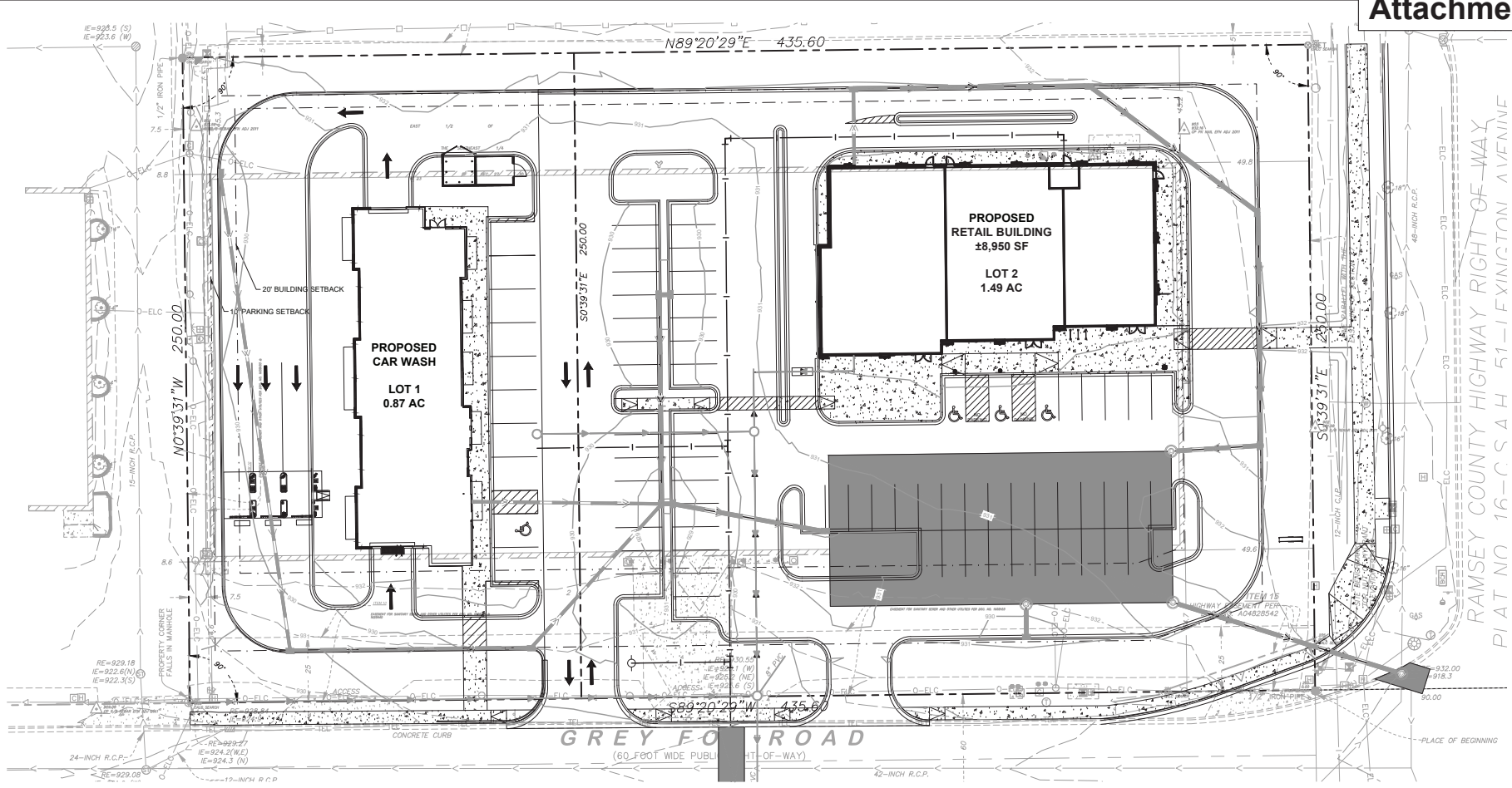


K:\TWC_LDEVALAUNCH PROPERTIES\ARDEN HILLS\3 Design\CAD\PlanSheets\Preliminary Plat.dwg, June 01, 2022 - 12:43pm
This document, together with the concepts and designs presented herein, is an instrument of service, and shall be used only for the specific purpose and client for which these plans were prepared. Release of and temporary reliance on this document without authorization and adaptation by Ramsey-Horn and Associates, Inc. shall be the responsibility of the user of this document.



LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR
- - - EXISTING EASEMENT

PROPERTY SUMMARY	
	ACRES
LOT 1	1.62 AC
LOT 2	0.87 AC
ROW DEDICATION	0.01 AC

EXISTING LEGAL DESCRIPTION

PARCEL A:
 THAT CERTAIN TRACT OF LAND IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 30, RANGE 23, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST ½ CORNER OF SAID SECTION 27; THENCE RUN SOUTHERLY ON THE EAST LINE OF SAID SECTION 27 FOR 109.1 FEET; THENCE RUN WESTERLY AT RIGHT ANGLES TO SAID LINE FOR 90 FEET TO THE PLACE OF BEGINNING; THENCE NORTHERLY AND PARALLEL TO SAID LINE A DISTANCE OF 250 FEET; THENCE RUN WESTERLY AT RIGHT ANGLES TO SAID LINE A DISTANCE OF 435.6 FEET; THENCE RUN SOUTHERLY AT RIGHT ANGLES AND PARALLEL TO SAID LINE A DISTANCE OF 250 FEET; THENCE EASTERLY AT RIGHT ANGLES A DISTANCE OF 435.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

(ABSTRACT PROPERTY)

PARCEL B:
 A NON-EXCLUSIVE EASEMENT FOR PARKING AND OTHER PURPOSES OVER PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 30, RANGE 23, AS CONTAINED IN THE DECLARATION DATED DECEMBER 5, 1986, RECORDED MARCH 13, 1987 IN THE OFFICE OF THE RAMSEY COUNTY RECORDER AS DOCUMENT NO. 2367028.

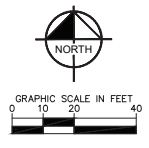
PROPOSED LEGAL DESCRIPTION

LOT 1, BLOCK 1 DD SKITTLES FIRST ADDITION
 LOT 2, BLOCK 1 DD SKITTLES FIRST ADDITION

OWNER/SUBDIVIDER:
 STORE MASTER FUNDING III
 481 SHILOH DR.
 FAYATTEVILLE AR, 72704

SURVEYOR:
 EGAN, FIELD & NOWAK, INC.
 1225 TYLER STREET NE, SUITE 100
 MINNEAPOLIS, MN 55413
 ERIC ROESSER
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ENGINEER:
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 ST. PAUL, MN 55114
 TELEPHONE (651) 645-4197



PRELIMINARY - NOT FOR CONSTRUCTION

ARDEN HILLS REDEVELOPMENT LAUNCH PROPERTIES MINNESOTA

PRELIMINARY PLAT

SHEET NUMBER
C100

Kimley-Horn
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NO.	REVISIONS	DATE	BY