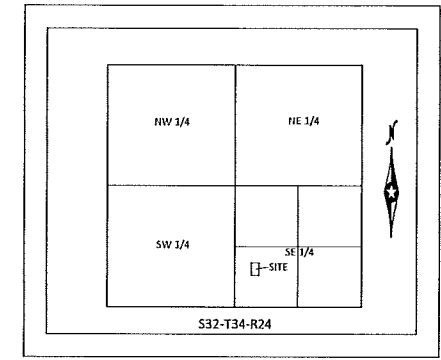
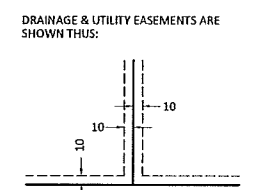


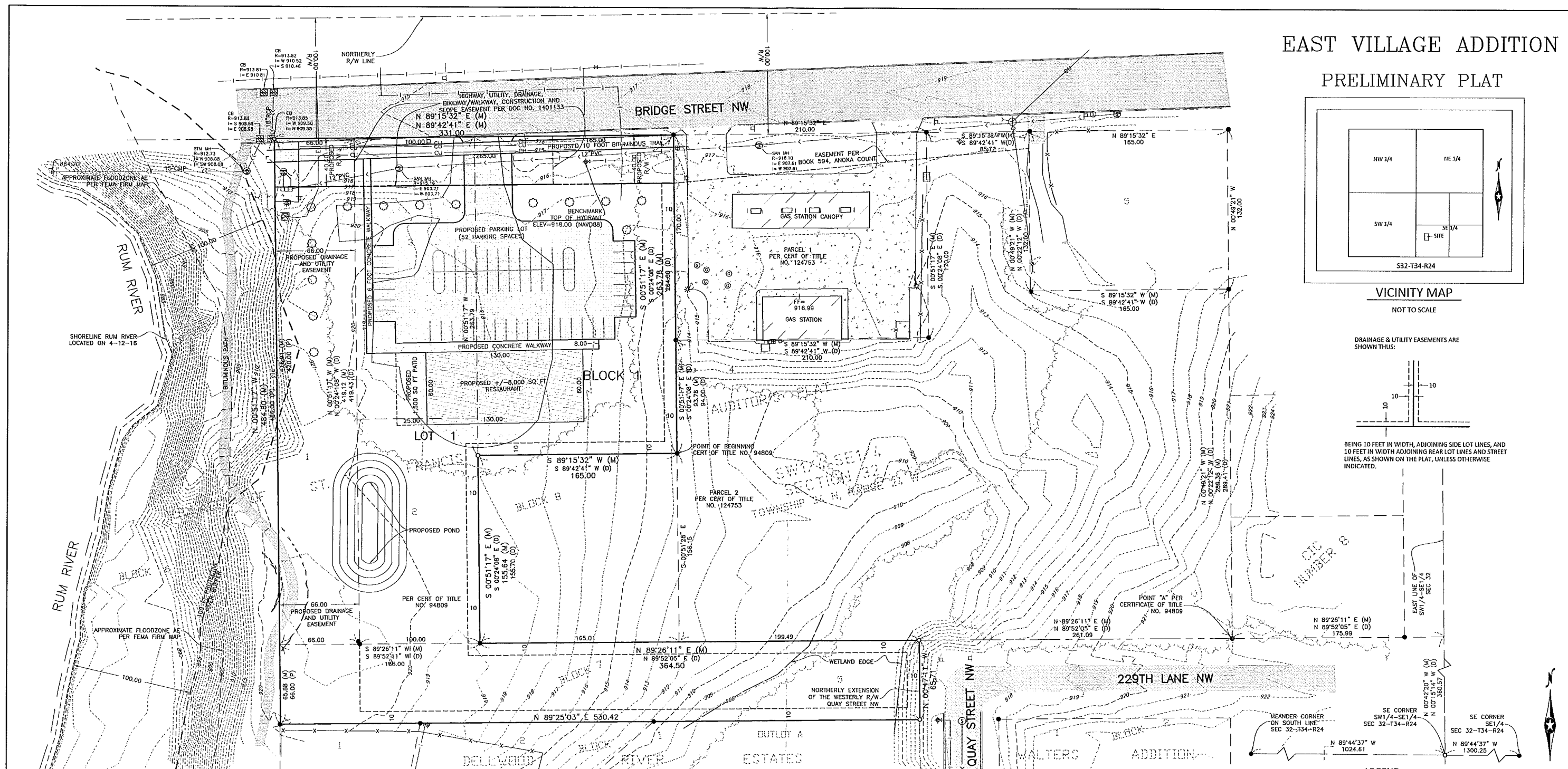
EAST VILLAGE ADDITION PRELIMINARY PLAT



VICINITY MAP
NOT TO SCALE



DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:
BEING 10 FEET IN WIDTH, ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH ADJOINING REAR LOT LINES AND STREET LINES, AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.



LEGAL DESCRIPTION
Lot 1, Block 8, VILLAGE OF ST. FRANCIS AUDITOR PLAT, according to the recorded plat thereof, Anoka County, Minnesota.
and
That part of Lot 5, Block 7, VILLAGE OF ST. FRANCIS AUDITOR PLAT, according to the recorded plat thereof, lying westerly of the northerly extension of the westerly right of way of Quay Street, as delineated and dedicated on WALTERS ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.
and
(PER CERTIFICATE OF TITLE NO. 94809)
That part of the Southwest Quarter of the Southeast Quarter, Section 32, Township 34, Range 24, Anoka County, Minnesota, described as follows:
Commencing at the southeast corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 00 degrees 15 minutes 14 seconds West, along the east line of said Southwest Quarter of the Southeast Quarter, a distance of 360.57 feet; thence South 89 degrees 52 minutes 05 seconds West, a distance of 175.89 feet to a point hereinafter referred to as Point "A"; thence North 00 degrees 22 minutes 12 seconds West, a distance of 289.41 feet; thence South 89 degrees 42 minutes 41 seconds West, a distance of 165.00 feet; thence North 00 degrees 22 minutes 12 seconds West, a distance of 132.00 feet; thence South 89 degrees 42 minutes 41 seconds West, a distance of 85.82 feet; thence South 00 degrees 24 minutes 08 seconds East, a distance of 170.00 feet; thence South 89 degrees 42 minutes 41 seconds West, a distance of 210.00 feet; thence South 00 degrees 24 minutes 08 seconds East, a distance of 94.00 feet to the point of beginning of the land to be described; thence South 89 degrees 42 minutes 41 seconds West, a distance of 165.00 feet; thence South 00 degrees 24 minutes 08 seconds East, a distance of 155.70 feet to the intersection with a line bearing South 89 degrees 52 minutes 05 seconds West from said Point "A"; thence South 89 degrees 52 minutes 05 seconds West, a distance of 100.00 feet; thence North 00 degrees 24 minutes 08 seconds West, a distance of 419.43 feet; thence North 89 degrees 42 minutes 41 seconds East, a distance of 265.00 feet to the intersection with a line drawn on a bearing of North 00 degrees 24 minutes 08 seconds from the point of beginning; thence South 00 degrees 24 minutes 08 seconds East, a distance of 264.00 feet to the point of beginning.
(Said tract is also known as Lots 2, and 3, and part of Lot 4, Block 8, "Village of St. Francis.")
Subject to an easement for highway, utility, drainage, biking/walking, construction of slope purposes in favor of the County of Anoka over the north 40 feet of the west 165 feet of the above-described land, as set forth in quit claim deed dated January 12, 1999, and filed January 19, 1999, as Anoka County recorder document No. 1401133.

OWNER
City of St Francis

CITY ENGINEER / SURVEYOR
Bolton & Menk, Inc.
7533 Sunwood Drive
Ramsey, MN 55303
Suite 206
763-433-2851

LOT AREAS:
Lot 1, Block 1: 134,768 SQ. FT. (3.09 ACRES)
Proposed Right of Way: 13,240 SQ. FT. (0.30 ACRES)
OVERALL: 148,008 (3.39 ACRES)
PROPOSED IMPERVIOUS COVERAGE: Lot 1, Block 1, 33,452 SQ. FT. (0.77 ACRES), 24.8%

UTILITY & SITE DATA
PROPOSED ZONING: Subject property -- B-2 General Business District

SETBACKS:
Front: 10 feet
Side: 25 feet
Rear: 25 feet
Setback from R-1 and R-2 Districts: 50 feet
Wetland setback for all structures: 30 feet from the delineated edge
Minimum Lot Area: 20,000 SQ. FT.
Minimum Lot Width: 100 Feet
Maximum Impervious Surface: 80%
Maximum Building Height: 40 feet

UTILITIES: Underground utility lines and structures are shown in an approximate way only, according to information provided by others. A request that utilities be located for this survey was made through Gopher State One Call (Ticket No. 16090459). The underground utility lines and structures shown on this map represent the information provided to Bolton & Menk, Inc. as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate. The surveyor does not guarantee that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.

SURVEYORS NOTE
1. Orientation of the bearing system is based upon the Anoka County Coordinate System NAD83(86)
2. This survey was performed, and the survey map prepared, without benefit of either a title insurance commitment or an attorney's title opinion. The record boundary and easement information (if any) shown herein is based on information provided by the client. Research of documents affecting title to the property surveyed or adjoining properties has been limited to a cursory review of record information and it is recommended that all title matters affecting this property and survey reviewed by an attorney or other title professional.
3. The field survey was completed on April 12th, 2016.
4. The Floodplain AE shown on this survey is approximate and is based on FEMA's Flood Insurance Rate Map Number 27003C0065E, dated December 16th, 2015.

SURVEYOR'S CERTIFICATION
I hereby certify that this survey 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.

DRAFT
Russell O. Halverson
License Number 41813

LEGEND

○	1/2" IRON PIPE MONUMENT SET MARKED BY REG. NO. 41813 MONUMENT FOUND	(M)	MEASURED DIMENSION	0	40	80
●	BENCH MARK	(D)	DEED DIMENSION	SCALE IN FEET		
⊙	ANCHOR	(P)	PLAT DIMENSION			
⊕	PROPOSED TREE	(T)	PROPOSED TREE	[Pattern]	CONCRETE SURFACE	
⊖	AFFRON	(S)	SANITARY MANHOLE	[Pattern]	BITUMINOUS SURFACE	
⊗	CATCH BASIN	(SM)	STORM MANHOLE	[Pattern]	PROPERTY / LOT LINE	
⊘	ELECTRIC METER	(TM)	TELEPHONE MANHOLE	[Pattern]	ROAD R/W LINE	
⊙	ELECTRIC PEDESTAL	(T)	TRAFFIC SIGN	[Pattern]	GRAVEL SURFACE	
⊗	ELECTRIC TRANSFORMER	(U)	UTILITY POLE	[Pattern]	GRAVEL EDGE	
⊖	HAND HOLE	(V)	WATER VALVE	[Pattern]	CURB & GUTTER	
⊕	HYDRANT	(F)	FENCE LINE	[Pattern]	SIXTEENTH LINE	
⊖	COMMUNICATION UNDERGROUND	(D)	TREE DRIP LINE	[Pattern]	QUARTER LINE	
⊖	UTILITY OVERHEAD	(E)	EASEMENT LINE	[Pattern]	SECTION LINE	
⊖	SANITARY SEWER	(S)	STORM SEWER	[Pattern]	ADJACENT LINE	
⊖	EASEMENT LINE	(W)	WETLAND EDGE	[Pattern]		

PRELIMINARY PLAT EAST VILLAGE ADDITION

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
(763) 433-2851

PART OF VILLAGE OF ST. FRANCIS ST. FRANCIS, ANOKA COUNTY, MINNESOTA
FOR: CITY OF ST. FRANCIS

JOB NUMBER: R18.109855 FIELD BOOK: DRAWN BY: ZLZ R24-T34-S32-23