

PL201700047
PL2017-047

Owner: Republic Western Insurance Company
8845 Lyndale Avenue S.
Bloomington, MN 55420

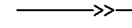
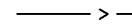
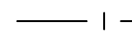
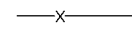
Owner: Lyndale Props Of Bloomington, LLP
8901 Lyndale Ave S Bloomington, MN 55420

Owner: Christopher L Miller
516 Halsey Lane Bloomington, MN 55420

Owner: Thermo King Corp
314 W 90th St. Bloomington, MN 55420

- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "LS 48988"
- DENOTES 1/2 INCH OPEN IRON MONUMENT FOUND, MARKED "LS 48988" UNLESS OTHERWISE SHOWN

SURVEY LEGEND – EXISTING CONDITIONS

	CATCH BASIN		STORM SEWER
	SANITARY MANHOLE		SANITARY SEWER
	HYDRANT		SANITARY SERVICE
	GATE VALVE		WATERMAIN
	TELEPHONE PEDESTAL		WATERMAIN SERVICE
	ELECTRIC TRANSFORMER		UNDERGROUND ELECTRIC
	POWER POLE		UNDERGROUND FIBER OPTIC
	GUY WIRE		UNDERGROUND GAS
	LIGHT POLE		UNDERGROUND TELEPHONE
	TELEPHONE MANHOLE		OVERHEAD UTILITY
	ELECTRIC METER		BUILDING SETBACK LINE
	GAS METER		CHAIN LINK FENCE
	HAND HOLE		CONCRETE CURB
	ROOF DRAIN		CONCRETE
	GUARD POST		CONIFEROUS TREE
	COTTONWOOD		DECIDUOUS TREE
	SPRUCE		
	TREE (GEN)		
	TOP OF WALL		SPOT ELEVATION

PRELIMINARY PLAT GENERAL NOTES

SURVEYOR:
Loucks Associates, Inc.
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

DEVELOPER:
AT&T
PO Box 7207
Bedminster, NJ 07921

LEGAL DESCRIPTION:
Lot 1, Block 1, A T AND T ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, together with appurtenant easement(s) for driveway purposes contained in Document No. 3511671.

Being Registered land as is evidenced by Certificate of Title No. 1080160.

PARCEL IDENTIFICATION NUMBER
10-027-24-23-0022

DATE OF PREPARATION
March 21, 2017

BENCHMARK:

Benchmark: MnDOT GSID Station 10761, Stamped "2785 AQ" Located in the southeast corner of the sidewalk on the Nicollet Avenue ridge over 494. Elev.=844.72 (adjusted). (NGVD 29)

Site Benchmark: Invert of sanitary manhole located in the cul-de-sac of Halsey Lane as shown. Elev.=818.03. (NGVD 29)

EXISTING ZONING:

I-3 General Industry

PROPOSED ZONING:

I-3 General Industry

AREAS:

Total Property Area	=	64,546 +/- Sq.Ft. or	1.48 +/- Acres
Lot 1, Block 1	=	32,113 +/- Sq.Ft. or	0.74 +/- Acres
Lot 2, Block 1	=	32,433 +/- Sq.Ft. or	0.74 +/- Acres

Impervious Area = 32,823 +/- Sq.Ft.

FLOOD ZONE DESIGNATION:
This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27053C0458F, Community Panel No. 275230 0458 F, effective date of November 4, 2016.

510 HALSEY
LANE



LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

03/21/17 PRELIMINARY PLAT ISSUED
05/17/17 PRELIMINARY PLAT REVISED
05/24/17 PRELIMINARY PLAT REVISED
07/26/17 PRELIMINARY PLAT REVISED
07/27/17 PRELIMINARY PLAT REVISED

PROFESSIONAL SIGNATURE

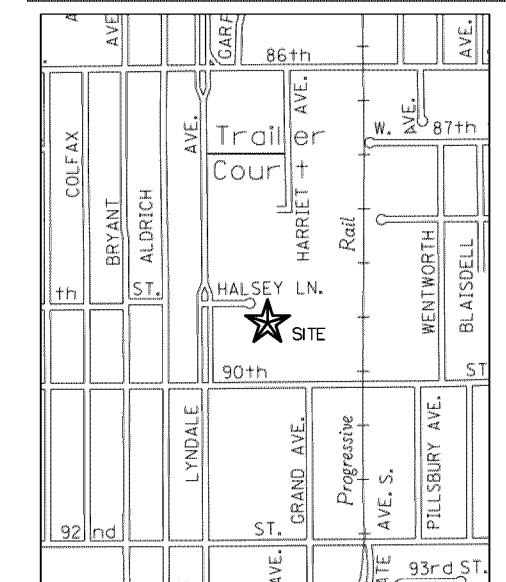
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Max L. Stanislawski - PLS
License No. 48988
Date 03/21/17

QUALITY CONTROL

Loucks Project No.	15634
Project Lead	HDN
Drawn By	KMM
Checked By	MJA
Field Crew	DJP

VICINITY MAP



**PRELIMINARY
PLAT OF
A T AND T
2ND ADDITION**

C1-2