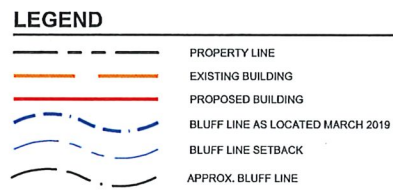


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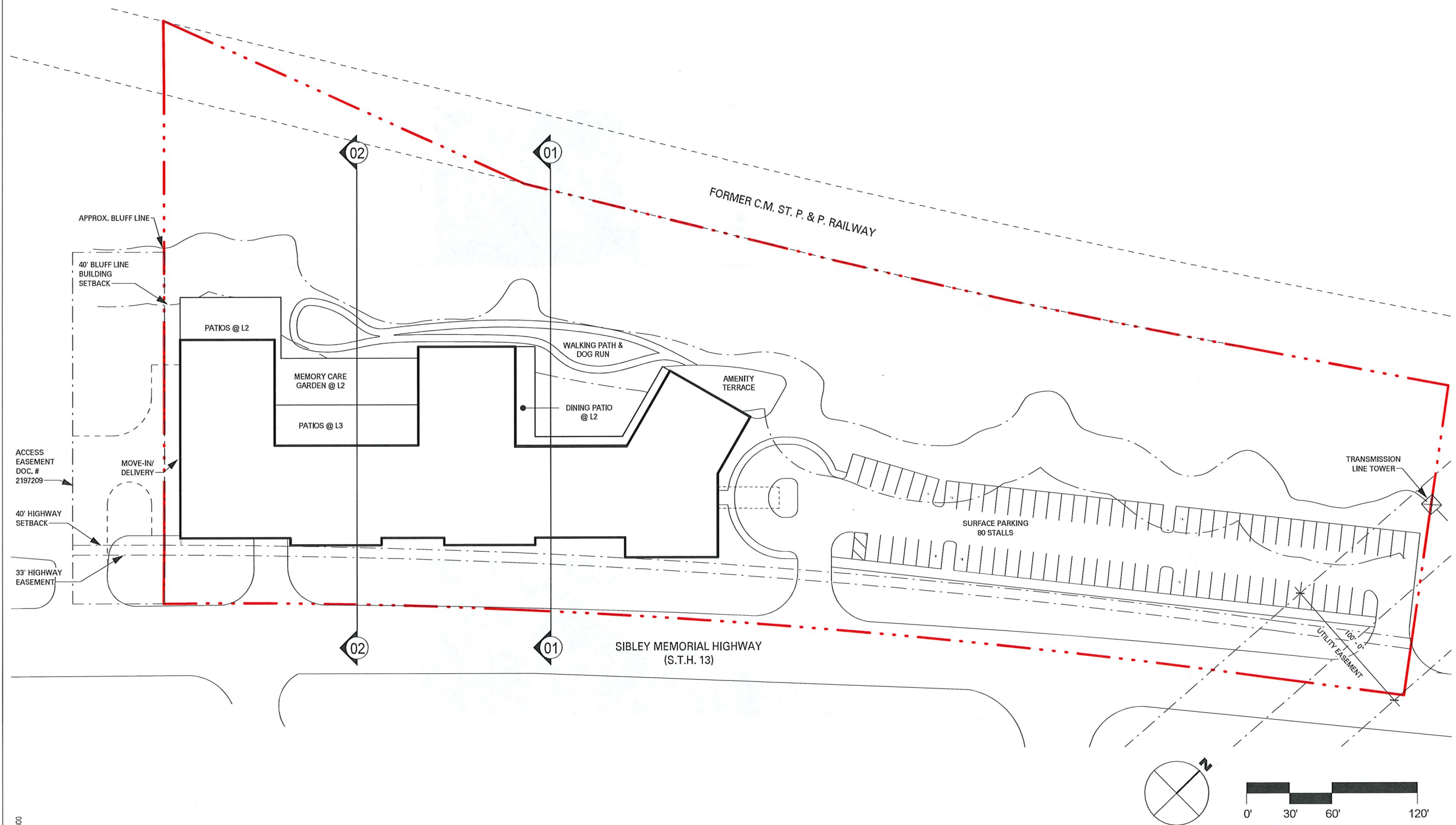
GRAPHIC SCALE IN FEET

0 20 40 80

**Kimley»Horn**

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-645-4197  
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY
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31296000



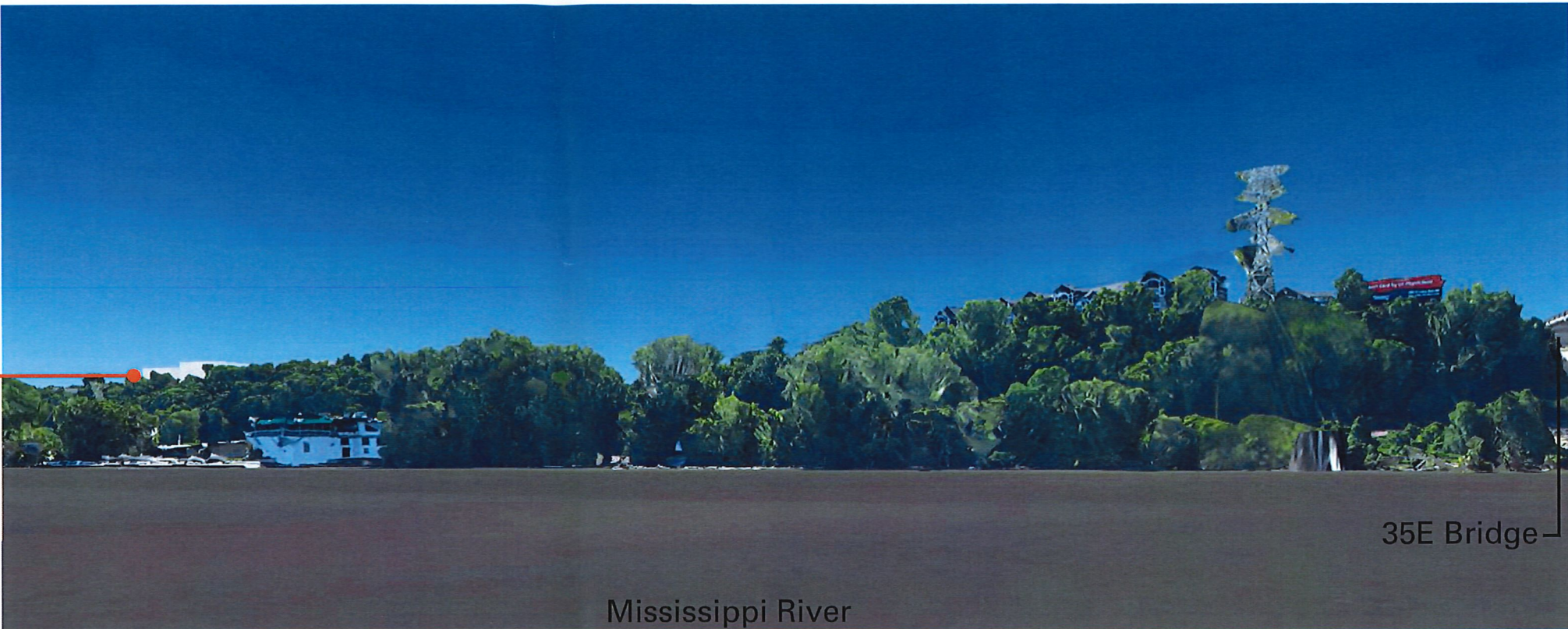
# River Bluffs Senior Housing Lilydale, MN

Concept Site Plan  
03/27/19



View of Site from Mississippi River (looking northwest)

River Bluffs Senior Housing



View of Site from Mississippi River (looking northeast)

River Bluffs Senior Housing





View of Site from 35E Bridge  
(looking northwest)

River Bluffs Senior Housing





EXISTING CONDITIONS SURVEY FOR:  
KIMLEY-HORN & ASSOCIATES INC.

LEGAL DESCRIPTION:

Real property in the City of Lilydale, County of Dakota, State of Minnesota, described as follows:

Parcel A:

That portion of Government Lot 6, Section 14, Township 28, Range 23, Dakota County, Minnesota, commencing at a point on the center line of State Trunk Highway No. 13, as dedicated, 1254.69 feet southwesterly of its intersection with the Easterly section line of said Section 14; thence northwesterly at an angle of 90 degrees 0' with said center line 269.9 feet more or less to a point on the center line of the right-of-way of the Chicago, Milwaukee, St. Paul & Pacific Railroad; thence southwesterly along said right-of-way center line 672 feet; thence southeasterly 351.3 feet more or less to a point on the center line of said State Trunk Highway No. 13 distant 625 feet from the point of beginning when measured along said highway center line; thence northeasterly along said highway center line 625 feet to the point of beginning; excepting therefrom that part taken for railroad purposes.

Parcel B:

That part of Government Lot 6, Section 14, and that part of Government Lot 2, in Section 23, all in Township 28, Range 23, Dakota County, Minnesota, described as follows: Commencing at a point where the East line of said Section 14, intersects the centerline of S.T.H. No. 13, also known as Sibley Memorial Highway, thence S. 48 degrees 57' W. along the centerline of said highway 1357.59 feet to the beginning of a 1 degree 00' curve to the left, said curve having a central angle of 8 degrees 25', thence along said curve 522.1 feet to the point of beginning of the property being described, said point being the Southeast corner of a parcel described in Book 276 of Deeds, page 518, thence continuing along said curve 250 feet to a point which is the Northeast corner of a parcel described in Book 278 of Deeds, page 274, thence N. 48 degrees 46' W. along the Northerly line of the last described parcel 410.2 feet to the centerline of the Chicago, Milwaukee, St. Paul & Pacific Railway, thence N. 55 degrees 19' E., 259.9 feet to the Southwesterly corner of said Parcel described in Book 276 of Deeds, page 518, thence S. 48 degrees 25' E., 351.3 feet along the Southerly line of the last described parcel to the point of beginning. Excepting therefrom that part conveyed to the railroad.

NOTES:

- The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83-86 Adj. NAVD88).
- The total area of the property described hereon is 242,167 square feet or 5.5594 acres.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 190590697 & 190590698. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The property described hereon lies within Flood Zone X, areas determined to be outside the 0.2% annual chance flood, per Federal Insurance Rate Map No. 27037C 0019 E, dated December 02, 2011.
- As of the date of this survey the property described hereon contains a total of 195 parking spaces of which 188 are standard spaces, 7 handicapped.
- This survey utilizes the support of Lidar Data to depict areas which were inaccessible.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "TABITHA" GSID Station#95081 Elevation = 802.10 feet. (NAD 83-86 Adj. NAVD88).

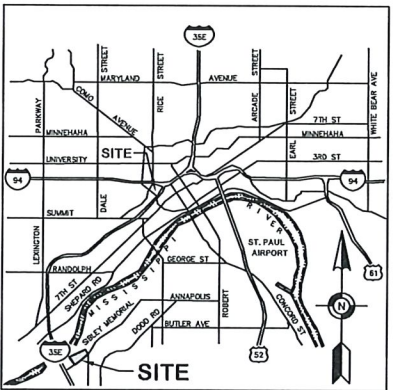
SITE BENCHMARK No. 1: Top nut of Fire Hydrant located near the South Right of Way line of Sibley Memorial Highway.  
Elevation = 806.72 feet. (NAD 83-86 Adj. NAVD88).

CERTIFICATION:

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.

Date of survey: March 08, 2019.  
Date of signature: April 09, 2019.

*Christopher A. Terwedo*  
Christopher A. Terwedo  
Minnesota License No. 53536



VICINITY MAP

NOT TO SCALE

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS
2794	53	DV	
DRAWING NAME:	DRAWN BY:	CHECKED BY:	DESCRIPTION
38433 NAD83-86 NAVD88.dwg	RRR		
JOB NO. 38433			
FILE NO. DAK 57			

EXISTING CONDITIONS  
SURVEY

SURVEY FOR:  
KIMLEY-HORN & ASSOCIATES INC.

PROPERTY ADDRESS:  
797-857 Sibley Memorial Parkway  
Lilydale, Minnesota 55113



1229 Tyler Street NE, Suite 100  
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