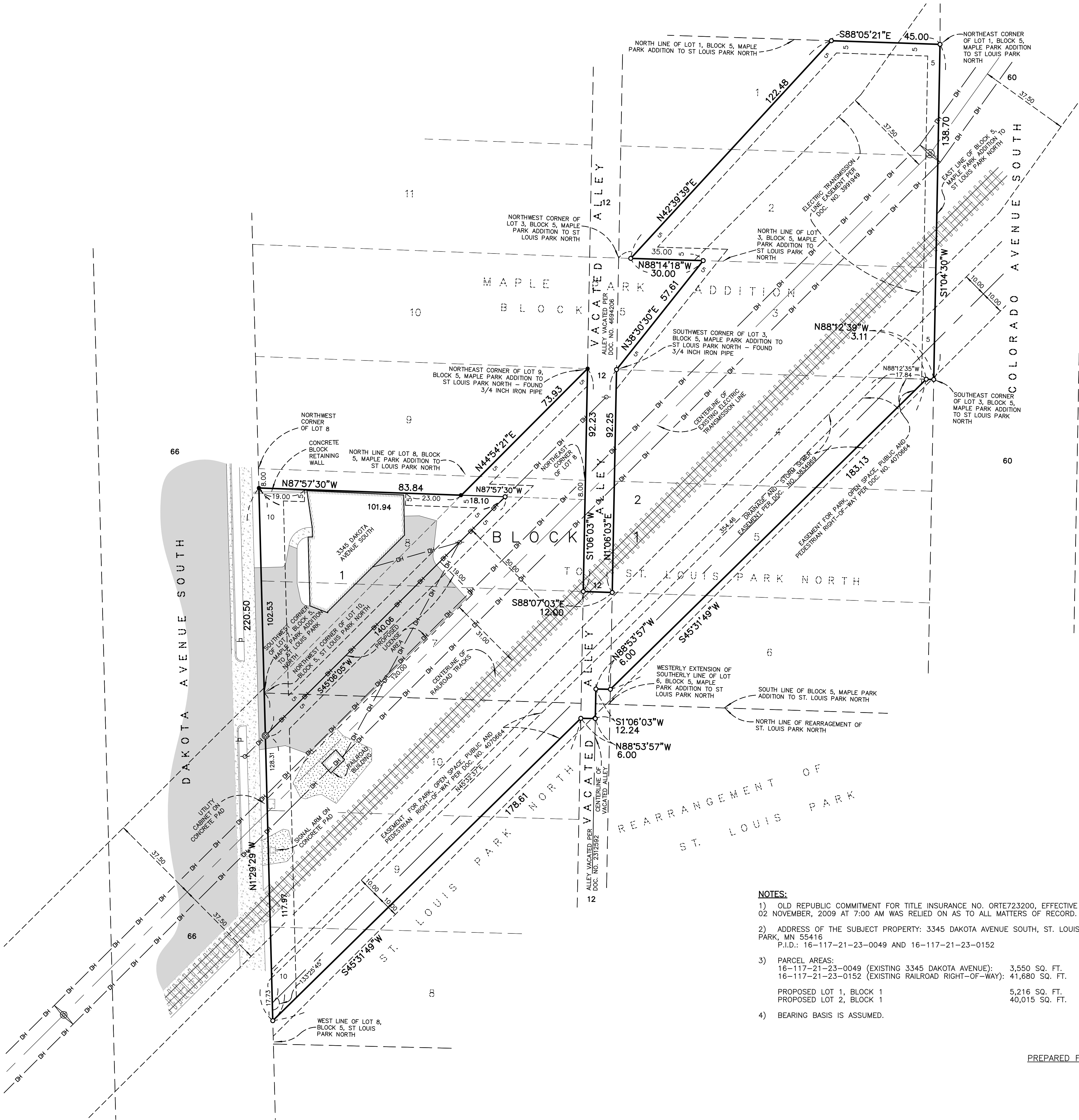
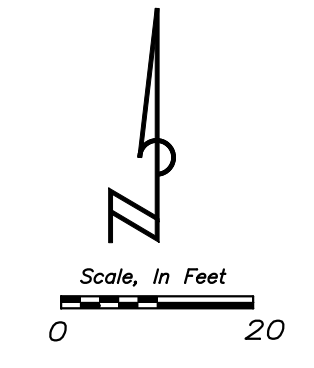


PRELIMINARY PLAT OF DENTAL OFFICE ADDITION



LEGEND:

- FOUND IRON MONUMENT (1/2 INCH IRON PIPE WITH CAP NO. 17765 UNLESS NOTED OTHERWISE)
- SET 1/2" REBAR W/CAP #44109
- ⊙ SET SURVEY NAIL W/WASHER
- ⊖ POWER POLE
- ⊙ TRANSMISSION LINE POLE
- ⊞ SIGN
- DH — OVERHEAD UTILITY LINE
- ▨ CONCRETE SURFACE
- ▩ BITUMINOUS SURFACE
- ▧ GRAVEL SURFACE



EXISTING PARCEL (3345 DAKOTA AVENUE SOUTH) P.I.D. 16-117-21-23-0049:

THAT PART OF LOTS 7, 8 AND 9, BLOCK 5, MAPLE PARK ADDITION TO ST. LOUIS PARK NORTH, HENNEPIN COUNTY, MINNESOTA LYING NORTH AND WEST OF A LINE DRAWN DIAGONALLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT 7 TO THE NORTHEASTERLY CORNER OF SAID LOT 9, EXCEPT ALL OF LOT 9 AND THAT PART OF LOT 8 LYING NORTH OF A LINE RUNNING FROM A POINT IN THE EAST LINE OF LOT 8, 8 FEET SOUTH OF THE NORTHEASTERLY CORNER OF SAID LOT 8, TO A POINT IN THE WEST LINE OF SAID LOT 8, LYING 8 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8.

EXISTING RAILROAD RIGHT-OF-WAY PARCEL — P.I.D. 16-117-21-23-0152:

THAT PART OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK 5, MAPLE PARK ADDITION TO ST. LOUIS PARK NORTH, AND THAT PART OF LOTS 8, 9, AND 10, BLOCK 5, ST. LOUIS PARK NORTH, AND THAT PART OF THE VACATED ALLEY ADJACENT TO SAID LOTS ALL IN HENNEPIN COUNTY, MINNESOTA DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 BLOCK 5 MAPLE PARK ADDITION TO ST. LOUIS PARK NORTH THENCE SOUTH TO THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK 5; THENCE WEST 3.11 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE WEST LINE OF LOT 8, BLOCK 5 ST. LOUIS PARK NORTH AND PASSING THROUGH THE POINT OF INTERSECTION OF THE CENTERLINE OF A VACATED ALLEY WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 BLOCK 5 MAPLE PARK ADDITION TO ST. LOUIS PARK NORTH; THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 7 BLOCK 5 MAPLE PARK ADDITION TO ST. LOUIS PARK NORTH; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 9 LAST SAID BLOCK 5; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 3 BLOCK 5; THENCE NORTHEASTERLY TO A POINT IN THE NORTH LINE THEREOF DISTANT 35 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST 30 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF LOT 1 DISTANT 45 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE EAST TO THE POINT OF BEGINNING, TOGETHER WITH THAT PART OF THE VACATED ALLEY ACCRUING THERETO.

PROPOSED PARCEL DESCRIPTIONS:

- LOT 1, BLOCK 1, DENTAL OFFICE ADDITION, HENNEPIN COUNTY, MINNESOTA
- LOT 2, BLOCK 1, DENTAL OFFICE ADDITION, HENNEPIN COUNTY, MINNESOTA

NOTES:

- 1) OLD REPUBLIC COMMITMENT FOR TITLE INSURANCE NO. ORTE723200, EFFECTIVE DATE 02 NOVEMBER, 2009 AT 7:00 AM WAS RELIED ON AS TO ALL MATTERS OF RECORD.
- 2) ADDRESS OF THE SUBJECT PROPERTY: 3345 DAKOTA AVENUE SOUTH, ST. LOUIS PARK, MN 55416
P.I.D.: 16-117-21-23-0049 AND 16-117-21-23-0152
- 3) PARCEL AREAS:
16-117-21-23-0049 (EXISTING 3345 DAKOTA AVENUE): 3,550 SQ. FT.
16-117-21-23-0152 (EXISTING RAILROAD RIGHT-OF-WAY): 41,680 SQ. FT.
PROPOSED LOT 1, BLOCK 1 5,216 SQ. FT.
PROPOSED LOT 2, BLOCK 1 40,015 SQ. FT.
- 4) BEARING BASIS IS ASSUMED.

PREPARED FOR:

CERTIFICATION :

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.

SIGNED: Travis W. Van Neste, Minnesota Professional Surveyor #44109
Michigan Professional Surveyor #46695

JOB #	ISSUED:
DRAWN BY: TWN	REV:
SCALE: 1" = 20 FEET	

VAN NESTE SURVEYING
PROFESSIONAL SURVEYING SERVICES
85 WILDHURST ROAD EXCELSIOR, MN 55331
PHONE (952) 686-3055 TOLL-FREE FAX (866) 473-0120
WWW.VANNESTESURVEYING.COM

VNS
SHEET 1 OF 1