	II Light Industrial District B4N Downtown Neighborhood District ILOD Industrial Living Overlay District DP Downtown Parking Overlay District
Lot Area	Block 1 (US Bank Stadium) - 962,104 square feet / 22.087 acres Block 2 (DT East LRT station) - 111,299 square feet / 2.555 acres Block 3 (parking ramp) - 109,450 square feet / 2.513 acres
Ward(s)	3; adjacent to 7
Neighborhood(s)	Downtown East; adjacent to Elliot Park
Designated Future Land Use	Public and Institutional Mixed use
Land Use Features	Commercial Corridor (Chicago Avenue) Growth Center (Downtown)
Small Area Plan(s)	<u>Update to the Historic Mills District Master Plan (2001)</u> <u>Downtown East/North Loop Master Plan (2003)</u>

Date Application Deemed Complete	February 17, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	Not applicable	End of 120-Day Decision Period	June 16, 2016

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is located on the east side of Downtown. There are three blocks involved in the plat. The first block is the site of the future US Bank Stadium. This block is located between South 4th Street, 11th Avenue South, South 5th/6th Streets and Chicago Avenue/Kirby Puckett Place. The second block is occupied by the existing DT East LRT station and an underground parking garage. This block is located between South 4th Street, Chicago Avenue/Kirby Puckett Place, south 5th Street and Park Avenue. The last block is occupied by the recently completed parking ramp that was built as part of the Downtown East Planned Unit Development (PUD). This block is located between South 3rd Street, Chicago Avenue, South 4th Street and Park Avenue. All three blocks are owned by the MSFA.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by office and commercial buildings, residential developments of varying densities, a future park and structured and surface parking lots. The site is located in the Downtown East neighborhood.

PROJECT DESCRIPTION. The applicant has submitted a preliminary and final plat for the three blocks described above. The applicant is proposing to combine different platted lots and former right-of-way into larger platted lots.

RELATED APPROVALS In August of 2013, the Minneapolis City Council approved the recommendations of the Stadium Implementation Committee to construct the Minnesota Multi-Purpose Stadium (now US Bank Stadium). Related to the construction of the US Bank Stadium, the Minneapolis City Council approved the vacation of 5th Street South lying northeasterly of 6th Street South and lying between Chicago Avenue and 11th Avenue South and of parts of 4th Street South adjoining the East side of the stadium parcel in January of 2015.

Also, in November of 2013, the City Planning Commission approved the first phase of the Downtown East PUD which included an above ground parking garage located on the block between South 3rd Street, Chicago Avenue, South 4th Street and Park Avenue.

PUBLIC COMMENTS. No comment letters have been received in regards to this application. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

PRELIMINARY AND FINAL PLAT

The Department of Community Planning and Economic Development has analyzed the application for a preliminary and final plat based on the following findings:

- 1. The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.*

The applicant is proposing to combine different platted lots and former right-of-way into larger platted lots on three separate blocks. There will be a total of three lots created as part of this plat. The first block is the site of the future US Bank Stadium. This block is located between South 4th Street, 11th Avenue South, South 5th/6th Streets and Chicago Avenue/Kirby Puckett Place. The second block is occupied by the existing DT East LRT station and an underground parking garage. This block is located between South 4th Street, Chicago Avenue/Kirby Puckett Place, south 5th Street and Park Avenue. The last block is occupied by the recently completed parking ramp that was built

as part of the Downtown East PUD. This block is located between South 3rd Street, Chicago Avenue, South 4th Street and Park Avenue.

The subdivision is in conformance with the design requirements of the land subdivision regulations.

Zoning Ordinance:

The subdivision is in conformance with the design requirements of the zoning code.

Comprehensive Plan:

The subdivision is in conformance with the policies of the comprehensive plan.

2. *The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.*

The applicant is proposing to combine different platted lots and former right-of-way into larger platted lots on three separate blocks. There will be a total of three lots created as part of this plat.

3. *All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.*

The land intended for building can be used safely without endangering the users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.

4. *The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.*

The parcels created by this application present no foreseeable difficulties for development. No significant alterations to the land appear necessary.

5. *The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.*

The Department of Public Works has reviewed and approved the drainage and sanitary system plans for the construction of the US Bank Stadium and the parking ramp. Any future development on the DT East LRT station block will need to be reviewed by Public Works prior to building permits being issued.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by the Minnesota Sports Facility Authority for the properties located at 401 and 424 Chicago Avenue, 701, 713 and 719 South 3rd Street and 700, 716, 728 and 701 South 4th Street:

A. Preliminary and Final Plat.

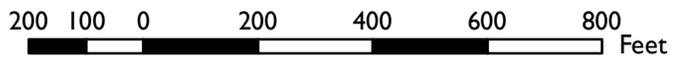
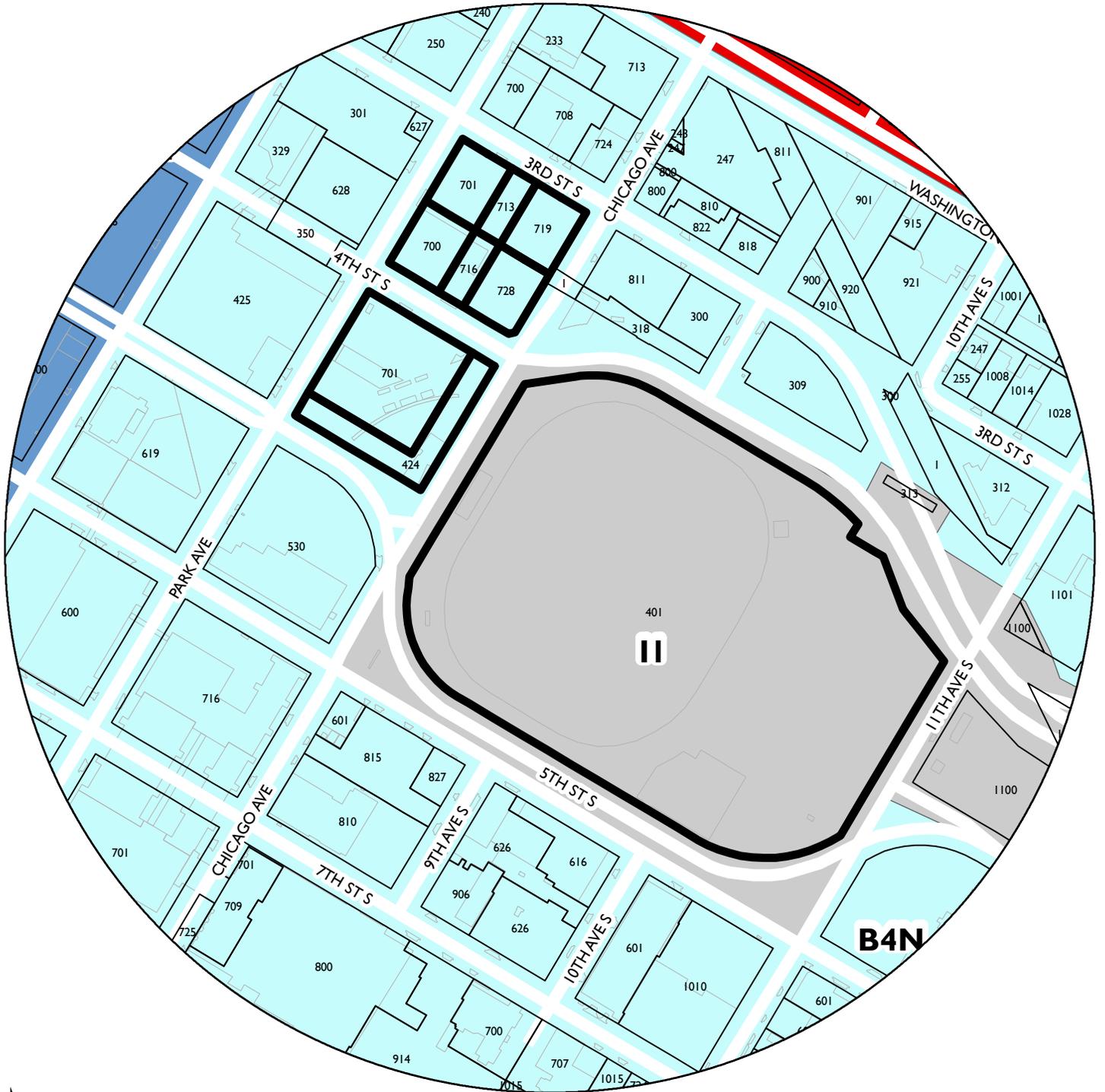
Recommended motion: **Approve** the preliminary and final plat.

ATTACHMENTS

1. Zoning map
2. Plat description and written findings submitted by the applicant
3. Certification of monuments set
4. Plat
5. Correspondence

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

401 & 424 Chicago Ave, 701, 713 & 719 3rd St S and 700, 716, 728 & 701 4th St S

FILE NUMBER

PL-302



February 16, 2016

City of Minneapolis
Community Planning and Economic Development
Development Service Division
Attn. Hillary Dvorak
250 South 4th Street
Room 300
Minneapolis, MN 55415

Re: MSFA Application for Consolidated Plat of Property

Dear Ms. Dvorak:

This letter is in response to your letter dated 2/8/16 to Dan Bowar of EVS. Below are the responses to the matters you raised:

1. The properties to be incorporated into a consolidated plat encompass three full city blocks and are located in the Downtown East Neighborhood of the City of Minneapolis. The blocks generally are located between Park Ave. & 11th Ave. and 3rd Street & 6th Street. These parcels are as follows: Block 1 is the site of the US Bank Stadium currently under construction, Block 2 contains the current Downtown East (DTE) light rail station with associated underground 455 car parking ramp & above ground outdoor plaza space, and Block 3 is the site of the parking ramp recently constructed by Ryan Construction containing 1610 parking spaces.

The consolidated plat will be used for a variety of sports, entertainment, and cultural events (Block 1/Block 2 plaza) with the parking on both Blocks 2 & 3 being used for event purposes and supporting the work day operations of the Wells Fargo Bank.

The consolidated plat is surrounded by Xcel Energy's Elliot Park substation and the commercially operated 511 Building to the East; 1010 Building, HCMC heating/cooling plant, and Huberts Bar & Restaurant to the South; new Commons Park & Wells Fargo office building to the West; and Sherman Associates (old Grainger) property & surface parking lots to the North.

2. Representing the Authority in this matter will be the following:

Dan Bowar
EVS, Inc.
10025 Valley View Road, Suite 140
Eden Prairie, MN 55344
Tele. 952.646.0256

AND

Steven Maki
Steven Maki Consulting
c/o MSFA
511 11th Ave. South, Suite 401
Minneapolis, MN 55415
Tele. 612.335.3313

3. In regards to 598.270 Required Findings the Authority has the following responses:
 - a. Blocks 1-3 have previously been approved by the City under prior approvals and are in conformance with land subdivision regulations, applicable zoning ordinances, and policies of the City's comprehensive plan.
 - b. The consolidated plat is in conformance with prior approved uses and will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets. The Authority has worked with numerous stakeholders to develop a traffic management plan for US Bank Stadium events.
 - c. The consolidated plat land can be used safely without endangering the residents or users of the plat or surrounding areas because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.
 - d. The consolidation of plat application presents no foreseeable difficulties for reasons of topography or other conditions. No significant alterations are required by the consolidation of the plat.
 - e. The consolidation of plat requires no changes under the Chapter 54 requirements of the City of Minneapolis. The Surface Water and Sewers Division of the Public Works Department of the City has previously reviewed and approved all storm water changes due to construction of the US Bank Stadium as well as Block 3, 1610 space parking ramp.

4. We have by prior communication provided Proof of Title for the properties (registered land survey conducted by EVS Inc.) and any Deed restrictions if any. Attached I have included a letter from EVS dated 2/9/2016 addressing the Certification of Monuments Set for Plat of Minnesota Stadium Addition.

We will separately be providing a listing of adjacent property holders addresses with associated PID numbers per your request.

If there is anything else required for this matter please contact Steve Maki.

Regards,



Ted Mondale
CEO/Executive Director



ENGINEERING | SURVEYING | ENVIRONMENTAL | PLANNING

February 9, 2016

To: Hilary Dvorak
Principal City Planner
City of Minneapolis
CPED Use, Design and Preservation
250 South 4th Street, Rm 300
Minneapolis, MN 55415

Subject: **Certification of Monuments Set for
Plat of MINNESOTA STADIUM ADDITION**

Dear Ms. Dvorak:

This letter is to certify that all monuments shown on the plat of MINNESOTA STADIUM ADDITION are to be set within one year of plat recording as the site is currently under construction. Three of the monuments shall conform to the specifications for city survey monuments.

If you have any questions, please call me at 952-646-0242 or email mwilliams@evs-eng.com.

Thank you,

A handwritten signature in blue ink, reading 'Michael R. Williams'. The signature is written in a cursive, flowing style.

Michael R. Williams
EVS, Inc., Survey Manager

MINNESOTA STADIUM ADDITION

R.T. DOC. NO. _____

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: Minnesota Sports Facilities Authorities, a Minnesota public body and political subdivision, owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of:

Lots 2 through 5, inclusive, Block 71, Town of Minneapolis;
Lots 1 through 10, inclusive, Block 72, Town of Minneapolis;
Lots 1 through 10, inclusive, Block 95, Town of Minneapolis;
Lots 1 through 5, inclusive, Block 106, Town of Minneapolis;
Lots 1 through 10, inclusive, Block 96, Morrison, Smith, and Hancock's Addition to Minneapolis;
Lots 3, 4 and 5, Block 96, Morrison, Smith, and Hancock's Addition to Minneapolis;
Lots 1 through 10, inclusive, Block 103, Town of Minneapolis;
Lots 6 and 7, Block 103, Morrison, Smith, and Hancock's Addition to Minneapolis;
Lot 1 and Lots 6 through 10, inclusive, Block 104, Town of Minneapolis;
Lots 1 through 11, inclusive, Block 104, Morrison, Smith, and Hancock's Addition to Minneapolis;
Lot 1, Block 119, Town of Minneapolis;
Lots 1 through 12, inclusive, Block 119, Morrison, Smith, and Hancock's Addition to Minneapolis;

Together with that part of vacated 4th Street South, Town of Minneapolis, lying Southeasterly of a line connecting the most Northerly corner of Block 72, Town of Minneapolis with the most Westerly corner of Block 71, Town of Minneapolis and lying Northwesterly of a line connecting the most Northerly corner of Block 104, Town of Minneapolis with the most Westerly corner of Block 105, Town of Minneapolis;

Together with that part of vacated 4th Street South, Town of Minneapolis, described as follows: Beginning at the most Westerly corner of Block 105, Town of Minneapolis; thence South 59 degrees 54 minutes 07 seconds East on an assumed bearing along the Southwestly line of said Block 105, a distance of 86.78 feet; thence South 21 degrees 39 minutes 25 seconds East, a distance of 129.24 feet to a point distant 56.00 feet Southeastly of the most Northerly corner of Lot 8, Block 104, Town of Minneapolis; thence North 59 degrees 54 minutes 07 seconds West along the Northeast line of said Block 104, to the most Northerly corner of said Block 104, thence North 30 degrees 08 minutes 36 seconds East, a distance of 80.00 feet to the point of beginning.

Together with that part of vacated 5th Street South, Town of Minneapolis and Morrison, Smith and Hancock's Addition to Minneapolis, lying Southeasterly of a line connecting the most Northerly corner of Block 95, Town of Minneapolis, with the most Westerly corner of Block 72, Town of Minneapolis and lying Northwesterly of a line connecting the most Easterly corner of Block 119, Morrison, Smith and Hancock's Addition to Minneapolis with the most Southerly corner of Block 104, Morrison, Smith and Hancock's Addition to Minneapolis;

Together with that part of vacated 9th Avenue South, Town of Minneapolis, lying Northeastly of a line connecting the most Westerly corner of Block 103, Town of Minneapolis with the most Southerly corner of Block 95, Town of Minneapolis and lying Southwestly of a line connecting the most Easterly corner of Lot 5, Block 71, Town of Minneapolis with the most Northerly corner of Lot 1, Block 106, Town of Minneapolis;

Together with that part of vacated 10th Avenue South, Town of Minneapolis and Morrison, Smith and Hancock's Addition to Minneapolis, lying Northeastly of a line connecting the most Westerly corner of Block 119, Town of Minneapolis, with the most Southerly corner of Block 103, Town of Minneapolis, and lying Southwestly of a line drawn parallel with and distant 140 feet Northeastly from, as measured at a right angle to, a line connecting the most Southerly corner of Block 106, Town of Minneapolis with the most Westerly corner of Block 105, Town of Minneapolis;

which lies within the following described boundary:

Beginning at the most Westerly corner of Block 72, Town of Minneapolis; thence North 30 degrees 10 minutes 52 seconds East on an assumed bearing along the Northwest line of said Block 72, a distance of 330.34 feet to the most Northerly corner of said Block 72; thence North 81 degrees 07 minutes 40 seconds East, a distance of 123.00 feet; thence Southeastly, a distance of 190.64 feet along a non-tangential curve concave to the Southwest having a central angle of 37 degrees 55 minutes 39 seconds, a radius of 288.00 feet and the chord of said curve bears South 78 degrees 52 minutes 02 seconds East; thence South 59 degrees 54 minutes 12 seconds East tangent to the last described curve, a distance of 393.77 feet; thence Southeastly, a distance of 157.73 feet along a tangential curve concave to the Southwest having a central angle of 16 degrees 57 minutes 23 seconds and a radius of 532.96 feet to the Northwest line of Block 105, Town of Minneapolis; thence South 30 degrees 08 minutes 23 seconds West along said Northwest line, a distance of 35.03 feet to the most Westerly corner of said Block 105; thence South 59 degrees 54 minutes 07 seconds East along the Southwest line of said Block 105, a distance of 86.78 feet; thence South 21 degrees 39 minutes 25 seconds East, a distance of 129.24 feet to a point on the Northeast line of Lot 8, Block 104, Town of Minneapolis, distant 56.00 feet Southeastly from the most Northerly corner of said Lot 8; thence South 38 degrees 43 minutes 55 seconds East, a distance of 152.77 feet to a point on the Southeast line of Lot 7, Block 104, Morrison, Smith and Hancock's Addition to Minneapolis, distant 110.00 feet Northeastly of the most Southerly corner of said Lot 7; thence South 30 degrees 08 minutes 38 seconds West along the Southeast line of said Block 104, a distance of 275.17 feet to the most Southerly corner of said Block 104; thence South 30 degrees 16 minutes 53 seconds West, a distance of 80.00 feet to the most Easterly corner of Block 119, Morrison, Smith and Hancock's Addition to Minneapolis; thence South 30 degrees 04 minutes 43 seconds West along the Southeast line of said Block 119, a distance of 109.08 feet; thence Southwestly, Westerly and Northwesterly, a distance of 348.96 feet along a non-tangential curve concave to the North having a central angle of 64 degrees 29 minutes 27 seconds, a radius of 310.03 feet and a chord of said curve bears South 87 degrees 51 minutes 16 seconds West; thence North 59 degrees 54 minutes 00 seconds West, a distance of 637.85 feet; thence Northwesterly, Northerly and Northeastly, a distance of 291.47 feet along a tangential curve concave to the East having a central angle of 69 degrees 39 minutes 20 seconds and a radius of 239.75 feet

feet to a point of reverse curve; thence Northeastly, a distance of 26.34 feet along said reverse curve having a central angle of 4 degrees 42 minutes 57 seconds and a radius of 320.00 feet to the Northwest line of Block 95, Town of Minneapolis; thence North 30 degrees 06 minutes 16 seconds East along said Northwest line, a distance of 104.87 feet to the most Northerly corner of said Block 95; thence North 30 degrees 05 minutes 44 seconds East, a distance of 80.00 feet to the point of beginning;

part of which is registered land and described as follows:

The front or Southwestly 85.7 feet of Lots 1 and 2, Block 95;
Lots 3 and 4, Block 95;
Lots 3 to 9 inclusive, Block 103;
Lot 1, Block 119,
all in Town of Minneapolis.

Lots 6 and 7, Block 103;
Lots 1, 3, 5, 9 and 12, Block 119;
all in Morrison Smith And Hancock's Addition to Minneapolis.

That part of the southwestly half of vacated 5th Street South, dedicated in the plat of Morrison, Smith & Hancock's Addition to Minneapolis, lying between the northeasterly extensions of the northwesterly and southeasterly lines of Lot 9, Block 119, said plat; and

That part of the southwestly half of vacated 5th Street South, dedicated in the plats of Town of Minneapolis and Morrison, Smith & Hancock's Addition to Minneapolis, lying between the northeasterly extensions of the northwesterly line of Lot 9, Block 103, Town of Minneapolis and of the southeasterly line of Lot 12, Block 119, Morrison, Smith & Hancock's Addition to Minneapolis; and

That part of vacated 10th Avenue South, dedicated in the plats of Town of Minneapolis and Morrison, Smith & Hancock's Addition to Minneapolis, lying between the southeasterly extensions of the southwestly line of Block 103, Town of Minneapolis, and of the northeasterly line of Block 103, Morrison, Smith and Hancock's Addition to Minneapolis.

Abstract Property and
Torrens Property - Certificate of Title No. 1411148

together with:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 70, Town of Minneapolis, Hennepin County, Minnesota.

Torrens Property
Certificate of Title No. 1382314

together with:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 73;
That part of the Southeastly 6 feet of Seventh Avenue vacated, lying between extensions across said strip of land of the Southwestly line of said Lot 1 and the Northeastly line of said Lot 10;
All in Town of Minneapolis, Hennepin County, Minnesota.

Torrens Property
Certificate of Title No. 1381959

together with:

Together with that portion of vacated 5th Street South lying Northeastly of 6th Street South and lying between Chicago Avenue and 11th Avenue South, as set forth in Resolution 2015R-103, recorded April 29, 2015 in the office of the Hennepin County Recorder as Document No. A10186540 and recorded April 29, 2015 in the office of the Hennepin County Registrar of Titles as Document No. T5251862.

Together with that part of vacated 4th Street South adjoining the East side of the Metrodome parcel, recorded April 29, 2015 in the office of the Hennepin County Recorder as Document No. A10186539 and recorded April 29, 2015 in the office of the Hennepin County Registrar of Titles as Document No. T5251863.

together with:

That part of:
Lots 1, 2, 3, 4, 5, 6, and 7, Block 119, Morrison, Smith and Hancock's Addition to Minneapolis.
Lot 1, Block 119, Town of Minneapolis.
Vacated 10th Avenue South lying northeasterly of the southeasterly extension of the southwestly line of Block 103, Town of Minneapolis.
Lots 1, 2, 3, 4, and 5, Block 103, Town of Minneapolis.
Vacated 9th Avenue South lying northeasterly of the southeasterly extension of the southwestly line of Block 95, Town of Minneapolis.
Lots 1, 2, 3, 4, 5, and 10, Block 95, Town of Minneapolis.

Which lies southerly, southwestly, and westerly of the following described line:

Commencing at the most easterly corner of Block 119, Morrison, Smith and Hancock's Addition to Minneapolis; thence South 30 degrees 04 minutes 43 seconds West along the southeast line of said Block 119 a distance of 109.08 feet to the beginning of the line to be described; thence southwestly, westerly, and northwesterly a distance of 348.96 feet along a non-tangential curve concave to the North having a central angle of 64 degrees 29 minutes 27 seconds, a radius of 310.03 feet, and a chord of said curve bears South 87 degrees 51 minutes 16 seconds West; thence North 59 degrees 54 minutes 00 seconds West a distance of 637.85 feet; thence northwesterly, northerly, and northeasterly a distance of 291.47 feet along a tangential curve concave to the East having a central angle of 69 degrees 39 minutes 20 seconds and a radius of 239.75 feet to a point of reverse curve; thence northeasterly a distance of 26.34 feet along said reverse curve having a central angle of 4 degrees 42 minutes 57 seconds and a radius of 320.00 feet to the northwest line of Block 95, Town of Minneapolis and said line there terminating;

part of which is registered land and described as follows:

The front or Southwestly 85.7 feet of Lots 1 and 2, Block 95;
Lots 3 and 4, Block 95;
Lots 3 to 9, inclusive, Block 103;
Lot 1, Block 119,
all in Town of Minneapolis.

Lots 6 and 7, Block 103;
Lots 1, 3, 5, 9 and 12, Block 119;

That part of vacated 5th Street lying Southwestly of the center line of said street and between the extensions across it of the Northwesterly and Southeasterly lines of Lot 9; Also that part of 10th Avenue South, vacated, lying between extensions across it of the Northeastly and Southwestly lines of said Block 103 and 119, all in Morrison Smith and Hancock's Addition to Minneapolis.

EXCEPT which lies within the following described boundary:

Beginning at the most Westerly corner of Block 72, Town of Minneapolis; thence North 30 degrees 10 minutes 52 seconds East on an assumed bearing along the Northwest line of said Block 72, a distance of 330.34 feet to the most Northerly corner of said Block 72; thence North 81 degrees 07 minutes 40 seconds East, a distance of 123.00 feet; thence Southeastly, a distance of 190.64 feet along a non-tangential curve concave to the Southwest having a central angle of 37 degrees 55 minutes 39 seconds, a radius of 288.00 feet and the chord of said curve bears South 78 degrees 52 minutes 02 seconds East; thence South 59 degrees 54 minutes 12 seconds East tangent to the last described curve, a distance of 393.77 feet; thence Southeastly, a distance of 157.73 feet along a tangential curve concave to the Southwest having a central angle of 16 degrees 57 minutes 23 seconds and a radius of 532.96 feet to the Northwest line of Block 105, Town of Minneapolis; thence South 30 degrees 08 minutes 23 seconds West along said Northwest line, a distance of 35.03 feet to the most Westerly corner of said Block 105; thence South 59 degrees 54 minutes 07 seconds East along the Southwest line of said Block 105, a distance of 86.78 feet; thence South 21 degrees 39 minutes 25 seconds East, a distance of 129.24 feet to a point on the Northeast line of Lot 8, Block 104, Town of Minneapolis, distant 56.00 feet Southeastly from the most Northerly corner of said Lot 8; thence South 38 degrees 43 minutes 55 seconds East, a distance of 152.77 feet to a point on the Southeast line of Lot 7, Block 104, Morrison, Smith and Hancock's Addition to Minneapolis, distant 110.00 feet Northeastly of the most Southerly corner of said Lot 7; thence South 30 degrees 08 minutes 38 seconds West along the Southeast line of said Block 104, a distance of 275.17 feet to the most Southerly corner of said Block 104; thence South 30 degrees 16 minutes 53 seconds West, a distance of 80.00 feet to the most Easterly corner of Block 119, Morrison, Smith and Hancock's Addition to Minneapolis; thence South 30 degrees 04 minutes 43 seconds West along the Southeast line of said Block 119, a distance of 109.08 feet; thence Southwestly, Westerly and Northwesterly, a distance of 348.96 feet along a non-tangential curve concave to the North having a central angle of 64 degrees 29 minutes 27 seconds, a radius of 310.03 feet and a chord of said curve bears South 87 degrees 51 minutes 16 seconds West; thence North 59 degrees 54 minutes 00 seconds West, a distance of 637.85 feet; thence Northwesterly, Northerly and Northeastly, a distance of 291.47 feet along a tangential curve concave to the East having a central angle of 69 degrees 39 minutes 20 seconds and a radius of 239.75 feet to a point of reverse curve; thence Northwesterly, a distance of 26.34 feet along said reverse curve having a central angle of 4 degrees 42 minutes 57 seconds and a radius of 320.00 feet of Block 95, Town of Minneapolis; thence North 30 degrees 06 minutes 16 seconds East along said Northwest line, a distance of 104.87 feet to the most Northerly corner of said Block 95; thence North 30 degrees 05 minutes 44 seconds East, a distance of 80.00 feet to the point of beginning.

Hennepin County, Minnesota

Abstract and Torrens Property - Certificate of Title No. 1354946 is now cancelled and the new Certificate of Title is No. 1411148 - see Parcel 1 legal description

together with:

That part of Lots 1 and 2, Block 105, Town of Minneapolis; vacated 4th Street; Lots 6, 7, and 8, Block 104, Town of Minneapolis; and Lot 7, Block 104, Morrison Smith & Hancock's Addition to Minneapolis described as follows: Beginning at the most westerly corner of said Block 105; thence North 30 degrees 51 minutes 13 seconds East, along the Northwest line of said Block 105, a distance of 35.03 feet; thence southeasterly a distance of 112.58 feet along a non-tangential curve concave to the southwest having a radius of 532.96, a central angle of 12 degrees 06 minutes 10 seconds and a chord bearing of South 36 degrees 10 minutes 54 seconds East, thence South 30 degrees 07 minutes 49 seconds East, tangent to the last described curve a distance of 260.01 feet to a point on the southeast line of Lot 7, Block 104, said Morrison Smith & Hancock's Addition to Minneapolis distant 110.00 feet northeasterly from the most southerly corner thereof; thence North 38 degrees 01 minutes 05 seconds West a distance of 152.77 feet to a point on the northeast line of Lot 8, Block 104, said Town of Minneapolis distant 56.00 feet southeasterly from the most northerly corner thereof; thence North 20 degrees 56 minutes 35 seconds West a distance of 129.24 feet to a point on the southwest line of said Block 105 distant 86.78 feet southeasterly from the most westerly corner thereof; thence North 59 degrees 11 minutes 17 seconds West along the southwest line of said Block 105 a distance of 86.78 feet to the point of beginning.

Has caused the same to be surveyed and platted as MINNESOTA STADIUM ADDITION and does hereby dedicate to the public for public use forever the public ways, and easements for drainage and utility purposes as shown on this plat.

In witness whereof said Minnesota Sports Facilities Authorities, a Minnesota public body and political subdivision, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Signed: Minnesota Sports Facilities Authorities, a Minnesota public body and political subdivision.

By: _____, Its XXXXXXXX
XXXXXXXX XXXXXXXX

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by XXXXXXX XXXXXXX, Its XXXXXXXX of Minnesota Sports Facilities Authorities, a Minnesota public body and political subdivision.

Signature of Notary _____ Notary's Printed Name _____
Notary Public, _____ County, Minnesota
My Commission Expires January 31, 20____.

I, Michael R. Williams, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the this plat; that all monuments depicted on the plat have been, or will be correctly set within one year; and all public ways are shown and labeled on the plat.

Dated this ____ day of _____, 201____

Michael R. Williams, Licensed Land Surveyor
Minnesota License No. 44076

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this ____ day of _____, 201____, by Michael R. Williams.

Signature of Notary _____ Notary's Printed Name _____

Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 20____.

MINNEAPOLIS, MINNESOTA

I, The Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this ____ day of _____, 20____, the City of Minneapolis acting by and through its City Planning Commission duly approved the plat of MINNESOTA STADIUM ADDITION, and duly authorized such action of the Commission by its Secretary. The prescribed prescribed ten-day period for appeal has elapsed without receipt of an appeal, as provided by Title 22, Section 598.320 of the Minneapolis Code of Ordinances.

_____, Secretary of Planning Commission

MINNEAPOLIS, MINNESOTA

I hereby certify that this plat of MINNESOTA STADIUM ADDITION was approved by the City Planning Commission of the City of Minneapolis at a meeting thereof held this ____ day of _____, 20____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CITY CLERK OF MINNEAPOLIS, MINNESOTA

By _____, Assistant City Clerk

TAXPAYER SERVICES DEPARTMENT, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this ____ day of _____, 20____.

Mark V. Chapin, County Auditor
By _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statute Section 383B.565 (1969), this Plat has been approved this ____ day of _____, 20____.

Chris F. Mavis, County Surveyor

By _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of MINNESOTA STADIUM ADDITION was filed in this office this ____ day of _____, 20____, at ____ o'clock ____ m.

Martin McCormick, County Recorder

By _____, Deputy

COUNTY RECORDER, Hennepin County, Minnesota

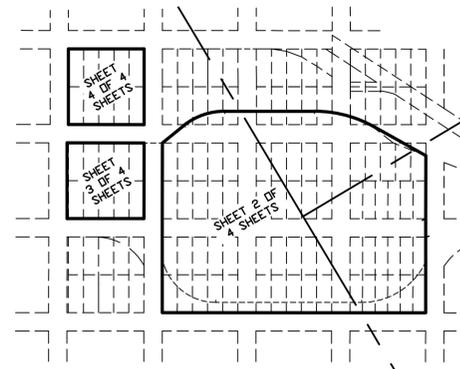
I hereby certify that the within plat of MINNESOTA STADIUM ADDITION was recorded in this office this ____ day of _____, 20____, at ____ o'clock ____ m.

Martin McCormick, County Recorder

By _____, Deputy

SHEET INDEX

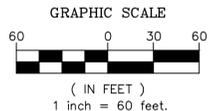
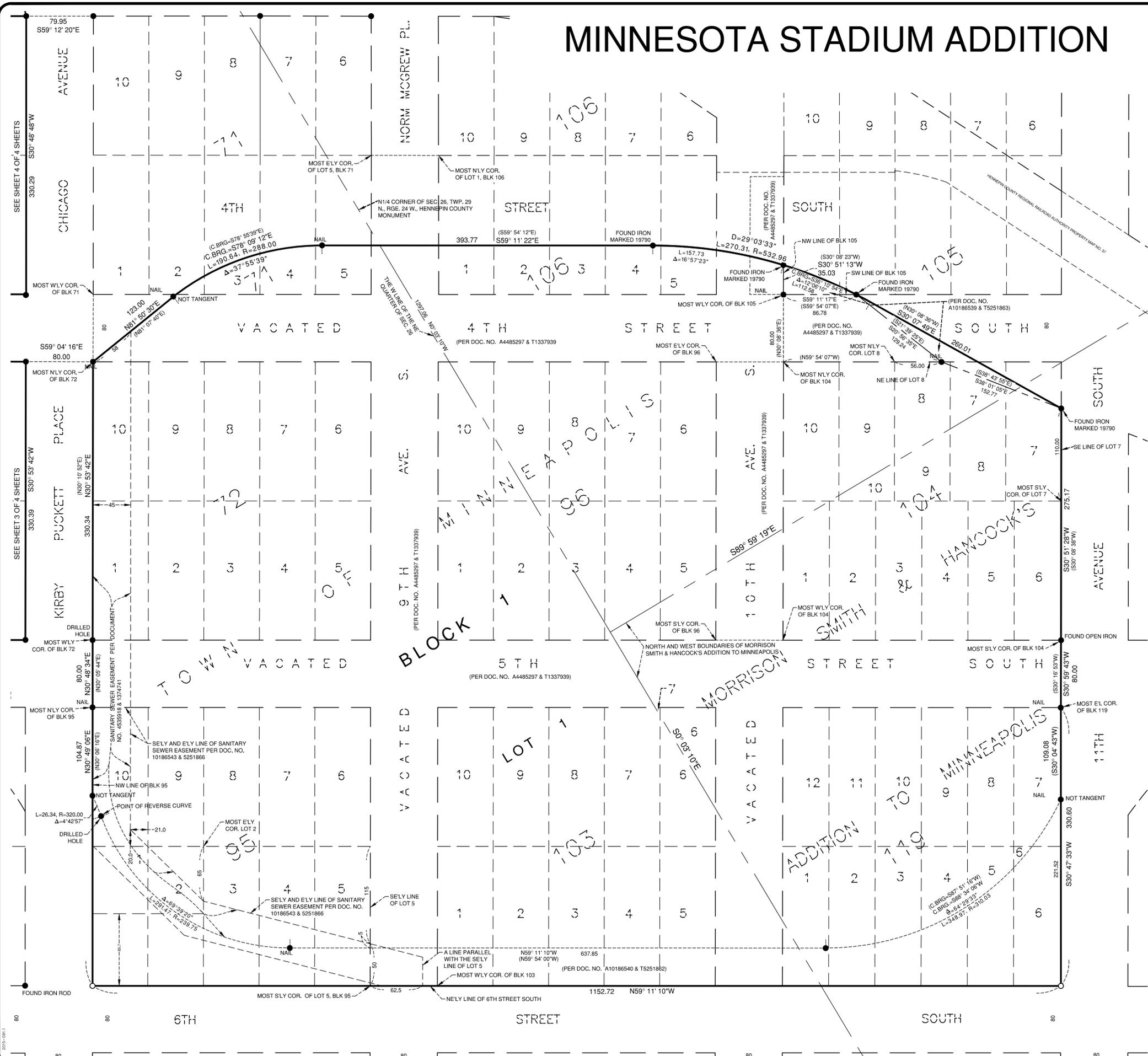
NO SCALE



MINNESOTA STADIUM ADDITION

R.T. DOC. NO. _____

C.R. DOC. NO. _____



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 029 NORTH, RANGE 24 WEST, WHICH IS ASSUMED TO BEAR NORTH 00 DEGREES 03 MINUTES 10 SECONDS WEST.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET W/ CAP STAMPED "RLS 44076"





January 29, 2016

Council Member Jacob Frey
City of Minneapolis
350 So. 5th Street, Room 307
Minneapolis, MN 55415

RE: MSFA Application for Consolidation of Plat

Dear Council Member Frey:

The MSFA has made a Plat Application to the City of Minneapolis Planning Commission to consolidate the property plats that it owns. These plats encompass the US Bank Stadium site, the Downtown East light rail station block and the parking ramp block recently constructed by Ryan on the corner of 4th St. and Chicago Avenues.

These property uses encompass parking, and a variety of athletic, cultural, and civic events including events for the Minnesota Vikings team.

The property address is currently designated:

Minnesota Sports Facilities Authority
401 Chicago Avenue South
Minneapolis, MN 55415

If you desire any information on this matter please contact me or:

Steven Maki
C/O MSFA
511 11th Ave. So., Suite 401
Minneapolis, MN 55415
Tele: (612) 335-3313
Email: stevencmaki@gmail.com

Sincerely,


Ted Mondale
CEO/Executive Director

Jacob,
- call if you have any questions
me



January 29, 2016

Dan Collison
East Downtown Council
810 So. 7th St.
Minneapolis, MN 55415

Lynn Regnier
Elliot Park Neighborhood
609 So. 10th St., Suite 170
Minneapolis, MN 55404

RE: MSFA Application for Consolidation of Plat

Dear Neighborhood Representative:

The MSFA has made a Plat Application to the City of Minneapolis Planning Commission to consolidate the property plats that it owns. These plats encompass the US Bank Stadium site, the Downtown East light rail station block and the parking ramp block recently constructed by Ryan on the corner of 4th St. and Chicago Avenues.

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