

Case File No. 17-0033
Airport Park

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





Preliminary Plat
of
AIRPORT PARK
for
Dehl Properties, LLC

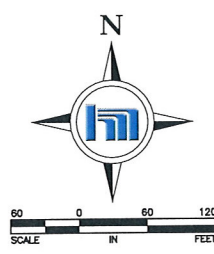
DESCRIPTION OF PROPERTY TO BE PLATTED: (Per Commercial Partners Title Commitment file no. 52780A)
The Northeast Quarter of the Southwest Quarter of Section 20, Township 31, Range 23, Anoka County, Minnesota.
(Abstract Property)

NOTES:

- The professional surveyor has made no investigation or independent search for encumbrances of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The underground utilities shown have been located from field survey information and available records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (888-48-0002). The subsurface utility information on this survey is utility quality level D. This quality level was determined according to the guidelines of O/ASCE 38-2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."
- Contours depicted (1 foot intervals) are per field survey completed by Hakanson Anderson in May 2017 in combination with MxGeo obtained LIDAR Contours.
- Proposed Right of Way on 105th Avenue NE per City of Blaine consultant.
- No Right of Way easement documents exist on 105th Avenue NE and Radisson Road per Commitment to Title by Commercial Partners Title, LLC file no. 52780A dated April 6, 2017.
- Proposed private ingress/egress easements as depicted to be recorded per separate documents upon filing and recordation of final plat.
- Plat name subject to change.
- No portion of the property to be platted lies within the replacement wetland areas per Doc. No. 0206990.001.

Municipality:	City of Blaine	Lot Summary:	1 Lot & 2 Outlots
Existing Zoning:	Airport & PED-A (Planned Business District-Airport)	Owner:	MPLS-StPaul Metro Airport 9227 NW Minneapolis, MN 55450 (612) 728-8100
Proposed Use:	Commercial/Retail	Subdivider:	Dehl Properties, LLC A Minnesota Limited Liability Company 120 South Sixth St. Suite 2005 Minneapolis, MN 55450
Road Mileage:	0 LF or 0.00 Miles	Designer/Surveyor:	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860
Street Lighting:	as required	PLD No.	21-31-23-32-0001
Proposed Utilities:	Sewer: Municipal (available) Water: Municipal (available)		
Plat Area:	Total Area: 1,757,324 sq.ft. = 40.343 acres ROW: 170,113 sq.ft. = 3.909 acres		

BENCHMARKS: TOP NUT HYDRANT N. SIDE 105TH AVE, 250'± W. OF RADISSON RD. ELEVATION: 907.36 (NAVD 88)
TOP NUT HYDRANT NE CORNER OF SCHWAN ARENA ELEVATION: 902.70 (NAVD 88)



LEGEND

- = DENOTES FOUND IRON MONUMENT
- = DENOTES SURFACE CONTOUR (2 FT. INTERVAL)
- ⊠ = DENOTES GATE VALVE
- ⊙ = DENOTES AUTO SPRINKLER
- ⊕ = DENOTES HYDRANT
- |- = DENOTES WATER LINE
- ⊙ = DENOTES SANITARY SEWER MANHOLE
- ⊕ = DENOTES SANITARY SEWER LINE
- ⊠ = DENOTES CATCHBASIN
- ⊙ = DENOTES STORM SEWER MANHOLE
- = DENOTES STORM SEWER LINE

DATE	REVISION

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.
Charles R. Christopherson
Charles R. Christopherson
Date: 07/06/17 Lic. No. 18420

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

AIRPORT PARK
DEHL PROPERTIES

PRELIMINARY PLAT
CITY OF BLAINE, MINNESOTA

SHEET
1
OF
1
SHEETS