



KEY PLAN

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.

Mark A. Schwanz

DATE 9-13-19 LIC. NO. 45817

PROJECT

CASSIA ASSISTED LIVING FACILITY

MAPLEWOOD MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 23219
 FILE NAME 23219 PRELIM PLAT
 DRAWN BY MAS
 DESIGNED BY -
 REVIEWED BY MAS
 ORIGINAL ISSUE DATE 8-26-19
 CLIENT PROJECT NO. -

TITLE

PRELIMINARY PLAT

EXISTING LEGAL DESCRIPTION:
(per client)

The N. 20 acres of the East 1/2 of the Northwest 1/4 of Section 10, in Township 29 North, Range 22 West, Ramsey County, Minnesota, except that part thereof described as follows: The South 105 feet of the North 395 feet of the West 207.5 feet of the East 659.8 feet of the North 20 acres of the East 1/2 of the Northwest 1/4 of Section 10, Township 29 North, Range 22 West, Ramsey County, Minnesota and the South 103 feet of the North 393 feet of the West 207.5 feet of the East 659.8 feet of the North 20 acres of the East 1/2 of the Northwest 1/4, Section 10, Township 29 North, Range 22 West, Ramsey County, Minnesota, excepting from the conveyance all existing railroad right-of-way and railroad easements.

AND

The South 105 feet of the North 395 feet of the West 207.5 feet of the East 667.3 feet of the North 20 acres of the East 1/2 of the Northwest 1/4 of Section 10, Township 29, Range 22, Ramsey County, Minnesota.

AND

The South 103 feet of the North 393 feet of the West 207.5 feet of the East 659.5 feet of the North 20 acres of the East 1/2 of the Northwest 1/4 Section 10, Township 29, Range 22, together with an easement for road purposes over the West 30 feet of the East 615 feet of the North 290 feet of said North 20 acres of the East 1/2 of the Northwest 1/4, Section 10, Township 29, Range 22, Ramsey County, Minnesota.

OWNERS / DEVELOPERS:
 Developer: Andrew Centanni
 Elm Care
 7171 Ohms Ln, Edina, MN
 Phone: 952-855-5196
 Email: Andrew.centanni@cassialife.org

Property Owner: First Evangelical Free Church of St. Paul Minnesota
 Contact: Jon Addington, Church Chair
 2696 Hazlewood St. N, Maplewood, MN
 Phone: 651-777-5180
 Email: jaddington.1efc@gmail.com

SURVEYOR:
 ISG
 7900 International Drive, Suite 550
 Minneapolis, MN 55425
 952-426-0699
 Email: mark.schwanz@isginc.com

AREA TABLE:

Lot 1, Block 1 = 302,688 sq. ft. - 6.95 acres
Lot 2, Block 1 = 435,604 sq. ft. - 10.00 acres
Lot 1, Block 2 = 8,658 sq. ft. - 0.20 acres
Dedicated R/W = 60,673 sq. ft. - 1.39 acres
Total = 807,623 sq. ft. - 18.54 acres

EXISTING PROPERTY:
 ZONED: Single Dwelling (r1) per City of Maplewood Zoning Map

BENCHMARK:
 Top nut fire hydrant located on the north side of County Road C East and approximately 330 feet west of the intersection of Hazelwood Street and County Road C East. Elev = 926.40 (NAVD88)

FLOOD ZONE:
 The surveyed premises shown on this survey map is in Flood Zone X (areas of minimal flood hazard), according to Flood Insurance Rate Map Community Panel No. 27123C0043G, published by the Federal Emergency Management Agency, effective date 6/4/2010.

