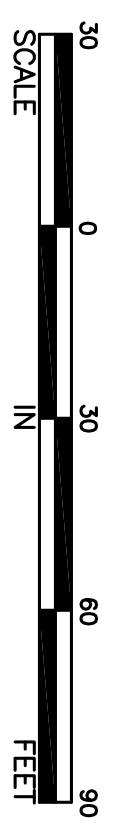


LEGEND

- ◇ FIRE HYDRANT
- WATER VALVE
- MANHOLE
- ⊠ CATCH BASIN
- ⊘ POWERPOLE
- ⊘ LIGHT POLE
- ⊘ GUY
- ⊠ TRANSFORMER
- ⊠ ELECTRIC METER
- ⊠ TV FEDESTAL
- ⊠ TELEPHONE FEDESTAL
- ⊠ AIR CONDENSER
- ⊠ HAND HOLE
- GAS WATER
- GAS WATER
- SANITARY SEWER
- ST STORM SEWER
- W WATERMAIN
- G UNDERGROUND GAS MAIN
- 1 UNDERGROUND TELEPHONE
- E UNDERGROUND ELECTRIC
- TV UNDERGROUND CABLE TV
- OU OVERHEAD UTILITY LINES
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- ⊘ EXISTING SPOT ELEVATION
- ⊘ SOIL BORING
- ⊘ SIGN
- ⊘ DECIDUOUS TREE
- ⊘ CONIFEROUS TREE
- ⊘ DENOTES TREE AND BRUSH LIMITS
- ⊘ DENOTES FLAGGED END SECTION
- ⊘ DENOTES FRENCH MAIN
- CS CURB STOP
- CO CLEAN OUT
- BUSH
- BARBECUE GRILL
- AUTO SPRINKLER
- BASKETBALL HOOP
- BENCH
- WATER SPROUT
- TRENCH DRAIN
- THERMIC CONTROL PANEL
- STORM DISMETER
- TELEPHONE
- SATELLITE DISH
- ELECTRIC FEDESTAL
- FLAG POLE
- GROUND LITE
- MAILBOX
- ROOF DRAIN
- TRANSMISSION TOWER
- VENT PIPE
- WELL



ATTENTION: TO THIS DRAWING ARE REQUESTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BDM CONSULTING ENGINEERS AND SURVEYORS, P.C.

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM AS-BUILT DRAWINGS. THE SURVEYOR MAKES NO WARRANTY IN THE AREA OTHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

PRELIMINARY PLAT OF HOLIDAY STATIONSTORES BURNSVILLE ADDITION

12290 NICOLLET AVENUE SOUTH, CITY OF BURNSVILLE, DAKOTA COUNTY, MINNESOTA 55337

PROPERTY OWNER:
HOLIDAY STATIONSTORES, INC.
4507 AMERICAN BOULEVARD WEST
BLOOMINGTON, MN 55437
PH: 952-830-8767

ZONING:
ZONED COMMERCIAL BUSINESS (CB)

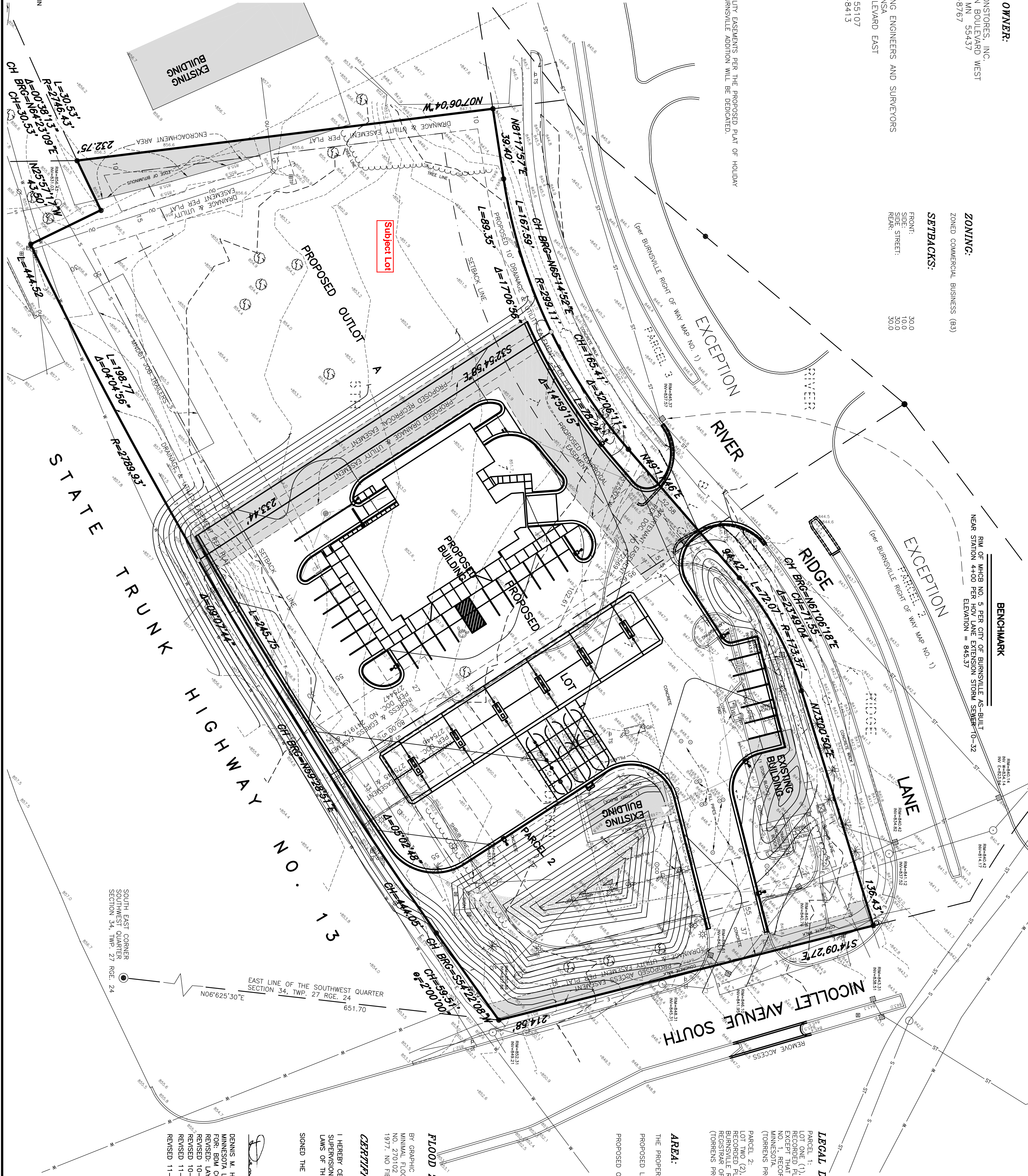
SETBACKS:

FRONT: 30.0
SIDE STREET: 10.0
REAR: 30.0

SURVEYOR:
BDM CONSULTING ENGINEERS AND SURVEYORS
DENNIS M. HONSA
60 PLATO BOULEVARD EAST
ST. PAUL, MN 55107
PH: 651-334-8413

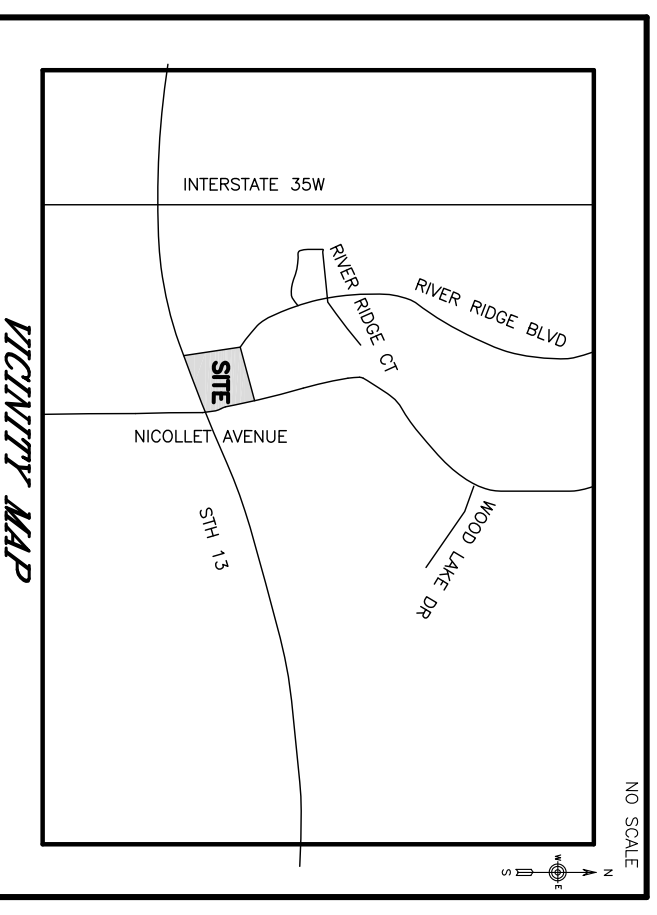
NOTES

1. E AND UTILITY EASEMENTS PER THE PROPOSED PLAT OF HOLIDAY STATIONSTORES BURNSVILLE ADDITION WILL BE DEDICATED.



BENCHMARK

RM OF MCHB NO. 5 PER CITY OF BURNSVILLE AS-BUILT
NEAR STATION 4+00 PER HOV LANE EXTENSION STORM SEWER TO-32
ELEVATION = 845.37



LEGAL DESCRIPTION:

PARCEL 1: LOT ONE (1), BLOCK ONE (1) IN RIVER RIDGE 5TH ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART DESCRIBED AS PARCEL NO. 2, BURNSVILLE RIGHT OF WAY MAP NO. 1, RECORDED IN THE OFFICE OF THE REGISTER OF TITLES, DAKOTA COUNTY, MINNESOTA (TORGREN PROPERTY, CERTIFICATE OF TITLE NO. 114965)

PARCEL 2: LOT TWO (2), BLOCK ONE (1) IN RIVER RIDGE 5TH ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART DESCRIBED AS PARCEL NO. 2, BURNSVILLE RIGHT OF WAY MAP NO. 1, RECORDED IN THE OFFICE OF THE REGISTER OF TITLES, DAKOTA COUNTY, MINNESOTA (TORGREN PROPERTY, CERTIFICATE OF TITLE NO. 114967)

AREA:

THE PROPERTY CONTAINS 125403 SQUARE FEET OR 2.88 ACRES
PROPOSED LOT 1 CONTAINS 76338 SQUARE FEET OR 1.75 ACRES
PROPOSED OUTLOT A CONTAINS 49085 SQUARE FEET OR 1.13 ACRES

FLOOD ZONE:

BY GRAPHIC INTERPRETATION ONLY. THIS PROPERTY LIES IN ZONE C (AREAS OF MINIMAL FLOODING) PER NATIONAL FLOOD INSURANCE RATE MAP OF SEPTEMBER 1, 1977. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS 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.
SIGNED THE 28th OF SEPTEMBER, 2009.

Dennis M. Honsa
DENNIS M. HONSA
MINNESOTA LICENSE NO. 22440
FOR: BDM CONSULTING ENGINEERS AND SURVEYORS

REVISED 10-20-09: LAYOUT & EASEMENTS
REVISED 10-21-09: RECIPROCAL EASEMENTS
REVISED 11-11-09: LAYOUT & EASEMENTS
REVISED 11-24-09: EASEMENTS & CITY COMMENTS

JOB NO: 127 057 P



CONSULTING ENGINEERS & SURVEYORS
SOUTH OFFICE
60 PLATO BOULEVARD EAST, SUITE 140, ST. PAUL, MN (612) 548-3140
NORTH OFFICE
11040-183RD CIRCLE NW, STE. A, ELK RIVER, MN (651) 334-8413