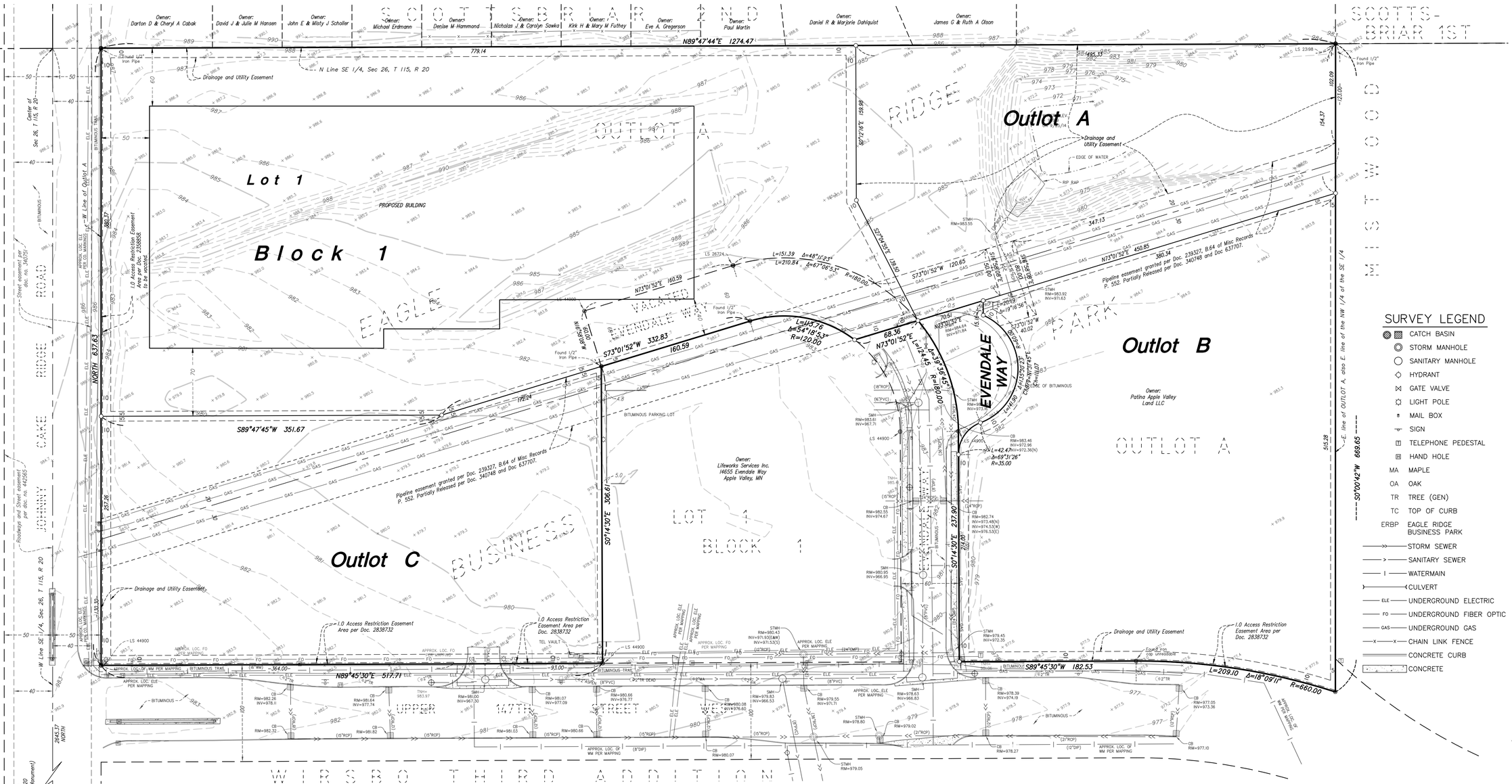


DESCRIPTION OF PROPERTY SURVEYED

(Per Commitment for Title Insurance issued by Fidelity National Title, Commitment No. 239452, effective date May 10, 2017.)

Outlot A, Eagle Ridge Business Park, Dakota County, Minnesota.
Abstract Property

AND

That part of Evendale Way, as dedicated in the plat of EAGLE RIDGE BUSINESS PARK, according to the recorded plat thereof, Dakota County, Minnesota, lying northwesterly of the following described line:

Beginning at the northwest corner of Lot 1, Block 1, said EAGLE RIDGE BUSINESS PARK; thence North 73 degrees 01 minutes 52 seconds East, on an assumed bearing along the northerly line of said Lot 1, a distance of 160.59 feet to a point of curve in said northerly line; thence easterly and southeasterly a distance of 113.76 feet, along said northerly line, to the point of beginning of the line to be described; thence North 73 degrees 01 minutes 52 seconds East, not tangent to said curve, to the easterly line of said Evendale Way and said line there terminating.

PRELIMINARY PLAT GENERAL NOTES

GOPHER ONE:
We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 171530375 and 171530492. The following utilities and municipalities were notified:

CITY OF APPLE VALLEY - (952)953-2441
DAKOTA ELECTRIC - (651)463-6268
INDEPENDENT SCHOOL 196 - (320)963-2400
MCI - (800)624-9675
CHARTER COMM - (800)778-9140
MAGELLAN MIDSTREAM PARTNERS - (918)574-7098
CITY OF APPLE VALLEY - (763)605-0042
FRONTIER COMMUNICATIONS - (800)778-9140
KOCH PIPELINE CO LP - (800)688-7594
CENTER POINT ENERGY - (406)541-9571
XCEL ENERGY - (651)229-2427

i. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
ii. The locations of underground utility lines shown hereon is an approximation based on available maps, unless otherwise noted on the survey.
iii. Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.

BENCHMARK:
Top Nut of Hydrant located south of the southeast property corner on the south side of upper 147th Street W.
Elev. = 981.25 (City of Apple Valley Datum)

EXISTING ZONING:
Zone (I-1) Limited Industrial

AREAS:

Lot 1, Block 1	275,401 Sq Ft. or	6.32 Acres
Outlot A	108,763 Sq Ft. or	2.50 Acres
Outlot B	160,958 Sq Ft. or	3.69 Acres
Outlot C	137,057 Sq Ft. or	3.15 Acres
New Right of way	7,967 Sq Ft. or	0.18 Acres
Total Plat Area	690,146 Sq Ft. or	15.84 Acres

FLOOD ZONE DESIGNATION:
This property is contained in Flood Insurance Rate Map, Community Panel No. 27037C0210E, and is a non-printed panel (no special flood hazard areas).

NOTES:
1. Part of the dedicated Evandale Way is proposed to be vacated.
2. All drainage and utility easements dedicated in Outlot A, EAGLE RIDGE BUSINESS PARK are proposed to be vacated and new drainage and utility easements to be dedicated in the plat of APPLE VALLEY WASATCH.

SURVEY LEGEND

- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- MAIL BOX
- SIGN
- TELEPHONE PEDESTAL
- HAND HOLE
- MA MAPLE
- OA OAK
- TR TREE (GEN)
- TC TOP OF CURB
- ERBP EAGLE RIDGE BUSINESS PARK
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- CULVERT
- ELE UNDERGROUND ELECTRIC
- FO UNDERGROUND FIBER OPTIC
- GAS UNDERGROUND GAS
- CHAIN LINK FENCE
- CONCRETE CURB
- CONCRETE

SCALE IN FEET (0, 50, 100)

- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 17255"
- DENOTES IRON MONUMENT FOUND

APPLE VALLEY WASATCH
APPLE VALLEY, MN

WASATCH STORAGE
131 S. 700 E. SUITE 102
AMERICAN FORK, UT 84003

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
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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

08/08/17	SURVEY ISSUED
08/22/17	REVISED PER COMMENTS
10/11/17	LOT LAYOUT

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.

Jenny D. Nelson

License No. Jenny D. Nelson, LS 17255
Date 08/08/2017

QUALITY CONTROL

Loucks Project No.	07112l
Project Lead	HDN
Drawn By	NRS
Checked By	HDN
Field Crew	

VICINITY MAP



PRELIMINARY PLAT

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