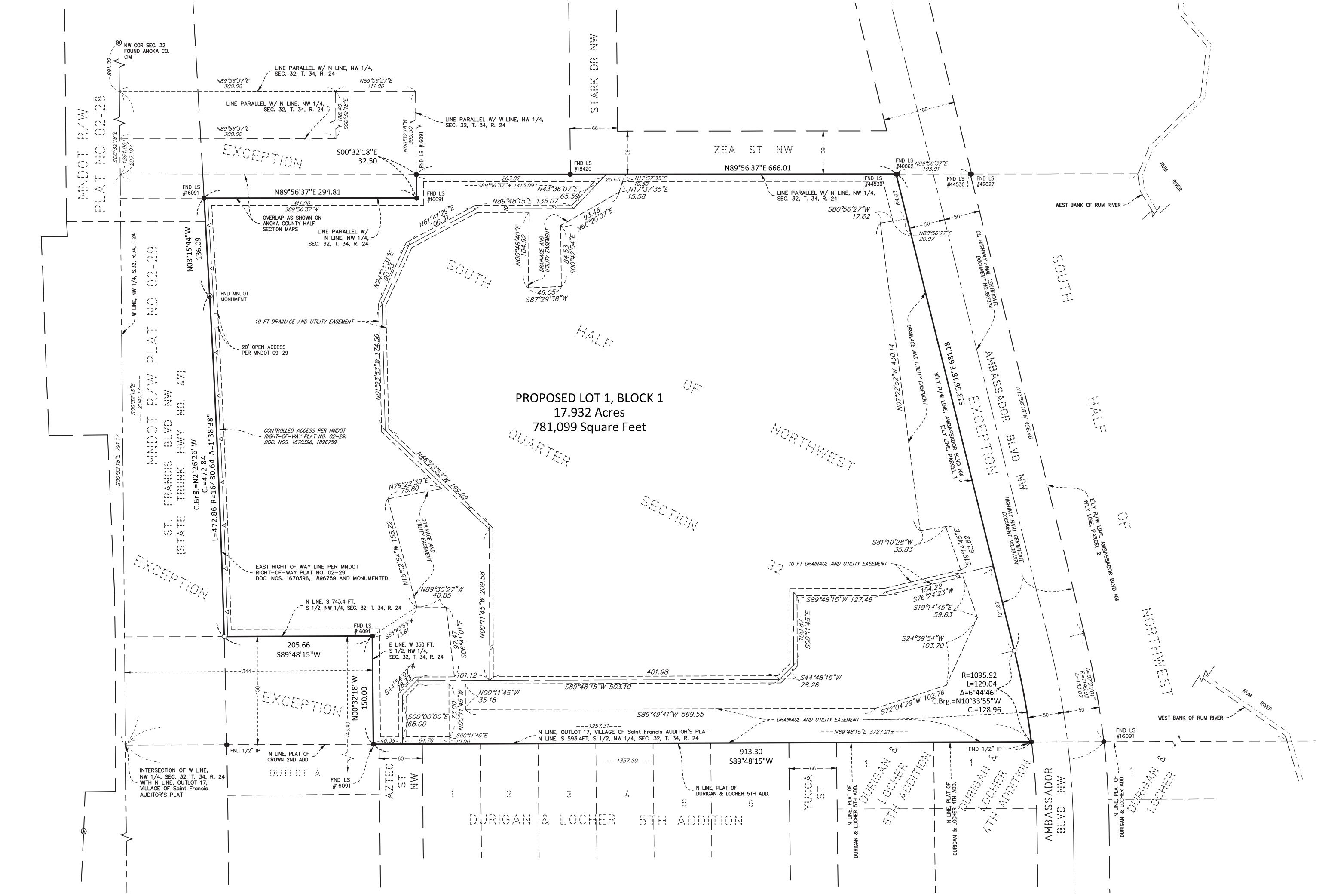



## DESCRIPTION

Parcel 1:

That part of the following described property:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 1254.00 feet to the point of beginning; thence continuing South 00 degrees 32 minutes 18 seconds East, along said west line, a distance of 791.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST.FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 3727.21 feet more or less to the west bank of the Rum River, thence northwesterly along said west bank to the intersection of said west bank with a line bearing North 89 degrees 56 minutes 37 seconds East, parallel with the north line of said Northwest Quarter, from the point of beginning; thence South 89 degrees 56 minutes 37 seconds West a distance of 1413.09 feet more or less to the point of beginning.

EXCEPTING

That part of the above described property lying within the following described parcel:

> That part of the Northwest Quarter of Section 32, Township 34, Range 24, in Anoka County, Minnesota, described as follows: Commencing at a point on the West line of said Northwest Quarter, distant 891 feet South of the Northwest corner of said Northwest Quarter; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet to the point of beginning of land to be described; thence continue Easterly on same described line a distance of 111 feet; thence South and parallel with the West line of said Northwest Quarter a distance of 395.5 feet; thence Westerly and parallel with the North line of said Northwest Quarter a distance of 411 feet to the West line of said Northwest Quarter; thence North on the West line of said Northwest Quarter a distance of 207.1 feet; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet; thence North and parallel with the West line of said Northwest Quarter a distance of 188.4 feet to the point of beginning, Anoka County, Minnesota.

ALSO EXCEPTING

The west 344.00 feet of the north 150.00 feet of the south 743.40 feet of said Northwest Quarter of Section 32.

ALSO EXCEPTING

That part of the above described property lying within a distance of 50.00 feet easterly and 50.00 feet westerly of the line described in Parcel No. 14 of the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota.

ALSO EXCEPTING

That part of the above described property lying within Minnesota Department of Transportation Right of Way Plat Nos. 02-28 and 02-29, filed as Doc. Nos. 1670395 & 1670396 in the office of the County Recorder, Anoka County, Minnesota.

Lying westerly of the following described line:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 2045.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST.FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 1257.31 feet to the intersection of said north line with the westerly right of way line of Ambassador Boulevard NW per the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota and the point of beginning of the line to be described; thence 129.04 feet along said westerly right of way line on a non-tangential curve concave to the west, having a radius of 1095.92 feet, a central angle of 06 degrees 44 minutes 46 seconds and a chord bearing of North 10 degrees 33 minutes 55 seconds West; thence continuing along said westerly right of way line, North 13 degrees 56 minutes 18 seconds West, tangent to the last described curve, a distance of 681.18 feet to the north line of the above described property and said line there terminating.

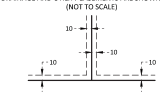
—△—△— DENOTES RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA AND THE COUNTY OF ANOKA.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 47092.

● DENOTES 1/2 INCH IRON MONUMENT FOUND.

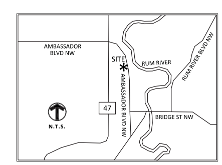
THE N LINE, OUTLOT 17, VILLAGE OF Saint Francis AUDITOR'S PLAT, IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 48 MINUTES 15 SECONDS WEST.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



BEING TEN FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED ON THIS PLAT.

## VICINITY MAP




## SURVEY NOTES

1. This survey was prepared utilizing the Stewart Title Guaranty Company Title Commitment No. 624635, bearing an effective date of 10/16/2020.
2. The bearing system is based on the Anoka County coordinate system, NAD83 (1996 Adjust). With an assumed bearing of South 00 degrees 32 minutes 18 seconds West for the west line of the Northwest Quarter, Section 32, Township 34, Range 24.
3. The property address is 23465 Saint Francis Boulevard NW, its property identification number is 32-34-24-23-0001.
4. The gross land area of the surveyed property is 17.932 acres.

## PROPOSED LOT SIZE

| | | |
|---|---|---|
| Lot 1, Block 1: | 17.932 Acres | 781,099 Square Feet |

## SURVEY NOTES

1. The bearing system for this survey is based on the Dakota County coordinate system, NAD83 (1986 Adjust).
2. This survey was prepared utilizing Title Commitment No. 01040-23106, bearing an effective date of 12/22/2019, provided by Stewart Title Company.
3. A Gopher State One Call (GSOC) request was placed on 12/23/2019, under Ticket Number 193570086 for utility locates on this site. The underground utility locations, shown hereon, if any, are based upon locates from those utility providers that actually performed a locate as a result of this request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.
4. Field work was completed on 01/10/2020.

| NO | DATE | BY | CKD | APPR | COMMENT |
|---|---|---|---|---|---|
| 01 | 04/04/2022 | DJT | JJH | JJH | DRAINAGE AND UTILITY EASEMENTS |

Print Name: ____________ PRELIMINARY

Date ________ License # ________

| | |
|---|---|
| PRELIMINARY | DRAWN BY LCC |
| DESIGN REVIEW | DESIGNED BY |
| PERMIT SUBMITTAL | CHECKED BY JJH |
| CONSTRUCTION DOCUMENTS | PROJECT NO. 22377 |

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# PRELIMINARY PLAT

VISTA PRAIRIE
VISTA PRAIRIE ST. FRANCIS SENIOR LIVING
PRELIMINARY PLAT
ST. FRANCIS, MINNESOTA

SHEET 1

1 OF 1

REV.01