

# PRELIMINARY PLAT OF: THE RISE ON 7

## LEGAL DESCRIPTION:

The West 510.5 feet of the East 670.5 feet of the South 238 feet of the Southeast Quarter of the Southeast Quarter of Section 18, Township 117 North, of Range 21 West of the Fifth Principal Meridian, according to the Government Survey thereof.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 18, Township 117 North, of Range 21 West of the Fifth P.M., described as follows: Commencing at a point distant 160 feet from the East line of said section and 238 feet North from the South line of said section; thence West, parallel with the South line of said section, to a point in the Southeastery line of State Highway No. 7; thence Northeastly along said Southeastery line of said Highway to a point in a line running Northwestly from the point of beginning and parallel with the Southwestly line of the triangular tract of the State Highway at the Southwestly corner of the intersection of said State Highway No. 7 with Texas Avenue; thence Southeastly to beginning, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for said county and state.

EXCEPT

The West 50 feet of the West 510.5 feet of the East 670.5 feet of the South 238 feet of the Southeast Quarter of the Southeast Quarter of Section 18, Township 117 North, of Range 21 West of the Fifth Principal Meridian, according to Government Survey thereof.

Hennepin County, Minnesota  
Abstract Property

## PROPOSED LEGAL DESCRIPTION:

Lot 1, Block 1, THE RISE ON 7, Hennepin County, Minnesota

## SURVEY ITEMS PER SCHEDULE B:

ITEM 10: Easement for highway purposes, in favor of the State of Minnesota, as created in Highway Easement dated June 4, 1931, filed July 24, 1931, as Document No. 1650707.

Assigned to the City of St. Louis Park by Quitclaim Deed dated November 15, 2017, filed December 12, 2017, as Document No. A10510576.

Said easement and Quit Claim deed affects the surveyed property and is depicted hereon.

ITEM 11: Easement for public street purposes, in favor of the Village of St. Louis Park, a Minnesota municipal corporation, its successors and assigns, as created in Quit Claim Deed dated March 14, 1952, filed November 7, 1952, as Document No. 2782755, in Book 1942 of Deeds, Page 232.

Said easement affects the surveyed property and is depicted hereon.

ITEM 12: Easement for utility purposes, in favor of the Village of St. Louis Park, a Minnesota municipal corporation, its successors and assigns, as created in Easement dated July 31, 1952, filed November 7, 1952, as Document No. 2782758, in Book 1942 of Deeds, Page 235.

Said easement affects the surveyed property and is depicted hereon.

ITEM 13: Subject to the following matters as shown on the survey prepared by Egan, Field & Nowak, Inc., dated October 29, 2019, last revised December 10, 2019, and designated Job No. 38842:

- Gas line crosses the East boundary line of the Land without the benefit of an easement; and
- Overhead utility lines cross the South and East boundaries of the Land without the benefit of an easement.

## OWNER

**CB SLP HOLDING LLC**  
1080 MONTREAL AVENUE  
ST. PAUL, MN 55116

## CIVIL ENGINEER

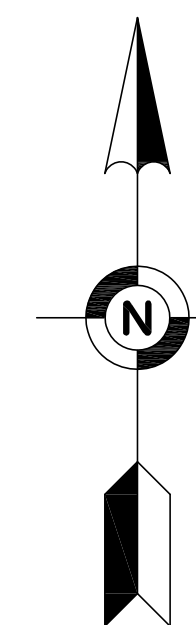
**LOUCKS, INC.**  
7200 HEMLOCK LANE - SUITE 300  
MAPLE GROVE, MN 55369  
Phone: 763-424-5505

## LAND SURVEYOR

**CHRISTOPHER TERWEDO**  
**EGAN, FIELD & NOWAK, INC.**  
1229 TYLER STREET NORTHEAST - SUITE 100  
MINNEAPOLIS, MN 55413  
Phone: 612-466-3300

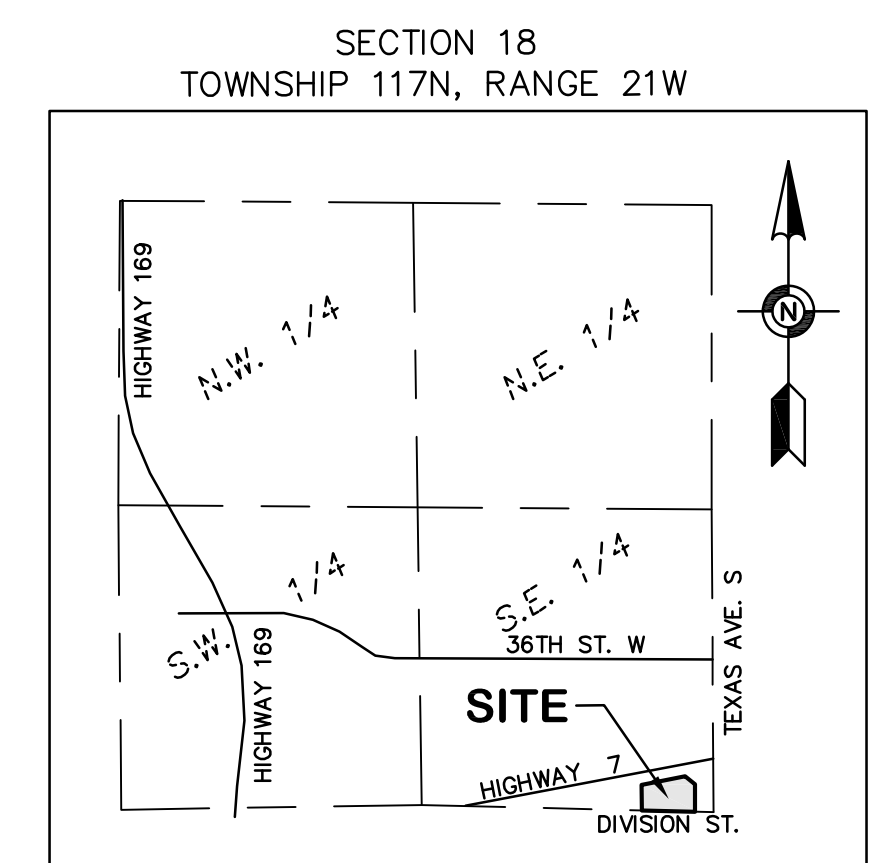
## PRELIMINARY PLAT DATA TABLE

TOTAL PARCEL AREA = 122,351 SQ. FT. OR 2.8088 ACRES  
LOT 1, BLOCK 1 AREA LESS RIGHT OF WAY = 106,459 SQ. FT. OR 2.4440 ACRES



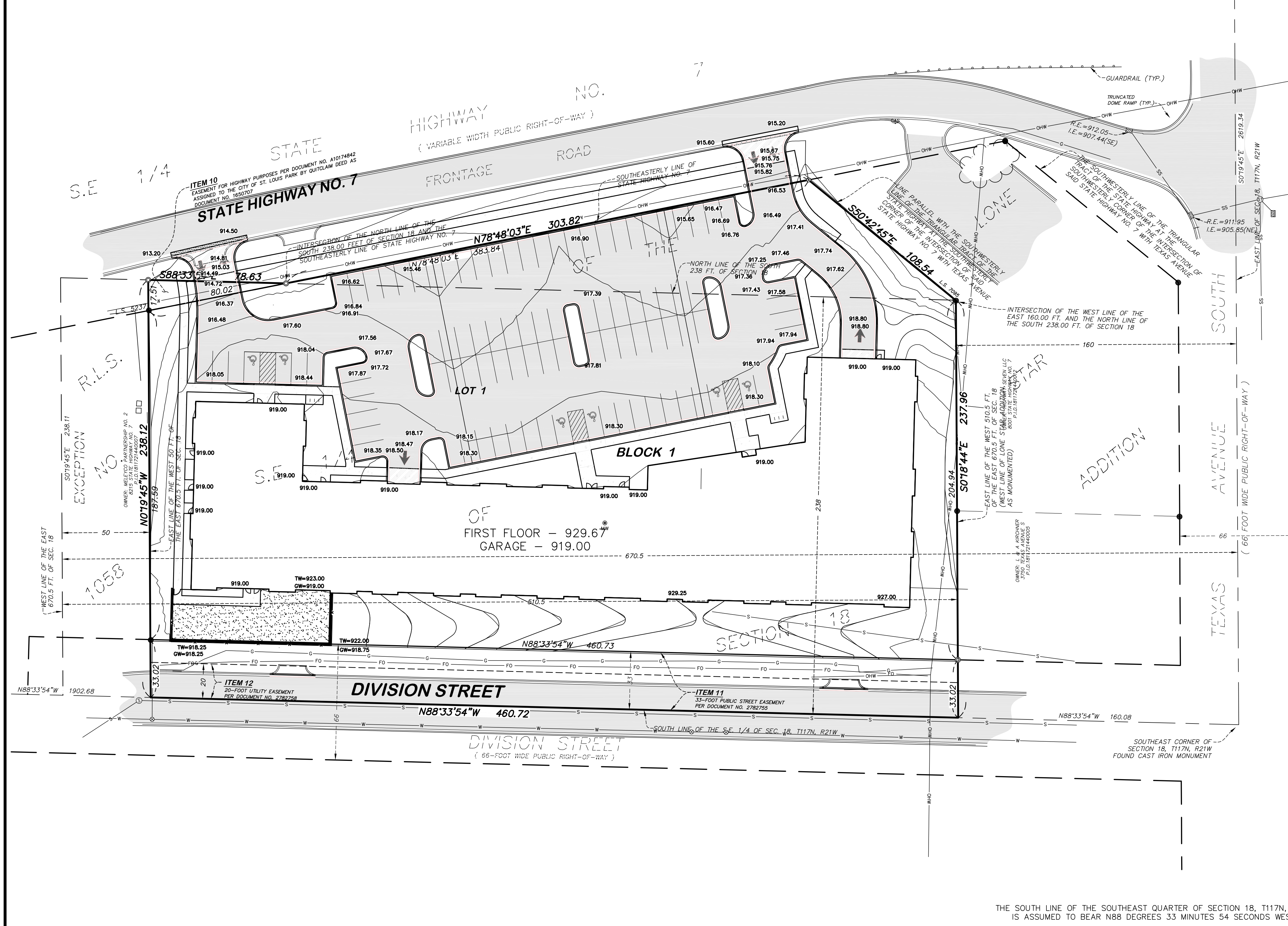
SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND 1/2 INCH IRON PIPE, UNLESS OTHERWISE NOTED
- FOUND PK NAIL
- SET 5/8 INCH REBAR WITH CAP MARKED L.S. 53536



## VICINITY MAP

NOT TO SCALE



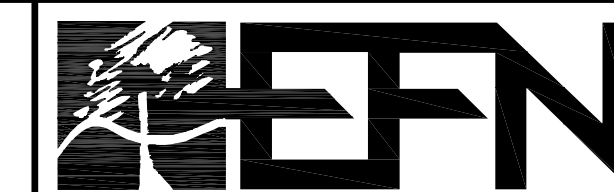
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, T117N, R21W IS ASSUMED TO BEAR N88 DEGREES 33 MINUTES 54 SECONDS WEST

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
2726	63	DV	NO.	DATE
			DESCRIPTION	
DRAWN BY: LS				
CHECKED BY: CAT				
DRAWING NAME: 38842 PRE Plat.dwg				
JOB NO. 38879				
FILE NO. 5753				

# PRELIMINARY PLAT OF THE RISE ON 7

SURVEY FOR:  
**COMMONBOND COMMUNITIES**

PROPERTY ADDRESS:  
**8115 STATE HIGHWAY NO. 7  
ST. LOUIS PARK, MN 55426**



**Egan, Field & Nowak, Inc.**  
1229 Tyler Street NE, Suite 100  
Minneapolis, Minnesota 55413  
PHONE: (612) 466-3300  
FAX: (612) 466-3383  
WWW.EFNSURVEY.COM  
COPYRIGHT © 2019 BY EGAN, FIELD & NOWAK, INC.  
land surveyors since 1872

# THE RISE ON 7

R.T. DOC. NO. \_\_\_\_\_

**KNOW ALL PERSONS BY THESE PRESENTS:** That CB SLP Holding LLC, a Minnesota limited liability company, fee owner of the following described property situate in the County of Hennepin, State of Minnesota to wit:

The West 510.5 feet of the East 670.5 feet of the South 238 feet of the Southeast Quarter of the Southeast Quarter of Section 18, Township 117 North, of Range 21 West of the Fifth Principal Meridian, according to the Government Survey thereof.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 18, Township 117 North, of Range 21 West of the Fifth P.M., described as follows: Commencing at a point distant 160 feet from the East line of said section and 238 feet North from the South line of said section; thence West, parallel with the South line of said section, to a point in the Southeasterly line of State Highway No. 7; thence Northeasterly along said Southeasterly line of said Highway to a point in a line running Northwesterly from the point of beginning and parallel with the Southwesterly line of the triangular tract of the State Highway at the Southwesterly corner of the intersection of said State Highway No. 7 with Texas Avenue; thence Southeasterly to beginning, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for said county and state.

EXCEPT

The West 50 feet of the West 510.5 feet of the East 670.5 feet of the South 238 feet of the Southeast Quarter of the Southeast Quarter of Section 18, Township 117 North, of Range 21 West of the Fifth Principal Meridian, according to Government Survey thereof.

Has caused the same to be surveyed and platted as THE RISE ON 7 and hereby dedicate to the public for public use forever the public ways and drainage and utility easements as shown on this plat.

In witness whereof said CB SLP Holding LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper partner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: CB SLP Holding LLC

\_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, \_\_\_\_\_, CB SLP Holding LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Notary Public \_\_\_\_\_ County, \_\_\_\_\_  
My commission expires \_\_\_\_\_

I Christopher A. Terwedo do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Christopher A. Terwedo, Licensed Land Surveyor  
Minnesota License No. 53536

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Christopher A. Terwedo.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires January 31, 20\_\_\_\_

## CITY COUNCIL, CITY OF ST. LOUIS PARK, MINNESOTA

This plat of THE RISE ON 7 was approved and accepted by the City Council of the City of St. Louis Park, Minnesota at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of St. Louis Park, Minnesota

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
Clerk

## RESIDENT AND REAL ESTATE SERVICES Hennepin County, Minnesota

I hereby certify that taxes payable in 20\_\_\_\_ and prior years have been paid for land described on this plat, dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mark V. Chapin, County Auditor

By \_\_\_\_\_, Deputy

## SURVEY DIVISION Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chris F. Mavis, County Surveyor

By \_\_\_\_\_

## COUNTY RECORDER Hennepin County, Minnesota

I hereby certify that the within plat of THE RISE ON 7 was recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M.

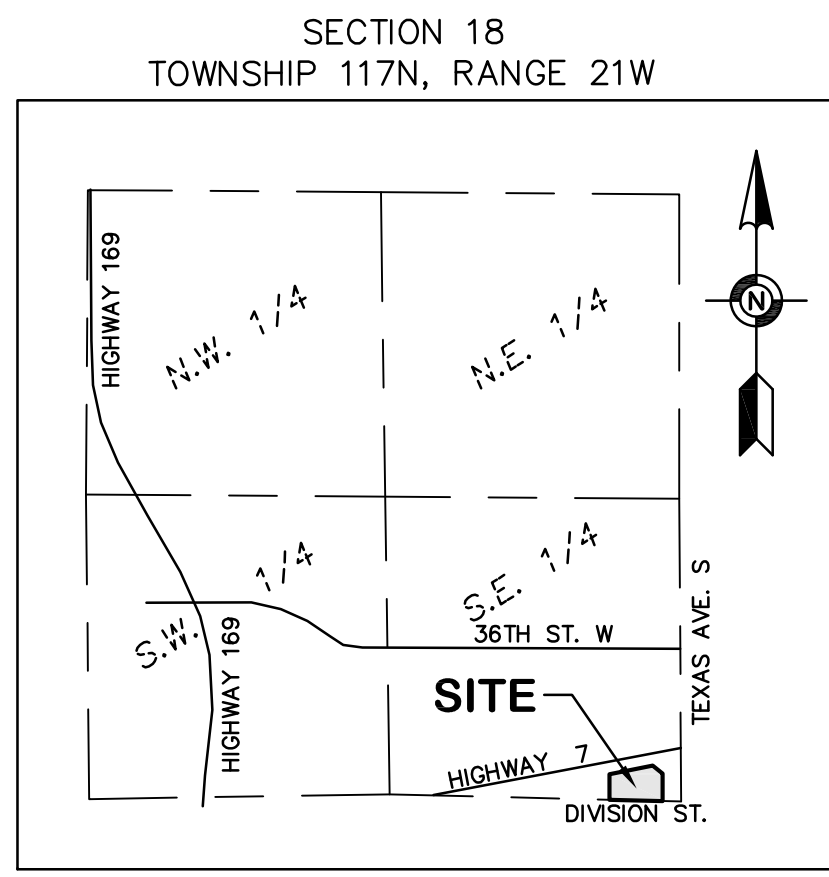
Martin McCormick, County Recorder

By \_\_\_\_\_, Deputy



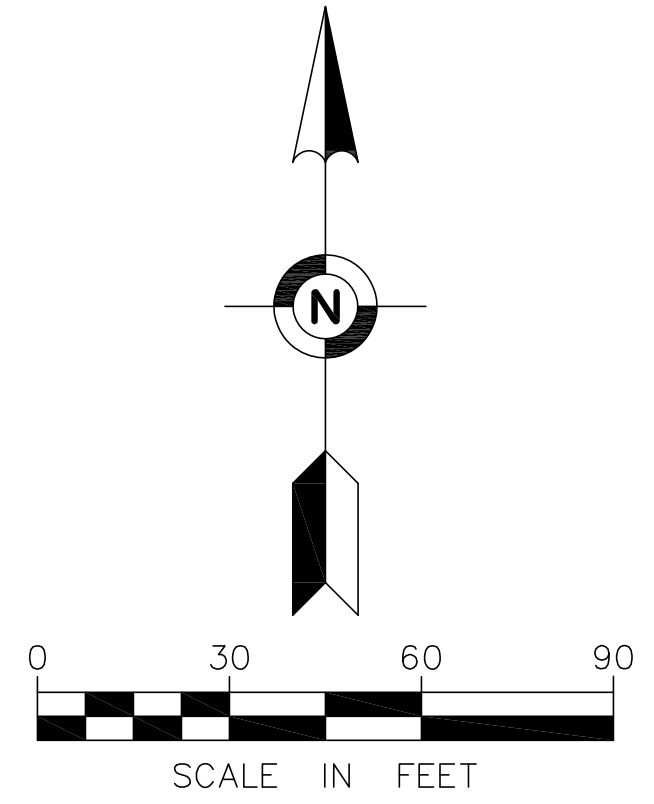
# THE RISE ON 7

R.T. DOC. NO. \_\_\_\_\_



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NOT TO SCALE

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