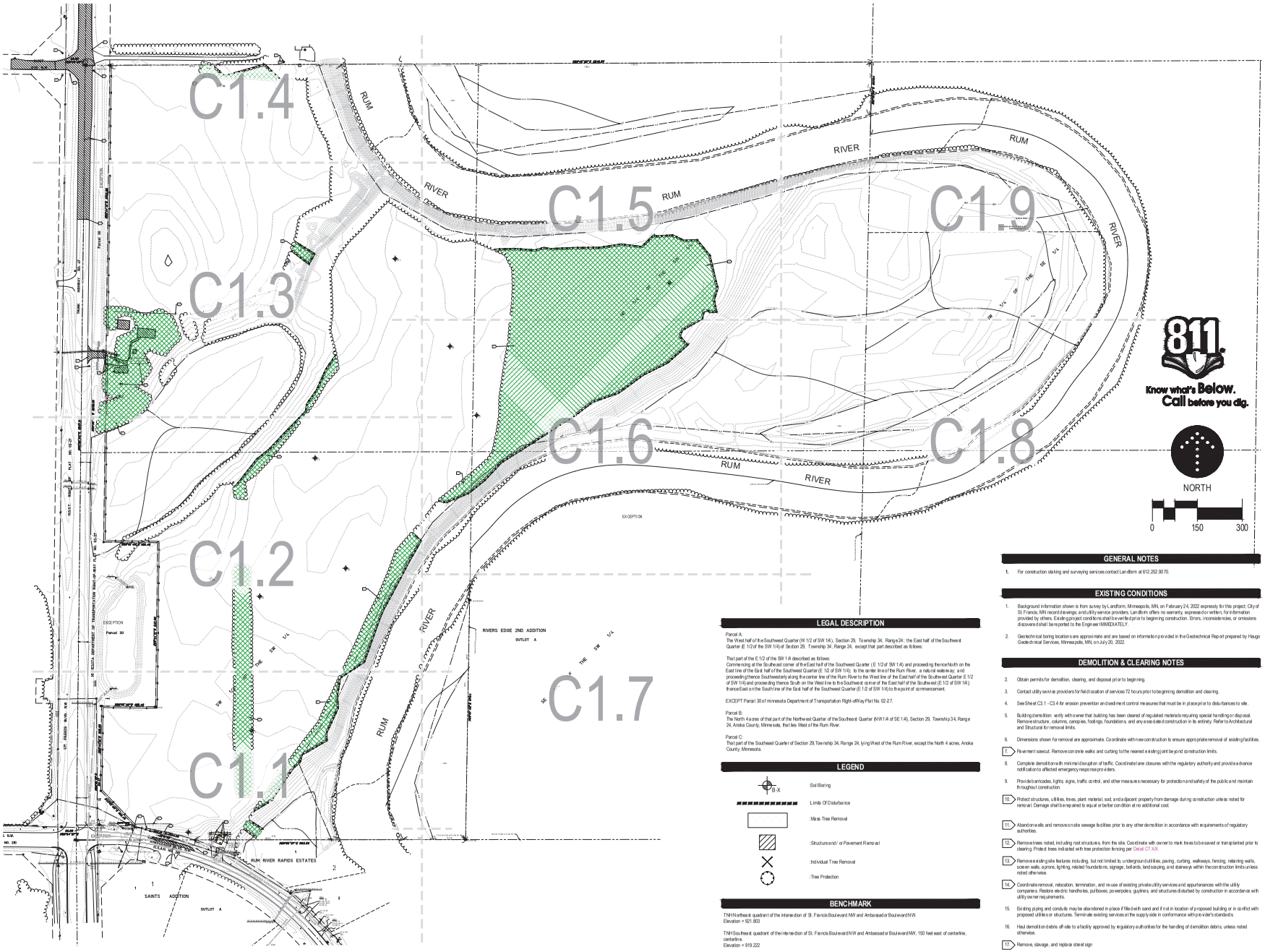

LEGAL DESCRIPTION

Parcel A:
The West half of the Southwest Quarter (W 1/2 of SW 1/4), Section 29, Township 34, Range 24; the East half of the Southwest Quarter (E 1/2 of the SW 1/4) of Section 29, Township 34, Range 24, except that part described as follows:

That part of the E 1/2 of the SW 1/4 described as follows:
Commencing at the Southeast corner of the East half of the Southwest Quarter (E 1/2 of SW 1/4) and proceeding thence North on the East line of the East half of the Southwest Quarter (E 1/2 of SW 1/4); to the center line of the Rum River, a natural waterway; and proceeding thence Southwesterly along the center line of the Rum River to the West line of the East half of the Southwest Quarter E 1/2 of SW 1/4) and proceeding thence South on the West line to the Southwest corner of the East half of the Southwest (E 1/2 of SW 1/4) thence East on the South line of the East half of the Southwest Quarter (E 1/2 of SW 1/4) to the point of commencement.

EXCEPT Parcel 30 of minnesota Department of Transportation Right-of-Way Plat No. 02-27.

Parcel B:
The North 4 acres of that part of the Northwest Quarter of the Southwest Quarter (NW1/4 of SE1/4), Section 29, Township 34, Range 24, Anoka County, Minnesota, that lies West of the Rum River.

Parcel C:
That part of the Southeast Quarter of Section 29, Township 34, Range 24, lying West of the Rum River, except the North 4 acres, Anoka County, Minnesota.

LEGEND

- B-X : Soil Boring
- : Limits Of Disturbance
- : Mass Tree Removal
- : Structure and / or Pavement Removal
- : Individual Tree Removal
- : Tree Protection

BENCHMARK

TNH Northeast quadrant of the intersection of St. Francis Boulevard NW and Ambassador Boulevard NW.
Elevation = 921.803

TNH Southeast quadrant of the intersection of St. Francis Boulevard NW and Ambassador Boulevard NW, 150 feet east of centerline, centerline.
Elevation = 919.222

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

EXISTING CONDITIONS

1. Background information shown is from survey by Landform, Minneapolis, MN, on February 24, 2022 expressly for this project; City of St Francis, MN record drawings; and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer IMMEDIATELY.
2. Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared by Haugo Geotechnical Services, Minneapolis, MN, on July 20, 2022.

DEMOLITION & CLEARING NOTES

2. Obtain permits for demolition, clearing, and disposal prior to beginning.
3. Contact utility service providers for field location of services 72 hours prior to beginning demolition and clearing.
4. See Sheet C3.1 - C3.4 for erosion prevention and sediment control measures that must be in place prior to disturbances to site.
5. Building demolition: verify with owner that building has been cleared of regulated materials requiring special handling or disposal. Remove structure, columns, canopies, footings, foundations, and any associated construction in its entirety. Refer to Architectural and Structural for removal limits.
6. Dimensions shown for removal are approximate. Coordinate with new construction to ensure appropriate removal of existing facilities.
7. Pavement sawcut. Remove concrete walks and curbing to the nearest existing joint beyond construction limits.
8. Complete demolition with minimal disruption of traffic. Coordinate lane closures with the regulatory authority and provide advance notification to affected emergency response providers.
9. Provide barricades, lights, signs, traffic control, and other measures necessary for protection and safety of the public and maintain throughout construction.
10. Protect structures, utilities, trees, plant material, sod, and adjacent property from damage during construction unless noted for removal. Damage shall be repaired to equal or better condition at no additional cost.
11. Abandon wells and remove on site sewage facilities prior to any other demolition in accordance with requirements of regulatory authorities.
12. Remove trees noted, including root structures, from the site. Coordinate with owner to mark trees to be saved or transplanted prior to clearing. Protect trees indicated with tree protection fencing per Detail C7.XX.
13. Remove existing site features including, but not limited to, underground utilities, paving, curbing, walkways, fencing, retaining walls, screen walls, aprons, lighting, related foundations, signage, bollards, landscaping, and stairways within the construction limits unless noted otherwise.
14. Coordinate removal, relocation, termination, and re-use of existing private utility services and appurtenances with the utility companies. Restore electric handholes, pullboxes, powerpoles, guylines, and structures disturbed by construction in accordance with utility owner requirements.
15. Existing piping and conduits may be abandoned in-place if filled with sand and if not in location of proposed building or in conflict with proposed utilities or structures. Terminate existing services at the supply side in conformance with provider's standards.
16. Haul demolition debris off-site to a facility approved by regulatory authorities for the handling of demolition debris, unless noted otherwise.
17. Remove, salvage, and replace street sign

DEVELOPER/OWNER/CLIENT

MC LAND HOLDINGS, LLC

6150 202ND STREET
FOREST LAKE, MN 55025
TEL: 763-268-9442

MUNICIPALITY/CITY

City of St. Francis

PROJECT

THE BLUFFS OF RUM RIVER
ST. FRANCIS, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
03 MAR 2025	IND SBT	ETL
20 JUNE 2025	PRELIMINARY PLAT SUBMITTAL	ETL

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

Eric T. Luth, PE
License #: 51902 Date: June 20, 2025

Signature above is a digital representation of the signature of the Landform Professional Engineer assigned to this project.

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VERBALL THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT SUBMITTAL
JUNE 20, 2025

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME: C100PLM003.DWG
PROJECT NO.: PLM21003

EXISTING CONDITIONS & DEMOLITION INDEX & NOTES

C1.0

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