

PRELIMINARY PLAT

~Of~ EGRET - COON RAPIDS BOULEVARD SA

DEVELOPER

C-STORES PARTNERS, LLC
501 S. PENNSYLVANIA PARKWAY
SUITE 160
INDIANAPOLIS, IN 46280
CRAIG FORGEY
(317) 508-7960

ENGINEER

KIMLEY-HORN
2550 UNIVERSITY AVENUE WEST
SUITE 238N
ST. PAUL, MN 55114
PHILIP KAUFMAN, P.E.
(651) 643-0475

DEVELOPMENT DATA

TOTAL PLAT AREA = 90,623 S.F. (2.08 ACRES)
PROPOSED LOTS = 1

ZONING

EXISTING = PORT DISTRICT
PROPOSED = PORT DISTRICT

DESCRIPTION

CURRENT OWNER: Regal Car Wash XXII Associates Limited Partnership
ANOKA COUNTY PIN NO.: 23-31-24-33-0002
ADDRESS: 1521 Coon Rapids Boulevard N.W.

That part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of the said Section 23, thence on an assumed bearing of North 89 degrees 58 minutes 39 seconds East along the South line of said Section 23 a distance of 1076.62 feet thence North 53 degrees 25 minutes 56 seconds West a distance of 550.32 feet to the point of beginning of the tract to be hereby described; thence continuing North 53 degrees 25 minutes 56 seconds West a distance of 126.74 feet; thence North 38 degrees 23 minutes 30 seconds East and parallel with the centerline of Egret Boulevard a distance of 175.12 feet; thence North 53 degrees 25 minutes 00 seconds West a distance of 173.24 feet to its intersection with the Easterly line of Egret Boulevard; thence North 38 degrees 23 minutes 30 seconds East along said Easterly line of Egret Boulevard a distance of 92.88 feet; thence South 51 degrees 41 minutes 00 seconds East a distance of 291.66 feet; thence South 36 degrees 35 minutes 00 seconds West a distance of 259.01 feet to the point of beginning;

Except that portion of the above land described as follows:

The Northwesterly 10.00 feet, lying adjoining to Egret Boulevard, and the Southwesterly 20.00 feet, lying adjoining to Coon Rapids Boulevard.

(Said Tract is also known as part of Lot 8, REVISED AUDITOR'S SUBDIVISION NO. 76).

The northeasterly boundary line of the above-described tract is marked by judicial landmarks set pursuant to Torrens Case No. C6-88-11145.

Torrens Property- Certificate of Title No. 109499

AND

CURRENT OWNER: County of Anoka
ANOKA COUNTY PIN NO.: 23-31-24-33-0003
ADDRESS: 1531 Coon Rapids Boulevard N.W.

That part of Lot 8, Revised Auditor's Subdivision No. 76, described as follows: From the intersection of the South line of Section 23, Township 31, Range 24, Anoka County, Minnesota, with the original centerline of State Trunk Highway, said centerline being centerline of concrete pavement as now constructed; thence Northwesterly on said centerline, a distance of 610.54 feet to the actual point of beginning of the tract to be described; thence North 38 degrees 19 minutes East parallel to the centerline of Egret Street, a distance of 225.04 feet; thence Northwesterly parallel to the centerline of said State Trunk Highway, a distance of 208.04 feet, more or less, to the centerline of Egret Street; thence Southwesterly along said centerline of Egret Street, a distance of 225.04 feet to the centerline of State Trunk Highway, thence Southeasterly along said centerline of State Trunk Highway, a distance of 208.04 feet, more or less, to the point of beginning, according to the duly recorded plat thereof on file and of record in the office of the Registrar of Deeds in and for Anoka County, Minnesota.

Abstract Property

NOTES

- Bearings shown are on Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- Please refer to ALTA/ACSM LAND TITLE SURVEY prepared by E.G. Rud & Sons, Inc. dated May 28th, 2015 for additional boundary information.

LEGEND

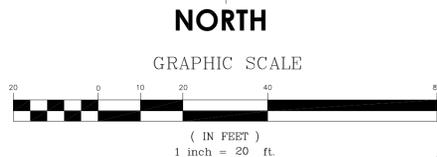
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MON. TO BE SET, MARKED RLS #19421
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊖ DENOTES ELECTRIC MANHOLE
- ⊗ DENOTES HYDRANT
- ⊘ DENOTES GATE VALVE
- ⊙ DENOTES GAS METER
- ⊖ DENOTES POWER POLE
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- ⊕ DENOTES SIGN
- ⊙ DENOTES TELEPHONE PEDESTAL
- ⊖ DENOTES CABLE PEDESTAL
- ⊙ DENOTES ELECTRICAL BOX
- ⊖ DENOTES GUY WIRE
- ⊙ DENOTES WELL
- x—x— DENOTES WOVEN WIRE FENCE
- ⊕⊕⊕⊕ DENOTES RETAINING WALL
- ⊕⊕⊕⊕ DENOTES EXISTING CONTOURS
- ⊕⊕⊕⊕ DENOTES EXISTING SANITARY SEWER
- ⊕⊕⊕⊕ DENOTES EXISTING STORM SEWER
- ⊕⊕⊕⊕ DENOTES EXISTING WATER MAIN
- OHW DENOTES OVERHEAD WIRE
- E DENOTES UNDERGROUND ELECTRIC LINE
- GAS DENOTES UNDERGROUND GAS LINE
- CBL DENOTES UNDERGROUND CABLE LINE
- TDL DENOTES UNDERGROUND TELEPHONE LINE
- ▭ DENOTES CONCRETE SURFACE
- ▭ DENOTES BITUMINOUS SURFACE
- ▭ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

PIN No: 17-119-23-14-0008
Owner: City of X
Address: Unassigned

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

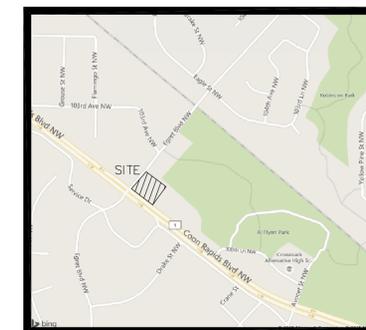
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

BLAKE L. RIVARD
Date: 6-4-15 License No. 19421



VICINITY MAP

PART OF SEC. 23, TWP. 31, RNG. 24



ANOKA COUNTY, MINNESOTA
(NO SCALE)

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

BENCHMARK

MNDOT STATION NAME: 2748 Y 4
Elev. = 828.256 (NAVD88)

DRAWN BY: JEN	JOB NO: 15248PP	DATE: 06/4/15	
CHECK BY: BLR	SCANNED		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY