

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's 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.

SUBMITTAL/REVISIONS

05/30/25 PRELIMINARY PLAT ISSUED

PROFESSIONAL SIGNATURE

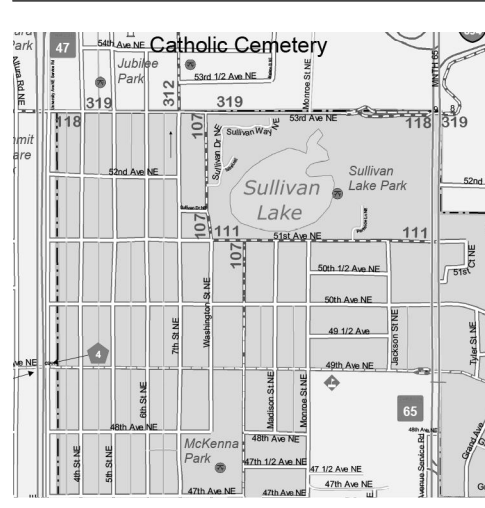
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Max L. Stanislawski - PLS License No. 48988
Date 05/30/25

QUALITY CONTROL

Loucks Project No. 23226B
Project Lead MLS
Drawn By SLS
Checked By SLS
Field Crew SKS

VICINITY MAP



PRELIMINARY PLAT

1 OF 1

LEGAL DESCRIPTION

Parcel I:
The north 3.6 Acres of Lots 7 and 8, AUDITOR'S SUBDIVISION NO. 51, Anoka County, Minnesota. (Abstract)

Parcel II:
Tract B, REGISTERED LAND SURVEY NO. 63, files of the Registrar of Titles of Anoka County, Minnesota. (Torrens)

NOTE: This property is Abstract and Torrens, the Torrens Certificate No. is 64223.

GENERAL NOTES

- SURVEYOR:**
Loucks
12755 Highway 55
Suite R100
Plymouth, MN 55441
- OWNER/DEVELOPER:**
Lincoln Avenue Communities
401 Wilshire Boulevard, 11th Floor
Santa Monica, CA 90401
- Prepared May 30, 2025.
 - The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 800 53rd Avenue NE, Columbia Heights, MN 55421.
 - The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1986 Adjust).
 - Benchmark: MNDOT Benchmark locate in Columbia Heights, 0.6 mile south along Trunk Highway 65 (Central Avenue) from junction of Trunk Highway 65 and Interstate 694 in Fridley, 33.9 feet east of northbound Trunk Highway 65 Fog Line, 179.6 feet south of 50th Avenue Northeast, 16.8 feet west of Frontage Road, 14.1 feet east of sidewalk, 1.5 feet south of witness post.
Elevation = 929.32 feet (NGVD29)
Site Benchmark: Top Nut of Hydrant located next to main building in the middle of site.
Elevation = 895.79 feet (NGVD29)
 - This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27003C0384E, Community Panel No. 0384, effective date of 12/16/15.
 - The field work was completed on 04/09/25.

SITE DATA

Areas:

Right of Way Dedication Area	= 38,690 +/- square feet	= 0.89 +/- acres
Lot 1	= 79,032 +/- square feet	= 1.81 +/- acres
Lot 2	= 75,842 +/- square feet	= 1.74 +/- acres
Lot 3	= 107,443 +/- square feet	= 2.47 +/- acres
Lot 4	= 244,290 +/- square feet	= 5.61 +/- acres
Total Property Area	= 545,297 +/- square feet	= 12.52 +/- acres

