

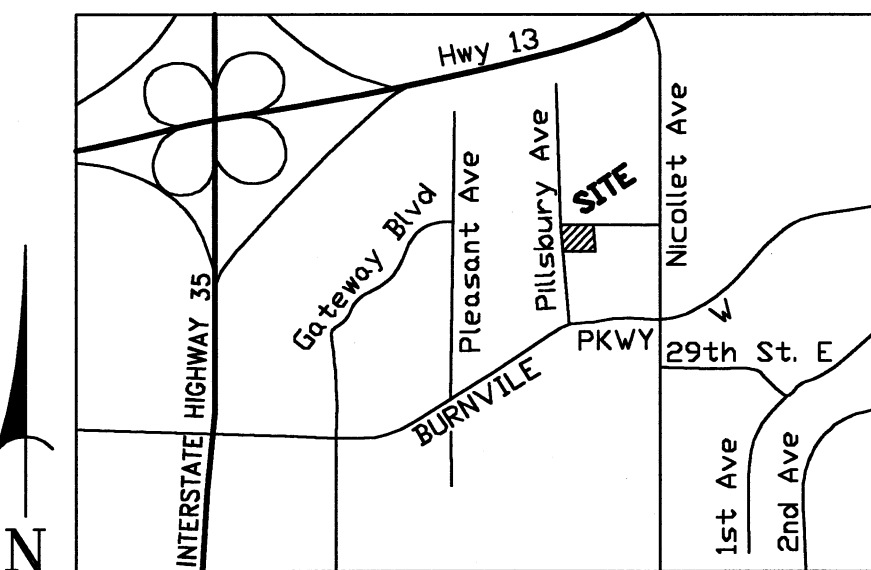
PARCEL DESCRIPTION

Lot 1, Block 3, WARRIOR PLAZA, Dakota County, Minnesota,
AND OUTLOT A, HOC PARKING FACILITY (PROPOSED PLAT), Dakota County, Minnesota.

Notes:

1. The locations of underground utilities are depicted based on available maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
2. The west line of said Lot 1, Block 3, WARRIOR PLAZA is assumed to have a bearing of North 02 degrees 28 minutes 05 seconds West.
3. All distances are in feet.
4. The area of the above described parcel is 30,099 sq.ft. 0.69 acres.
5. Bench Mark: Top nut of Hydrant on west side of Pillsbury Ave between 126th St. & Burnsville Parkway has an elevation of 900.30 ft. NGVD 29.
6. This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.

VICINITY MAP



LEGEND

- △ MAG NAIL SET
- IRON MONUMENT SET
- IRON MONUMENT FOUND
- HYDRANT
- WATER VALVE
- TELEPHONE BOX
- TRANSFORMER
- GAS METER
- POWER POLE
- ELECTRIC MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- SIGN
- CATCH BASIN
- AIR CONDITIONER
- ELECTRIC BOX
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- X SPOT ELEVATION
- ★ LIGHT POLE
- G GASMAIN
- DE OVERHEAD ELECTRIC
- DT OVERHEAD TELEPHONE
- SANITARY SEWER
- >> STORM SEWER
- FD FIBER OPTIC
- I WATERMAIN
- X FENCE LINE
- CONCRETE
- OFFICE PARKING PER EASEMENT AGREEMENT, DOC. NOS. 1921057
- APARTMENT PARKING PER EASEMENT AGREEMENT, DOC. NOS. 1921057
- UTILITY EASEMENT PER EASEMENT AGREEMENT, DOC. NOS. 1921057



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under Minnesota statutes 326.02 to 326.16.

Signature: *David B. Miller*
Date: February 19, 2005
Registration Number: 18425

GRAND MARKET PLACE
EXISTING CONDITIONS SURVEY
BURNSVILLE, MN

DRAWN BY	GJB
CHECKED BY	DBO
DATE ISSUED	02/10/05
SCALE	1"=20'
JOB NO.	02008.9
BOOK	12

