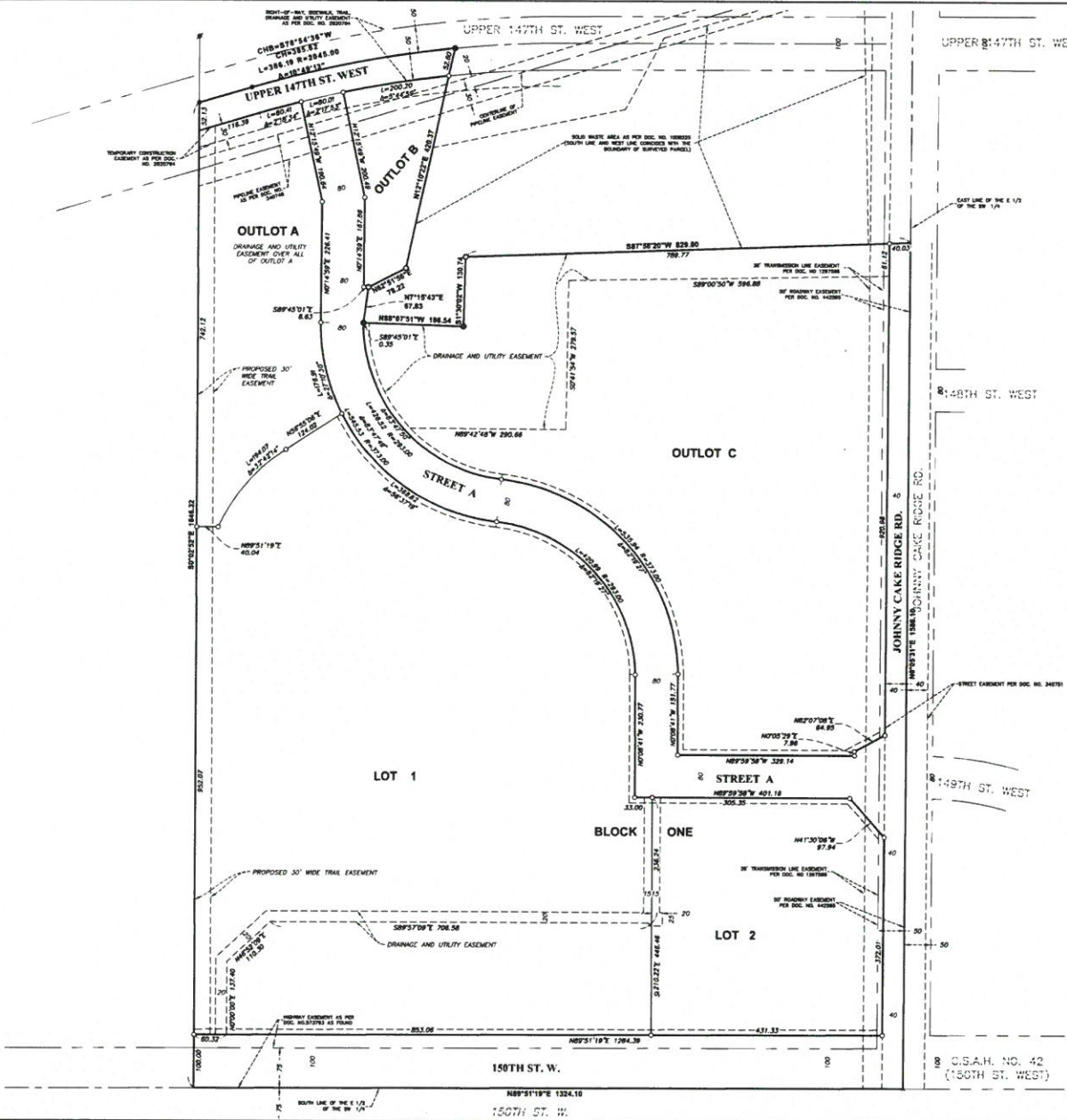
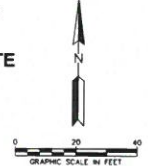




PRELIMINARY PLAT OF MENARDS AT HANSON CONCRETE



LEGAL DESCRIPTION OF PROPERTY TO BE PLATTED

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 115, RANGE 20, DAKOTA COUNTY, MINNESOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 55 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 A DISTANCE OF 156.10 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 20 SECONDS WEST A DISTANCE OF 828.80 FEET; THENCE SOUTH 61 DEGREES 30 MINUTES 02 SECONDS WEST A DISTANCE OF 130.14 FEET; THENCE NORTH 88 DEGREES 07 MINUTES 51 SECONDS WEST A DISTANCE OF 186.34 FEET; THENCE NORTH 01 DEGREES 15 MINUTES 43 SECONDS EAST A DISTANCE OF 87.83 FEET; THENCE NORTH 82 DEGREES 51 MINUTES 10 SECONDS EAST A DISTANCE OF 79.22 FEET; THENCE NORTH 12 DEGREES 10 MINUTES 10 SECONDS EAST A DISTANCE OF 420.37 FEET TO THE CENTERLINE OF AN EASEMENT ACQUISITION AGREEMENT RECORDED AS DOCUMENT NO. 100707; THENCE ALONG SAID CENTERLINE 268.19 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 204.1 FEET, BEARING 117° 14' 10" CHORD DISTANCE OF 184.0; THENCE ALONG SAID CENTERLINE 573 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 101.83 FEET TO THE WEST LINE OF THE SAID EAST 1/2 OF THE SOUTHWEST 1/4; THENCE SOUTH 90 DEGREES 02 MINUTES 10 SECONDS EAST ALONG THE SAID WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 A DISTANCE OF 134.32 FEET TO THE SOUTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 51 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 A DISTANCE OF 134.10 FEET TO THE POINT OF BEGINNING THERE TERMINATING, BEING SUBJECT TO THE ROAD RIGHT OF WAY OF JOHNNY CAKE RIDGE ROAD AND C.S.A.H. 42 (150TH ST. WEST).

PRESENT ADDRESSES

THE SUBJECT PROPERTY ADDRESS:
8558 150TH ST W
APPLE VALLEY MN 55124
THE PROPERTY IDENTIFICATION NUMBER:
81-028004-1-000

AREAS

TOTAL AREA TO BE PLATTED (INC. ROAD R/W) = 2,208.718 S.F. OR 0.0509 ACRES ±
LOT AREAS TO BE PLATTED:
LOT 1, BLOCK 1 = 626,488 S.F. OR 14.065 ACRES ±
LOT 2, BLOCK 1 = 190,359 S.F. OR 4.370 ACRES ±
OUTLOT A = 154,793 S.F. OR 3.553 ACRES ±
OUTLOT B = 46,122 S.F. OR 1.059 ACRES ±
OUTLOT C = 654,252 S.F. OR 15.070 ACRES ±
RIGHT-OF-WAY TO BE DEDICATED = 363,714 S.F. OR 8.340 ACRES ±

ZONING

PROPERTY IS ZONED S-1 GENERAL INDUSTRIAL ACCORDING TO CITY OFFICIAL ZONING MAP
SEE SITE PLAN FOR ZONING AND SETBACK INFORMATION

TAXPAYER / PROPERTY OWNER

MENARDS INC.
CORPORATE ACCOUNTING
5101 MENARD DR PO BOX
EAU CLAIRE WI 54601

LAND SURVEYOR

WENCK ASSOCIATES
1800 PIONEER CREEK CENTER
MINNETONKA, MN
GARY BLOOMING, MN
LICENSE NUMBER 46983

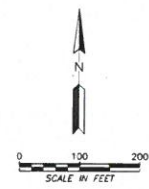
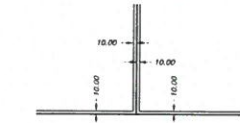
DATE OF PRELIMINARY PLAT

JUNE 14, 2018

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET WITH PLASTIC CAP MARKED RLS NO. 43055 UNLESS OTHERWISE INDICATED

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



WENCK
Responsive partner.
Exceptional outcomes.
1800 PIONEER CREEK CENTER
MAPLE PARK, MN 55309
PHONE: 763-474-2020
FAX: 763-474-2400
WWW.WENCK.COM

SUB CONSULTANT:

CLIENT:
MENARD, INC.

**MENARD'S AT
HANSON CONCRETE**
APPLE VALLEY, MINNESOTA

PROJECT FILE	DATE	DESCRIPTION	CITY	SUBMITTAL
1	06/20/18	1819-0024		

CERTIFICATION:	PROJECT NO.:
I HEREBY CERTIFY THAT THE PLAT BEING RECORDED OR RECORDED PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MINNESOTA.	1819-0024
LICENSE NO.:	DRAWN BY:
	XXX
DATE:	CHECKED BY:
	XXX
ISSUE DATE:	APPROVED BY:
06/15/2018	
ISSUE NO.:	SHEET TITLE:
1	
SHEET NO.:	