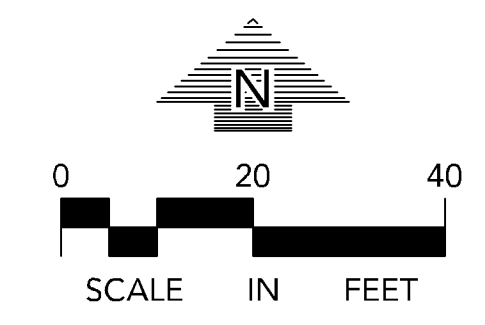
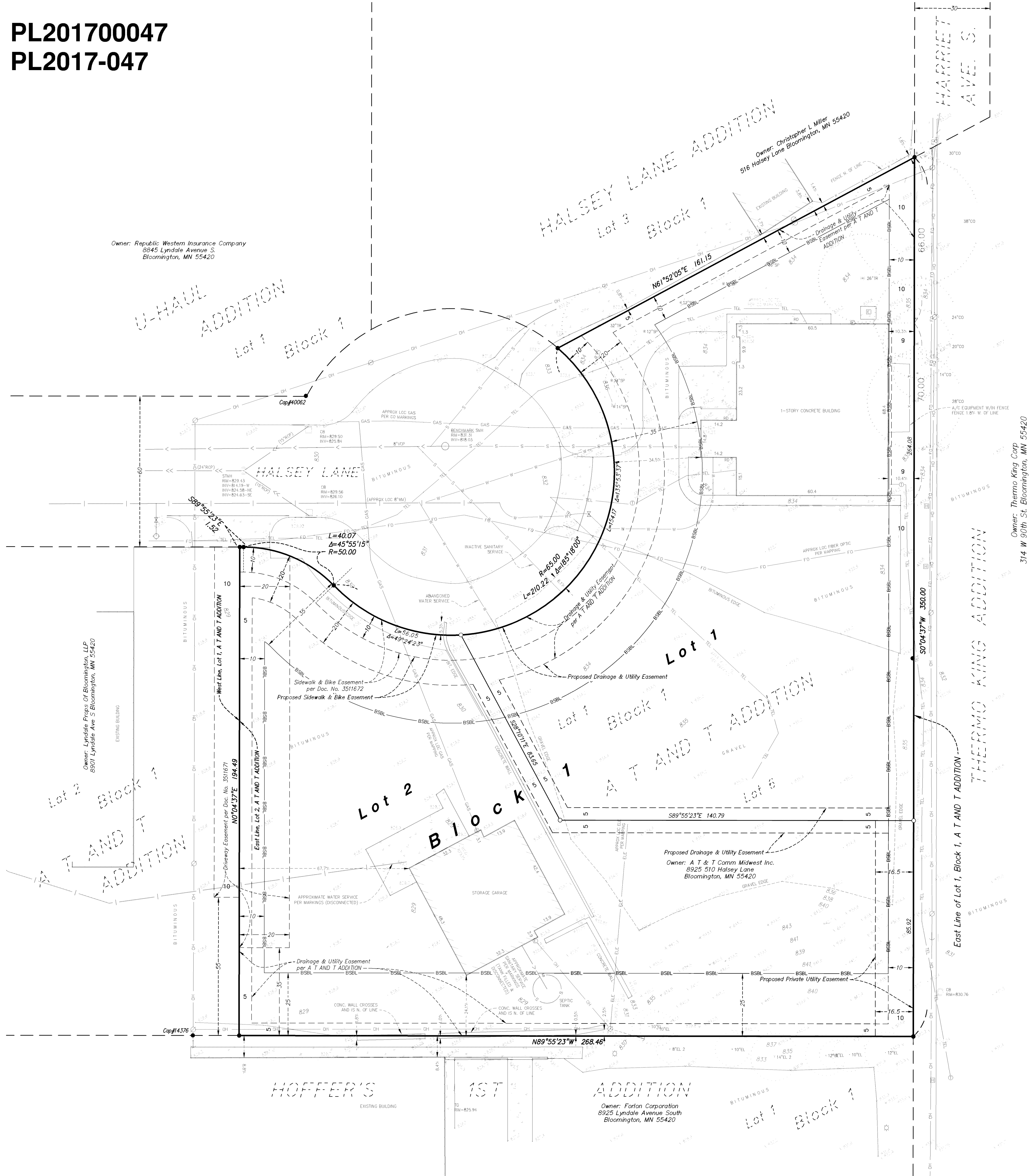


PL201700047
PL2017-047



○ DENOTES 1/2 INCH X 1/4 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 | —S— | SANITARY SERVICE |
| ⊠ | GATE VALVE | — — | WATERMAIN |
| ⊞ | TELEPHONE PEDESTAL | —W— | WATERMAIN SERVICE |
| ⊞ | ELECTRIC TRANSFORMER | —ELE— | UNDERGROUND ELECTRIC |
| ⊞ | POWER POLE | —FO— | UNDERGROUND FIBER OPTIC |
| ← | GUY WIRE | —GAS— | UNDERGROUND GAS |
| ⊞ | LIGHT POLE | —TEL— | UNDERGROUND TELEPHONE |
| ⊞ | TELEPHONE MANHOLE | —OH— | OVERHEAD UTILITY |
| ⊞ | ELECTRIC METER | —BSBL— | BUILDING SETBACK LINE |
| ⊞ | GAS METER | —X—X— | CHAIN LINK FENCE |
| ⊞ | HAND HOLE | — | CONCRETE CURB |
| ⊞ | ROOF DRAIN | — | CONCRETE |
| ○ | GUARD POST | | |
| CO | COTTONWOOD | | |
| SP | SPRUCE | | |
| TR | TREE (GEN) | | |
| TW | TOP OF WALL | | |
- CONIFEROUS TREE
DECIDUOUS TREE
SPOT ELEVATION
CONTOUR

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

BLOOMINGTON, MN

AT & T CORPORATION

PO BOX 7207
BEDMINSTER, NJ 07921

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 only 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

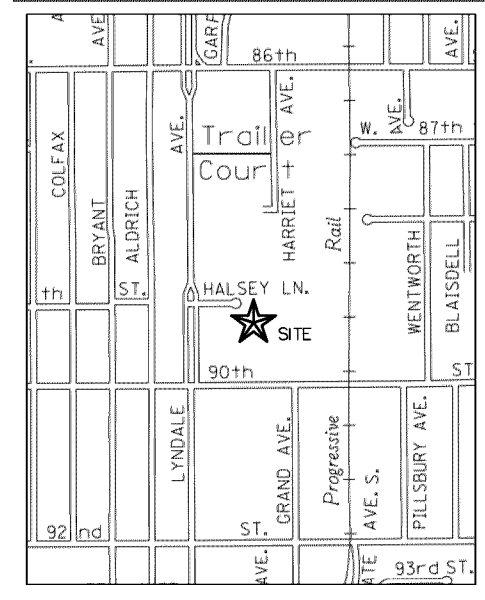
PROFESSIONAL SIGNATURE

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. Stanslawski
Max L. Stanslawski - 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