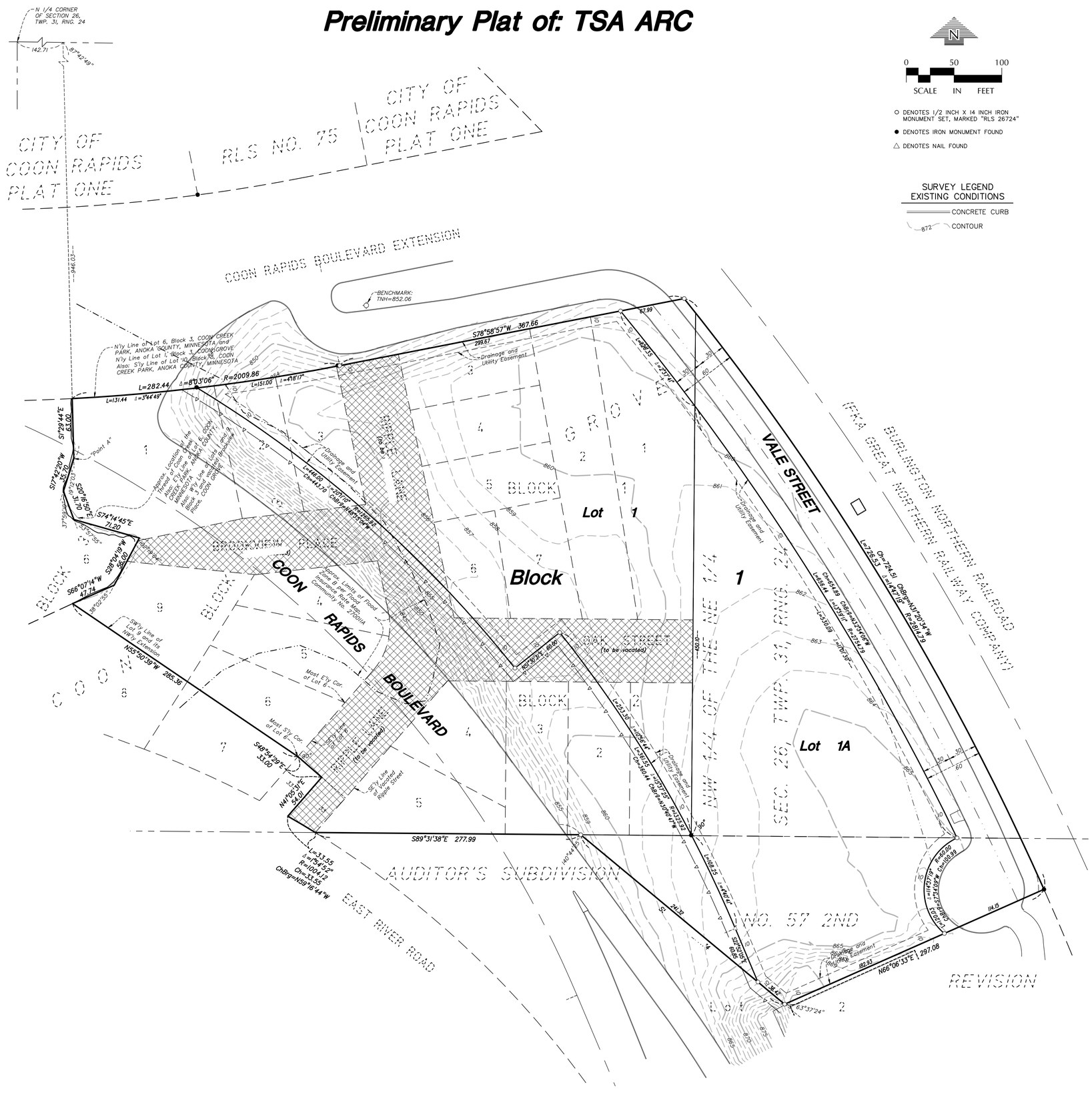
Preliminary Plat of: TSA ARC



0 50 100
SCALE IN FEET

○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 26724"

● DENOTES IRON MONUMENT FOUND

△ DENOTES NAIL FOUND

SURVEY LEGEND
EXISTING CONDITIONS

CONCRETE CURB

872 CONTOUR

PRELIMINARY PLAT GENERAL NOTES

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

OWNER/DEVELOPER:
THE SALVATION ARMY
10 West Algonquin Road
Des Plaines, IL 60016-6006
847-294-2191

LEGAL DESCRIPTION:

Lots One (1) to Seven (7), inclusive, Block One (1), Lots One (1) to Five (5), inclusive, Block 2, Lots One (1) to Six (6) inclusive, and Lot Nine (9), Block Three (3), COON GROVE, according to the map or plat thereof on file and of record in the office of the Registrar of Titles in and for the County of Anoka, State of Minnesota.

Together with:

All of Brookview Place and all of Oak Street, as dedicated in COON GROVE, according to the recorded plat thereof, Anoka County, Minnesota.

Together with:

That part of Ripple Lane, as dedicated in said COON GROVE, which lies northeasterly and northerly of the following described line and together with the southeasterly half of said Ripple Lane, which lies southwesterly of the following described line.

Said line is described as commencing at the most easterly corner of Lot 6, Block 3, said COON GROVE; thence southwesterly, along the southeasterly line of said Lot 6, to the most southerly corner of said Lot 6 and the point of beginning of the line to be described; thence southeasterly, deflecting to the left 90 degrees 00 minutes 00 seconds, to the southeasterly line of said Ripple Lane and said line there terminating.

Except:

Those parts of Lots 1 and 9, Block 3, and of vacated Brookview Place, COON GROVE, according to the recorded plat thereof, Anoka County, Minnesota, which lie westerly of the following described line:

Commencing at the northwest corner of the Northwest Quarter of the Northeast Quarter of Section 26, Township 31 North, Range 24 West, said Anoka County; thence easterly, along the northerly line of said Northwest Quarter of the Northeast Quarter, a distance of 142.71 feet; thence southerly, deflecting to the right 87 degrees 42 minutes 49 seconds, a distance of 946.03 feet to a point hereinafter referred to as "Point A"; thence northerly, deflecting to the right 180 degrees 00 minutes 00 seconds, a distance of 63.00 feet to the southerly line of Lot 10, Block 3, COON CREEK PARK, ANOKA COUNTY, MINNESOTA, according to the recorded plat thereof, said Anoka County and the point of beginning of the line to be described; thence southerly, deflecting to the right 180 degrees 00 minutes 00 seconds, a distance of 63.00 feet to the aforedescribed "Point A"; thence southwesterly, deflecting to the right 19 degrees 12 minutes 03 seconds, a distance of 35.70 feet; thence southeasterly, deflecting to the left 37 degrees 59 minutes 10 seconds, a distance of 31.70 feet; thence southeasterly, deflecting to the left 53 degrees 57 minutes 55 seconds, a distance of 71.20 feet; thence southwesterly, deflecting to the right 102 degrees 19 minutes 04 seconds, a distance of 56.00 feet; thence southwesterly, deflecting to the right 38 degrees 02 minutes 55 seconds, a distance of 47.74 feet to the southwesterly line, and its northwesterly extension, of said Lot 9 and said line there terminating.

Together with:

Those parts of Lot 6, Block 3, COON CREEK PARK, ANOKA COUNTY, MINNESOTA, according to the recorded plat thereof, Anoka County, Minnesota, which lie easterly of the following described line:

Commencing at the northwest corner of the Northwest Quarter of the Northeast Quarter of Section 26, Township 31 North, Range 24 West, said Anoka County; thence easterly, along the northerly line of said Northwest Quarter of the Northeast Quarter, a distance of 142.71 feet; thence southerly, deflecting to the right 87 degrees 42 minutes 49 seconds, a distance of 946.03 feet to a point hereinafter referred to as "Point A"; thence northerly, deflecting to the right 180 degrees 00 minutes 00 seconds, a distance of 63.00 feet to the southerly line of Lot 10, Block 3, said COON CREEK PARK, ANOKA COUNTY, MINNESOTA and the point of beginning of the line to be described; thence southerly, deflecting to the right 180 degrees 00 minutes 00 seconds, a distance of 63.00 feet to the aforedescribed "Point A"; thence southwesterly, deflecting to the right 19 degrees 12 minutes 03 seconds, a distance of 35.70 feet; thence southeasterly, deflecting to the left 37 degrees 59 minutes 10 seconds, a distance of 31.70 feet; thence southeasterly, deflecting to the left 53 degrees 57 minutes 55 seconds, a distance of 71.20 feet; thence southwesterly, deflecting to the right 102 degrees 19 minutes 04 seconds, a distance of 56.00 feet; thence southwesterly, deflecting to the right 38 degrees 02 minutes 55 seconds, a distance of 47.74 feet to the southwesterly line, and its northwesterly extension, of Lot 9, Block 3, COON GROVE, according to the recorded plat thereof, said Anoka County, and said line there terminating.

Together with:

All that part of the Northwest Quarter of the Northeast Quarter of Section 26, Township 31, Range 24, Fourth Principal Meridian, described as follows:

Beginning at a point on the South line of said Northwest Quarter of the Northeast Quarter of Section 26, distant 50 feet Southwesterly, measured at right angles, from the center line of main track of the Railway of the Great Northern Railway Company, as now located and constructed; thence West along said South line for 345 feet; thence North at right angles 557.2 feet more or less to a point in a line parallel with and distant 50 feet Southwesterly, measured at right angles from said center line of main track; thence Southeasterly parallel with said center line of main track and distant 50 feet Southwesterly, measured at right angles therefrom to the place of beginning, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

Together with:

That part of Lot 2, AUDITOR'S SUBDIVISION NO. 57 2ND REVISION, according to the recorded plat thereof, Anoka County, Minnesota, which lies northerly of the following described line:

Commencing at the northeast corner of said Lot 2; thence westerly, along the northerly line of said Lot 2, a distance of 460.84 feet to a point distant 696.92 feet easterly of the northwest corner of the Southwest Quarter of the Northeast Quarter of Section 26, Township 31 North, Range 24 West, said Anoka County and the point of beginning of the line to be described; thence southeasterly, deflecting to the left 140 degrees 44 minutes 25 seconds, a distance of 277.74 feet; thence northeasterly, deflecting to the left 63 degrees 37 minutes 24 seconds, to the northeasterly line of said Lot 2, and said line there terminating.

DATE OF PREPARATION:
January 9, 2015

BENCHMARK:
Top nut of hydrant located at the intersection of Coon Rapids Boulevard Extension and Vale Street as shown. Elevation = 852.06 feet (NAVD88)

EXISTING ZONING:
Zone Industrial with River Rapids Overlay District

PROPOSED ZONING:
Zone Industrial with River Rapids Overlay District

AREAS:

Total Property Area =	435,971	Sq.Ft. or 10.00 Acres
Right of way Dedication Area =	212,279	Sq.Ft. or 4.87 Acres
Net Property Area =	223,692	Sq.Ft. or 5.13 Acres

PROPOSED BUILDING SETBACKS:
Building setbacks along roadways shall be set back a minimum of 40 feet as measured from the curb on the arterial streets without service drives and 30 feet as measured from the curb on other roadways except that in no event shall the setback be less than 22 feet from the property line abutting any roadway.

Setback to other adjacent property: 25 feet

FLOOD ZONE DESIGNATION:
This property is contained partially in Zone B (Area between limits of 100-year flood and 500-year flood; areas of 100-year shallow flooding where depths less than 1 foot) and Zone C (areas outside 500-year flood) per Flood Insurance Rate Map, Community Panel No. 270011A, effective date of March 15, 1977. The approximate limits of Zone B are shown hereon in the westerly part of the site.

Project Name:

THE SALVATION ARMY ARC

Coon Rapids, Minnesota

Owner/Developer:

THE SALVATION ARMY

10 West A Algonquin Road
Des Plaines IL 60016-6006
Ph: 847-294-2191

Professional Services:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
Maple Grove, MN 55369
Telephone: (763) 424-5505
www.LoucksAssociates.com

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CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

S14278-MASTER.DWG/PRE-PLAT

Revisions:

1/9/15	DRAWING ISSUED

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 Land Surveyor under the laws of the State of Minnesota.

Richard L. Licht - PLS

26724 — License No.
January 9, 2015 — Date

Quality Control:

RLL — Project Lead:
JT — Drawn By:
Checked By:
Review Date:

Vicinity Map:

Sheet Title:

Preliminary Plat

Project No.:

14-278

Sheet No.:

Sheet 1 of 1

Plotted: 01 / 12 / 2015 8:19 AM W:\2014\14278\CADD DATA\SURVEY