

Property Description

See Attached Legals

Parcel Data

Kayak Bay Village Regulating Plan 12/28/16

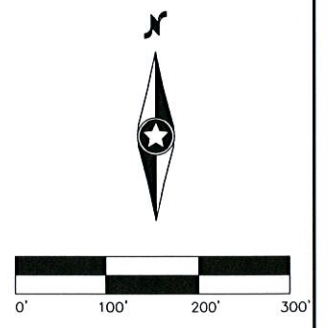
Parcel	Gross Acres	D/U Easement Acres			Maximum Density	Max. Height	Notes
A	1.10 ac	0.22 ac.	0.88 ac.	Mixed Use (see detail)	10,000 sf Retail / 20,000 sf Office	20' Rtl / 35' Off.	
B	2.43 ac.	0.52 ac.	1.91 ac.	Mixed Use (see detail)	25,000 sf Retail / 40,000 sf Office / 100 units	72'	
C	5.27 ac.	1.84 ac.	3.43 ac.	Mixed Use (see detail)	35,000 sf Retail / 50,000 sf Office / 150 units	72'	
D	2.70 ac	0.52 ac	2.18 ac.	Mixed Use (see detail)	15,000 sf Retail / 30,000 sf Office / 100 units	72'	
E	1.42 ac.	0.32 ac.	1.10 ac.	Mixed use (see detail)	40 MF units / 15 Res Townhomes	60'	
F	2.91 ac.	2.91 ac.	0.0 ac.	Open Space	n/a		
G	6.65 ac.	2.75 ac.	3.90 ac.	Mixed Use (see detail)	150 MF units / 50 Res Townhomes	60'	
H	0.49 ac.	0.49 ac.	0.0 ac.	Open Space/Parking	n/a		
I	2.22 ac.	1.23 ac.	0.99 ac.	Mixed Use (see detail)	20,000 sf Retail / 35,000 sf Office	20' Rtl / 35' Off.	
R/W	1.16 ac.	n/a	1.16 ac.	Public Street	n/a	n/a	
Total	26.35 ac.	10.80 ac.	15.55 ac.				

Permitted Uses in Mixed Use District:

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Parcels B, C & D</p> <ul style="list-style-type: none"> • Retail store Less Than 15,000sqft • Bank • Office • Medical or Dental Clinic • Lodging (Hotel or Motel) • Multifamily Rental • Multi-family Condos • Restaurant up to 5,000 sqft or more • Garden Material Sales • Personal Service or Repair • Dwelling, one or two Family, Townhomes • Convention or Event Center | <p>Parcels A & I</p> <ul style="list-style-type: none"> • Retail Store Less Than 15,000sqft • Office • Bank • Medical or Dental Clinic • Restaurant less than 5,000sqft • Garden Material Sales • Personal service or repair |
| <p>Parcels G & E</p> <ul style="list-style-type: none"> • Dwelling, one-two family • Dwelling, townhouse • Dwelling, Multifamily, Rental or Condos | |

TOTAL PERIMETER OF ALL BOUNDARY IS 9371.01 FEET

ALL PARCELS TO BE OWNED BY SVLC



Westwood

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 Westwood Professional Services, Inc.

I hereby certify that this plan 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.

Craig W. Morse, RLS
 Date: 2/13/2017 License No. 23021

Revisions:
 2/23/2017 City comments (CWM)

Designed: CLM
 Checked: CLM
 Drawn: SRS
 Record Drawing by/date:

Prepared for:
Spirit Valley Land Company, LLC
 P.O. Box 235
 Chanhasseen, Minnesota 55317

Kayak Bay
 Duluth, Minnesota

Preliminary Plat