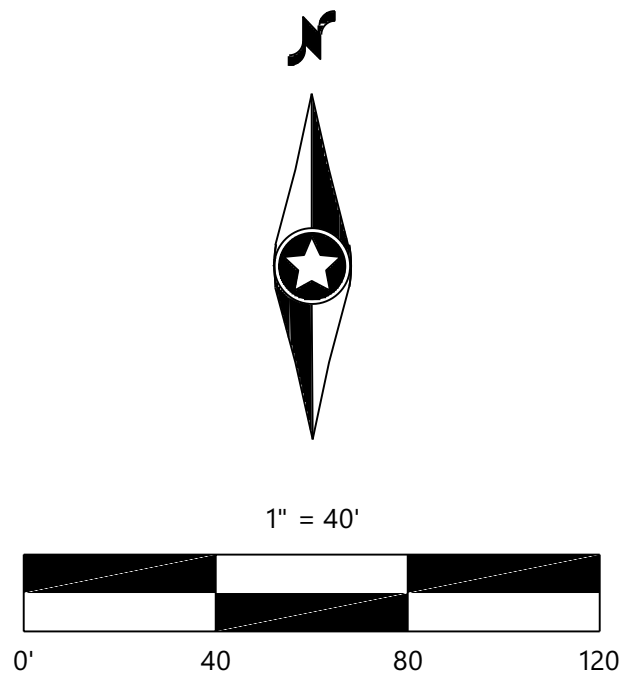
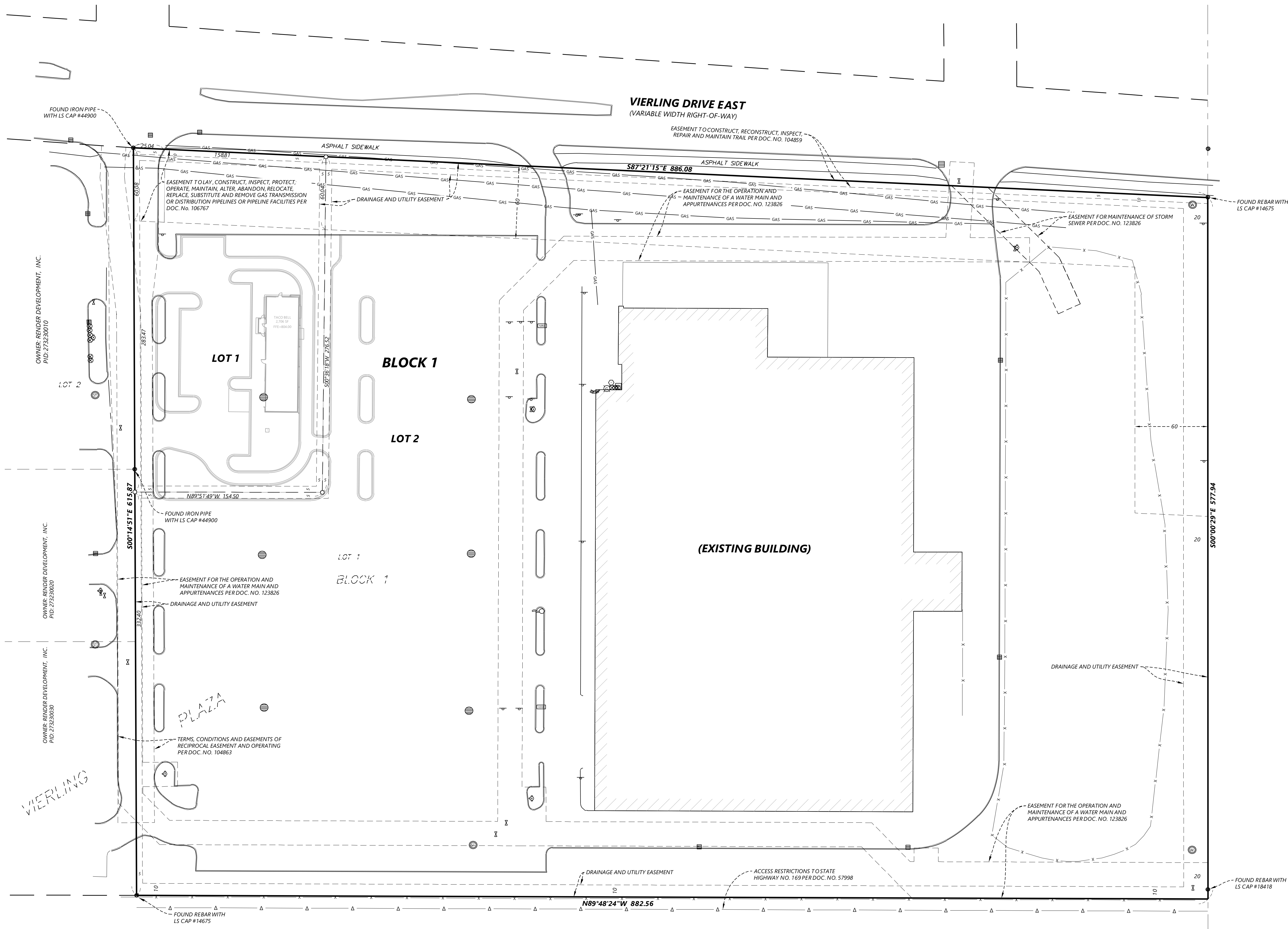




OWNER

**HOSANNA! LUTHERAN
CHURCH OF LAKEVILLE**
9600 163rd Street Lakeville, MN 55044
Phone: 952-435-3332

SUBDIVIDER

BORDER FOODS, INC
5425 BOONE AVENUE
NEW HOPE, MN 55428
PHONE: 763-559-7338

DEVELOPMENT DATA

Existing Zoning: B1 (HIGHWAY BUSINESS)
Site Area: 12.111 acres
Lot 1 Area: 1.006 acres
Lot 2 Area: 11.105 acres

GENERAL NOTES

- The orientation of this bearing system is based upon the Scott County Coordinate Grid.
- The legal description and the easement information used in the preparation of this survey is based upon the commitment for title insurance issued by Old Republic National Title Insurance Company bearing the file Number ORTE745616 and having an effective date of April 2, 2019 at 7:00 A.M.
- According to the Federal Emergency Management Agency (FEMA) the subject property lies within Zone X (based upon scaling methods) per the Flood Insurance Rate Map Number 2704340004C dated 9/29/1978.
- The total area of the property described hereon is 43,840 Sq.Ft. or 1.006 acres.
- Contours are processed at 1 foot intervals from survey data obtained during the process of fieldwork. MNDOT monument 7005 EE was used as a vertical benchmark with the elevation of 629.008 (NAVD88).
- Items shown in grayscale are proposed improvements.

SITE LEGEND

EXISTING	PROPOSED		
		PROPERTY LINE	● FOUND MONUMENT (SEE LABEL)
		LOT LINE	○ SET MONUMENT (SEE LABEL)
		SETBACK LINE	
		EASEMENT LINE	
		CURB AND GUTTER	
		TIP-OUT CURB AND GUTTER	
		POND NORMAL WATER LEVEL	
		RETAINING WALL	
		FENCE	

PROPERTY DESCRIPTION

Lot 1, Block 1, VIERLING PLAZA, Scott County, Minnesota.
Torrens Property

Being registered land as is evidenced by Certificate of Title No. 52010

Preliminary Plat
of:
**VIERLING
PLAZA 2ND
ADDITION**

SHEET NUMBER:

1 of 1

DATE: 06/04/19

PROJECT NUMBER: 0022854

Westwood

12701 Whitewater Drive, Suite 800
Minnetonka, MN 55343
Phone: (852) 937-5100
Fax: (852) 937-5622
Toll Free: 1-800-444-4444
www.westwoodplanning.com
Westwood Professional Services, Inc.

1690 Vierling Drive East
Shakopee, Minnesota 55379

I HEREBY CERTIFY THAT THIS PLANNING OPERATED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE
STATE OF MINNESOTA

BRENT PETERS
BRENT PETERS

DATE: 6/04/19 LICENSE NO.: 44123

PREPARED FOR:

BORDER FOODS, INC

INITIAL ISSUE:
REVISIONS: 06/06/2019 - Revise gas easement location.

DESIGNED:	BRP
CHECKED:	KJK
DRAWN:	