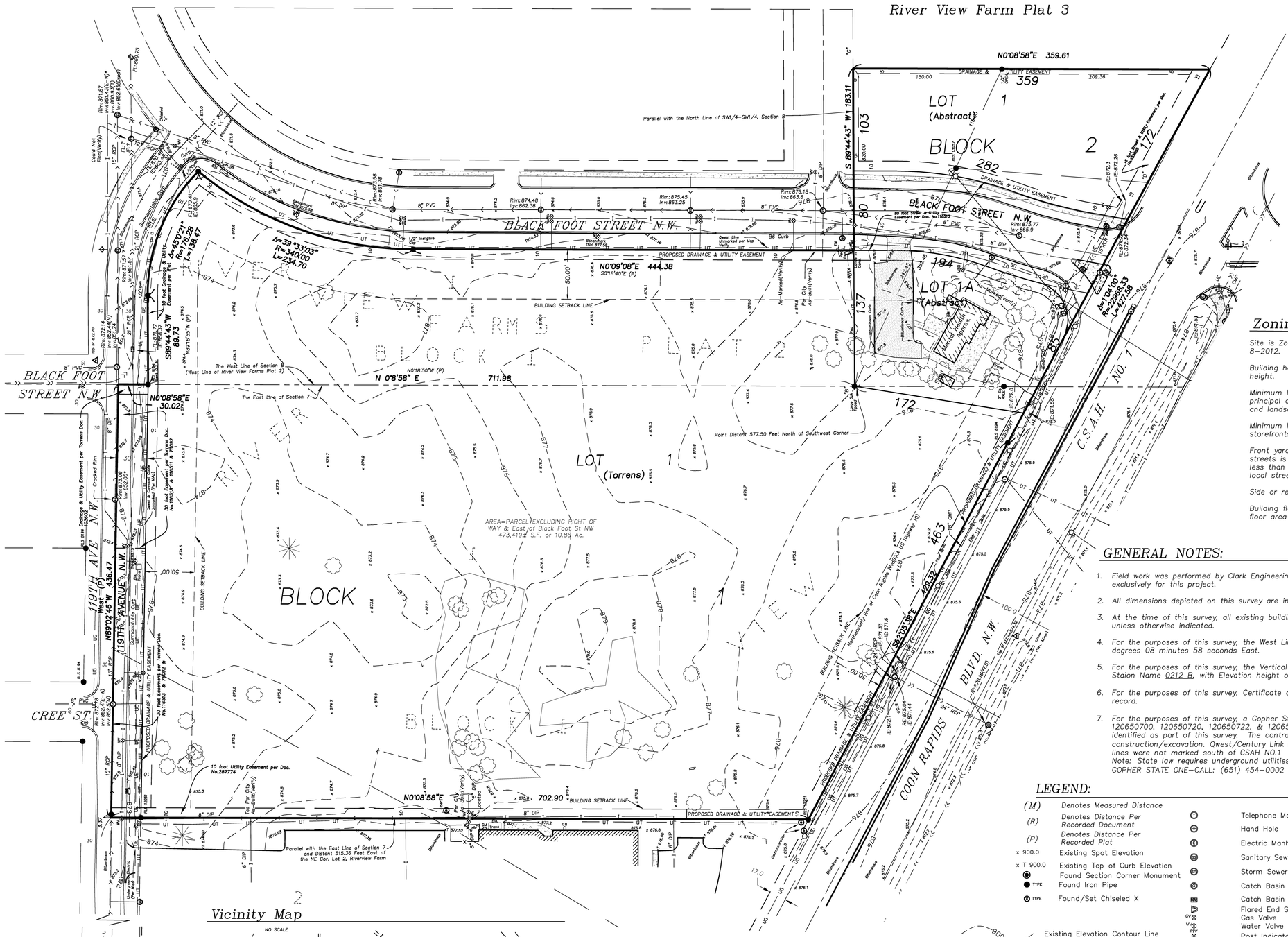
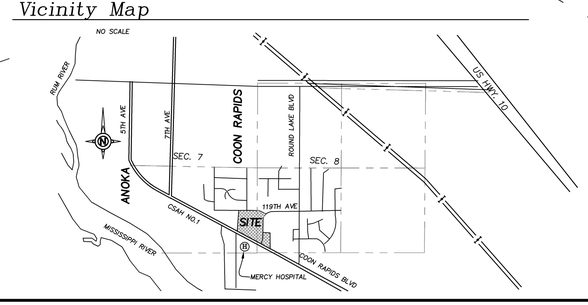
River View Farm Plat 3



Vicinity Map



Legal Description:

See Sheet 2 (Sheet 2 is only legal description)

Certification:

I hereby certify that this plan, specification, 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.

Craig E. Johnson LS CFedS
Minnesota License No. 44530

7-10-2013
Date

Owner:

Allina Health System, a Minnesota non-profit corporation

Developer:

Frauenshuh HealthCare Real Estate Solutions
7101 West 78th Street, Suite 110
Minneapolis, MN 55439
Attn: Noel Counihan
952-829-3474

Surveyor:

Clark Engineering Corporation
621 Lilac Drive North
Golden Valley, MN 55422
Attn: Craig E. Johnson
763-545-9196

Architect:

Pope Architects
1295 Bandana Blvd N,
Suite 200
St. Paul, MN 55108-2735
651-642-9200
Attn: David Moga

Area:

Total Site Area: 547,163± SF or 12.56 ± Ac.

Proposed Dedicated R.O.W.

119Th Ave NW : 13,094± SF or 0.30± Ac.
Blackfoot St NW: 21,531± SF or 0.49± Ac.

Lot 1 & Lot 1A, Block 1: 472,825± SF or 10.85± Ac.

Lot 1, Block 2: 39,693± SF or 0.91± Ac.

Zoning & Setbacks

Site is Zoned PORT per City of Coon Rapids Zoning Map dated 8-2012.

Building height: All buildings shall be a minimum of 20 feet in height.

Minimum lot area: The lot area shall be sufficient to accomodate principal and accessory buildings, and required parking, setbacks, and landscaped areas.

Minimum lot width: Free standing buildings, 50 feet; attached storefronts, 20 feet.

Front yard setback: Principal or accessory structures in arterial streets is 50 feet except that in no event shall the setback be less than 22 feet from the street right-of-way. For collector and local streets the setback is a maximum of 50 feet.

Side or rear yard setback: 10 feet minimum unless attached

Building floor areas: Minimum 5,000 square feet and no maximum floor area requirement

GENERAL NOTES:

1. Field work was performed by Clark Engineering Corporation on 3-15-12 , 3-17-12, & 3/01/13 exclusively for this project.
2. All dimensions depicted on this survey are in feet and decimals of a foot, unless otherwise indicated.
3. At the time of this survey, all existing building dimensions are measured to the exterior finished face, unless otherwise indicated.
4. For the purposes of this survey, the West Line of Section 7, has an assumed bearing of North 0 degrees 08 minutes 58 seconds East.
5. For the purposes of this survey, the Vertical datum is referenced from MN Dot Geodetic Database, Staion Name 0212 B, with Elevation height of 877.35 NGVD 29. Benchmarks are as shown on survey.
6. For the purposes of this survey, Certificate of Title No. (80686) was relied upon as to matters of record.
7. For the purposes of this survey, a Gopher State One-Call public utility locate ticket (Nos. 120650657, 120650700, 120650720, 120650722, & 120650703 was prepared. Private utility locations were not identified as part of this survey. The contractor must verify all utility locations prior to construction/excavation. Qwest/Century Link lines were not marked on North and South properties. Gas lines were not marked south of CSAH NO.1
   Note: State law requires underground utilities to be located 48 hours prior to excavation.
   GOPHER STATE ONE-CALL: (651) 454-0002

LEGEND:

(M) Denotes Measured Distance
(R) Denotes Distance Per Recorded Document
(P) Denotes Distance Per Recorded Plat
× 900.0 Existing Spot Elevation
× T 900.0 Existing Top of Curb Elevation
Found Section Corner Monument
TYPE Found Iron Pipe
TYPE Found/Set Chiseled X

Existing Elevation Contour Line
Building Line
Concrete Surface
Curb Line
HEIGHT/TYPE Fence Line
Overhead Utility Line
Underground Electric Line
Underground Telecommunication Line
Underground Gas Line
Sanitary Sewer Line
Storm Sewer Line
Water Utility Line
Boundary Line
Right-of-Way Line

Telephone Manhole
Hand Hole
Electric Manhole
Sanitary Sewer Manhole
Storm Sewer Manhole
Catch Basin Manhole
Catch Basin
Flared End Section
Gas Valve
Water Valve
Post Indicator Valve
Water Shut-off/Curb Stop
Fire Conn./Standpipe
Fire Hydrant
Cleanout
Down Spout
Roof Drain
Utility Pedestal
Electric Meter
Gas Meter
Utility Pole
Guy Wire
Signal Pole
Flag Pole
Bollard/Guard Post
Sign
Light Pole
Control Point

Area Drain
Mailbox
FFE Finished Floor Elevation
R/W Denotes Right-of-Way
THH Top Nut Hydrant
RIM/RE Structure Rim Elevation
INV Structure Invert Elevation
FL Structure Flow Line Elevation
* Denotes Record Invert Elevation
Note Number

Deciduous Tree
Coniferous Tree

0 25 50 100
1 inch = 50 ft.
(SCALE IN FEET)

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Minneapolis, MN 55422-4609
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www.clark-eng.com
CLARK ENGINEERING CORPORATION

Sec. 7 & 8, T.31, R.24
Anoka County

SHEET TITLE: Prelimnary Plat - River View Farms Plat 3
FOR: Frauenshuh HealthCare Real Estate Solutions
PROJECT: Mercy Medical MOB
Coon Rapids MN

DATE
REVISIONS

DRAWN BY	MDN & CEJ
CHECKED BY	DTO & CEJ
DATE	07/10/2013
PROJECT NO.	C12506.03
SHEET NO.	1

Sheet 1 of 2

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