CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #1
July 20, 2015
RLS-80

LAND USE APPLICATION SUMMARY

Property Location: 505 6th Avenue North and 435 5th Street North
Project Name: Target Field Station
Prepared By: Becca Farrar-Hughes, Senior City Planner, (612) 673-3594
Applicant: Hennepin County, Attn: Nelrae Succio
Project Contact: Sambatek, Inc., Attn: Keith Dahl
Request: To separate the property into independent tracts.
Required Applications:

Preliminary and Final Registered Land Survey	To subdivide Target Field Station and the Hennepin Energy Recovery Center (HERC) property into 76 unique tracts consistent with the property interests.

SITE DATA

Existing Zoning	I3 District B4N District DP Overlay District
Lot Area	636,860 square feet / 14.6 acres
Ward(s)	5; adjacent to 3
Neighborhood(s)	North Loop Neighborhood Association
Designated Future Land Use	Public and Institutional
Land Use Features	The property is located within a designated Transit Station Area (Target Field), and also located adjacent to the Downtown Growth Center. The subject site is located just over two blocks from the boundaries of the Warehouse District Activity Center.
Small Area Plan(s)	North Loop Small Area Plan (2010)

Date Application Deemed Complete	June 12, 2015	**Date Extension Letter Sent**	N/A
End of 60-Day Decision Period	N/A	**End of 120-Day Decision Period**	October 10, 2015

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property to be subdivided is bounded by 6th Avenue North, 5th Street North, the BNSF Railway Company right-of-way, and 7th Street/Hoag Avenue. The subject properties are developed and both are owned by Hennepin County. This area includes Tracts A and B of RLS No. 1828, which was approved by the City of Minneapolis in 2012 (RLS-65), and also includes portions of the vacated right-of-way of 6th Avenue North and 5th Street North that were conveyed to the Hennepin County from the City of Minneapolis (Vacation 1626 and 1627). The property located at 505 6th Avenue North is occupied by Target Field Station and the property located at 435 5th Street North is occupied by the HERC facility.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There is a broad mix of uses within the immediate vicinity as well as in the larger area that surround the subject site; the area is in transition given the recent public and private investment. Properties to the west of the subject site are predominantly zoned I2 and the majority of the properties to the north and east have various downtown zoning classifications. Properties to the south of the site include Target Field and Target Center which also have downtown zoning. There has been a significant amount of redevelopment including the subject site (Target Field Station), and directly abutting the subject site which includes the rehabilitation of the Ford Center, the construction of the new Be The Match headquarters, as well as several new multi-family residential buildings. The property is located within a designated Transit Station Area (Target Field), and also located adjacent to the Downtown Growth Center. The subject site is located just over two blocks from the boundaries of the Warehouse District Activity Center.

PROJECT DESCRIPTION. Sambatek, on behalf of Hennepin County, has submitted an application for a Registered Land Survey (RLS) for the properties located at 505 6th Avenue North and 435 5th Street North. The purpose of the RLS is to subdivide Target Field Station, which is a regional transit hub that services the Metro Transit Blue and Green Lines as well as the Northstar Commuter Rail (both future Southwest and Bottineau lines would ultimately connect at Target Field Station as well) and the Hennepin Energy Recovery Center (HERC) property into 76 unique tracts, consistent with the property interests. Beyond transit uses and spaces, Target Field Station also contains public spaces including a public plaza, amphitheater, video board, green space/green roof, retail spaces, space for future commercial uses and a parking garage. The HERC site also includes office spaces for HERC operations and an HVAC Chiller serving the Target Field MLB Stadium.

The 76 tracts that would be created are consistent with property interests created or to be created as well as the distinct uses of the areas of the site. Exhibit A, Tract Usage, is a summary of what each tract would be used for; of the 76 tracts to be created, 21 are not vertically limited and 55 tracts have either a lower or upper boundary or both. Exhibit B, Tract Areas, tabulates the areas of the tracts to be created; given the vertical nature of the proposed subdivision, the tabulation of the tract areas is greater than the overall two-dimensional footprint of the perimeter of the site. Exhibit C, Existing and Proposed Legal Descriptions, are the existing and proposed legal descriptions for the three-dimensional RLS for the Target Field Station and the HERC facility.

No physical alterations to the property are proposed. The City Attorney and Public Works has reviewed and approved the final RLS and associated title documents.

RELATED APPROVALS.

505 6th Avenue North – Target Field Station:

Planning Case #	Application	Description	Action
BZZ-5502 RLS-65	Rezoning, CUP, Site Plan Review and RLS	A new multi-modal transportation hub that included: a large outdoor multi-level publicly accessible open space area with an amphitheater, a new office building for the HERC facility, an approximately 300 space principal parking facility, a bus drop-off area, new core/shell spaces for future retail/restaurant uses, public restrooms, a transit police office.	Approved in 2012.
Vacation 1626 & Vacation 1627	Vacation	For roadway improvements as well as future development on the Interchange site.	Approved in 2013.
Vacation 1637	Vacation	To vacate two abandoned storm sewer easements.	Approved in 2015.

435 5th Street North (formerly 505 6th Avenue North and 419 5th Street North) – HERC:

Planning Case #	Application	Description	Action
BZZ-4401	CUP Amendment	For a waste disposal facility.	Withdrawn.
BZZ-5502	See above.	See above.	See above.
BZZ-5938	CUP Amendment and Site Plan Review	To allow a 32,820 square foot building addition to an existing waste transfer or disposal facility.	Approved in 2013.

PUBLIC COMMENTS. Staff has not received official correspondence from the North Loop Neighborhood Association or any neighborhood letters prior to the printing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration and included in the public record.

ANALYSIS

PRELIMINARY/FINAL REGISTERED LAND SURVEY

The Department of Community Planning and Economic Development has analyzed the application for a Preliminary and Final Registered Land Survey based on the following findings:

1. *The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.*

   The RLS is in conformance with the subdivision regulations, zoning code, and comprehensive plan as previously reviewed and approved by the City Planning Commission.

2. *The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.*

The purpose of the RLS is to create separate tracts to delineate the various uses of Target Field Station and the HERC facility areas. The RLS shall have no adverse impacts on surrounding properties, nor would it add to congestion in the public streets.

3. *All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.*

   The site does not pose the above noted hazards.

4. *The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.*

   The properties are fully developed in conjunction with the approved plans. Driveways serving the site and providing access to and from public roadways are existing and adequate.

5. *The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.*

   The existing utility and drainage provisions are adequate for the subject properties. Stormwater management and other applicable civil plans have been reviewed and approved by the City's Public Works Department.

RECOMMENDATION

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by Hennepin County for the properties located at 505 6th Avenue North and 435 5th Street North:

A. Preliminary and Final Registered Land Survey.

Recommended motion: **Approve** the application for a Preliminary and Final Registered Land Survey, subject to the following conditions:

1. This RLS creates tracts that, if separately redeveloped, would not meet the requirements of the zoning and subdivision ordinances for lot area and width, and the prohibition against lots with more than five sides at ground level. Approval of this RLS does not constitute approval for the separate redevelopment of any tract if such tract does not comply with applicable zoning and subdivision ordinances.
2. This action of the Planning Commission shall be recorded with Hennepin County at or prior to such time as the signed RLS is presented for recording with Hennepin County.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Preliminary and Final RLS
4. Approved plans
5. Images

June 8, 2015

Ms. Becca Farrar-Hughes, Senior City Planner
City of Minneapolis – Community Planning and Economic Development
250 South 4th Street, Room 300 Public Service Center
Minneapolis, MN 55415

SUBJECT: SUBDIVISION APPLICATION
Target Field Station /Hennepin Energy Recovery Center (HERC)
Three – Dimensional Registered Land Survey (RLS)

Dear Ms: Farrar Hughes:

On behalf of Hennepin County we are pleased to submit to the City of Minneapolis this Subdivision Application for a three-dimensional subdivision (the "Application") pursuant to the enclosed Registered Land Survey ("RLS") for the Target Field Station and HERC properties owned by Hennepin County. The lands to be subdivided are bounded by 6th Avenue North on the north, 5th Street North on the northeast, the right of way of the BNSF Railway Company on the southeast and 7th Street North/Hoag Avenue on the southwest/west. The lands to be subdivided include TRACTS A and B of REGISTERED LAND SURVEY NO. 1828 which was approved by the City of Minneapolis in 2012 and recorded in 2014 and also includes portions of the vacated rights of way of 6th Avenue North and 5th Street North that have been conveyed to Hennepin County from the City of Minneapolis.

Statement of Proposed Use and Description of the Project

The properties to be subdivided are Target Field Station, which is a regional transit hub that serves the METRO Light Rail Transit Blue and Green Lines as well as the Northstar Commuter Rail. METRO Green Line Extension (Southwest Corridor LRT) and METRO Blue Line Extension (Bottineau Corridor LRT) will ultimately connect at Target Field Station as well. Beyond transit uses and spaces, Target Field Station also contains public spaces, including a public plaza, amphitheater, video board, green space/green roof, retail spaces, space for future commercial uses and an underground parking garage. The site also houses the Hennepin Energy Recovery Center (HERC), office spaces for HERC operations and an HVAC Chiller serving the Target Field Major League Baseball Stadium.

Current site development was approved by the City Planning Commission and City Council by actions thereof taken August 27, 2012 and October 5, 2012, respectively.

Hennepin County intends to subdivide the property into 76 unique tracts that are consistent with the property interests created or to be created as well as the distinct uses of the areas of the site. Attached EXHIBIT A TRACT USAGE is a summary of what each tract is used for. Note that

of the 76 tracts to be created, 21 are not vertically limited and 55 tracts have either a lower or upper boundary or both.
EXHIBIT B attached hereto is a tabulation of the areas of the tracts to be created. Be aware that, given the vertical nature of the proposed subdivision, the tabulation of the tract areas is greater than the overall two-dimensional "footprint" of the perimeter of the site.

EXHIBIT C attached hereto contains the existing and proposed legal descriptions of the property.. Be aware that, with respect to the proposed legal descriptions, the RLS is assigned a unique number upon recording in the office of the Hennepin County Registrar of Titles. That number is therefore left blank on both the proposed legal descriptions and RLS document as attached.

Please note that, beyond this application for subdivision approval, no additional land use approvals are being sought.

Also note that, as no physical changes to the property are proposed, we have not included a development plan, contour map or inventory of existing site conditions. In lieu of those drawings we are providing engineering drawings reflecting site improvements and have included some aerial photographs showing as-built conditions.

Following are our responses to the Required Findings for approval of the proposed subdivision:

Registered Land Survey

Required Findings:

1. **The subdivision is in conformance with the land subdivision regulations, including the requirements, applicable regulations of the zoning ordinance and policies of the comprehensive plan.**

   The Project has been previously reviewed and approved by the City Planning Commission and the City Council, and the RLS is in conformance with the subdivision regulations, zoning ordinances and comprehensive plan.

2. **The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.**

   The purpose of the proposed RLS is to create separate tracts to delineate the various uses of Target Field Station and the HERC facility areas. The uses of the property have previously been approved by the City Planning Commission and City Council. This subdivision will have no negative impacts on surrounding properties, nor will it add to congestion in the public streets.

3. **All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements, or other hazard.**

   The site does not pose the above hazards. The site drainage system for the Project has been previously reviewed and approved by the appropriate City Departments.

4. **The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.**

   Site and construction plans for this site have been previously approved and the construction of Target Field Station is consistent with those approvals. Driveways serving the site and providing access to and from public roadways are existing and adequate.

5. **The subdivision makes adequate provision for storm water runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of storm water runoff from the site after development will not exceed the amount occurring prior to development.**

   Existing utility and drainage improvements are adequate for the operation of Target Field Station and the HERC facility.

The remaining required items including completed and signed application, application work sheet, land title evidence and certified owners list are submitted herewith.

If there are questions or if additional information is required please contact me at 763 259 6683 or via email at kadahl@sambatek.com.

Thank you for your consideration of this request.

Respectfully Submitted,

Sambatek, Inc.

Keith E. Dahl, PLS

ATTACHMENTS

Cc: Ms. Nelrae Succio, Hennepin County Public Works

EXHIBIT A

TARGET FIELDSTATION/HERC FACILITY

SUBDIVISION APPLICATION

FOR

THREE DIMENSIONAL REGISTERED LAND SURVEY

TRACT USAGE

76 Tracts (A-Z,AA- AZ, BA-BX)

TRACT A - Ballpark Chiller Easement Area

TRACT B - Ballpark Chiller Maintenance Easement Area

TRACT E – Public Right of Way and Retaining Wall until abutting Ballpark Chiller Maintenance Easement Area and Ballpark Chiller Easement Area

TRACTS C, F, K, AJ, M – Driveway to Hennepin Energy Recovery Center (HERC) and Ballpark Chiller Maintenance Easement Area from 6th Ave. N.

TRACTS G, AO, BB, BC, BD, BE, BF BG, BH, BR, BT - LRT track area and 5th Street N. Bridge Abutment

TRACTS L, N – Future SWLRT and BLRT Trackage Areas

TRACT I – Traction Power Substation (TPSS)

TRACTS AI, AH - Hennepin Energy Recovery Center (HERC) Greenspace below LRT Bridge

TRACTS Q, AE, AF – Commercial Parcel

TRACTS P, BX – Public Sidewalk

TRACTS O, BW, AG, Z, AA - Driveway to Parking Ramp from 6th Ave. N.

TRACTS H, J, X, Y – Hennepin Energy Recovery Center (HERC)

TRACTS D, V, BS – Hennepin Energy Recovery Center (HERC) remnants

TRACT W - Hennepin Energy Recovery Center Administration (HERC Admin.)

TRACT BJ - Hennepin Energy Recovery Center Administration Green Roof (HERC Admin. Green Roof)

TRACT R – Sculpture Garden and Pedestrian Ramp

TRACT S – Space below Coffee Shop Dining Patio

TRACTS T, AM, AY, AZ – Lower Plaza from 5th St. N

EXHIBIT A

TARGET FIELDSTATION/HERC FACILITY

SUBDIVISION APPLICATION

FOR

THREE DIMENSIONAL REGISTERED LAND SURVEY

TRACT USAGE

76 Tracts (A-Z,AA- AZ, BA-BX)

TRACT AN – Greenspace between LRT Bridge and 5th Street N.

TRACT AB, AC, AD – Signal Communication

TRACTS U, AP, AQ – Parking Ramp

TRACT AR - Parking Ramp Green Roof

TRACT BA – Remnant between Upper Plaza above and Hennepin Energy Recovery Center Administration (HERC Admin.) below

TRACT BV, BU, BN – Public Elevator Building

TRACT AK – Coffee Shop and Dining Patio

TRACT AL – Public Walkway

TRACT AT – Coffee Shop Trash Area

TRACTS AS, AU, AX – Storage

TRACT AV – Public Restrooms

TRACT AW – Under Bridge Retail

TRACT BI – Target Field Promenade

TRACT BK – Upper Plaza

TRACT BL – Great Lawn

TRACT BM – Cascade

TRACT BO – Video Board

TRACT BP – Campanile (Tower)

TRACT BQ - Public Elevator Building Rooftop not within Tracts BO and BP

EXHIBIT B
TARGET FIELD STATION/HERC FACILITY
SUBDIVISION APPLICATION
FOR
THREE DIMENSIONAL REGISTERED LAND SURVEY (RLS)
TRACT Areas

Level 1 TRACTS (TRACTS A - AJ, BV - BX, 39 tracts of 76 TRACTS, see SHEETS 3 through 9 and SHEET 15 of RLS)

TRACT A –	5,734 Sq. Ft.
TRACT B –	1,559 Sq. Ft.
TRACT C –	3,099 Sq. Ft.
TRACT D –	608 Sq. Ft.
TRACT E –	11,085 Sq. Ft.
TRACT F –	30,347 Sq. Ft.
TRACT G –	34,990 Sq. Ft.
TRACT H –	1,106 Sq. Ft.
TRACT I –	6,951 Sq. Ft.
TRACT J –	1,786 Sq. Ft.
TRACT K –	2,822 Sq. Ft.
TRACT L –	26,551 Sq. Ft.
TRACT M –	5,434 Sq. Ft.
TRACT N –	12,958 Sq. Ft.
TRACT O –	2,293 Sq. Ft.
TRACT P –	353 Sq. Ft.
TRACT Q –	31,372 Sq. Ft.
TRACT R –	1,674 Sq. Ft.
TRACT S –	623 Sq. Ft.
TRACT T –	6,017 Sq. Ft.
TRACT U –	66,531 Sq. Ft.
TRACT V –	7,251 Sq. Ft.
TRACT W –	15,466 Sq. Ft.
TRACT X –	65 Sq. Ft.
TRACT Y –	321,839 Sq. Ft.
TRACT Z –	1,882 Sq. Ft.

EXHIBIT B
TARGET FIELD STATION/HERC FACILITY
SUBDIVISION APPLICATION
FOR
THREE DIMENSIONAL REGISTERED LAND SURVEY (RLS)
TRACT Areas

Level 1 TRACTS continued

TRACT AA – 10 Sq. Ft.
TRACT AB – 21 Sq. Ft.
TRACT AC – 39 Sq. Ft.
TRACT AD – 2,956 Sq. Ft.
TRACT AE – 1,433 Sq. Ft.
TRACT AF – 310 Sq. Ft.
TRACT AG – 1,844 Sq. Ft.
TRACT AH – 8,249 Sq. Ft.
TRACT AI – 4,635 Sq. Ft.
TRACT AJ – 2,906 Sq. Ft.
TRACT BV – 1,200 Sq. Ft.
TRACT BW – 2,414 Sq. Ft.
TRACT BX – 339 Sq. Ft.

Level 2 TRACTS (Tracts AK - BA, BU, 18 tracts of 76 tracts, see SHEETS 10, 11, 15 and 16 of RLS)

TRACT AK – 2,966 Sq. Ft.
TRACT AL – 1,755 Sq. Ft.
TRACT AM – 2,795 Sq. Ft.
TRACT AN – 4,123 Sq. Ft.
TRACT AO – 5,342 Sq. Ft.
TRACT AP – 4,888 Sq. Ft.
TRACT AQ – 31,184 Sq. Ft.
TRACT AR – 3,524 Sq. Ft.
TRACTAS – 919 Sq. Ft.
TRACT AT – 212 Sq. Ft.
TRACT AU – 1,053 Sq. Ft.
TRACT AV – 1,335 Sq. Ft.
TRACT AW – 1,238 Sq. Ft.
TRACT AX – 1,305 Sq. Ft.
TRACT AY – 6,249 Sq. Ft.

EXHIBIT B
TARGET FIELD STATION/HERC FACILITY
SUBDIVISION APPLICATION
FOR
THREE DIMENSIONAL REGISTERED LAND SURVEY (RLS)

Level 2 TRACTS continued
TRACT AZ – 3,965 Sq. Ft.
TRACT BA – 8,717 Sq. Ft.
TRACT BU – 770 Sq. Ft.

Level 3 TRACTS (Tracts BB - BT, 19 TRACTS of 76 TRACTS, see SHEETS 12, 13, 14 and 16 of RLS)

TRACT BB – 2,822 Sq. Ft.
TRACT BC – 2,906 Sq. Ft.
TRACT BD – 4,635 Sq. Ft.
TRACT BE – 17,206 Sq. Ft.
TRACT BF – 4,620 Sq. Ft.
TRACT BG – 6,249 Sq. Ft.
TRACT BH – 10,220 Sq. Ft.
TRACT BI – 4,487 Sq. Ft.
TRACT BJ – 6,762 Sq. Ft.
TRACT BK – 33,665 Sq. Ft.
TRACT BL – 7,096 Sq. Ft.
TRACT BM – 7,337 Sq. Ft.
TRACT BN – 956 Sq. Ft.
TRACT BO – 188 Sq. Ft.
TRACT BP – 232 Sq. Ft.
TRACT BQ – 536 Sq. Ft.
TRACT BR – 278 Sq. Ft.
TRACT BS – 365 Sq. Ft.
TRACT BT – 365 Sq. Ft.

RLS boundary perimeter area = 636,860 Sq. Ft.
Level 1 TRACT areas sum = 626,752 Sq. Ft.
Level 2 TRACT areas sum = 82,340 Sq. Ft.
Level 3 TRACT areas sum = 110,925 Sq. Ft.
Total TRACT areas sum = 820,017 Sq. Ft.

EXHIBIT C
EXISTING AND PROPOSED LEGAL DESCRIPTIONS
TARGET FIELD STATION & HERC FACILITY
PROPOSED THREE-DIMENSIONAL RLS

EXISTING LEGAL DESCRIPTION

Tract A and Tract B, Registered Land Survey No. 1828

AND

That part of the vacated Fifth St. dedicated in the plats of Bradford and Lewis's Addition to Minneapolis and Hoag's Addition to Minneapolis, described as follows:
Commencing at the most easterly corner of Lot 8, Block 5, said Hoag's Addition; thence on an assumed bearing of North 44 degrees 57 minutes 44 seconds West along the northeasterly line of said Lot 8 for a distance of 0.25 feet to the Point of Beginning of the land to be described; thence continuing North 44 degrees 57 minutes 44 seconds West along the northeasterly line of said Block 5 and along the northeasterly line of Lots 1, 2, 3, 4 and 5, Clark's Two (2) Acres and along the northeasterly line of Block 6, Hoag's Addition to Minneapolis and along the northeasterly line of Block 6, Bradford and Lewis's Addition to Minneapolis, for a distance of 607.75 feet to the most northerly corner of said Block 6, Bradford and Lewis's Addition to Minneapolis; thence running North 45 degrees 08 minutes 36 seconds East along the northeasterly extension of the northwesterly line of said Block 6, Bradford and Lewis's Addition to Minneapolis for a distance of 21.65 feet; thence running South 44 degrees 57 minutes 44 seconds East for a distance of 379.03 feet; thence running North 45 degrees 02 minutes 16 seconds East for a distance of 8.35 feet; thence running South 44 degrees 57 minutes 44 seconds East for a distance of 175.88 feet; thence on a non-tangential curve, concave to the southwest, having a radius of 185.00 feet, a central angle of 13 degrees 45 minutes 45 seconds and a chord which bears South 51 degrees 51 minutes 32 seconds East, a distance of 44.44 feet; thence running South 44 degrees 58 minutes 40 seconds East for a distance of 8.80 feet; thence running South 45 degrees 02 minutes 16 seconds West for a distance of 35.33 feet to the Point of Beginning.

Which lies southeasterly of the following described line:

Commencing at the most northerly corner of Lot 8, Block 5, Hoag's Addition to Minneapolis; thence on an assumed bearing of North 44 degrees 57 minutes 44 seconds West, along the northeasterly line of said Block 5 and along the northeasterly line of Lots 1, 2 and 3, Clarke's 2 Acres, a distance of 246.66 feet; thence North 49 degrees 11 minutes 29 seconds West a distance of 29.10 feet; thence westerly on a tangential curve concave to the south, having a radius of 384.25 feet and a central angle of 32 degrees 05 minutes 00 seconds, a distance of 215.16 feet; thence South 2 degrees 46 minutes 01 seconds West a distance of 29.44 feet; thence North 87 degrees 13 minutes 59 seconds West a distance of 141.00 feet; thence North 2 degrees 46 minutes 01 seconds East a distance of 26.96 feet; thence North 89 degrees 45 minutes 49 seconds West a distance of 225.00 feet; thence North 0 degrees 14 minutes 11 seconds East a distance of 43.00 feet to the southerly line of 6th Avenue North as opened by the City of Minneapolis in 1869; thence South 89 degrees 45 minutes 49 seconds East, along said southerly line, a distance

of 232.00 feet; thence easterly on a tangential curve concave to the south, having a radius of 1005.78 feet and a central angle of 7 degrees 17 minutes 17 seconds, a distance of 127.93 feet to a point of compound curve; thence easterly and southeasterly on a compound curve, having a radius of 264.56 feet and a central angle of 30 degrees 12 minutes 49 seconds, a distance of 139.51 feet to the intersection with the northeasterly line of Lot 5, Clarke's 2 Acres and the point of beginning of the line to be described; thence North 45 degrees 02 minutes 16 seconds East, at right angles to said northeasterly line of Lot 5, for a distance of 21.65 feet and said line there terminating.

(Certificate of Title No. 1390554)

AND

Parcel 1: Block 6, Bradford and Lewis's Addition to Minneapolis.

AND

Parcel 2: All that part of Block 6, Hoag's Addition to Minneapolis, Lot 5, Clarke's 2 Acres, and vacated undesignated street shown on plat of Hoag's Addition to Minneapolis (identified as Harrison Street on the plat of Clarke's 2 Acres), lying northerly and northeasterly of the following described compound curved line:

Commencing at the most northerly corner of Lot 8, Block 5, Hoag's Addition to Minneapolis; thence on an assumed bearing of North 44 degrees 57 minutes 44 seconds West, along the northeasterly line of said Block 5 and along the northeasterly line of Lots 1, 2 and 3, Clarke's 2 Acres, a distance of 246.66 feet; thence North 49 degrees 11 minutes 29 seconds West a distance of 29.10 feet; thence westerly on a tangential curve concave to the south, having a radius of 384.25 feet and a central angle of 32 degrees 05 minutes 00 seconds, a distance of 215.16 feet; thence South 2 degrees 46 minutes 01 seconds West a distance of 29.44 feet; thence North 87 degrees 13 minutes 59 seconds West a distance of 141.00 feet; thence North 2 degrees 46 minutes 01 seconds East a distance of 26.96 feet; thence North 89 degrees 45 minutes 49 seconds West a distance of 225.00 feet; thence North 0 degrees 14 minutes 11 seconds East a distance of 43.00 feet to the southerly line of 6th Avenue North as opened by the City of Minneapolis in 1869; thence South 89 degrees 45 minutes 49 seconds East, along said southerly line, a distance of 232.00 feet to the actual point of beginning of the line to be described; thence easterly on a tangential curve concave to the south, having a radius of 1005.78 feet and a central angle of 7 degrees 17 minutes 17 seconds, a distance of 127.93 feet to a point of compound curve, thence easterly and southeasterly on a compound curve, having a radius of 264.56 feet and a central angle of 30 degrees 12 minutes 49 seconds, a distance of 139.51 feet to the intersection with the northeasterly line of Lot 5, Clarke's 2 Acres, and there terminating.

ALSO

Parcel 3: That part of vacated Fifth St. dedicated in the plats of Bradford and Lewis's Addition to Minneapolis and Hoag's Addition to Minneapolis described as follows:

Commencing at the most easterly corner of Lot 8, Block 5, said Hoag's Addition; thence on an assumed bearing of North 44 degrees 57 minutes 44 seconds West along the northeasterly line of said Lot 8 for a distance of 0.25 feet to the Point of Beginning of the land to be described; thence continuing North 44 degrees 57 minutes 44 seconds West along the northeasterly line of said Block 5 and along the northeasterly line of Lots 1, 2, 3, 4 and 5, Clarke's Two (2) Acres and along the northeasterly line of Block 6, Hoag's Addition to Minneapolis and along the northeasterly line of Block 6, Bradford and Lewis's Addition to Minneapolis, for a distance of 607.75 feet to the most northerly corner of said Block 6, Bradford and Lewis's Addition to Minneapolis; thence running North 45 degrees 08 minutes 36 seconds East along the northeasterly extension of the northwesterly line of said Block 6, Bradford and Lewis's Addition to Minneapolis for a distance of 21.65 feet; thence running South 44 degrees 57 minutes 44 seconds East for a distance of 379.03 feet; thence running North 45 degrees 02 minutes 16 seconds East for a distance of 8.35 feet; thence running South 44 degrees 57 minutes 44 seconds East for a distance of 175.88 feet; thence on a non-tangential curve, concave to the southwest, having a radius of 185.00 feet, a central angle of 13 degrees 45 minutes 45 seconds and a chord which bears South 51 degrees 51 minutes 32 seconds East, a distance of 44.44 feet; thence running South 44 degrees 58 minutes 40 seconds East for a distance of 8.80 feet; thence running South 45 degrees 02 minutes 16 seconds West for a distance of 35.33 feet to the Point of Beginning, which lies northwesterly of the following described line:

Commencing at the most northerly corner of Lot 8, Block 5, Hoag's Addition to Minneapolis; thence on an assumed bearing of North 44 degrees 57 minutes 44 seconds West, along the northeasterly line of said Block 5 and along the northeasterly line of Lots 1, 2 and 3, Clarke's 2 Acres, a distance of 246.66 feet; thence North 49 degrees 11 minutes 29 seconds West a distance of 29.10 feet; thence westerly on a tangential curve concave to the south, having a radius of 384.25 feet and a central angle of 32 degrees 05 minutes 00 seconds, a distance of 215.16 feet; thence South 2 degrees 46 minutes 01 seconds West a distance of 29.44 feet; thence North 87 degrees 13 minutes 59 seconds West a distance of 141.00 feet; thence North 2 degrees 46 minutes 01 seconds East a distance of 26.96 feet; thence North 89 degrees 45 minutes 49 seconds West a distance of 225.00 feet; thence North 0 degrees 14 minutes 11 seconds East a distance of 43.00 feet to the southerly line of 6th Avenue North as opened by the City of Minneapolis in 1869; thence South 89 degrees 45 minutes 49 seconds East, along said southerly line, a distance of 232.00 feet; thence easterly on a tangential curve concave to the south, having a radius of 1005.78 feet and a central angle of 7 degrees 17 minutes 17 seconds, a distance of 127.93 feet to a point of compound curve; thence easterly and southeasterly on a compound curve, having a radius of 264.56 feet and a central angle of 30 degrees 12 minutes 49 seconds, a distance of 139.51 feet to the intersection with the northeasterly line of Lot 5, Clarke's 2 Acres and the point of beginning of the line to be described; thence North 45 degrees 02 minutes 16 seconds East, at right angles to said northeasterly line of Lot 5, for a distance of 21.65 feet and said line there terminating.

PROPOSED LEGAL DESCRIPTION

TRACTS A through Z, inclusive;

and

TRACTS AA through AZ, inclusive;

and

TRACTS BA through BX, inclusive;

REGISTERED LAND SURVEY NO. _____
(number to be assigned upon filing in the Office of the Registrar of Titles, Hennepin County, Minnesota).

June 15, 2015

VIA US MAIL

The Honorable Blong Yang
City Council Member
City of Minneapolis Ward 5
350 South Fifth Street
City Hall, Room 307
Minneapolis, MN 55415

RE: Target Field Station/HERC Facility
Subdivision Application For Lands Owned By Hennepin County

Dear Council Member Yang:

We are pleased to contact you on behalf of the Hennepin County, regarding their submission to the City of Minneapolis for review and approval of their subdivision application and proposed Registered Land Survey (RLS) for the Target Field Station/HERC Facility property. The lands to be subdivided are bounded by 6th Avenue North on the north, 5th Street North on the northeast, the right of way of the BNSF Railway Company on the southeast and 7th Street North/Hoag Avenue on the southwest/west. The lands to be subdivided include TRACTS A and B of REGISTERED LAND SURVEY NO. 1828 which was approved by the City of Minneapolis in 2012 and recorded in 2014 and also includes portions of the vacated rights of way of 6th Avenue North and 5th Street North that have been conveyed to Hennepin County from the City of Minneapolis.

Statement of Proposed Use and Description of the Project

The properties to be subdivided are Target Field Station, which is a regional transit hub that serves the METRO Light Rail Transit Blue and Green Lines as well as the Northstar Commuter Rail. METRO Green Line Extension (Southwest Corridor LRT) and METRO Blue Line Extension (Bottineau Corridor LRT) will ultimately connect at Target Field Station as well. Beyond transit uses and spaces, Target Field Station also contains public spaces, including a public plaza, amphitheater, video board, green space/green roof, retail spaces, space for future commercial uses and an underground parking garage. The site also houses the Hennepin Energy Recovery Center (HERC), office spaces for HERC operations and an HVAC Chiller serving the Target Field Major League Baseball Stadium.

Current site development was approved by the City Planning Commission and City Council by actions thereof taken August 27, 2012 and October 5, 2012, respectively.

Hennepin County intends to subdivide the property into 76 unique tracts that are consistent with the property interests created or to be created as well as the distinct uses of the areas of the site. Attached EXHIBIT A TRACT USAGE is a summary of what each tract is used for. Note that of the 76 tracts to be created, 21 are not vertically limited and 55 tracts have either a lower or upper boundary or both.

We have included a reduced copy of the RLS for your review.

If you have any questions regarding this matter or require additional information please contact me at 763.259.6683 or via at kdahl@sambatek.com.

Thank You.

Respectfully,

Sambatek, Inc.

Keith E. Dahl, PLS

ENCLOSURE

cc: Ms. Becca Farrar Hughes, City of Minneapolis CPED
Ms. Nelrae Succio, Hennepin County Public Works

June 8, 2015

VIA US MAIL

The Honorable Jacob Frey
City Council Member
City of Minneapolis Ward 3
350 South Fifth Street
City Hall, Room 307
Minneapolis, MN 55415

RE: Target Field Station/HERC Facility
Subdivision Application For Lands Owned By Hennepin County

Dear Council Member Frey:

We are pleased to contact you on behalf of Hennepin County, regarding their submission to the City of Minneapolis for review and approval of their subdivision application and proposed Registered Land Survey (RLS) for the Target Field Station/HERC Facility property. The lands to be subdivided are bounded by 6th Avenue North on the north, 5th Street North on the northeast, the right of way of the BNSF Railway Company on the southeast and 7th Street North/Hoag Avenue on the southwest/west. The lands to be subdivided include TRACTS A and B of REGISTERED LAND SURVEY NO. 1828 which was approved by the City of Minneapolis in 2012 and recorded in 2014 and also includes portions of the vacated rights of way of 6th Avenue North and 5th Street North that have been conveyed to Hennepin County from the City of Minneapolis.

Statement of Proposed Use and Description of the Project

The properties to be subdivided are Target Field Station, which is a regional transit hub that serves the METRO Light Rail Transit Blue and Green Lines as well as the Northstar Commuter Rail. METRO Green Line Extension (Southwest Corridor LRT) and METRO Blue Line Extension (Bottineau Corridor LRT) will ultimately connect at Target Field Station as well. Beyond transit uses and spaces, Target Field Station also contains public spaces, including a public plaza, amphitheater, video board, green space/green roof, retail spaces, space for future commercial uses and an underground parking garage. The site also houses the Hennepin Energy Recovery Center (HERC), office spaces for HERC operations and an HVAC Chiller serving the Target Field Major League Baseball Stadium.

Current site development was approved by the City Planning Commission and City Council by actions thereof taken August 27, 2012 and October 5, 2012, respectively.

Hennepin County intends to subdivide the property into 76 unique tracts that are consistent with the property interests created or to be created as well as the distinct uses of the areas of the site. Attached EXHIBIT A TRACT USAGE is a summary of what each tract is used for. Note that of the 76 tracts to be created, 21 are not vertically limited and 55 tracts have either a lower or upper boundary or both.

We have included a reduced copy of the draft RLS for your review.

If you have any questions regarding this matter or require additional information please contact me at 763.259.6683 or via at kdahl@sambatek.com.

Thank You.

Respectfully,

Sambatek, Inc.

Keith E. Dahl, PLS

ENCLOSURE

cc: Ms. Becca Farrar Hughes, City of Minneapolis CPED
Ms. Nelrae Succio, Hennepin County Public Works

June 8, 2015

VIA U.S. MAIL

Mr. David Frank, Chair, Board of Directors
Mr. DJ Heinle, Co-Chair Planning and Zoning Committee
Mr. Dave Decker, Co-Chair Planning and Zoning Committee
North Loop Neighborhood Association
207 5th Avenue N.
Minneapolis, MN 55401

Re: Target Field Station/HERC Facility
Subdivision Application For Lands Owned By Hennepin County

Dear Mr. Frank, Mr. Heinle and Mr. Decker:

We are pleased to contact you on behalf of Hennepin County, regarding their submission to the City of Minneapolis for review and approval of their subdivision application and proposed Registered Land Survey (RLS) for the Target Field Station/HERC Facility property. The lands to be subdivided are bounded by 6th Avenue North on the north, 5th Street North on the northeast, the right of way of the BNSF Railway Company on the southeast and 7th Street North/Hoag Avenue on the southwest/west. The lands to be subdivided include TRACTS A and B of REGISTERED LAND SURVEY NO. 1828 which was approved by the City of Minneapolis in 2012 and recorded in 2014 and also includes portions of the vacated rights of way of 6th Avenue North and 5th Street North that have been conveyed to Hennepin County from the City of Minneapolis.

Statement of Proposed Use and Description of the Project

The properties to be subdivided are Target Field Station, which is a regional transit hub that serves the METRO Light Rail Transit Blue and Green Lines as well as the Northstar Commuter Rail. METRO Green Line Extension (Southwest Corridor LRT) and METRO Blue Line Extension (Bottineau Corridor LRT) will ultimately connect at Target Field Station as well. Beyond transit uses and spaces, Target Field Station also contains public spaces, including a public plaza, amphitheater, video board, green space/green roof, retail spaces, space for future commercial uses and an underground parking garage. The site also houses the Hennepin Energy Recovery Center (HERC), office spaces for HERC operations and an HVAC Chiller serving the Target Field Major League Baseball Stadium.

Current site development was approved by the City Planning Commission and City Council by actions thereof taken August 27, 2012 and October 5, 2012, respectively.

Hennepin County intends to subdivide the property into 76 unique tracts that are consistent with the property interests created or to be created as well as the distinct uses of the areas of the site. Attached EXHIBIT A TRACT USAGE is a summary of what each tract is used for. Note that of the 76 tracts to be created, 21 are not vertically limited and 55 tracts have either a lower or upper boundary or both.

We have included a reduced copy of the draft RLS for your review.

If you have any questions regarding this matter or require additional information please contact me at 763.259.6683 or via at kdahl@sambatek.com.

Thank You.

Respectfully,

Sambatek, Inc.

Keith E. Dahl, PLS

ENCLOSURE

cc: Ms. Becca Farrar Hughes, City of Minneapolis CPED
Ms. Nelrae Succio, Hennepin County Public Works

Sambatek

Engineering | Surveying | Planning | Environmental

Memorandum

DATE: Monday, June 08, 2015

TO: City of Minneapolis

FROM: Keith E. Dahl, PLS

SUBJECT: Registered Land Survey Monuments

I hereby certify that all monuments shown on the Registered Land Survey accompanying this Subdivision Application required for compliance with Minnesota State Statutory Requirements and Hennepin County Surveyor's Office rules have been placed in the ground or will be placed in the ground prior to the recording of the Registered Land Survey.

I further certify that said Registered Land Survey and the placement of monuments shown thereon were completed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 8th day of June, 2015.

Keith E. Dahl, Professional Land Surveyor
Minnesota License No. 18418

REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____

I, Keith E. Dahl, hereby certify that, in accordance with the provisions of Minnesota Statutes, Section 508.47, I have surveyed the following described property situate in the County of Hennepin, State of Minnesota, to wit:

Tract A and Tract B, Registered Land Survey No. 1828

AND

That part of the vacated Fifth St. dedicated in the plats of Bradford and Lewis's Addition to Minneapolis and Hoag's Addition to Minneapolis, described as follows:
Commencing at the most easterly corner of Lot 8, Block 5, said Hoag's Addition; thence on an assumed bearing of North 44 degrees 57 minutes 44 seconds West along the northeasterly line of said Lot 8 for a distance of 0.25 feet to the Point of Beginning of the land to be described; thence continuing North 44 degrees 57 minutes 44 seconds West along the northeasterly line of said Block 5 and along the northeasterly line of Lots 1, 2, 3, 4 and 5, Clark's Two (2) Acres and along the northeasterly line of Block 6, Hoag's Addition to Minneapolis and along the northeasterly line of Block 6, Bradford and Lewis's Addition to Minneapolis, for a distance of 607.75 feet to the most northerly corner of said Block 6, Bradford and Lewis's Addition to Minneapolis; thence running North 45 degrees 08 minutes 36 seconds East along the northeasterly extension of the northwesterly line of said Block 6, Bradford and Lewis's Addition to Minneapolis for a distance of 21.65 feet; thence running South 44 degrees 57 minutes 44 seconds East for a distance of 379.03 feet; thence running North 45 degrees 02 minutes 16 seconds East for a distance of 8.35 feet; thence running South 44 degrees 57 minutes 44 seconds East for a distance of 175.88 feet; thence on a non-tangential curve, concave to the southwest, having a radius of 185.00 feet, a central angle of 13 degrees 45 minutes 45 seconds and a chord which bears South 51 degrees 51 minutes 32 seconds East, a distance of 44.44 feet; thence running South 44 degrees 58 minutes 40 seconds East for a distance of 8.80 feet; thence running South 45 degrees 02 minutes 16 seconds West for a distance of 35.33 feet to the Point of Beginning.
Which lies southeasterly of the following described line:
Commencing at the most northerly corner of Lot 8, Block 5, Hoag's Addition to Minneapolis; thence on an assumed bearing of North 44 degrees 57 minutes 44 seconds West, along the northeasterly line of said Block 5 and along the northeasterly line of Lots 1, 2 and 3, Clarke's 2 Acres, a distance of 246.66 feet; thence North 49 degrees 11 minutes 29 seconds West a distance of 29.10 feet; thence westerly on a tangential curve concave to the south, having a radius of 384.25 feet and a central angle of 32 degrees 05 minutes 00 seconds, a distance of 215.16 feet; thence South 2 degrees 46 minutes 01 seconds West a distance of 29.44 feet; thence North 87 degrees 13 minutes 59 seconds West a distance of 141.00 feet; thence North 2 degrees 46 minutes 01 seconds East a distance of 26.96 feet; thence North 89 degrees 45 minutes 49 seconds West a distance of 225.00 feet; thence North 0 degrees 14 minutes 11 seconds East a distance of 43.00 feet to the southerly line of 6th Avenue North as opened by the City of Minneapolis in 1869; thence South 89 degrees 45 minutes 49 seconds East, along said southerly line, a distance of 232.00 feet; thence easterly on a tangential curve concave to the south, having a radius of 1005.78 feet and a central angle of 7 degrees 17 minutes 17 seconds, a distance of 127.93 feet to a point of compound curve; thence easterly and southeasterly on a compound curve, having a radius of 264.56 feet and a central angle of 30 degrees 12 minutes 49 seconds, a distance of 139.51 feet to the intersection with the northeasterly line of Lot 5, Clarke's 2 Acres and the point of beginning of the line to be described; thence North 45 degrees 02 minutes 16 seconds East, at right angles to said northeasterly line of Lot 5, for a distance of 21.65 feet and said line there terminating.

AND

Block 6, Bradford and Lewis's Addition to Minneapolis.

AND

All that part of Block 6, Hoag's Addition to Minneapolis, Lot 5, Clarke's 2 Acres, and vacated undesignated street shown on plat of Hoag's Addition to Minneapolis (identified as Harrison Street on the plat of Clarke's 2 Acres), lying northerly and northeasterly of the following described compound curved line:

Commencing at the most northerly corner of Lot 8, Block 5, Hoag's Addition to Minneapolis; thence on an assumed bearing of North 44 degrees 57 minutes 44 seconds West, along the northeasterly line of said Block 5 and along the northeasterly line of Lots 1, 2 and 3, Clarke's 2 Acres, a distance of 246.66 feet; thence North 49 degrees 11 minutes 29 seconds West a distance of 29.10 feet; thence westerly on a tangential curve concave to the south, having a radius of 384.25 feet and a central angle of 32 degrees 05 minutes 00 seconds, a distance of 215.16 feet; thence South 2 degrees 46 minutes 01 seconds West a distance of 29.44 feet; thence North 87 degrees 13 minutes 59 seconds West a distance of 141.00 feet; thence North 2 degrees 46 minutes 01 seconds East a distance of 26.96 feet; thence North 89 degrees 45 minutes 49 seconds West a distance of 225.00 feet; thence North 0 degrees 14 minutes 11 seconds East a distance of 43.00 feet to the southerly line of 6th Avenue North as opened by the City of Minneapolis in 1869; thence South 89 degrees 45 minutes 49 seconds East, along said southerly line, a distance of 232.00 feet to the actual point of beginning of the line to be described; thence easterly on a tangential curve concave to the south, having a radius of 1005.78 feet and a central angle of 7 degrees 17 minutes 17 seconds, a distance of 127.93 feet to a point of compound curve, thence easterly and southeasterly on a compound curve, having a radius of 264.56 feet and a central angle of 30 degrees 12 minutes 49 seconds, a distance of 139.51 feet to the intersection with the northeasterly line of Lot 5, Clarke's 2 Acres, and there terminating.

ALSO

That part of vacated Fifth St. dedicated in the plats of Bradford and Lewis's Addition to Minneapolis and Hoag's Addition to Minneapolis described as follows:

Commencing at the most easterly corner of Lot 8, Block 5, said Hoag's Addition; thence on an assumed bearing of North 44 degrees 57 minutes 44 seconds West along the northeasterly line of said Lot 8 for a distance of 0.25 feet to the Point of Beginning of the land to be described; thence continuing North 44 degrees 57 minutes 44 seconds West along the northeasterly line of said Block 5 and along the northeasterly line of Lots 1, 2, 3, 4 and 5, Clarke's Two (2) Acres and along the northeasterly line of Block 6, Hoag's Addition to Minneapolis and along the northeasterly line of Block 6, Bradford and Lewis's Addition to Minneapolis, for a distance of 607.75 feet to the most northerly corner of said Block 6, Bradford and Lewis's Addition to Minneapolis; thence running North 45 degrees 08 minutes 36 seconds East along the northeasterly extension of the northwesterly line of said Block 6, Bradford and Lewis's Addition to Minneapolis for a distance of 21.65 feet; thence running South 44 degrees 57 minutes 44 seconds East for a distance of 379.03 feet; thence running North 45 degrees 02 minutes 16 seconds East for a distance of 8.35 feet; thence running South 44 degrees 57 minutes 44 seconds East for a distance of 175.88 feet; thence on a non-tangential curve, concave to the southwest, having a radius of 185.00 feet, a central angle of 13 degrees 45 minutes 45 seconds and a chord which bears South 51 degrees 51 minutes 32 seconds East, a distance of 44.44 feet; thence running South 44 degrees 58 minutes 40 seconds East for a distance of 8.80 feet; thence running South 45 degrees 02 minutes 16 seconds West for a distance of 35.33 feet to the Point of Beginning, which lies northwesterly of the following described line:

Commencing at the most northerly corner of Lot 8, Block 5, Hoag's Addition to Minneapolis; thence on an assumed bearing of North 44 degrees 57 minutes 44 seconds West, along the northeasterly line of said Block 5 and along the northeasterly line of Lots 1, 2 and 3, Clarke's 2 Acres, a distance of 246.66 feet; thence North 49 degrees 11 minutes 29 seconds West a distance of 29.10 feet; thence westerly on a tangential curve concave to the south, having a radius of 384.25 feet and a central angle of 32 degrees 05 minutes 00 seconds, a distance of 215.16 feet; thence South 2 degrees 46 minutes 01 seconds West a distance of 29.44 feet; thence North 87 degrees 13 minutes 59 seconds West a distance of 141.00 feet; thence North 2 degrees 46 minutes 01 seconds East a distance of 26.96 feet; thence North 89 degrees 45 minutes 49 seconds West a distance of 225.00 feet; thence North 0 degrees 14 minutes 11 seconds East a distance of 43.00 feet to the southerly line of 6th Avenue North as opened by the City of Minneapolis in 1869; thence South 89 degrees 45 minutes 49 seconds East, along said southerly line, a distance of 232.00 feet; thence easterly on a tangential curve concave to the south, having a radius of 1005.78 feet and a central angle of 7 degrees 17 minutes 17 seconds, a distance of 127.93 feet to a point of compound curve; thence easterly and southeasterly on a compound curve, having a radius of 264.56 feet and a central angle of 30 degrees 12 minutes 49 seconds, a distance of 139.51 feet to the intersection with the northeasterly line of Lot 5, Clarke's 2 Acres and the point of beginning of the line to be described; thence North 45 degrees 02 minutes 16 seconds East, at right angles to said northeasterly line of Lot 5, for a distance of 21.65 feet and said line there terminating.

I hereby certify that this REGISTERED LAND SURVEY is a correct representation of the property described hereon; that this REGISTERED LAND SURVEY 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.

Dated this _____ day of _____, 20_____.

_____
Keith E. Dahl, Licensed Land Surveyor
Minnesota License No. 18418

STATE OF MINNESOTA, COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by Keith E. Dahl.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

MINNEAPOLIS, MINNESOTA

I, the Secretary of the Planning Commission of the City of Minneapolis, Minnesota, do hereby certify that on this _____ day of _____, 20_____, the City of Minneapolis acting by and through its City Planning Commission duly approved this REGISTERED LAND SURVEY, and duly authorized such action of the Commission by its Secretary. The prescribed ten day period for appeal has elapsed without receipt of an appeal, as provided by Title 22, Section 598.320 of the Minneapolis Code of Ordinances.

_____
Secretary of the Planning Commission

MINNEAPOLIS, MINNESOTA

I hereby certify that this REGISTERED LAND SURVEY was approved by the City Planning Commission of the City of Minneapolis, Minnesota, at a meeting thereof held this _____ DAY OF _____, 20_____.

City Clerk of Minneapolis, Minnesota

By:_____, City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20___ and prior years have been paid for land described on this REGISTERED LAND SURVEY dated this _____ day of _____, 20_____.

Mark V. Chapin, County Auditor

By:_____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this REGISTERED LAND SURVEY has been approved this _____ day of _____, 20___.

Chris F. Mavis, County Surveyor

By: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within REGISTERED LAND SURVEY NO. _____ was filed in this office this _____ day of _____, 20_____, at _____ o'clock ____ .M.

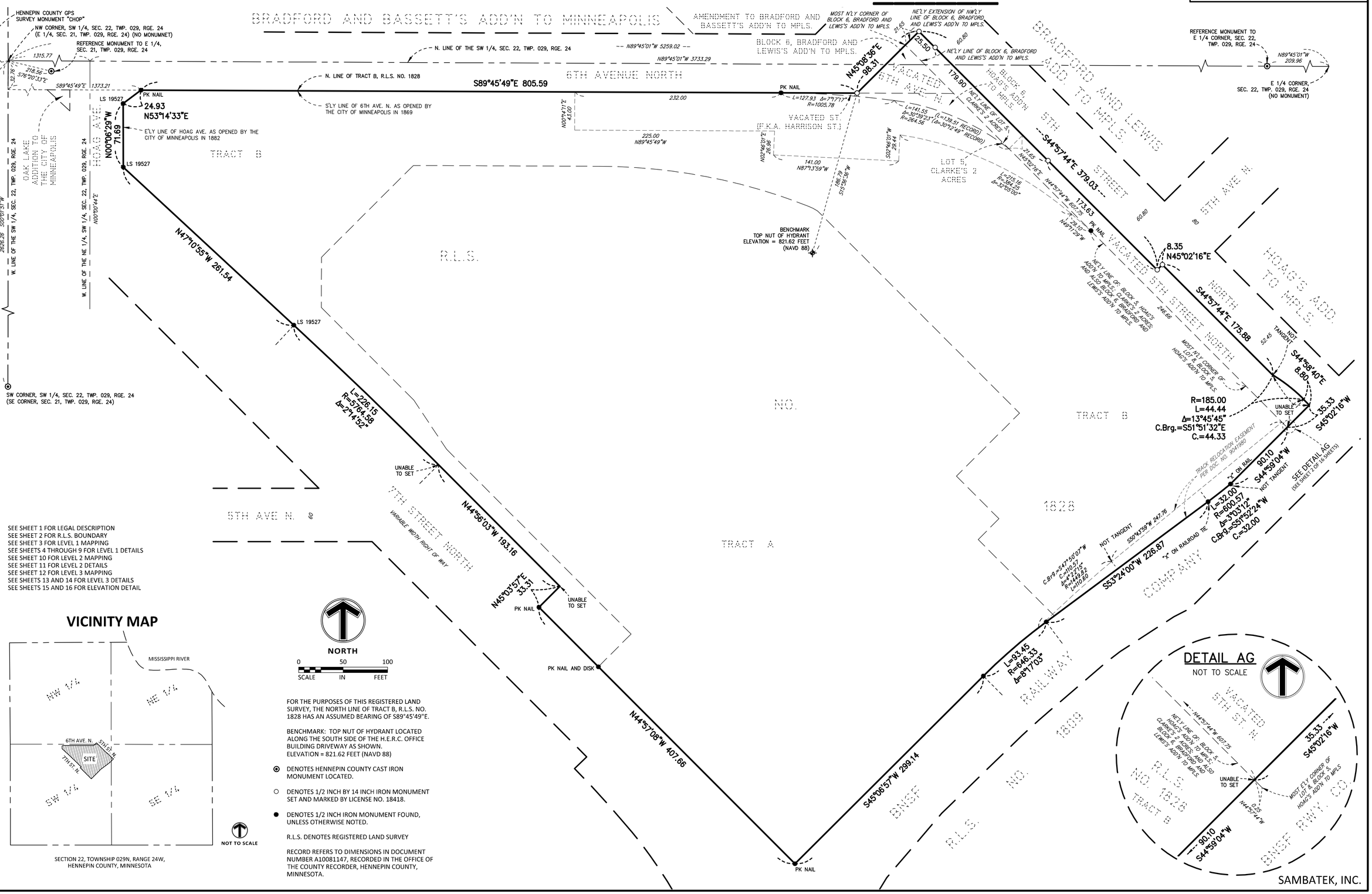
Martin McCormick, Registrar of Titles

By: _____, Deputy

SAMBATEK, INC.

REGISTERED LAND SURVEY NO. ____

R.T. DOC. NO. ____



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR R.L.S. BOUNDARY
SEE SHEET 3 FOR LEVEL 1 MAPPING
SEE SHEETS 4 THROUGH 9 FOR LEVEL 1 DETAILS
SEE SHEET 10 FOR LEVEL 2 MAPPING
SEE SHEET 11 FOR LEVEL 2 DETAILS
SEE SHEET 12 FOR LEVEL 3 MAPPING
SEE SHEETS 13 AND 14 FOR LEVEL 3 DETAILS
SEE SHEETS 15 AND 16 FOR ELEVATION DETAIL

VICINITY MAP

NOT TO SCALE

SECTION 22, TOWNSHIP 029N, RANGE 24W, HENNEPIN COUNTY, MINNESOTA

NORTH

0 50 100

SCALE IN FEET

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE NORTH LINE OF TRACT B, R.L.S. NO. 1828 HAS AN ASSUMED BEARING OF S89°45'49"E.

BENCHMARK: TOP NUT OF HYDRANT LOCATED ALONG THE SOUTH SIDE OF THE H.E.R.C. OFFICE BUILDING DRIVEWAY AS SHOWN. ELEVATION = 821.62 FEET (NAVD 88)

⊙ DENOTES HENNEPIN COUNTY CAST IRON MONUMENT LOCATED.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 18418.

● DENOTES 1/2 INCH IRON MONUMENT FOUND, UNLESS OTHERWISE NOTED.

R.L.S. DENOTES REGISTERED LAND SURVEY

RECORD REFERS TO DIMENSIONS IN DOCUMENT NUMBER A10081147, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

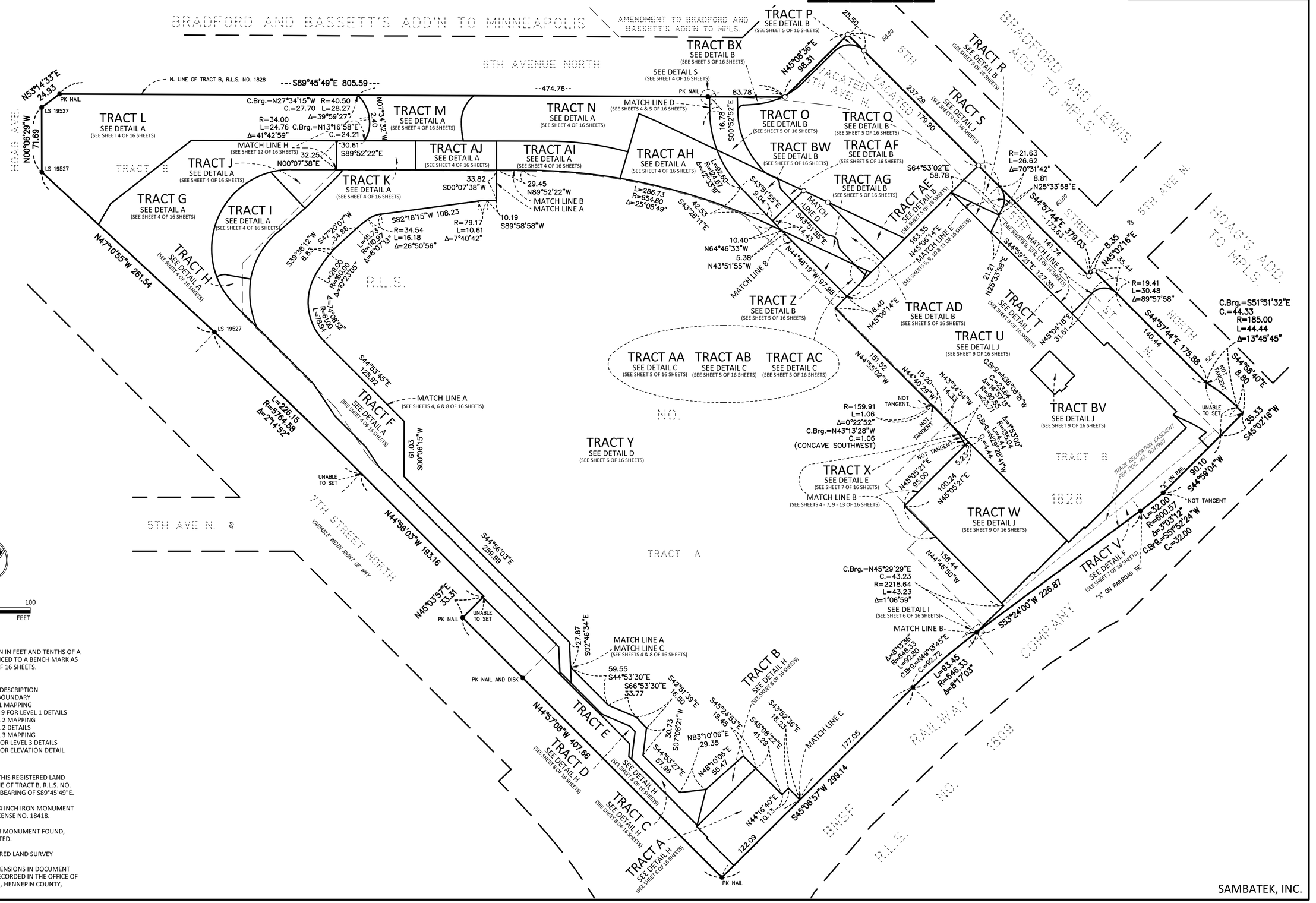
DETAIL AG

NOT TO SCALE

SAMBATEK, INC.

REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____



NORTH

0 50 100

SCALE IN FEET

ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCH MARK AS DENOTED ON SHEET 2 OF 16 SHEETS.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR R.L.S. BOUNDARY
SEE SHEET 3 FOR LEVEL 1 MAPPING
SEE SHEETS 4 THROUGH 9 FOR LEVEL 1 DETAILS
SEE SHEET 10 FOR LEVEL 2 MAPPING
SEE SHEET 11 FOR LEVEL 2 DETAILS
SEE SHEET 12 FOR LEVEL 3 MAPPING
SEE SHEETS 13 AND 14 FOR LEVEL 3 DETAILS
SEE SHEETS 15 AND 16 FOR ELEVATION DETAIL

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE NORTH LINE OF TRACT B, R.L.S. NO. 1828 HAS AN ASSUMED BEARING OF S89°45'49"E.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 18418.

● DENOTES 1/2 INCH IRON MONUMENT FOUND, UNLESS OTHERWISE NOTED.

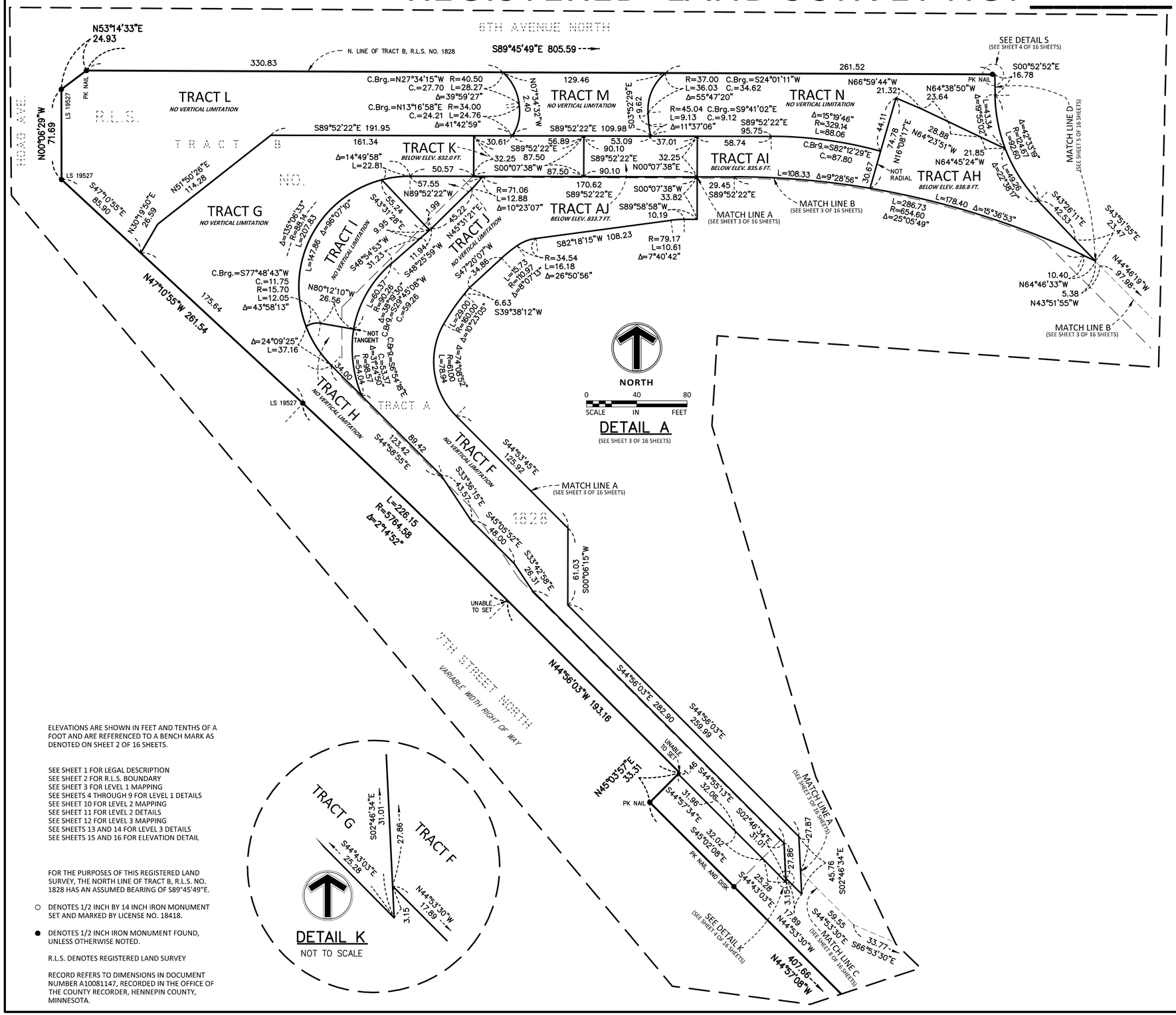
R.L.S. DENOTES REGISTERED LAND SURVEY

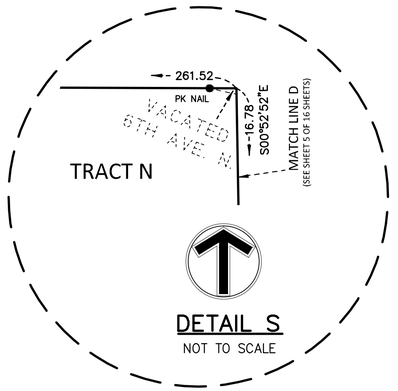
RECORD REFERS TO DIMENSIONS IN DOCUMENT NUMBER A10081147, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

SAMBATEK, INC.

REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____





ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCH MARK AS DENOTED ON SHEET 2 OF 16 SHEETS.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR R.L.S. BOUNDARY
SEE SHEET 3 FOR LEVEL 1 MAPPING
SEE SHEETS 4 THROUGH 9 FOR LEVEL 1 DETAILS
SEE SHEET 10 FOR LEVEL 2 MAPPING
SEE SHEET 11 FOR LEVEL 2 DETAILS
SEE SHEET 12 FOR LEVEL 3 MAPPING
SEE SHEETS 13 AND 14 FOR LEVEL 3 DETAILS
SEE SHEETS 15 AND 16 FOR ELEVATION DETAIL

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE NORTH LINE OF TRACT B, R.L.S. NO. 1828 HAS AN ASSUMED BEARING OF S89°45'49"E.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 18418.

● DENOTES 1/2 INCH IRON MONUMENT FOUND, UNLESS OTHERWISE NOTED.

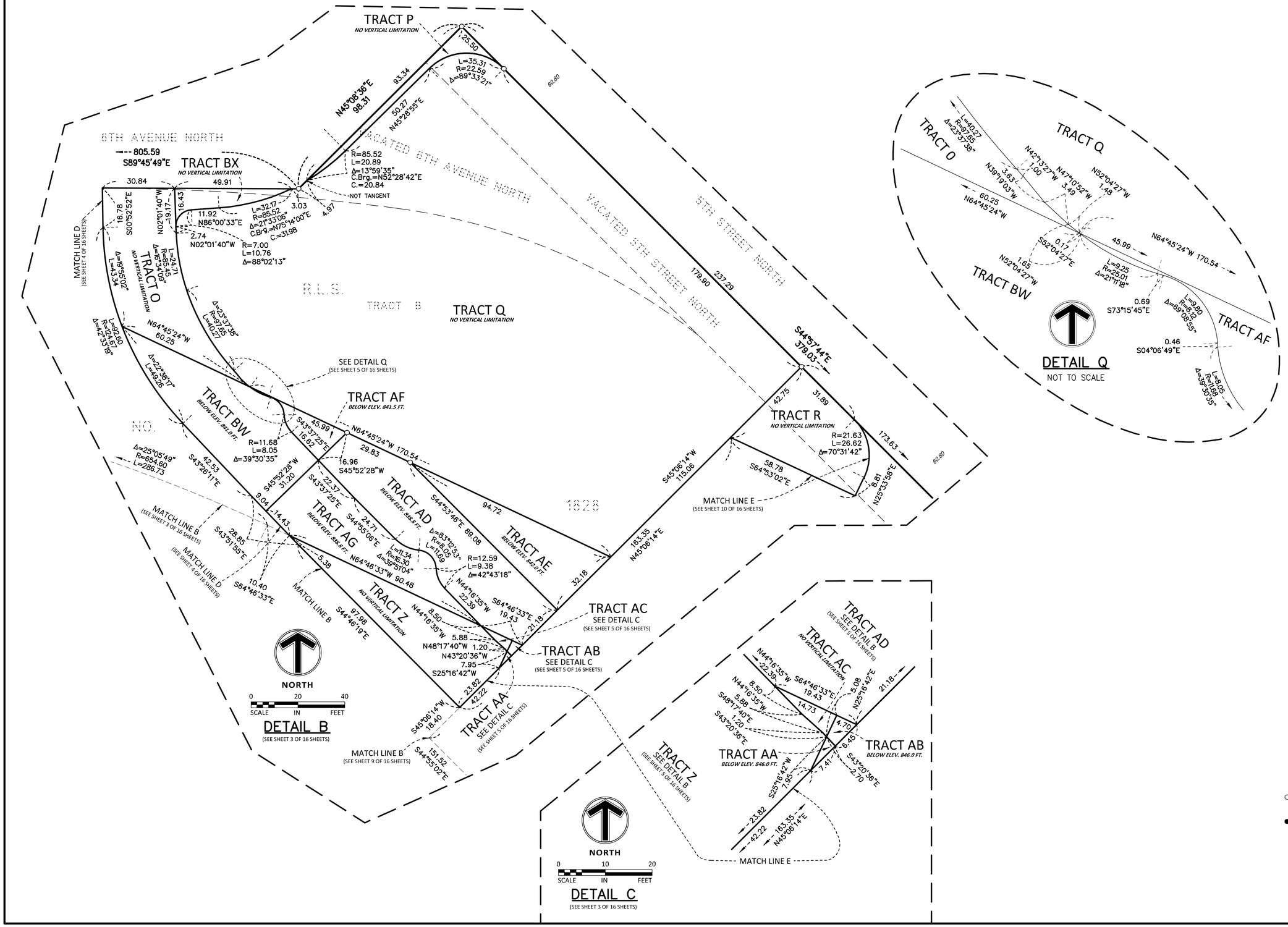
R.L.S. DENOTES REGISTERED LAND SURVEY

RECORD REFERS TO DIMENSIONS IN DOCUMENT NUMBER A10081147, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

SAMBATEK, INC.

REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____



ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCH MARK AS DENOTED ON SHEET 2 OF 16 SHEETS.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR R.L.S. BOUNDARY
SEE SHEET 3 FOR LEVEL 1 MAPPING
SEE SHEETS 4 THROUGH 9 FOR LEVEL 1 DETAILS
SEE SHEET 10 FOR LEVEL 2 MAPPING
SEE SHEET 11 FOR LEVEL 2 DETAILS
SEE SHEET 12 FOR LEVEL 3 MAPPING
SEE SHEETS 13 AND 14 FOR LEVEL 3 DETAILS
SEE SHEETS 15 AND 16 FOR ELEVATION DETAIL

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE NORTH LINE OF TRACT B, R.L.S. NO. 1828 HAS AN ASSUMED BEARING OF S89°45'49"E.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 18418.

● DENOTES 1/2 INCH IRON MONUMENT FOUND, UNLESS OTHERWISE NOTED.

R.L.S. DENOTES REGISTERED LAND SURVEY

RECORD REFERS TO DIMENSIONS IN DOCUMENT NUMBER A10081147, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

SAMBATEK, INC.

REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____

ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCH MARK AS DENOTED ON SHEET 2 OF 16 SHEETS.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR R.L.S. BOUNDARY
SEE SHEET 3 FOR LEVEL 1 MAPPING
SEE SHEETS 4 THROUGH 9 FOR LEVEL 1 DETAILS
SEE SHEET 10 FOR LEVEL 2 MAPPING
SEE SHEET 11 FOR LEVEL 2 DETAILS
SEE SHEET 12 FOR LEVEL 3 MAPPING
SEE SHEETS 13 AND 14 FOR LEVEL 3 DETAILS
SEE SHEETS 15 AND 16 FOR ELEVATION DETAIL

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE NORTH LINE OF TRACT B, R.L.S. NO. 1828 HAS AN ASSUMED BEARING OF S89°45'49"E.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 18418.

● DENOTES 1/2 INCH IRON MONUMENT FOUND, UNLESS OTHERWISE NOTED.

R.L.S. DENOTES REGISTERED LAND SURVEY

RECORD REFERS TO DIMENSIONS IN DOCUMENT NUMBER A10081147, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

R.L.S.
TRACT B

S82°18'15"W 108.23
33.82
S00°07'38"W
29.45
N89°52'22"W
MATCH LINE A
(SEE SHEET 3 OF 16 SHEETS)
MATCH LINE B
(SEE SHEET 3 OF 16 SHEETS)
10.19
S89°58'58"W
R=79.17
L=10.61
Δ=7°40'42"
L=286.73
R=654.60
Δ=25°05'49"
N64°46'33"W 10.40
N43°51'55"W 5.38
N44°46'19"W 97.98
MATCH LINE B
(SEE SHEET 3 OF 16 SHEETS)
18.40
N45°06'14"E
151.52
N44°55'02"W
15.20
N44°40'29"W
N43°54'54"W 14.33
NOT TANGENT
L=106
R=5991
Δ=0°22'52"
C.Brg.=N43°13'28"W
C=106
(CONCAVE SOUTHWEST)
NOT TANGENT
N45°05'21"E 95.00
MATCH LINE B
(SEE SHEET 3 OF 16 SHEETS)
C.Brg.=N36°06'18"W
C=23.64
Δ=14°57'13"
R=90.85
L=23.71
Δ=7°53'00"
R=1350.41
L=4.44
C.Brg.=N29°28'41"W
C=4.44
NOT TANGENT
S39°38'12"W 6.83
S47°20'07"W 34.86
L=15.73
R=10.97
Δ=80°7'13"
R=34.54
L=16.18
Δ=26°50'56"
L=28.00
R=86.00
Δ=18°39'05"
L=78.94
R=21.00
Δ=215°98'52"
S44°53'45"E 125.92
MATCH LINE A
(SEE SHEET 3 OF 16 SHEETS)
L=226.15
R=5764.58
Δ=2°14'52"
S00°06'15"W 61.03
UNABLE TO SET
7TH STREET NORTH
VARIABLE WIDTH RIGHT OF WAY
N44°56'03"W 193.16
N45°03'57"E 33.31
PK NAIL
UNABLE TO SET
TRACT B
PK NAIL AND DISK
S44°56'03"E 259.98
27.87
S02°46'34"E
MATCH LINE A
(SEE SHEET 3 OF 16 SHEETS)
MATCH LINE C
(SEE SHEET 3 OF 16 SHEETS)
59.55
S44°53'30"E
33.77
S66°53'30"E
S42°51'39"E 16.50
S07°08'21"W 30.73
S44°53'27"E 57.98
N44°57'08"W 407.66
29.35
N83°10'06"E
N48°10'06"E 55.47
S45°24'53"E 19.45
122.09
PK NAIL
TRACT A
TRACT Y
NO VERTICAL LIMITATION
NO.
S43°52'35"E 18.23
S45°08'22"E 41.29
N44°16'40"E 10.13
MATCH LINE C
(SEE SHEET 3 OF 16 SHEETS)
S45°06'57"W 299.14
N45°06'57"E 177.05
BNSF
RAILWAY COMPANY
C.Brg.=N45°29'29"E
C.=43.23
R=2218.64
L=43.23
Δ=1°06'59"
MATCH LINE B
(SEE SHEET 3 OF 16 SHEETS)
SEE DETAIL I
(SEE SHEET 6 OF 16 SHEETS)
C.Brg.=N49°13'45"E
C=92.72
Δ=8°13'36"
R=646.33
L=92.80
L=93.45
R=646.33
Δ=8°17'03"
RAILWAY

NORTH
0 40 80
SCALE IN FEET
DETAIL D
(SEE SHEET 3 OF 16 SHEETS)

S44°57'44"E 379.03
173.63
60.80
N45°02'16"E 8.35
VACATED 5TH STREET NORTH
5TH STREET NORTH
S44°57'44"E 175.88
52.45
NOT TANGENT
UNABLE TO SET
Δ=13°45'45"
R=185.00
L=44.44
C.Brg.=S51°51'32"E
C=44.33
UNABLE TO SET
35.33
S45°02'16"W
TRACT B
TRACK RELOCATION EASEMENT PER DOC. NO. 9041980
"X" ON RAIL
90.10
S44°59'04"W
NOT TANGENT
L=32.00
R=600.57
Δ=3°03'12"
C.Brg.=S51°52'24"W
C=32.00
"X" ON RAILROAD TIE
1828
N44°46'50"W 156.44
S53°24'00"W 226.87
COMPANY
RAILWAY

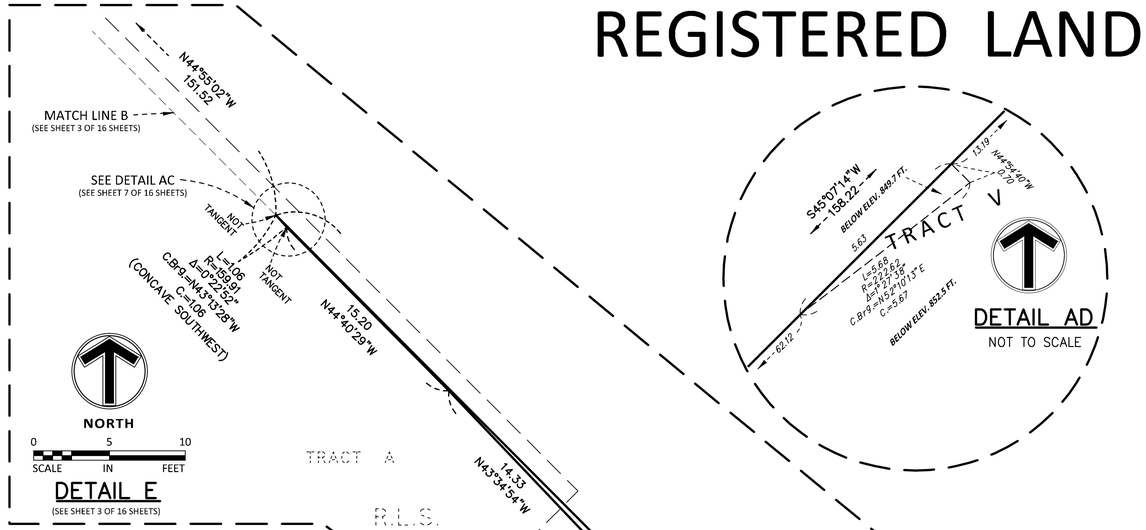
DETAIL AP
NOT TO SCALE
MATCH LINE B
(SEE SHEET 3 OF 16 SHEETS)
C.Brg.=N45°29'29"E
C.=43.23
Δ=1°06'59"
R=2218.64
L=43.23
TRACK RELOCATION EASEMENT PER DOC. NO. 9041980
TRACT Y
NOT TANGENT
S53°24'00"W 226.87
TRACT V
BELOW ELEV. 845.0 FT.
TRACT BI
ABOVE ELEV. 845.0 FT.
SEE DETAIL I
(SEE SHEET 13 OF 16 SHEETS)
L=92.80
R=646.33
Δ=8°13'36"
C.Brg.=N49°13'45"E
C=92.72
L=0.65
R=646.33
Δ=0°03'27"
C.Brg.=S53°22'17"W
C=0.65
L=93.45
R=646.33
Δ=8°17'03"
BNSF RAILWAY COMPANY

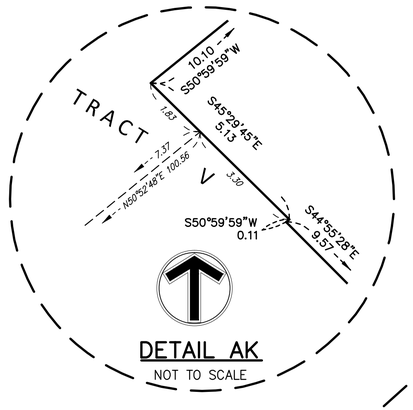
NORTH
0 5 10
SCALE IN FEET
DETAIL I
TRACT Y
TRACT V
BELOW ELEV. 845.0 FT.
TRACT BI
ABOVE ELEV. 845.0 FT.
SEE DETAIL I
(SEE SHEET 13 OF 16 SHEETS)
C.Brg.=N45°29'29"E
C.=43.23
Δ=1°06'59"
R=2218.64
L=43.23
MATCH LINE B
(SEE SHEET 3 OF 16 SHEETS)
NOT TANGENT
S53°24'00"W 226.87
TRACK RELOCATION EASEMENT PER DOC. NO. 9041980
SEE DETAIL AP
(SEE SHEET 6 OF 16 SHEETS)
L=92.80
R=646.33
Δ=8°13'36"
C.Brg.=N49°13'45"E
C=92.72
L=0.65
R=646.33
Δ=0°03'27"
C.Brg.=S53°22'17"W
C=0.65
L=93.45
R=646.33
Δ=8°17'03"
BNSF RAILWAY COMPANY

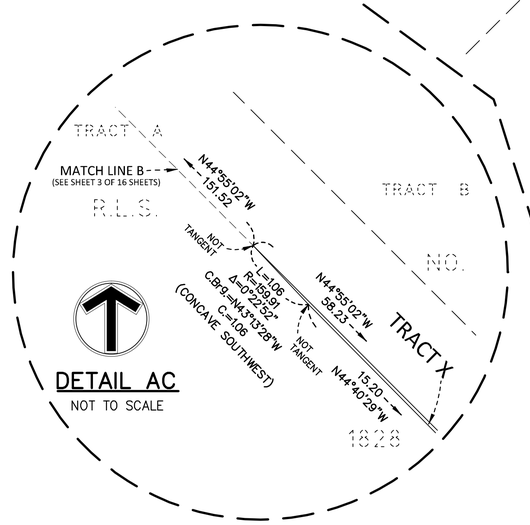
SAMBATEK, INC.

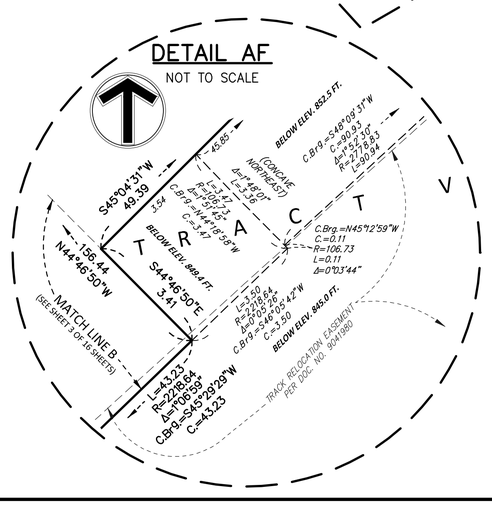
REGISTERED LAND SURVEY NO. _____

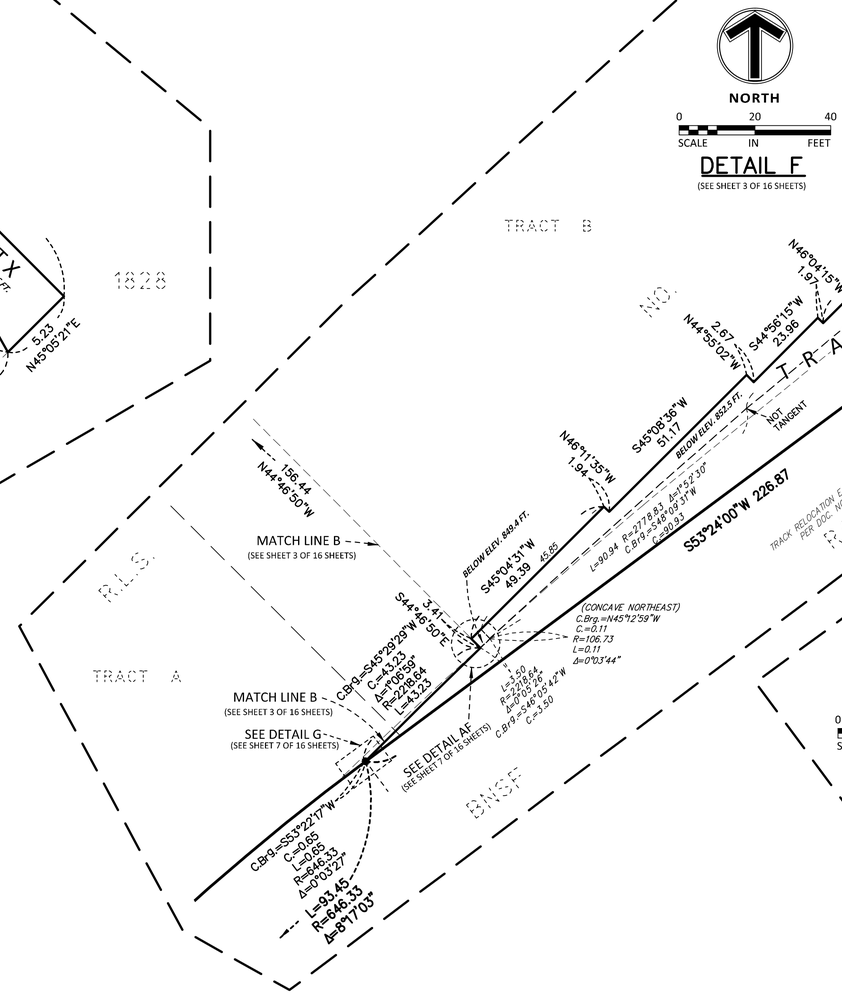
R.T. DOC. NO. _____

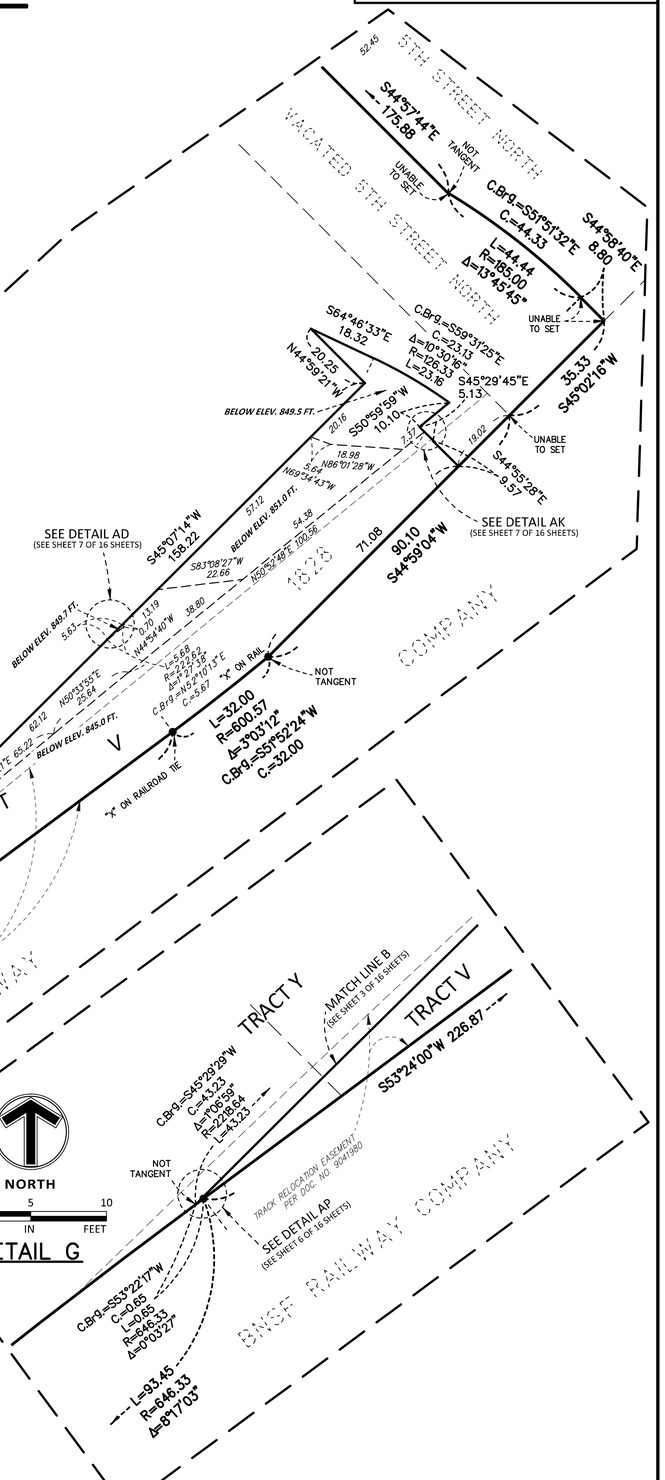












ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCH MARK AS DENOTED ON SHEET 2 OF 16 SHEETS.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR R.L.S. BOUNDARY
SEE SHEET 3 FOR LEVEL 1 MAPPING
SEE SHEETS 4 THROUGH 9 FOR LEVEL 1 DETAILS
SEE SHEET 10 FOR LEVEL 2 MAPPING
SEE SHEET 11 FOR LEVEL 2 DETAILS
SEE SHEET 12 FOR LEVEL 3 MAPPING
SEE SHEETS 13 AND 14 FOR LEVEL 3 DETAILS
SEE SHEETS 15 AND 16 FOR ELEVATION DETAIL

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE NORTH LINE OF TRACT B, R.L.S. NO. 1828 HAS AN ASSUMED BEARING OF S89°45'49"E.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 18418.

● DENOTES 1/2 INCH IRON MONUMENT FOUND, UNLESS OTHERWISE NOTED.

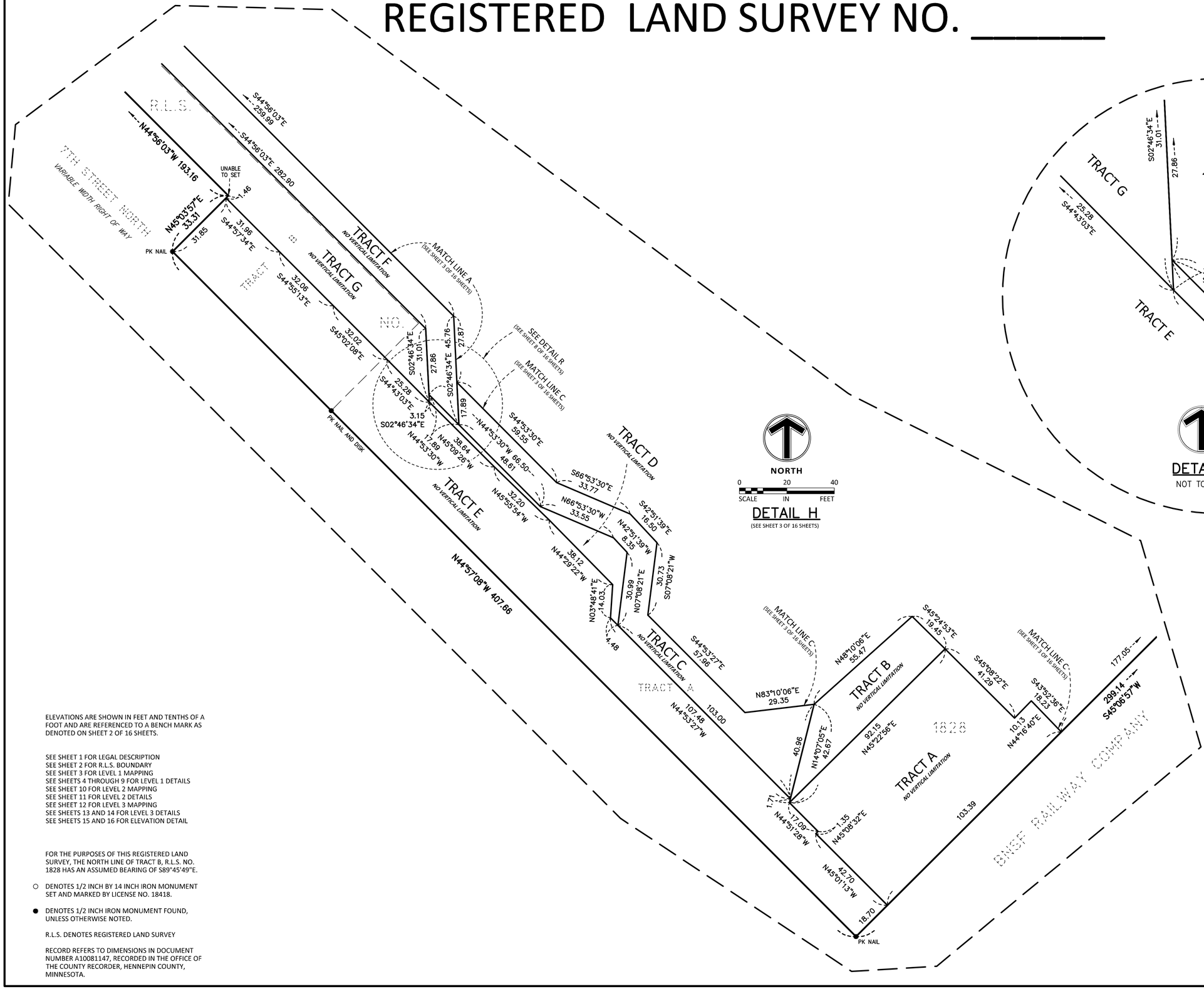
R.L.S. DENOTES REGISTERED LAND SURVEY

RECORD REFERS TO DIMENSIONS IN DOCUMENT NUMBER A10081147, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

SAMBATEK, INC.

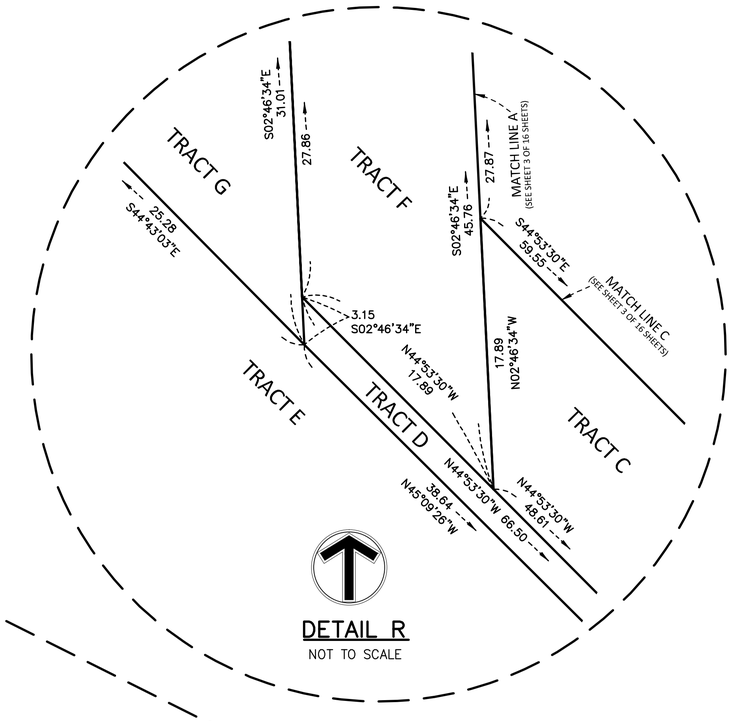
REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____



NORTH
0 20 40
SCALE IN FEET

DETAIL H
(SEE SHEET 3 OF 16 SHEETS)



DETAIL R
NOT TO SCALE

ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCH MARK AS DENOTED ON SHEET 2 OF 16 SHEETS.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR R.L.S. BOUNDARY
SEE SHEET 3 FOR LEVEL 1 MAPPING
SEE SHEETS 4 THROUGH 9 FOR LEVEL 1 DETAILS
SEE SHEET 10 FOR LEVEL 2 MAPPING
SEE SHEET 11 FOR LEVEL 2 DETAILS
SEE SHEET 12 FOR LEVEL 3 MAPPING
SEE SHEETS 13 AND 14 FOR LEVEL 3 DETAILS
SEE SHEETS 15 AND 16 FOR ELEVATION DETAIL

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE NORTH LINE OF TRACT B, R.L.S. NO. 1828 HAS AN ASSUMED BEARING OF S89°45'49"E.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 18418.

● DENOTES 1/2 INCH IRON MONUMENT FOUND, UNLESS OTHERWISE NOTED.

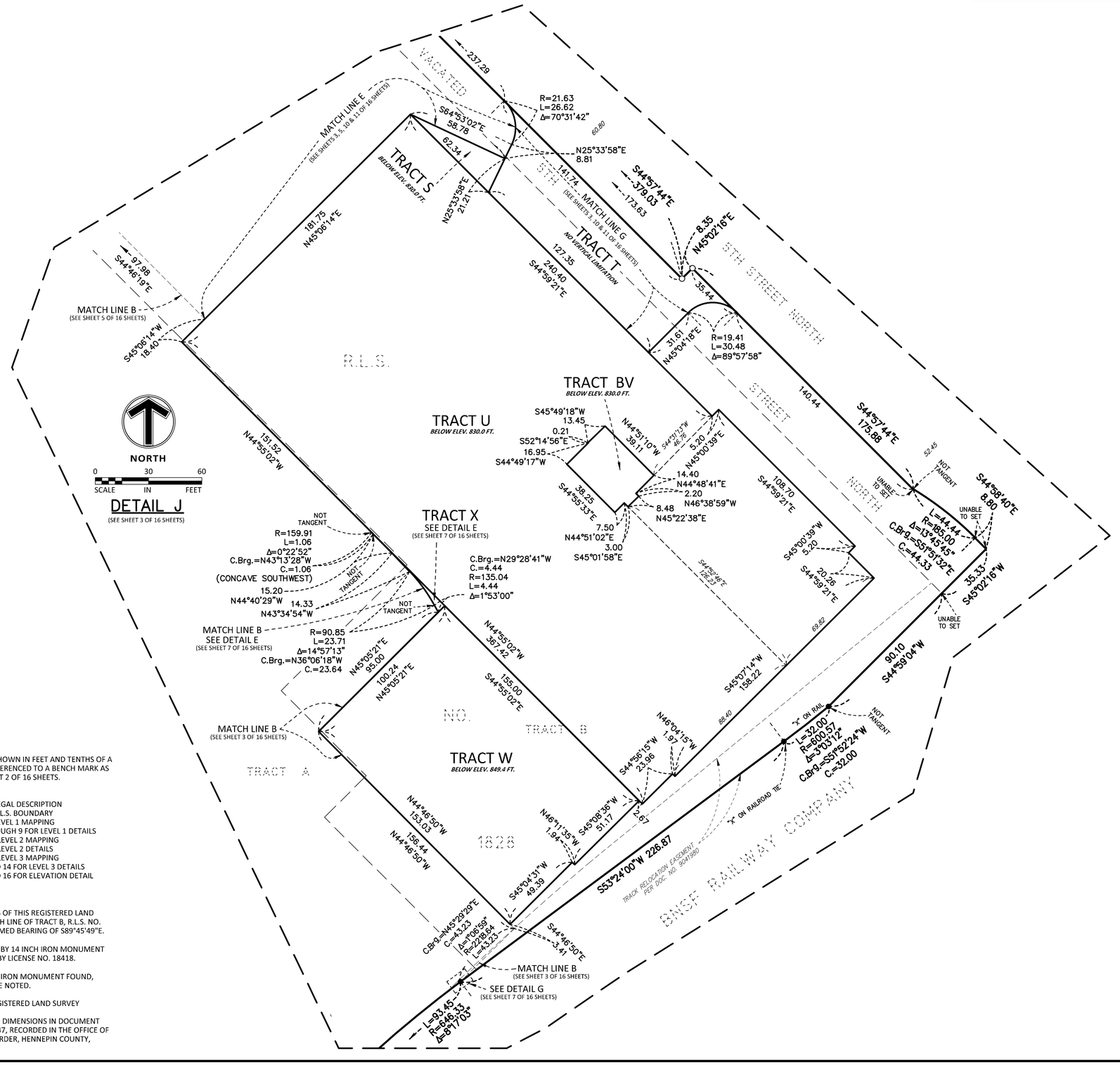
R.L.S. DENOTES REGISTERED LAND SURVEY

RECORD REFERS TO DIMENSIONS IN DOCUMENT NUMBER A10081147, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

SAMBATEK, INC.

REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____



ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCH MARK AS DENOTED ON SHEET 2 OF 16 SHEETS.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR R.L.S. BOUNDARY
SEE SHEET 3 FOR LEVEL 1 MAPPING
SEE SHEETS 4 THROUGH 9 FOR LEVEL 1 DETAILS
SEE SHEET 10 FOR LEVEL 2 MAPPING
SEE SHEET 11 FOR LEVEL 2 DETAILS
SEE SHEET 12 FOR LEVEL 3 MAPPING
SEE SHEETS 13 AND 14 FOR LEVEL 3 DETAILS
SEE SHEETS 15 AND 16 FOR ELEVATION DETAIL

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE NORTH LINE OF TRACT B, R.L.S. NO. 1828 HAS AN ASSUMED BEARING OF S89°45'49"E.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 18418.

● DENOTES 1/2 INCH IRON MONUMENT FOUND, UNLESS OTHERWISE NOTED.

R.L.S. DENOTES REGISTERED LAND SURVEY

RECORD REFERS TO DIMENSIONS IN DOCUMENT NUMBER A10081147, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

SAMBATEK, INC.

REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____

NORTH

0 20 40
SCALE IN FEET

5TH STREET NORTH

VACATED 5TH STREET NORTH

MATCH LINE G (SEE SHEETS 3, 9 & 11 OF 16 SHEETS)

TRACT AN
NO VERTICAL LIMITATION

TRACT AO
BELOW ELEV. 842.9 FT.

TRACT AK
ABOVE ELEV. 830.0 FT.

TRACT AM
ABOVE ELEV. 830.0 FT.

TRACT AP
(ELEVATIONS VARY, SEE DETAIL L, SHEET 10 OF 16 SHEETS)

TRACT BU
BELOW ELEV. 849.5 FT.
ABOVE ELEV. 830.0 FT.

TRACT AY
SEE DETAIL O
(SEE SHEET 11 OF 16 SHEETS)

TRACT AL
SEE DETAIL O
(SEE SHEET 11 OF 16 SHEETS)

TRACT AT
SEE DETAIL O
(SEE SHEET 11 OF 16 SHEETS)

TRACT AS
SEE DETAIL O
(SEE SHEET 11 OF 16 SHEETS)

TRACT AU
SEE DETAIL O
(SEE SHEET 11 OF 16 SHEETS)

TRACT AV
SEE DETAIL O
(SEE SHEET 11 OF 16 SHEETS)

TRACT AW
SEE DETAIL O
(SEE SHEET 11 OF 16 SHEETS)

TRACT AZ
SEE DETAIL O
(SEE SHEET 11 OF 16 SHEETS)

TRACT AX
SEE DETAIL O
(SEE SHEET 11 OF 16 SHEETS)

TRACT AR
ABOVE ELEV. 830.0 FT.

TRACT BA
BELOW ELEV. 851.0 FT.
ABOVE ELEV. 849.4 FT.

TRACT A Q
BELOW ELEV. 851.0 FT.
ABOVE ELEV. 830.0 FT.

TRACT
BELOW ELEV. 849.7 FT.
ABOVE ELEV. 830.0 FT.

TRACT A
BELOW ELEV. 836.0 FT.
ABOVE ELEV. 830.0 FT.

TRACT B
BELOW ELEV. 882.5 FT.
ABOVE ELEV. 880.0 FT.

BNSF RAILWAY COMPANY

"X" ON RAIL

TRACK RELOCATION EASEMENT PER DOC. NO. 9041980

MATCH LINE E (SEE SHEETS 3, 5, 9 & 11 OF 16 SHEETS)

MATCH LINE B (SEE SHEET 3 OF 16 SHEETS)

MATCH LINE K (SEE SHEET 11 OF 16 SHEETS)

MATCH LINE L (SEE SHEET 11 OF 16 SHEETS)

MATCH LINE M (SEE SHEET 10 OF 16 SHEETS)

MATCH LINE N (SEE SHEET 10 OF 16 SHEETS)

SEE DETAIL L (SEE SHEET 10 OF 16 SHEETS)

SEE DETAIL Z (SEE SHEET 10 OF 16 SHEETS)

SEE DETAIL AO (SEE SHEET 10 OF 16 SHEETS)

SEE DETAIL AQ (SEE SHEET 10 OF 16 SHEETS)

SEE DETAIL N (SEE SHEET 10 OF 16 SHEETS)

[FOR LEVEL 3, SEE SHEETS 12 THRU 14 OF 16 SHEETS]

ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCH MARK AS DENOTED ON SHEET 2 OF 16 SHEETS.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR R.L.S. BOUNDARY
SEE SHEET 3 FOR LEVEL 1 MAPPING
SEE SHEETS 4 THROUGH 9 FOR LEVEL 1 DETAILS
SEE SHEET 10 FOR LEVEL 2 MAPPING
SEE SHEET 11 FOR LEVEL 2 DETAILS
SEE SHEET 12 FOR LEVEL 3 MAPPING
SEE SHEETS 13 AND 14 FOR LEVEL 3 DETAILS
SEE SHEETS 15 AND 16 FOR ELEVATION DETAIL

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE NORTH LINE OF TRACT B, R.L.S. NO. 1828 HAS AN ASSUMED BEARING OF S89°45'49"E.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 18418.

● DENOTES 1/2 INCH IRON MONUMENT FOUND, UNLESS OTHERWISE NOTED.

R.L.S. DENOTES REGISTERED LAND SURVEY

RECORD REFERS TO DIMENSIONS IN DOCUMENT NUMBER A10081147, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

DETAIL AO
NOT TO SCALE
[FOR LEVEL 3, SEE SHEETS 12 THRU 14 OF 16 SHEETS]

DETAIL L
NOT TO SCALE

DETAIL AQ
NOT TO SCALE

DETAIL M
NOT TO SCALE

DETAIL N
NOT TO SCALE

DETAIL Z
NOT TO SCALE

SAMBATEK, INC.

REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____

NORTH

SCALE IN FEET 0 10 20

DETAIL O
(SEE SHEET 9 OF 16 SHEETS)

DETAIL P
NOT TO SCALE

TRACT AW
TRACT AX
TRACT AY
TRACT AZ

C.Brg.=S19°08'34"W C.=0.20 R=65.86 L=0.20 Δ=0°10'17"
19.33
68.30 S64°46'33"E
N20°23'05"E 0.32
S64°46'33"E 0.33
0.66
S64°24'09"E 5.26
0.28
0.94 N20°23'05"E
N25°12'48"E 48.94
15.48 S64°46'33"E
[FOR LEVEL 3, SEE SHEETS 12 THRU 14 OF 16 SHEETS]
C.Brg.=S4°22'38"W C.=33.38 Δ=29°21'35" R=65.86 L=33.75
L=33.95 R=65.86 Δ=29°31'52" L=26.15 Δ=22°55'40" NOT TANGENT
C.Brg.=S4°22'38"W C=33.57
L=9.95 R=65.53 Δ=8°41'43" C.Brg.=N15°52'40"E C=9.94

TRACT AS
BELOW ELEV. 841.4 FT.
ABOVE ELEV. 830.0 FT.

TRACT AT
BELOW ELEV. 841.4 FT.
ABOVE ELEV. 830.0 FT.

TRACT AL
ABOVE ELEV. 830.0 FT.

TRACT AU
BELOW ELEV. 841.4 FT.
ABOVE ELEV. 830.0 FT.

TRACT AV
BELOW ELEV. 841.4 FT.
ABOVE ELEV. 830.0 FT.

TRACT AW
BELOW ELEV. 841.4 FT.
ABOVE ELEV. 830.0 FT.

TRACT AM
ABOVE ELEV. 830.0 FT.

TRACT AY
BELOW ELEV. 842.2 FT.
ABOVE ELEV. 830.0 FT.

TRACT AZ
ABOVE ELEV. 830.0 FT.

TRACT AX
BELOW ELEV. 840.5 FT.
ABOVE ELEV. 830.0 FT.

TRACT A
TRACT AQ
(SEE SHEET 10 OF 16 SHEETS)
TRACT B
1828

MATCH LINE E (SEE SHEET 5 OF 16 SHEETS)
MATCH LINE K (SEE SHEET 10 OF 16 SHEETS)
MATCH LINE G (SEE SHEETS 3, 9 & 10 OF 16 SHEETS)
MATCH LINE F (SEE SHEET 10 OF 16 SHEETS)
MATCH LINE B (SEE SHEET 3 OF 16 SHEETS)
MATCH LINE B SEE DETAIL E (SEE SHEET 7 OF 16 SHEETS)
SEE DETAIL M (SEE SHEET 10 OF 16 SHEETS)
SEE DETAIL P (SEE SHEET 11 OF 16 SHEETS)
SEE DETAIL L (SEE SHEET 10 OF 16 SHEETS)

ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCH MARK AS DENOTED ON SHEET 2 OF 16 SHEETS.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR R.L.S. BOUNDARY
SEE SHEET 3 FOR LEVEL 1 MAPPING
SEE SHEETS 4 THROUGH 9 FOR LEVEL 1 DETAILS
SEE SHEET 10 FOR LEVEL 2 MAPPING
SEE SHEET 11 FOR LEVEL 2 DETAILS
SEE SHEET 12 FOR LEVEL 3 MAPPING
SEE SHEETS 13 AND 14 FOR LEVEL 3 DETAILS
SEE SHEETS 15 AND 16 FOR ELEVATION DETAIL

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE NORTH LINE OF TRACT B, R.L.S. NO. 1828 HAS AN ASSUMED BEARING OF S89°45'49"E.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 18418.

● DENOTES 1/2 INCH IRON MONUMENT FOUND, UNLESS OTHERWISE NOTED.

R.L.S. DENOTES REGISTERED LAND SURVEY

RECORD REFERS TO DIMENSIONS IN DOCUMENT NUMBER A10081147, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

SAMBATEK, INC.

REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____

N. LINE OF TRACT B, R.L.S. NO. 1828

S89°45'49"E 805.59

6TH AVENUE NORTH

474.76

PK NAIL

N45°08'36"E 98.31

25.50

60.80

VACATED 6TH AVENUE NORTH

BRADFORD AND LEWIS ADD. TO MPLS.

5TH STREET NORTH

179.90

S44°57'44"E 379.03

173.63

VACATED 5TH STREET NORTH

5TH AVE N

80

HOAG'S ADD. TO MPLS.

N45°02'16"E 8.35

S44°57'44"E 175.88

173.56

NOT TANGENT

UNABLE TO SET

C.Brg.=S51°51'32"E C=44.33 Δ=13°45'45" R=185.00 L=44.44

S44°58'40"E 8.80

TRACTS BR, BS & BT SEE DETAIL AI (SEE SHEET 12 OF 16 SHEETS)

C.Brg.=N82°12'29"W C=87.80

L=88.06 R=329.14 Δ=15°19'46"

L=108.33 Δ=9°28'56"

L=286.73 R=654.60 Δ=25°05'49"

L=178.40 Δ=15°36'53"

NOT RADIAL

S89°52'22"E 236.34

S89°52'22"E 207.05

R.L.S. NO.

TRACT BB ABOVE ELEV. 832.0 FT.

TRACT BC ABOVE ELEV. 833.7 FT.

TRACT BD ABOVE ELEV. 835.6 FT.

TRACT A

TRACT B

TRACT BE (SEE SHEETS 13 & 14 OF 16 SHEETS)

TRACT BF ABOVE ELEV. 841.4 FT.

TRACT BG ABOVE ELEV. 842.2 FT.

TRACT BH ABOVE ELEV. 842.9 FT.

TRACT BI SEE DETAIL T (SEE SHEET 13 OF 16 SHEETS)

TRACT BJ SEE DETAIL T (SEE SHEET 13 OF 16 SHEETS)

TRACT BK SEE DETAIL T (SEE SHEET 13 OF 16 SHEETS) ALSO DETAILS W & AN (SEE SHEET 14 OF 16 SHEETS)

TRACT BL SEE DETAIL T (SEE SHEET 13 OF 16 SHEETS)

TRACT BM SEE DETAILS W & AN (SEE SHEET 14 OF 16 SHEETS)

TRACT BN SEE DETAIL X (SEE SHEET 14 OF 16 SHEETS)

TRACT BO SEE DETAIL X (SEE SHEET 14 OF 16 SHEETS)

TRACT BP SEE DETAIL X (SEE SHEET 14 OF 16 SHEETS)

TRACT BQ SEE DETAIL AH (SEE SHEET 14 OF 16 SHEETS)

TRACT BR NO VERTICAL LIMITATION

TRACT BS BELOW ELEV. 845.0 FT.

TRACT BT ABOVE ELEV. 845.0 FT.

1823

MATCH LINE H (SEE SHEET 3 OF 16 SHEETS)

MATCH LINE A (SEE SHEET 3 OF 16 SHEETS)

MATCH LINE B (SEE SHEET 3 OF 16 SHEETS)

MATCH LINE I (SEE SHEETS 13 & 14 OF 16 SHEETS)

SEE DETAIL AJ (SEE SHEET 12 OF 16 SHEETS)

SEE DETAIL AB (SEE SHEET 12 OF 16 SHEETS)

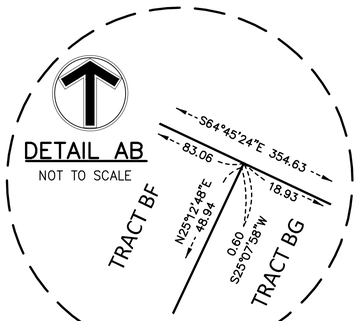
SEE DETAIL AA (SEE SHEET 12 OF 16 SHEETS)

SEE DETAIL I (SEE SHEET 6 OF 16 SHEETS)

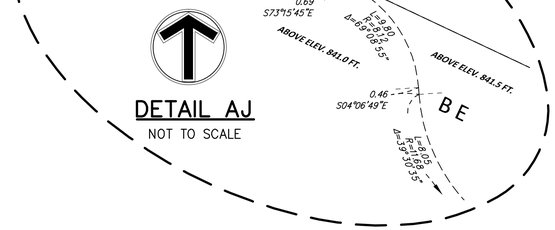
NORTH

SCALE IN FEET 0 40 80

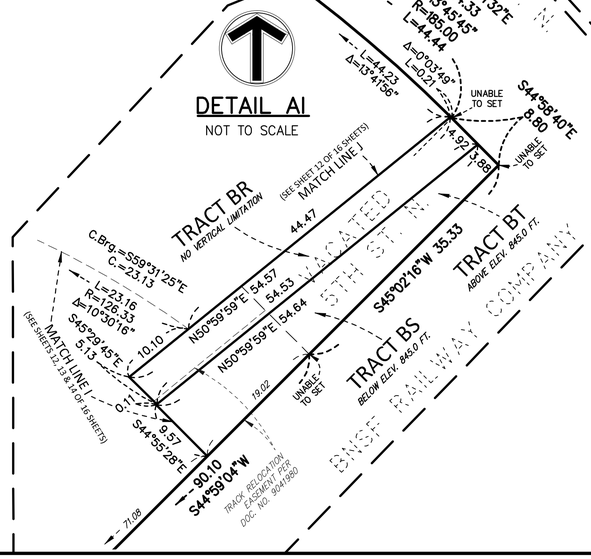
DETAIL AB
NOT TO SCALE



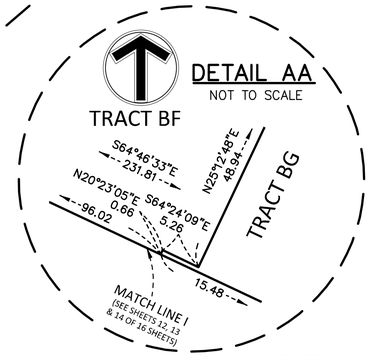
DETAIL AJ
NOT TO SCALE



DETAIL AI
NOT TO SCALE



DETAIL AA
NOT TO SCALE



ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCH MARK AS DENOTED ON SHEET 2 OF 16 SHEETS.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR R.L.S. BOUNDARY
SEE SHEET 3 FOR LEVEL 1 MAPPING
SEE SHEETS 4 THROUGH 9 FOR LEVEL 1 DETAILS
SEE SHEET 10 FOR LEVEL 2 MAPPING
SEE SHEET 11 FOR LEVEL 2 DETAILS
SEE SHEET 12 FOR LEVEL 3 MAPPING
SEE SHEETS 13 AND 14 FOR LEVEL 3 DETAILS
SEE SHEETS 15 AND 16 FOR ELEVATION DETAIL

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE NORTH LINE OF TRACT B, R.L.S. NO. 1828 HAS AN ASSUMED BEARING OF S89°45'49"E.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 18418.

● DENOTES 1/2 INCH IRON MONUMENT FOUND, UNLESS OTHERWISE NOTED.

R.L.S. DENOTES REGISTERED LAND SURVEY

RECORD REFERS TO DIMENSIONS IN DOCUMENT NUMBER A10081147, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

SAMBATEK, INC.

REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____

NORTH

SCALE 0 20 40 IN FEET

DETAIL T
(SEE SHEET 12 OF 16 SHEETS)

MATCH LINE I
(SEE SHEETS 12 & 14 OF 16 SHEETS)

MATCH LINE B
(SEE SHEET 3 OF 16 SHEETS)

S64°46'33"E 231.81

115.61

ABOVE ELEV. 846.0 FT.

13.35
N25°16'42"E

N44°46'19"W 97.98

18.40
N45°06'14"E

26.67
N44°47'14"W

ABOVE ELEV. 848.0 FT.

100.39

ABOVE ELEV. 841.4 FT.

SEE DETAIL V
(SEE SHEET 13 OF 16 SHEETS)

0.33

15.48

NOT TANGENT

2.40
S25°13'27"W

MATCH LINE I
(SEE SHEETS 12 & 14 OF 16 SHEETS)

S64°46'33"E
104.61

TRACT BP
SEE DETAIL X
(SEE SHEET 14 OF 16 SHEETS)

N25°13'48"E
2.40

TRACT BO
SEE DETAIL X
(SEE SHEET 14 OF 16 SHEETS)

S64°46'33"E
173.45

130.89

VACATED 5TH STREET NORTH

MATCH LINE I
(SEE SHEETS 12 & 14 OF 16 SHEETS)
C.Brg.=S59°31'25"E
C.=23.13
Δ=10°30'16"
R=126.33
L=23.16

35.33
S45°02'16"W

UNABLE TO SET

10.10
S50°59'59"W

1.83

3.30

S45°29'45"E
5.13

9.57
S44°55'28"E

SEE DETAIL AL
(SEE SHEET 13 OF 16 SHEETS)

TRACT BQ
SEE DETAIL AH
(SEE SHEET 14 OF 16 SHEETS)

S43°41'20"E
1.70

3.91
N44°39'02"E

TRACT BN
SEE DETAIL AM
(SEE SHEET 14 OF 16 SHEETS)

N45°50'15"E
1.50

24.90
N44°36'03"W

TRACT BM
SEE DETAILS W & AN
(SEE SHEET 14 OF 16 SHEETS)

SEE DETAIL AN
(SEE SHEET 14 OF 16 SHEETS)

ABOVE ELEV. 851.0 FT.

B K 1828

60.50
N69°34'43"W

18.98
N86°01'28"W

36.73
S69°25'39"W

13.65
S14°49'56"W

19.02

84.60
N44°54'40"W

54.57

39.41
S83°08'27"W

11.01

36.80

54.38

71.08

N50°52'48"E 100.56

90.10
S44°59'04"W

COMP. ANY

"X" ON RAILROAD TIE

NOT TANGENT

L=32.00
R=600.57
Δ=3°03'12"
C.Brg.=S5°52'24"W
C.=32.00

TRACT BL
ABOVE ELEV. 849.7 FT.

L=65.14
R=104.60
Δ=35°40'49"
C.Brg.=N68°40'20"E
C.=64.09

L=90.63
R=88.66
Δ=58°34'23"
C.Brg.=S27°04'10"E
C.=86.74

C.Brg.=N63°03'42"E
C.=89.69
Δ=23°14'36"
R=222.62
L=90.31

N50°33'55"E
25.64

TRACT BI
ABOVE ELEV. 852.0 FT.

ABOVE ELEV. 853.3 FT.

N50°02'21"E
65.22

ABOVE ELEV. 851.0 FT.

TRACT BJ
ABOVE ELEV. 849.4 FT.

N45°05'21"E
95.00

MATCH LINE B
(SEE SHEET 3 OF 16 SHEETS)

N44°55'02"W 151.52

L=7.27 Δ=5°17'19"

Δ=16°41'55"
L=22.94

TRACT A

TRACT

NOT TANGENT

R=159.91
L=1.06
Δ=0°22'52"
C.Brg.=N43°13'28"W
C.=1.06
(CONCAVE SOUTHWEST)

15.20
N44°40'29"W

14.33
N43°34'54"W

C.Brg.=N36°06'18"W
C.=23.64
R=90.85
L=23.71
Δ=14°57'13"

ABOVE ELEV. 847.8 FT.

NOT TANGENT

Δ=15°51'00"
L=4.44

Δ=18°13'59"
L=4.95

N44°55'02"W
58.23

5.23
N45°05'21"E

11.63

S44°55'02"E

S41°55'01"W
23.39

S19°54'16"W
30.11

C.Brg.=N32°45'15"W
C.=30.02
Δ=21°59'14"
R=78.72
L=30.21

C.Brg.=S62°32'12"E
C.=47.54

L=48.16
R=86.50
Δ=31°54'01"

S12°24'06"W
23.27

S12°24'06"W
2.48

S01°59'11"E
6.00

0.33
S77°35'54"E

L=20.51
R=151.28
Δ=7°46'10"
C.Brg.=S83°30'36"E
C.=20.50

8.05
N87°36'58"E

N02°36'41"E
0.80

C.Brg.=N67°29'46"E
C.=79.46

Δ=37°48'20"
R=122.64
L=80.92

ABOVE ELEV. 849.5 FT.

Δ=10°24'43"
R=449.91
L=81.76

Δ=40°59'46"
R=274.51
L=196.39

Δ=20°05'10"
R=468.98
L=164.36

L=35.43
R=90.92
Δ=22°20'56"

L=173
R=468.98
Δ=20°05'10"

C.Brg.=S28°42'05"E
C.=47.81

L=48.63
R=78.67
Δ=36°34'47"

S44°04'38"W
11.24

S44°55'02"E
11.63

NOT TANGENT

L=7.27 Δ=5°17'19"

Δ=16°41'55"
L=22.94

TRACT BK
ABOVE ELEV. 848.0 FT.

0.32
S20°23'05"W

Δ=0°01'17"
L=0.20

C.Brg.=S4°27'46"W
C.=33.57
Δ=29°31'52"
R=65.86
L=33.95

L=20.55
Δ=2°55'40"

TRACT BM

TRACT BK

TRACT BJ

TRACT BI

TRACK RELOCATION EASEMENT PER DOC. NO. 9041980

BNSF RAILWAY COMPANY

DETAIL V
NOT TO SCALE

DETAIL AR
NOT TO SCALE

DETAIL U
NOT TO SCALE

DETAIL AL
NOT TO SCALE

MATCH LINE I
(SEE SHEET 12 OF 16 SHEETS)

S45°29'45"E
5.13

S50°59'59"W
0.11

10.10

1.83

3.30

9.57
S44°55'28"E

100.56
N50°52'48"E

TRACT BK

TRACT BI

TRACT BJ

C.Brg.=N19°07'10"W
C.=93.79
Δ=52°07'53"
R=106.73
L=97.11

C.Brg.=N48°09'31"E
C.=90.93
Δ=75°52'30"
R=275.83
L=90.94

L=8.24 Δ=44°08'45"

NOT TANGENT

(CONCAVE NORTHEAST)
C.Brg.=N45°12'59"W
C.=0.11
R=106.73
Δ=0°03'44"

L=97.22
R=106.73
Δ=52°11'37"
C.Brg.=S19°09'02"E
C.=93.89

156.44
N44°46'50"W

MATCH LINE B
(SEE SHEET 3 OF 16 SHEETS)

R=2218.64
L=3.50
Δ=0°05'26"
C.Brg.=S46°05'42"W
C.=3.50

L=46.73
R=2218.64
Δ=1°12'25"
C.Brg.=N45°32'12"E
C.=46.73

S53°24'00"W 226.87

TRACK RELOCATION EASEMENT PER DOC. NO. 9041980

SEE DETAIL AR
(SEE SHEET 13 OF 16 SHEETS)

BNSF RAILWAY COMPANY

SEE DETAIL U
(SEE SHEET 13 OF 16 SHEETS)

TRACK RELOCATION EASEMENT PER DOC. NO. 9041980

(CONCAVE NORTHEAST)
C.Brg.=N45°12'59"W
C.=0.11
R=106.73
L=0.11
Δ=0°03'44"

R=2218.64
L=3.50
Δ=0°05'26"
C.Brg.=S46°05'42"W
C.=3.50

R=2218.64
L=43.23
Δ=1°06'59"
C.Brg.=N45°29'29"E
C.=43.23

SEE DETAIL I
(SEE SHEET 6 OF 16 SHEETS)

MATCH LINE B
(SEE SHEET 3 OF 16 SHEETS)

L=93.45
R=646.33
Δ=8°17'03"

L=46.73
R=2218.64
Δ=1°12'25"
C.Brg.=S45°32'12"E
C.=46.73

BNSF

ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCH MARK AS DENOTED ON SHEET 2 OF 16 SHEETS.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR R.L.S. BOUNDARY
SEE SHEET 3 FOR LEVEL 1 MAPPING
SEE SHEETS 4 THROUGH 9 FOR LEVEL 1 DETAILS
SEE SHEET 10 FOR LEVEL 2 MAPPING
SEE SHEET 11 FOR LEVEL 2 DETAILS
SEE SHEET 12 FOR LEVEL 3 MAPPING
SEE SHEETS 13 AND 14 FOR LEVEL 3 DETAILS
SEE SHEETS 15 AND 16 FOR ELEVATION DETAIL

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE NORTH LINE OF TRACT B, R.L.S. NO. 1828 HAS AN ASSUMED BEARING OF S89°45'49"E.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 18418.

● DENOTES 1/2 INCH IRON MONUMENT FOUND, UNLESS OTHERWISE NOTED.

R.L.S. DENOTES REGISTERED LAND SURVEY

RECORD REFERS TO DIMENSIONS IN DOCUMENT NUMBER A10081147, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

SAMBATEK, INC.

REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____

TRACTS BO & BP
SEE DETAIL X
(SEE SHEET 14 OF 16 SHEETS)

TRACT BQ
ABOVE ELEV. 868.5 FT.

TRACT BP
ABOVE ELEV. 868.5 FT.

TRACT BO
ABOVE ELEV. 868.5 FT.

TRACT BN
BELOW ELEV. 868.5 FT.
ABOVE ELEV. 849.5 FT.

TRACT BM
ABOVE ELEV. 830.0 FT.

TRACT BK
ABOVE ELEV. 840.8 FT.

TRACT
ABOVE ELEV. 849.5 FT.

DETAIL AH
NOT TO SCALE

DETAIL AM
NOT TO SCALE

DETAIL AN
NOT TO SCALE

DETAIL Y
NOT TO SCALE

DETAIL W
(SEE SHEET 12 OF 16 SHEETS)

DETAIL X
(SEE SHEET 12 OF 16 SHEETS)

DETAIL AE
(SEE SHEET 12 OF 16 SHEETS)

NORTH
SCALE 0 5 10 IN FEET

ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCH MARK AS DENOTED ON SHEET 2 OF 16 SHEETS.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR R.L.S. BOUNDARY
SEE SHEET 3 FOR LEVEL 1 MAPPING
SEE SHEETS 4 THROUGH 9 FOR LEVEL 1 DETAILS
SEE SHEET 10 FOR LEVEL 2 MAPPING
SEE SHEET 11 FOR LEVEL 2 DETAILS
SEE SHEET 12 FOR LEVEL 3 MAPPING
SEE SHEETS 13 AND 14 FOR LEVEL 3 DETAILS
SEE SHEETS 15 AND 16 FOR ELEVATION DETAIL

FOR THE PURPOSES OF THIS REGISTERED LAND SURVEY, THE NORTH LINE OF TRACT B, R.L.S. NO. 1828 HAS AN ASSUMED BEARING OF S89°45'49"E.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 18418.

● DENOTES 1/2 INCH IRON MONUMENT FOUND, UNLESS OTHERWISE NOTED.

R.L.S. DENOTES REGISTERED LAND SURVEY

RECORD REFERS TO DIMENSIONS IN DOCUMENT NUMBER A10081147, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

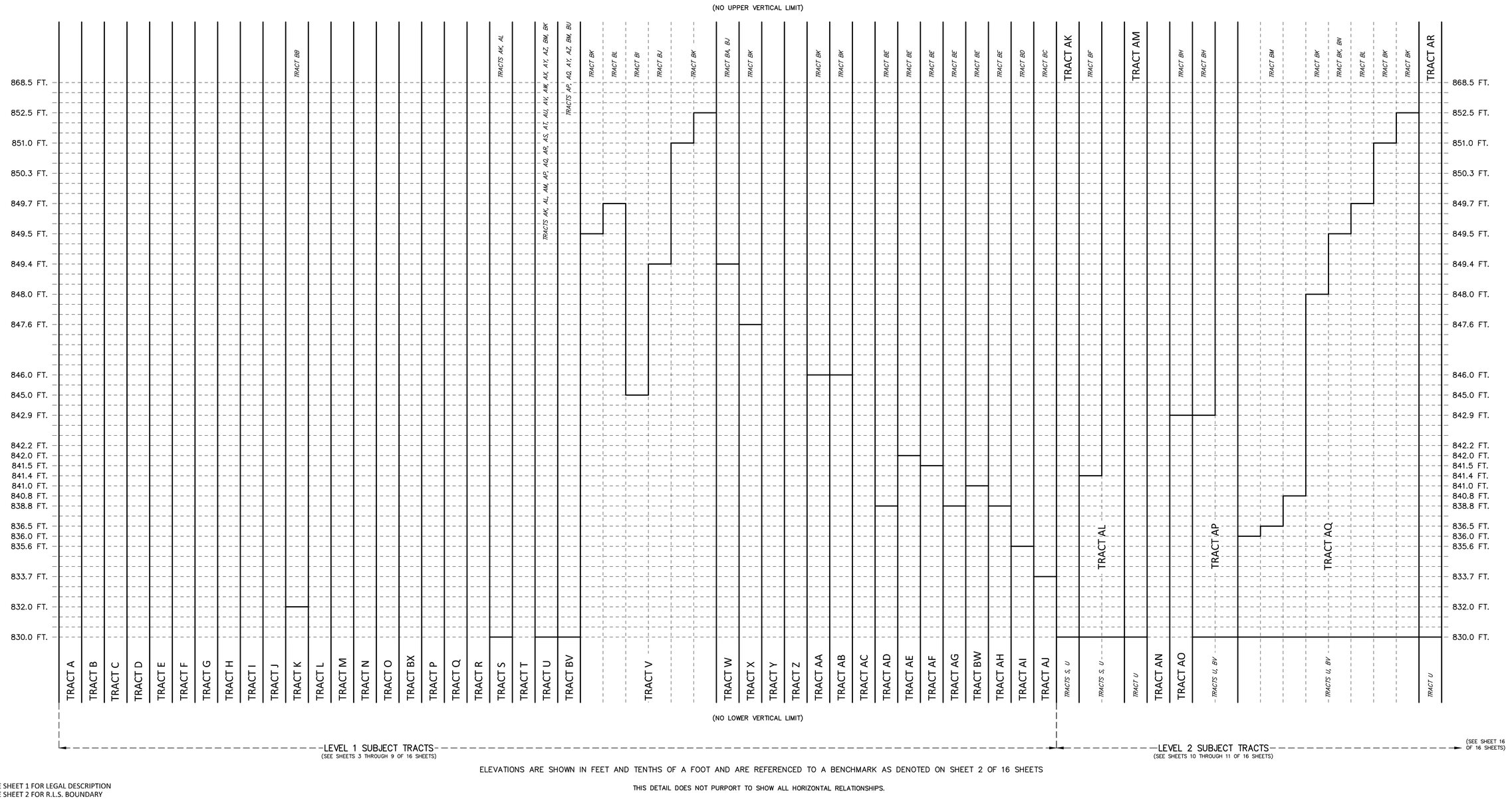
SAMBATEK, INC.

REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____

ELEVATION DETAIL

NOT DRAWN TO SCALE



ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCHMARK AS DENOTED ON SHEET 2 OF 16 SHEETS

THIS DETAIL DOES NOT PURPORT TO SHOW ALL HORIZONTAL RELATIONSHIPS.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR R.L.S. BOUNDARY
SEE SHEET 3 FOR LEVEL 1 MAPPING
SEE SHEETS 4 THROUGH 9 FOR LEVEL 1 DETAILS
SEE SHEET 10 FOR LEVEL 2 MAPPING
SEE SHEET 11 FOR LEVEL 2 DETAILS
SEE SHEET 12 FOR LEVEL 3 MAPPING
SEE SHEETS 13 AND 14 FOR LEVEL 3 DETAILS
SEE SHEETS 15 AND 16 FOR ELEVATION DETAIL

LEGEND

TRACT __ DENOTES SUBJECT TRACT

TRACT __ DENOTES TRACT ABOVE OR BELOW SUBJECT TRACT

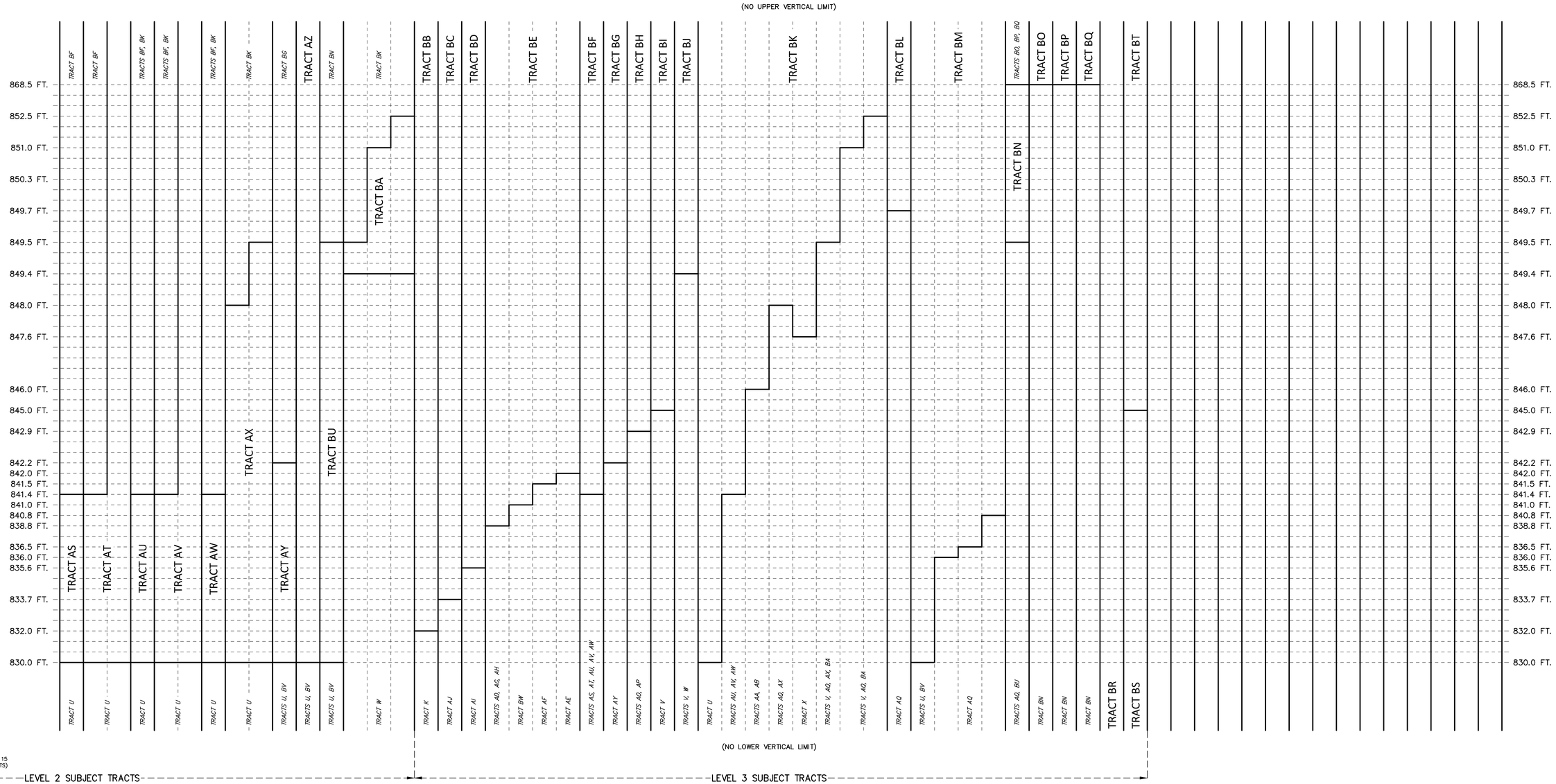
SAMBATEK, INC.

REGISTERED LAND SURVEY NO. _____

R.T. DOC. NO. _____

ELEVATION DETAIL

NOT DRAWN TO SCALE



(SEE SHEET 15 OF 16 SHEETS)

LEVEL 2 SUBJECT TRACTS
(SEE SHEETS 10 THROUGH 11 OF 16 SHEETS)

LEVEL 3 SUBJECT TRACTS
(SEE SHEETS 12 THROUGH 14 OF 16 SHEETS)

ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF A FOOT AND ARE REFERENCED TO A BENCHMARK AS DENOTED ON SHEET 2 OF 16 SHEETS

THIS DETAIL DOES NOT PURPORT TO SHOW ALL HORIZONTAL RELATIONSHIPS.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR R.L.S. BOUNDARY
SEE SHEET 3 FOR LEVEL 1 MAPPING
SEE SHEETS 4 THROUGH 9 FOR LEVEL 1 DETAILS
SEE SHEET 10 FOR LEVEL 2 MAPPING
SEE SHEET 11 FOR LEVEL 2 DETAILS
SEE SHEET 12 FOR LEVEL 3 MAPPING
SEE SHEETS 13 AND 14 FOR LEVEL 3 DETAILS
SEE SHEETS 15 AND 16 FOR ELEVATION DETAIL

LEGEND

TRACT __ DENOTES SUBJECT TRACT

TRACT __ DENOTES TRACT ABOVE OR BELOW SUBJECT TRACT

SAMBATEK, INC.

NO.	DATE	REVISION
1	10.11.2012	GMP ADDENDUM NO. 1
2	10.17.2012	GMP ADDENDUM NO. 2
4	12.19.2012	HERC PROGRESS - 90% CD
5	01.10.2013	HERC PERMIT REVISION 1
6	01.25.2013	BULLETIN #6
7	01.28.2013	HERC PERMIT REVISION 2
8	01.29.2013	PHASE 2 PROGRESS SET
11	02.15.2013	BULLETIN #10
12	03.11.2013	BULLETIN #11
13	04.19.2013	BULLETIN #12
14	04.26.2013	PHASE 2 PERMIT REV.1
15	05.13.2013	BULLETIN #13
16	06.11.2013	BULLETIN #17

SEAL

KEY PLAN

Perkins Eastman

115 FIFTH AVENUE
NEW YORK, NY 10003
T. 212.353.7200
F. 212.353.7676

OWNER:
HENNEPIN COUNTY
GOVERNMENT CENTER, A-1730
300 SOUTH SIXTH STREET
MINNEAPOLIS, MN 55487-0175

DESIGN BUILD CONTRACTOR:
KNUTSON CONSTRUCTION
5500 WAYZATA BOULEVARD
SUITE 300
MINNEAPOLIS, MN 55416

ASSOCIATE ARCHITECT:
4RM+ULA
275 E 4TH STREET
SUITE 400
ST PAUL, MN 55101

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEH
3535 VADNAIS CENTER DRIVE
SAINT PAUL, MN 55110

DESIGN LANDSCAPE ARCHITECT:
OLIN
PUBLIC LEDGER BUILDING, SUITE 1123
150 SOUTH INDEPENDENCE MALL WEST
PHILADELPHIA, PA 19106

STRUCTURAL ENGINEER:
PALANISAMI & ASSOCIATES, INC.
5661 INTERNATIONAL PARKWAY
MINNEAPOLIS, MN 55428

MECHANICAL & PLUMBING ENGINEER:
MICHAUD COOLEY ERICKSON
1200 METROPOLITAN CENTRE
333 SOUTH SEVENTH STREET
MINNEAPOLIS, MN 55402

PROJECT TITLE:

The Interchange
connecting people and places

MINNEAPOLIS, MN

Parking Count

	Standard	Compact	Handicap	Handicap Van	Total
A	5	7	0	0	12
B	21	13	0	0	34
C	6	8	0	0	14
D	21	4	0	0	25
E	20	6	0	1	27
F	32	0	0	0	32
G	16	0	0	0	16
H	14	6	0	0	20
J	16	0	1	1	18
K	21	19	0	0	40
L	11	0	0	0	11
N	6	0	2	0	8
P	5	1	2	0	8
Q	10	0	0	0	10
R	12	3	0	0	15
Total	216	67	5	2	**290**

Maximum percentage of compact spaces = 25%
Actual percentage of compact spaces = 67/290 = 23.10%

Applicable Codes
2006 INTERNATIONAL BUILDING CODE - 2007 MINNESOTA STATE BUILDING CODE CHAPTER 1305
CITY OF MINNEAPOLIS - PARKING/LOADING AREA DESIGN AND MAINTENANCE REQUIREMENTS

PROJECT No: 49730.00

DRAWING TITLE:
1ST LEVEL PLAN

SCALE: 1/16" = 1'-0"

A-101

BULLETIN #17

06/11/2013

C:\REVIT LOCAL\Interchange_AR_DS_0-2_C_2013.RVT_ykim.rvt
6/11/2013 5:56:22 PM

1 1ST LEVEL PLAN
1/16" = 1'-0"

NO.	DATE	REVISION
1	10.11.2012	GMP ADDENDUM NO. 1
2	10.17.2012	GMP ADDENDUM NO. 2
4	12.19.2012	HERC PROGRESS - 90% CD
5	01.10.2013	HERC PERMIT REVISION 1
6	01.25.2013	BULLETIN #6
7	01.28.2013	HERC PERMIT REVISION 2
8	01.29.2013	PHASE 2 PROGRESS SET
11	02.15.2013	BULLETIN #10
12	03.11.2013	BULLETIN #11
13	04.19.2013	BULLETIN #12
14	04.26.2013	PHASE 2 PERMIT REV.1
15	05.13.2013	BULLETIN #13
16	06.11.2013	BULLETIN #17

SEAL

KEY PLAN

Perkins Eastman

115 FIFTH AVENUE
NEW YORK, NY 10003
T. 212.353.7200
F. 212.353.7676

OWNER:
HENNEPIN COUNTY
GOVERNMENT CENTER, A-1730
300 SOUTH SIXTH STREET
MINNEAPOLIS, MN 55487-0175

DESIGN BUILD CONTRACTOR:
KNUTSON CONSTRUCTION
5500 WAYZATA BOULEVARD
SUITE 300
MINNEAPOLIS, MN 55416

ASSOCIATE ARCHITECT:
4RM+ULA
275 E 4TH STREET
SUITE 400
ST PAUL, MN 55101

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEH
3535 VADNAIS CENTER DRIVE
SAINT PAUL, MN 55110

DESIGN LANDSCAPE ARCHITECT:
OLIN
PUBLIC LEDGER BUILDING, SUITE 1123
150 SOUTH INDEPENDENCE MALL WEST
PHILADELPHIA, PA 19106

STRUCTURAL ENGINEER:
PALANISAMI & ASSOCIATES, INC.
5661 INTERNATIONAL PARKWAY
MINNEAPOLIS, MN 55428

MECHANICAL & PLUMBING ENGINEER:
MICHAUD COOLEY ERICKSON
1200 METROPOLITAN CENTRE
333 SOUTH SEVENTH STREET
MINNEAPOLIS, MN 55402

PROJECT TITLE:

The Interchange
connecting people and places

MINNEAPOLIS, MN

PROJECT No: 49730.00

DRAWING TITLE:

2ND LEVEL PLAN

SCALE: 1/16" = 1'-0"

A-102

BULLETIN #17

06/11/2013

Parking Count

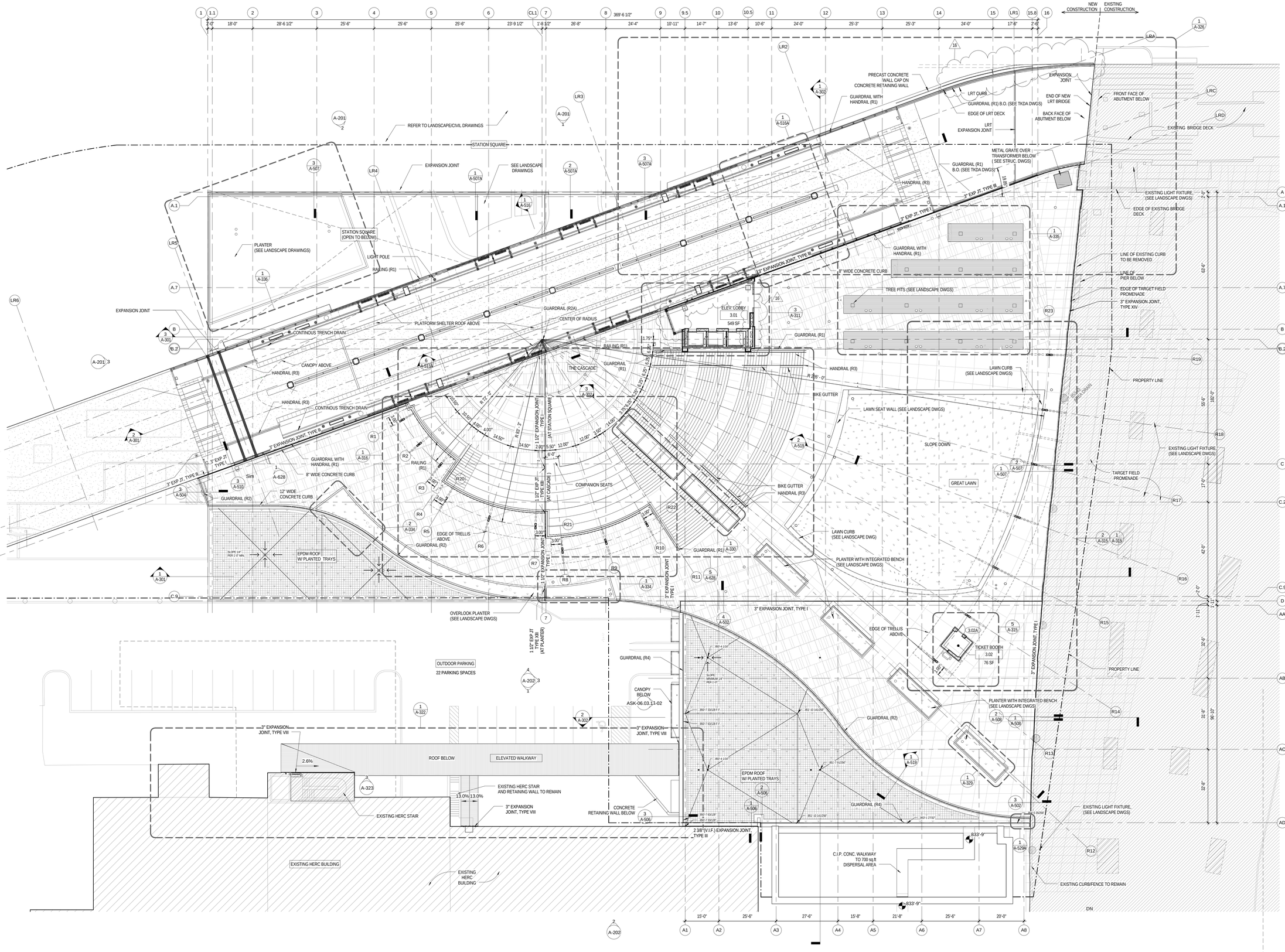
	Standard	Compact	Handicap	Handicap Van	Total
A	5	7	0	0	12
B	21	13	0	0	34
C	6	8	0	0	14
D	21	4	0	0	25
E	20	6	0	1	27
F	32	0	0	0	32
G	16	0	0	0	16
H	14	6	0	0	20
J	16	0	1	1	18
K	21	19	0	0	40
L	11	0	0	0	11
N	6	0	2	0	8
P	5	1	2	0	8
Q	10	0	0	0	10
R	12	3	0	0	15
Total	216	67	5	2	**290**

Maximum percentage of compact spaces = 25%
Actual percentage of compact spaces = 67/290 = 23.10%

Applicable Codes
2006 INTERNATIONAL BUILDING CODE - 2007 MINNESOTA STATE BUILDING CODE CHAPTER 1305
CITY OF MINNEAPOLIS - PARKING/LOADING AREA DESIGN AND MAINTENANCE REQUIREMENTS

1 2ND LEVEL PLAN
1/16" = 1'-0"

C:\REVIT LOCAL\Interchange_AR_DS_0-2_C_2013.RVT_y.kim.rvt
6/12/2013 6:25:45 PM



1 3RD LEVEL PLAN
1/16" = 1'-0"

C:\REVIT LOCAL\Interchange_AR_DS_0-2_C_2013.RVT_y.kim.rvt
6/12/2013 6:24:03 PM

NO.	DATE	REVISION
1	10.11.2012	GMP ADDENDUM NO. 1
2	10.17.2012	GMP ADDENDUM NO. 2
4	12.19.2012	HERC PROGRESS - 90% CD
5	01.10.2013	HERC PERMIT REVISION 1
6	01.25.2013	BULLETIN #6
7	01.28.2013	HERC PERMIT REVISION 2
8	01.29.2013	PHASE 2 PROGRESS SET
11	02.15.2013	BULLETIN #10
12	03.11.2013	BULLETIN #11
13	04.19.2013	BULLETIN #12
14	04.26.2013	PHASE 2 PERMIT REV.1
15	05.13.2013	BULLETIN #13
16	06.11.2013	BULLETIN #17

SEAL

KEY PLAN

Perkins Eastman
115 FIFTH AVENUE
NEW YORK, NY 10003
T. 212.353.7200
F. 212.353.7676

OWNER:
HENNEPIN COUNTY
GOVERNMENT CENTER, A-1730
300 SOUTH SIXTH STREET
MINNEAPOLIS, MN 55487-0175

DESIGN BUILD CONTRACTOR:
KNUTSON CONSTRUCTION
5500 WAYZATA BOULEVARD
SUITE 300
MINNEAPOLIS, MN 55416

ASSOCIATE ARCHITECT:
4RM+ULA
275 E 4TH STREET
SUITE 400
ST PAUL, MN 55101

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEH
3535 VADNAIS CENTER DRIVE
SAINT PAUL, MN 55110

DESIGN LANDSCAPE ARCHITECT:
OLIN
PUBLIC LEDGER BUILDING, SUITE 1123
150 SOUTH INDEPENDENCE MALL WEST
PHILADELPHIA, PA 19106

STRUCTURAL ENGINEER:
PALANISAMI & ASSOCIATES, INC.
5661 INTERNATIONAL PARKWAY
MINNEAPOLIS, MN 55428

MECHANICAL & PLUMBING ENGINEER:
MICHAUD COOLEY ERICKSON
1200 METROPOLITAN CENTRE
333 SOUTH SEVENTH STREET
MINNEAPOLIS, MN 55402

PROJECT TITLE:

The Interchange
connecting people and places

MINNEAPOLIS, MN

PROJECT No: 49730.00

DRAWING TITLE:

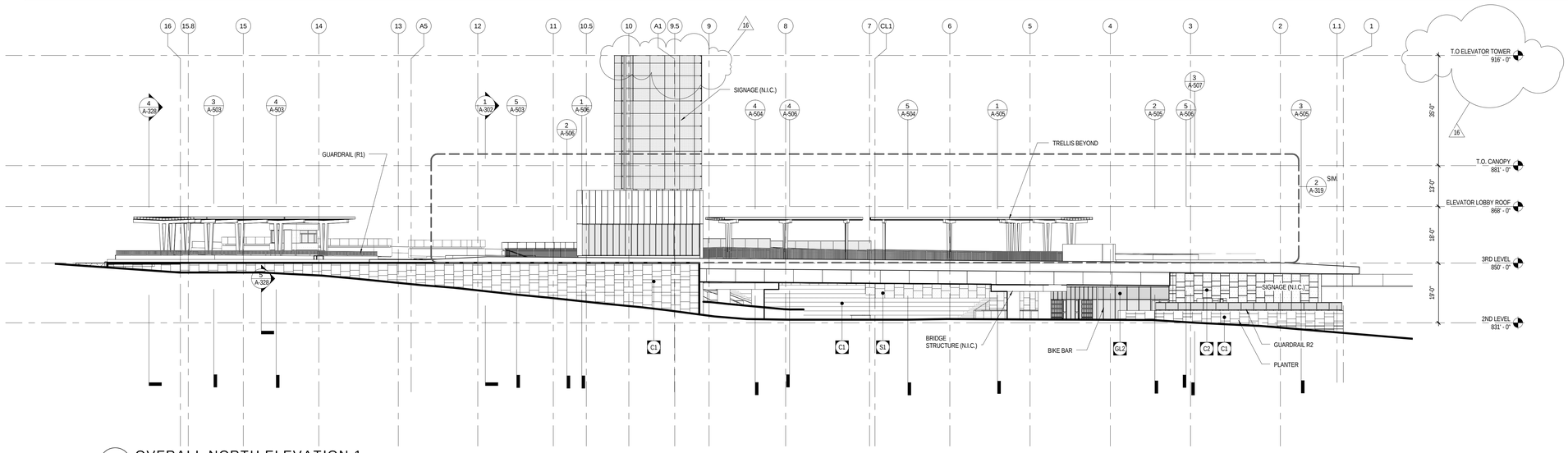
3RD LEVEL PLAN

SCALE: 1/16" = 1'-0"

A-103

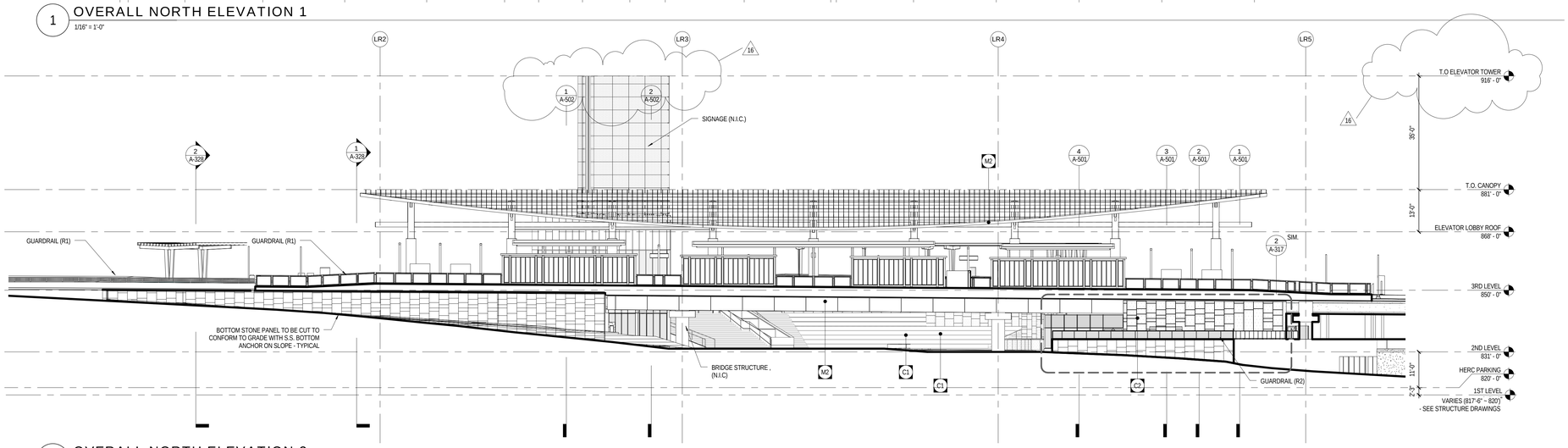
BULLETIN #17

06/11/2013



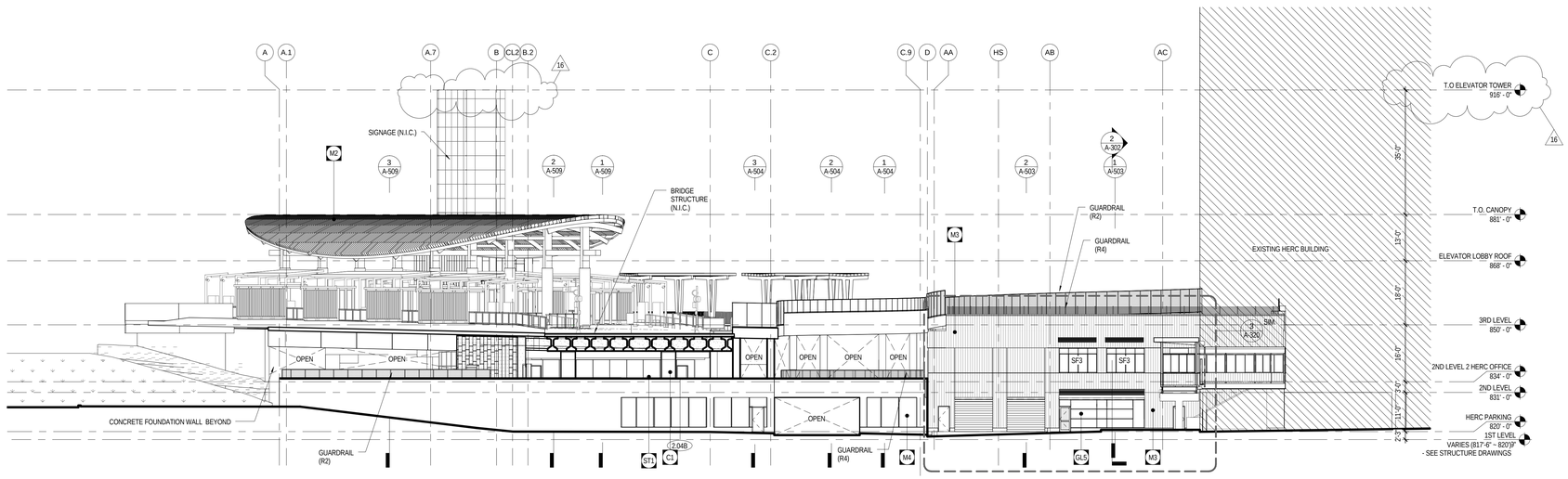
1 OVERALL NORTH ELEVATION 1

1/16" = 1'-0"



2 OVERALL NORTH ELEVATION 2

1/16" = 1'-0"



3 OVERALL WEST ELEVATION

1/16" = 1'-0"

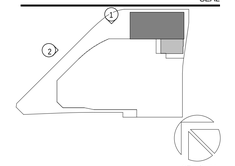
C:\REVIT LOCAL\Interchange_AR_DS_0-2_C_2013.RVT_y.kim.rvt
6/12/2013 5:39:04 PM

NO.	DATE	REVISION
1	10.11.2012	GMP ADDENDUM NO. 1
2	10.17.2012	GMP ADDENDUM NO. 2
4	12.19.2012	HERC PROGRESS - 90% CD
6	01.25.2013	BULLETIN #6
8	01.29.2013	PHASE 2 PROGRESS SET
11	02.15.2013	BULLETIN #10
13	04.19.2013	BULLETIN #12
15	05.13.2013	BULLETIN #13
16	06.11.2013	BULLETIN #17

EXTERIOR MATERIAL LEGEND

GL1	GLASS - 1" INSULATED GLASS
GL2	GLASS - 1" INSULATED SPANDREL
GL3	GLASS - 1" INSULATED TEMPERED
GL4	GLASS - 1/2" TEMPERED
GL5	GLASS - 1/2" LAMINATED
GL6	SAFETY GLASS - 3/4" LAMINATED
C1	POURED-IN-PLACE CONCRETE - ARCHITECTURAL EXPOSED
C2	CAST STONE CLADDING
M1	STRUCTURAL STEEL - ARCHITECTUAL EXPOSED
M2	ALUMINUM - PAINTED
M3	ALUMINUM PANEL WITH CONCEALED FASTENER
M4	2" X 4" RECT. ALUM. WIRE MESH W/ FRAME
M5	STANDING SEAM METAL ROOF
R1	ANODIZED ALUM. GUARDRAIL W/ ALUMN. MESH INFILL PANEL
R2	ANODIZED ALUM. GUARDRAIL W/ ALUMN. MESH INFILL PANEL
R2A	ALUM. LRT FENCE
R3	ALUM. TUBE HANDRAIL
R3A	BIKE GUTTER ALUM. TUBE HANDRAIL
S1	STONE CLADDING
ST1	ACRYLIC STUCCO
W1	WOOD
ASI	CANOPY - ANODIZED ALUM. & DICHROIC GLASS FINS ABV. ANODIZED ALUM. PURLINS ABV. A HIGH PERFORMANCE COATED RECT. TUBE STEEL STRUCTURE
ASI	ELEVATOR TOWER - EXPANDED ALUM. MESH ON HOR. ALUM. TUBE GIRTS ON STRUCTURAL STEEL FRAME

SEAL



KEY PLAN

Perkins Eastman

115 FIFTH AVENUE
NEW YORK, NY 10003
T. 212.353.7200
F. 212.353.7676

OWNER:
HENNEPIN COUNTY
GOVERNMENT CENTER, A-1730
300 SOUTH SIXTH STREET
MINNEAPOLIS, MN 55487-0175

DESIGN BUILD CONTRACTOR:
KNUTSON CONSTRUCTION
5500 WAYZATA BOULEVARD
SUITE 300
MINNEAPOLIS, MN 55416

ASSOCIATE ARCHITECT:
4RM+ULA
275 E. 4TH STREET
SUITE 400
ST PAUL, MN 55101

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEH
3535 VADNAIS CENTER DRIVE
SAINT PAUL, MN 55110

DESIGN LANDSCAPE ARCHITECT:
OLIN
PUBLIC LEDGER BUILDING, SUITE 1123
150 SOUTH INDEPENDENCE MALL WEST
PHILADELPHIA, PA 19106

STRUCTURAL ENGINEER:
PALANISAMI & ASSOCIATES, INC.
5661 INTERNATIONAL PARKWAY
MINNEAPOLIS, MN 55428

MECHANICAL & PLUMBING ENGINEER:
MICHAUD COOLEY ERICKSON
1200 METROPOLITAN CENTRE
333 SOUTH SEVENTH STREET
MINNEAPOLIS, MN 55402

PROJECT TITLE:
The Interchange
connecting people and places

MINNEAPOLIS, MN

PROJECT No: 49730.00

DRAWING TITLE:
EXTERIOR ELEVATIONS

SCALE: As indicated

A-201

BULLETIN #17

06/11/2013

5TH STREET N

scale 15 — 30 0 30 60 feet

LEGEND

- HERC DRIVEWAY PAVEMENT
- HERC ADMIN DRIVEWAY PAVEMENT
- PARKING RAMP DRIVEWAY PAVEMENT
- CONCRETE SIDEWALK (SEE LANDSCAPE PLANS FOR DETAILS)
- TPSS ROCK AREA
- TPSS BITUMINOUS PAVED AREA

NOTES:

- SEE STREET PLAN SHEETS FOR 6TH AVENUE N AND 5TH ST N DETAILS
- SEE SHEET C-101 FOR SITE REMOVALS
- SEE SHEET C-102 FOR SITE PROPOSED UTILITIES
- SEE SHEET C-104 FOR SITE PROPOSED GRADING
- SEE SHEET C-105 FOR SITE DETAILS INFORMATION
- SEE SHEET C-108 FOR SITE EROSION CONTROL

NOTE:
ALL DIMENSIONS ARE TO FACE/GUTTER OF CURB AND TO EDGE OF SIDEWALKS UNLESS NOTED ON THE PLAN

6TH AVENUE N

6TH AVENUE NORTH

5TH AVE N

Holiday Station

CONST. CONCRETE COMMERCIAL DRIVE APRON (SEE DETAIL ON C012)

CONST. 4" CONCRETE SIDEWALK

SEE LANDSCAPE PLANS & C-110 FOR MORE DETAIL IN THIS AREA

CONST. CONCRETE SIDEWALK

C.I.P. RETAINING WALL SEE STRUCTURAL

TRENCH DRAIN SEE DETAIL C-110 AND MECHANICAL FOR DRAIN CONNECTION

PROPOSED PARKING RAMP OUTLINE

SIG COMM

CONSTRUCT ISLAND & INSTALL RAMP ACCESS CONTROL SYSTEM IN ISLAND

CONST. 4" CONCRETE SIDEWALK

GENERATOR PADS

CONST. B618 C&G

KNOCK DOWN CURB AT DOOR

INSTALL BOLLARDS AT EACH SIDE OF GARAGE DOOR OPENINGS. SEE DETAIL C-106.

INSTALL SALVAGED SITE SECURITY FENCING

CONST. CURB CUT

INSTALL BOLLARDS AT EACH SIDE OF GARAGE DOOR OPENINGS. SEE DETAIL C-106.

5" CONCRETE MEDIAN BULLNOSE

INSTALL BOLLARDS 5 EACH/SIDE SEE DETAIL C-106

INSTALL RAMP ACCESS CONTROL SYSTEM IN ISLAND

PROPOSED HERC OFFICE BUILDING OUTLINE

CONST. 4" CONCRETE SIDEWALK

INSTALL SALVAGED STOP SIGN

INSTALL SALVAGED SITE SECURITY FENCING

CONST. B618 C&G

6' CONCRETE MEDIAN BULLNOSE

PAVE MEDIAN WITH TEMP 2" BITUMINOUS PATCH

CONST. CURB CUT

INSTALL SALVAGED SITE SECURITY GATE AND POWER CONTROL SYSTEM

REPLACE BOLLARDS AT EACH SIDE OF GARAGE DOOR OPENINGS. SEE DETAIL C-106.

CONST. CIP CONCRETE RETAINING WALL (SEE STRUCTURAL PLANS)

HERC OFFICE BLDG. EXTERIOR PARKING STALLS=22 ADA STALLS=1 TOTAL=23

SALVAGE & RE-INSTALL PORTION OF EXISTING GABION WALL ALONG EAST SIDE ONLY. RE-INSTALL TOP COURSE AND WIRE CAGE ONLY ON REMAINDER OF WALL AREA TO MATCH APPEARANCE OF ORIGINAL WALL. MATCH ELEVATION OF EXISTING WALL.

REPLACE TREES (INKIND) THAT WERE REMOVED MATCH EXISTING GRID PATTERN

CONSTRUCT CONCRETE WALKWAY & DISPERSAL PATIO (700SF) SLAB ON GRADE. WALKWAY TO FIT WITHIN TREE GRID PATTERN

H.E.R.C. Facility
505 6th Avenue North

Baghouse

Quench Reactor

Chemical Treatment

Denox System

Ash & Residue Storage

Electric Substation

Cooling Tower

BNSF RAILROAD

EDGE OF MILLPARK PROMENADE

TPSS

TRANSFORMER PAD

MATCH EXISTING CONCRETE PAVEMENT

PROVIDE CURB CUT FOR ACCESS TO TPSS CONSTRUCT 6"X5'X24' CONCRETE APRON

DRILL AND GROUT REBAR ALONG EXISTING CONCRETE PAVEMENT (SEE DETAIL)

REPLACE CONCRETE PAVEMENT

PROTECT WEIGH SCALE

MATCH EXISTING BITUMINOUS PAVEMENT SECTION

RESTORE SALVAGED GRAVEL

PROTECT EXISTING GABION WALL

NO.	DATE	ISSUE
1	9/14/12	PROGRESS SET
2	10/1/12	GMP DOCUMENT SET
3	10/11/12	GMP ADDENDUM NO. 1
4	12/14/12	HERC PROGRESS - 90% CD
5	01/04/13	PROGRESS SET
6	01/25/13	BULLETIN #9
7	01/29/13	PHASE 2 PROGRESS SET
8	02/08/13	PROGRESS SET
9	02/15/13	BULLETIN #10
10	03/11/13	BULLETIN #11
11	04/19/13	BULLETIN #12
12	05/13/13	BULLETIN #13

SEH
PHONE: 952.912.2600
10901 RED CIRCLE DRIVE
SUITE #300
MINNETONKA, MN 55343-9302
www.sehinc.com
SEH PROJECT: HENNC 121277

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JUSTIN M. GESE, P.E.
Date: 04/19/13 Lic. No. 43337

Perkins Eastman
115 FIFTH AVENUE
NEW YORK, NY 10003
T. 212.353.7200
F. 212.353.7676

OWNER:
HENNEPIN COUNTY
GOVERMENT CENTER, A-1730
300 SOUTH SIXTH STREET
MINNEAPOLIS, MN 55487-0175

DESIGN BUILD CONTRACTOR:
KNUTSON
5500 WAYZATA BOULEVARD
SUITE 300
MINNEAPOLIS, MN 55416

ASSOCIATE ARCHITECT:
4RM+ULA
275 E 4TH STREET
SUITE 400
ST PAUL, MN 55101

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEH
10901 RED CIRCLE DRIVE, SUITE 300
MINNETONKA, MN 55343

DESIGN LANDSCAPE ARCHITECT:
OLIN
PUBLIC LEDGER BUILDING, SUITE 1123
150 SOUTH INDEPENDENCE MALL WEST
PHILADELPHIA, PA 19106

STRUCTURAL ENGINEER:
PALANISAMI & ASSOCIATES, INC.
5661 INTERNATIONAL PARKWAY
MINNEAPOLIS, MN 55428

MECHANICAL & PLUMBING ENGINEER:
MICHAUD COOLEY ERICKSON
1200 METROPOLITAN CENTRE
333 SOUTH SEVENTH STREET
MINNEAPOLIS, MN 55402

PROJECT TITLE:
The Interchange
connecting people and places

MINNEAPOLIS, MN

PROJECT No: 49730.00

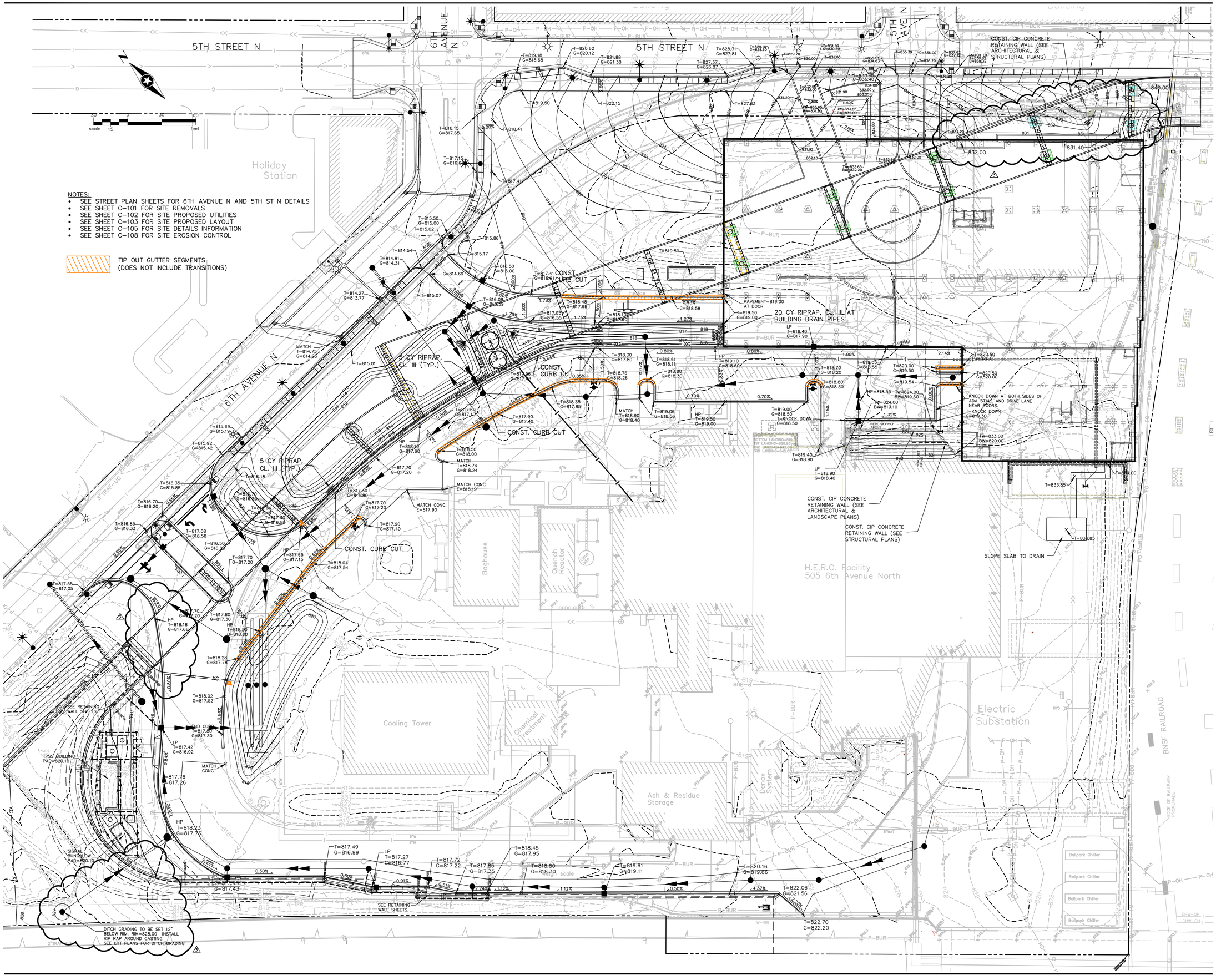
DRAWING TITLE:
SITE PROPOSED LAYOUT

C-103

BULLETIN #13

05/13/2013

p:\F:\VI\Hennc\121277\5-final--dsgn\51-drawings\10-Civil\cad\dwg\plnsht1\FE121277PAV.dwg 5/9/2013 6:00 PM jgese



NO.	DATE	ISSUE
1	9/14/12	PROGRESS SET
2	10/1/12	GMP DOCUMENT SET
3	10/11/12	GMP ADDENDUM NO. 1
4	12/14/12	HERC PROGRESS – 90% CD
5	01/04/13	PROGRESS SET
7	01/29/13	PHASE 2 PROGRESS SET
8	02/08/13	PROGRESS SET
9	02/15/13	BULLETIN #10
10	03/11/13	BULLETIN #11
11	04/19/13	BULLETIN #12
12	05/13/13	BULLETIN #13

SEH
PHONE: 952.912.2600
10901 RED CIRCLE DRIVE
SUITE #300
MINNETONKA, MN 55343-9302
www.sehinc.com
SEH PROJECT: HENNC 121277

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JUSTIN M. GESE, P.E.
Date: 04/19/13 Lic. No. 43337

Perkins Eastman
115 FIFTH AVENUE
NEW YORK, NY 10003
T. 212.353.7200
F. 212.353.7676

OWNER:
HENNEPIN COUNTY
GOVERMENT CENTER, A-1730
300 SOUTH SIXTH STREET
MINNEAPOLIS, MN 55487-0175

DESIGN BUILD CONTRACTOR:
KNUTSON
5500 WAYZATA BOULEVARD
SUITE 300
MINNEAPOLIS, MN 55416

ASSOCIATE ARCHITECT:
4RM+ULA
275 E 4TH STREET
SUITE 400
ST PAUL, MN 55101

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEH
10901 RED CIRCLE DRIVE, SUITE 300
MINNETONKA, MN 55343

DESIGN LANDSCAPE ARCHITECT:
OLIN
PUBLIC LEDGER BUILDING, SUITE 1123
150 SOUTH INDEPENDENCE MALL WEST
PHILADELPHIA, PA 19106

STRUCTURAL ENGINEER:
PALANISAMI & ASSOCIATES, INC.
5661 INTERNATIONAL PARKWAY
MINNEAPOLIS, MN 55428

MECHANICAL & PLUMBING ENGINEER:
MICHAUD COOLEY ERICKSON
1200 METROPOLITAN CENTRE
333 SOUTH SEVENTH STREET
MINNEAPOLIS, MN 55402

PROJECT TITLE:
The Interchange
connecting people and places

MINNEAPOLIS, MN

PROJECT No: 49730.00

DRAWING TITLE:
SITE PROPOSED GRADING

C-104

BULLETIN #13

05/13/2013

p:\F:\H\Hennc\121277\5-final-dsgn\51-drawings\10-Civil\cad\dwg\plnsht\HE121277GR.dwg 5/9/2013 6:01 PM jgese

TARGET
FIELD
STATION

N

1991

Google earth

Imagery Date: 10/11/2014 44°59'00.83" N 93°16'47.69" W elev 819 ft eye alt 2023 ft

N
1991
Google earth
Imagery Date: 10/11/2014 44°58'58.66" N 93°16'44.81" W elev 833 ft eye alt 2510 ft