

(Cast Iron Monument)

CITY OF MINNETRISTA CITY OF MOUND HENNEPIN COUNTY, MN

Existing Property Descriptions for PID's: 22-117-24-43-0042 & 22-117-24-43-0004:

That part of Government Lot 2, Section 22, Township II7, Range 24, Hennepin County, Minnesota, described as follows:

Beginning at a point on the Northwesterly line of Halsted Avenue according to the recorded plat of HALSTED PARK, distant 350.80 feet Northeasterly from the most Westerly corner of said HALSTED PARK; thence Southwesterly along said Northwesterly line of said Halsted Avenue to the East line of the recorded plat of CARDINAL MANOR; thence Northwesterly along said East line to the Northeast corner of said CARDINAL MANOR: thence Southwesterly along the Northerly line of said CARDINAL MANOR to the West line of said Government Lot 2: thence Northerly along said West line to the centerline of County Road IIO;

thence Northeasterly along said centerline to the Northerly extension of the East line of Kohler Street (also known as Koehler Street as identified in said recorded plat of HALSTED PARK filed April 29, 1902, in Book 46 of Plats, Page 18, and as identified in the Vacation of Koehler Street by court Order filed January 10, 1946, as Document No. 2338591); thence Southeasterly along said Northerly extension of the East line of Kohler Street (also known as Koehler Street) and the East line of said Kohler Street (also known as Koehler Street), a distance of 281.00 feet; thence deflect right 87 degrees, 34 minutes, a distance of 42.00 feet; thence Southerly to the point of beginning.

That part of vacated Koehler Street that attaches thereto as identified in the recorded plat of HALSTED PARK filed April 29, 1902, in Book 46 of Plats, Page 18, and by the court Order filed January 10, 1946, as Document No. 2338591.

EXCEPT the following parcel contained therein and legally described as:

That part of Government Lot 2, Section 22, Township II7 North, Range 24 West of the 5th Principal Meridian, described as follows:

Commencing at the Northwesterly line of Halsted Avenue (also known as Halstead Avenue) at a point 520.8 feet Northeasterly from the most Westerly corner of the plat of HALSTED PARK; thence Southwesterly along the Northwesterly line of Halsted Avenue (also known as Halstead Avenue) 520.8 feet; thence Northwesterly 266.5 feet to a point in the West line of Government Lot 2, distant 325.7 feet North from the Southwest corner of Government Lot 2; thence North to the center line of County Road (also known as County Road IIO); thence Northeasterly along the center line of said County Road (also known as County Road IIO) to the Easterly line of Koehler Street (Koehler Street is identified in said recorded plat of HALSTED PARK and the Vacation of Koehler Street as described in court Order filed January 10, 1946, as Document No. 2338591), said point being the actual point of beginning of the land to be hereinafter described; thence Southeasterly with an interior angle of 88 degrees 45 minutes a distance of 281 feet; thence deflecting to the right 87 degrees 34 minutes a distance of 85.22 feet; thence deflecting to the right 92 degrees 26 minutes to the center line of said Road (also known as County Road IIO); thence Northeasterly along the center line of said Road (also known as County Road IIO) to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

That part of Government Lot 2, Section 22, Township II7 North, Range 24 West of the 5th

Commencing at the Northwesterly line of Halsted Avenue (also known as Halstead Avenue) at a point 520.8 feet Northeasterly from the most Westerly corner of the plat of HALSTED PARK; thence Southwesterly along the Northwesterly line of Halsted Avenue (also known as Halstead Avenue) 520.8 feet; thence Northwesterly 266.5 feet to a point in the West line of Government Lot 2. distant 325.7 feet North from the Southwest corner of Government Lot 2; thence North to the center line of County Road (also known as County Road IIO); thence Northeasterly along the center line of said County Road (also known as County Road IIO) to the Easterly line of Koehler Street (Koehler Street is identified in said recorded plat of HALSTED PARK and the Vacation of Koehler Street as described in court Order filed January 10, 1946, as Document No. 2338591), said point being the actual point of beginning of the land to be hereinafter described; thence Southeasterly with an interior angle of 88 degrees 45 minutes a distance of 281 feet; thence deflecting to the right 87 degrees 34 minutes a distance of 85.22 feet; thence deflecting to the right 92 degrees 26 minutes to the center line of said Road (also known as County Road IIO); thence Northeasterly along the center line of said Road (also known as County Road IIO) to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

That part of vacated Koehler Street that attaches thereto as identified in the recorded plat of HALSTED PARK filed April 29, 1902, in Book 46 of Plats, Page 18, and by the court Order filed January 10. 1946. as Document No. 2338591.

Existing Property Description for PID: 22-117-24-43-0003:

That part of Government Lot 2, Section 22, Township II7, North, Range 24, West of the 5th

Principal Meridian, described as follows: Commencing at the Northwesterly line of Halstead Avenue at a point 520.8 feet Northeasterly from the most Westerly corner of Halsted Park; thence Southwesterly along the Northwesterly line of Halsted Avenue 520.8 feet; thence Northwesterly 266.5 feet to a point in the West line of government Lot 2 distant 325.7 feet North from the Southwest corner of Government Lot thence North to the center line of County Road; thence Northeasterly along the center line of said county Road to the easterly line of Koehler Street; thence southeasterly with an interior angle of 88 degrees 45 minutes a distance of 28I feet; said point being the actual point of beginning of the land to be hereinafter described; thence Southeasterly with an angle to the left of 18 degrees 17 minutes a distance of 164 feet; thence at an angle of 10 degrees 27 minutes to the left a distance of 89.1 feet to the Northwesterly line of Halsted Avenue; thence first above described point of beginning; thence Southwesterly along the Northwesterly line of Halsted Avenue a distance of ITO feet; thence Northwesterly to a point in a line drawn from the point of beginning with a deflection angle of 87 degrees 34 minutes to the right from the above described course drawn from the center line of County Road at is intersection with the Easterly line of Koehler Street, distant 42 feet Southwesterly from the point of beginning; thence Northeasterly along the centerline of said road to the point of beginning.

Existing Property Description for PID: 22-117-24-43-0009:

Parcel I: That part of Lots 4 and 5 lying South of the South line of Halstead Avenue extended, HALSTED HEIGHTS, Hennepin County Minnesota.

Parcel 2: That part of Lots 4 and 5 lying North of the South line of Halstead Avenue

extended, HALSTED HEIGHTS, Hennepin County Minnesota. Existing Property Description for PID: 22-117-24-43-0046:

Lot I, Block 2, HALSTED VIEW, Hennepin County, Minnesota.

*Note: This Certificate does not mention anything about the vacated Halsted Avenue. Existing Property Description for PID: 22-117-24-43-0028:

Lot 4, Block I, HALSTED VIEW, Hennepin County, Minnesota.

That part of vacated Halsted Avenue, dedicated in the plat of HALSTED VIEW, lying north of the centerline of said avenue and east of the West 1.00 foot of said avenue. *(See Note 7)

was made by the surveyor. We reserve the right to update this survey upon receipt of title documentation. 2. The plat of HALSTED PARK, was surveyed by W. E. Stoopers, and Recorded in Book 46 of Plats, Page 18, April 29, 1902, which dedicated Koehler Street as a dedicated public road. This road was subsequently vacated by the 4th District Court per Document in Book 458 of Misc. page 611, dated Jan. 10, 1946. The information received to date does not address any additional public interest, yet on there have been modifications in the current location of what is now known as Halstead Avenue, road improvement have been and the public is

- Driveway access to Lot I, Block I, Cardinal Manor, is encroaching onto property. No easement documentation
- was received confirming this has been resolved. Portions of the property was previously a mobile home park. During the previous years there may have been numerous wells, septic tanks and other utilities that have become obscured.
- 6. Utilities shown from referenced Duffy survey information and utility locates from a Gopher One Call Ticket No's. 250710303 and 250710304 dated 3/12/2025. Certificate of Title for parcel 22-117-24-43-0028 describes part of vacated Halsted Avenue "east of the
- west 1.00 foot...." further title examination is needed. Hennepin County GIS shows Parcel I as described in Doc. No. AI0552561 for parcel 22-II7-24-43-0009

BOGART, PEDERSON & ASSOCIATES, INC.

Bearings are based on the Hennepin County coordinate system (NAD83 86adi.). For the purpose of this survey, the west line of Gov't Lot 2 of Sec. 22, Twp. 117, Rng. 24 is assumed to bear North 0 degrees 21 minutrs 42 seconds

Denotes found iron monument Denotes found mag nail Denotes set ½ inch by 14 inch iron

monument with a plastic plug stamped R.L.S. 64367 Denotes found metal disk

Denotes found cast iron monument Denotes set nail

REFERENCE BENCHMARK: MnDot Geodetic Monument "2704 B" Elevation = 947.61 feet (NAVD88)

PROJECT BENCHMARKS: I. Top Nut Hydrant south side of Co. Rd.

No. 110 (Bartlett Blvd) near the NW corner of 6639 Bartlett Blvd Elevation = 998.29 feet (NAVD88)

2. Top Nut Hydrant in the NW quadrant of Cardinal Cove Dr (SE corner of Lot 4, Block I, CARDINAL COVE ESTATES Elevation = 960.37 feet (NAVD88)

DEVELOPER: Estate Property Development

Attn: Jim Koch 2782 Tamarak Drive Long Lake, MN 55356 612-701-4583

SURVEYORS: Bogart, Pederson & Associates, Inc. 13076 First Street Becker, MN 55308-9322

FNGINFFR Stark Engineering 320 2nd Ave S. Sauk Rapids, MN 56379

763-262-8822

320-249-2611

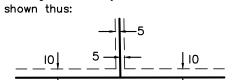
TOTAL AREA: 13.841/2 Acres Minnetrista Area = 10.30½ Acres Mound Area = 3.54% Acres

EXISTING ZONING: Minnetrista -R-2 Low Density Single Family Residence Mound - R-3/PDA (Planned

Development Area and R-I PROPOSED ZONING: Minnetrista — PUD (Planned Unit Development

Development Area Drainage and Utility Easements are

Mound - R-3/PDA (Planned



N.T.S. Being 10 feet in width and adjoining right-of-way lines, also being 5 feet width and adjoining lot lines, unless otherwise indicated, as shown on the

DATE: 3/24/25 FIELD DATE: March 18, 2025 BK/PG: 27.5/pg. 32 DRAWN BY: CEG CHECKED BY: CAW DWG FILE: 25-0087 Preliminary

FILE NO: 25-0087.00

4/7/25 City of Minnetrista Comments 5/22/25 Revised Lot Layout 6/18/25 Revised Outlot B, Block I and 2 Lot

Plat Name Change 9/30/25 Revised Lots on City of Mound side 10/13/25 Revised Lot 3 on City of Mound side 8. II/2I/25 Revised Easements per comments

6/30/25 Revised Lots I—4, Block 4, and

hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws

of the State of Minnesota

Christopher E. Gray

Date: <u>9/30/25</u> Lic. No. 64367



PRELIMINARY PLAT

Estate Property Development NORTH POINTE AT HALSTED BAY

City of Minnetrista and City of Mound

Hennepin County, MN