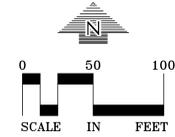


# PRELIMINARY PLAT: ROBINWOOD PLAT 6



- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 1725"
- △ DENOTES SET NAIL
- DENOTES IRON MONUMENT FOUND

### PRELIMINARY PLAT GENERAL NOTES

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

**OWNER/DEVELOPER:**  
Dominium Development and Acquisitions, LLC  
2905 Northwest Blvd  
Suite 150  
Plymouth, MN 55441  
763-785-3500

City of Coon Rapids  
11155 Robinson Drive  
Coon Rapids, MN 55433  
763-755-2880

**LEGAL DESCRIPTION:**  
Lots 11 and 12, Robinwood, Anoka County, Minnesota  
Lot 2, Block 1, Robinwood Plat 4, Anoka County, Minnesota

Outlot A, Lot 1, Block 2, Lot 1, Block 3, and that part of Lot 1, Block 1, Robinwood Plat 5 described as follows: Commencing at the most Easterly corner of said Lot 1; thence North 58 degrees 31 minutes 00 seconds West along the northeasterly line of said Lot 1, 22.69 feet; thence continuing West along said Northeasterly line on a curve concave to the Northeast, 207.31 feet; thence South 32 degrees 30 minutes 39 seconds West, radial to said curve, 176.89 feet; thence South 58 degrees 31 minutes 00 seconds East, 293.47 feet to the Easterly line of said Lot 1; thence Northerly along said Easterly line to the point of commencement, subject to easement of record, all in Robinwood Plat No. 5, Anoka County, Minnesota

Lots 1, 2 and 3, Block 1, Brody Associates Addition, Anoka County, Minnesota  
Abstract Property  
Title Commitment has not been received for all property

**DATE OF PREPARATION:**  
January 29, 2015

**BENCHMARKS:**  
Benchmark 2: Top nut of hydrant located 156 +/- feet easterly from the northeast corner of the Coon Rapids Ice Center. Elevation = 869.90 (NAVD 29).  
Benchmark 3: Top nut of hydrant located 116 +/- feet southeasterly from the southeast corner of the Coon Rapids Ice Center. Elevation = 868.76 (NAVD 29).

**EXISTING ZONING:**  
Zone Port District

**AREAS:**  
Lot 1 Area = 385,414 Sq. Ft. or 8.85 Acres  
Lot 2 Area = 206,589 Sq. Ft. or 4.74 Acres  
Outlot A Area = 685,592 Sq. Ft. or 15.74 Acres  
Outlot B Area = 15,334 Sq. Ft. or 0.35 Acres  
Outlot C Area = 25,372 Sq. Ft. or 0.58 Acres  
Right of way Dedication Area = 14,850 Sq. Ft. or 0.34 Acres  
Total Property Area = 1,333,151 Sq. Ft. or 30.6 Acres

**FLOOD ZONE DESIGNATION:**  
This property is contained in Zone C (areas outside 500-year flood) per Flood Insurance Rate Map, Community Panel No. 270011A, effective date of March 15, 1977.

### SURVEY LEGEND

AS ASH	☉ CATCH BASIN	— STORM SEWER
BO BOXELDER	☉ STORM MANHOLE	— SANITARY SEWER
CE CEDAR	○ SANITARY MANHOLE	— WATERMAIN
CO COTTONWOOD	○ HYDRANT	— WATER SERVICE
MA MAPLE	⊗ GATE VALVE	— CULVERT
OA OAK	⊗ POWER POLE	— GAS UNDERGROUND GAS
PI PINE	⊗ LIGHT POLE	— UNDERGROUND TELEPHONE
SP SPRUCE	⊗ MAIL BOX	— OVERHEAD UTILITY
TR TREE (GEN)	— GUY WIRE	— DRAIN TILE
TC TOP OF CURB	— SIGN	— CHAIN LINK FENCE
TW TOP OF WALL	⊗ SPOT ELEVATION	— WOOD FENCE
THSD THRESHOLD	⊗ TELEPHONE PEDESTAL	— CONCRETE CURB
	⊗ TELEPHONE MANHOLE	— CONCRETE
	⊗ ELECTRIC METER	— CONTOUR
	⊗ GAS METER	
	⊗ HAND HOLE	
	☉ CONIFEROUS TREE	
	☉ DECIDUOUS TREE	



Project Name:  
**11000 Crooked Lake Boulevard**

Owner/Developer Name:  
Dominium Development and Acquisitions, LLC  
2905 Northwest Blvd.  
Suite 150  
Plymouth, MN 55441

**Professional Services:**

**LOUCKS ASSOCIATES**  
Planning • Civil Engineering • Land Surveying  
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300  
Maple Grove, MN 55309  
Telephone: (763) 424-5505  
www.loucksassociates.com

**CADD Qualification:**

CADD files prepared by the Consultant for this project are the property of the Consultant. All CADD files shall not be used on other projects for which the Consultant has not been retained without the express approval of the Consultant. With the Consultant's approval, others may be permitted to view copies of the CADD files for the purpose of information only. All information contained herein, in whole or in part, is the property of the Consultant and shall not be used for any other purpose without the prior written consent of the Consultant. The Consultant shall not be held responsible for any errors or omissions in this drawing and the user shall verify all dimensions, notes, and details.

S14628-MASTER.DWG/PREPLAT

**Revisions:**

1-29-15	Drawing Issued
3-05-15	Updated Per City Comments

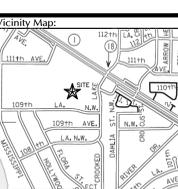
**Professional Signature:**

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 and Surveyor under the laws of the State of Minnesota.

*Henry D. Nelson*  
Henry D. Nelson PLS  
License No. 17255 Date: 1-29-15

**Quality Control:**

Project Lead: HDN  
Checked By: HDN  
Drawn By: SFH  
Reviewed Date:



Sheet Title:  
**Preliminary Plat Robinwood Plat 6**

Project No.:  
14-628-B

Sheet No.:

Project: 03\_005\_2015\_2.6.PM V:\2014\14628\CADD\DATA\SURVEY