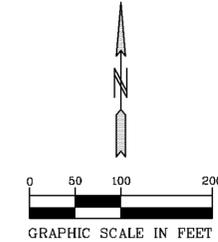
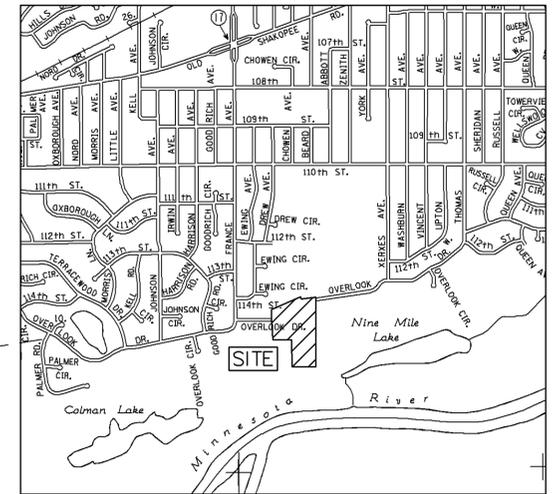
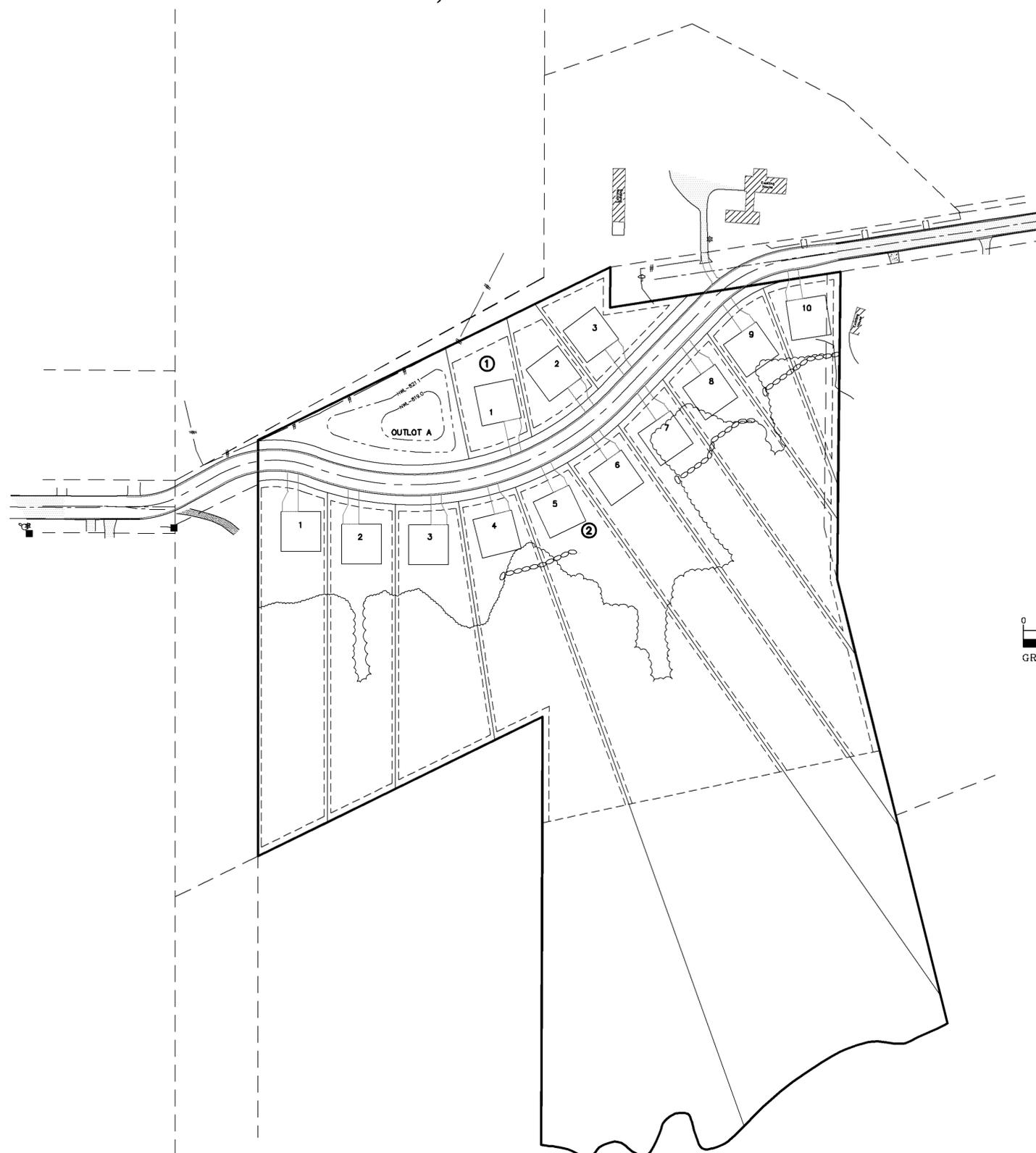


DWAN BLUFF PRELIMINARY DEVELOPMENT PLAN BLOOMINGTON, MINNESOTA

EXISTING	PROPOSED	FUTURE	DESCRIPTION
○	●	⊙	SANITARY MANHOLE
→	→	→	EXISTING SANITARY SEWER
→	→	→	PROPOSED SANITARY SEWER
→	→	→	FUTURE SANITARY SEWER
⊗	⊗	⊗	HYDRANT
▽	▽	▽	GATE VALVE
▽	▽	▽	REDUCER
—	—	—	EXISTING WATERMAIN
—	—	—	PROPOSED WATERMAIN
—	—	—	FUTURE WATERMAIN
□	□	□	CATCH BASIN
○	○	○	BEEHIVE
○	○	○	STORM MANHOLE
○	○	○	FLARED END SECTION
○	○	○	CONTROL STRUCTURE
→	→	→	EXISTING STORM SEWER
→	→	→	PROPOSED STORM SEWER
→	→	→	FUTURE STORM SEWER
—	—	—	SURMOUNTABLE CURB & GUTTER
—	—	—	B-STYLE CURB & GUTTER
—	—	—	RIBBON CURB & GUTTER
—	—	—	PHASE LINE
—	—	—	EASEMENT LINE
—	—	—	EXISTING 2' CONTOUR LINE
—	—	—	EXISTING 10' CONTOUR LINE
—	—	—	PROPOSED 2' CONTOUR LINE
—	—	—	PROPOSED 10' CONTOUR LINE
—	—	—	POND OUTLET LINE
—	—	—	POND HIGH WATER LINE
—	—	—	PROPOSED SPOT ELEVATION
—	—	—	EMERGENCY OVERFLOW
—	—	—	DELINEATED WETLAND LINE
—	—	—	FEMA FLOODPLAIN BOUNDARY
—	—	—	STANDARD EROSION CONTROL
—	—	—	HEAVY-DUTY EROSION CONTROL
—	—	—	TREE FENCE
—	—	—	RETAINING WALL
—	—	—	CONSERVATION AREA SIGN
—	—	—	WETLAND BUFFER SIGN
—	—	—	EX. CULVERT
—	—	—	EX. OVERHEAD UTILITY LINES
—	—	—	EX. UNDERGROUND TELEVISION LINE
—	—	—	EX. UNDERGROUND TELEPHONE LINE
—	—	—	EX. UNDERGROUND FIBER OPTIC LINE
—	—	—	EX. UNDERGROUND ELECTRIC LINE
—	—	—	EX. UNDERGROUND GAS LINE
—	—	—	EX. FENCE (BARBED WIRE)
—	—	—	EX. FENCE (CHAIN LINK)
—	—	—	EX. FENCE (WOOD)
—	—	—	EX. CAST IRON MONUMENT
—	—	—	EX. ELECTRIC BOX
—	—	—	EX. FLAG POLE
—	—	—	EX. NATURAL GAS METER
—	—	—	EX. HAND HOLE
—	—	—	EX. FOUND IRON PIPE
—	—	—	EX. JUDICIAL LAND MARK
—	—	—	EX. LIGHT POLE
—	—	—	EX. PK NAIL
—	—	—	EX. UTILITY POLE
—	—	—	EX. LAWN SPRINKLER VALVE
—	—	—	EX. LAWN SPRINKLER HEAD
—	—	—	EX. SEMAPHORE
—	—	—	EX. SERVICE
—	—	—	EX. TELEPHONE BOX
—	—	—	EX. TEST HOLE
—	—	—	EX. TELEVISION BOX
—	—	—	EX. WATER WELL
—	—	—	EX. MONITORING WELL
—	—	—	EX. MAILBOX
—	—	—	EX. CONTROL POINT
—	—	—	EX. SPIKE
—	—	—	EX. SIGN
—	—	—	EX. CLEANOUT
—	—	—	EX. SIGNIFICANT TREE
—	—	—	EX. TREE LINE
—	—	—	EX. GRAVEL SURFACE
—	—	—	EX. BITUMINOUS SURFACE
—	—	—	EX. CONCRETE SURFACE
—	—	—	SELECT BACKFILL MATERIAL
—	—	—	GRAVEL CONST. ENTRANCE



SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. DEMOLITION PLAN
4. PRELIMINARY PLAT
5. PRELIMINARY SITE PLAN
6. PRELIMINARY GRADING PLAN
7. PRELIMINARY UTILITY PLAN
8. PRELIMINARY STREET PROFILE
9. DETAILS
- T1. PRELIMINARY TREE PRESERVATION
- T2. PRELIMINARY TREE MITIGATION

BENCHMARKS
RIM OF SANITARY MANHOLE
420' EAST OF EAST BOUNDARY LINE
EL=819.34



2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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.
Name: *Paul J. J. J.*
Date: 7-16-2014
Reg. No.: 19860

Revisions
1. 7-17-14 STREET REVISION WEST END

Date: 07-16-2014
Designed: PJC/JLL/JMM
Drawn: JLL/JMM

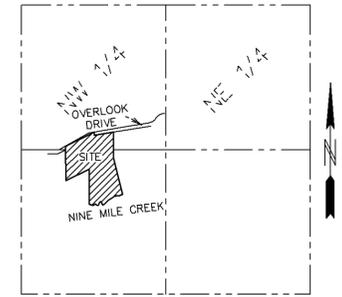
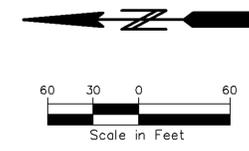
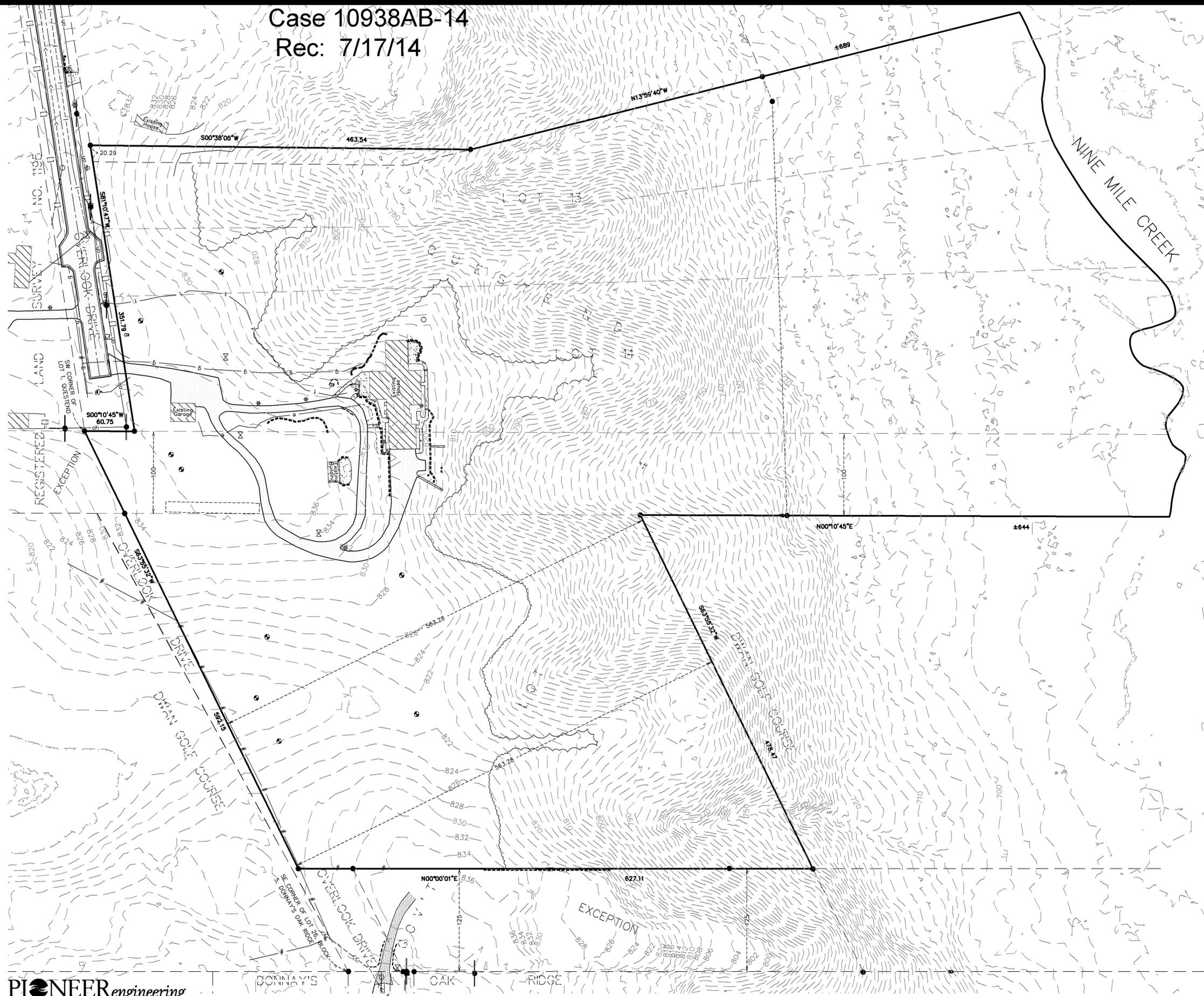
COVER SHEET

JARVIS COMPANY LLC
6109 BLUE CIRCLE DRIVE
MINNETONKA, MINNESOTA 55343

DWAN BLUFF
BLOOMINGTON, MINNESOTA

Case 10938AB-14

Rec: 7/17/14



SECTION 29, TWP. 27, RGE. 24
LOCATION MAP
NO SCALE

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

The northerly 563.28 feet (as measured at right angles to the most northerly line) of that part of the following described tract which lies south of a line drawn from the southwest corner of Lot 1, Questend, to the southeast corner of Lot 26, Block 5, Donnays Oak Ridge to wit:

That part of Government Lot 4, Section 29, Township 27 North, Range 24 described as follows:

Commencing at a point on the north line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 27 North, Range 24 West of the 5th Principal Meridian, which point is 100 feet West of the Northeast corner of said Northwest Quarter of the Northwest Quarter, which point is the point of beginning of the premises hereinafter described, thence West along said North line to a point 30 rods West of said Northeast corner of the Northwest Quarter of the Northwest Quarter, thence South in a straight line to a point on the North line of said Government Lot 4 in said Section 29, which point is 498.14 feet West of the Northeast corner of said Government Lot 4, which line is marked by a Judicial Landmark set at said latter point and by another set in said line at a point 33 feet South of the point of commencement of said line; thence West along the North line of said Government Lot 4 to a point which is 40 rods West of the Northeast corner of said Government Lot 4; at which point there is a Judicial Landmark; thence South at right angles to said last described line to the center line of the creek running from West to East along the South line of said Government Lot 4 upon which said last described line at a point 2086.08 feet South of the North line of said Government Lot 4, there is a Judicial Landmark; thence East along the center line of said creek to a point which is 100 feet West of the East line of said Government Lot 4 extended; thence North in a straight line parallel with and 100 feet distant West of the East line of said Government Lot 4 and the East line of said Northwest Quarter of the Northwest Quarter to the point of beginning, which line is marked by two Judicial Landmarks, set respectively at points in said line 33 feet South and 3184.17 feet South of said point of beginning except the West 125 feet (as measured at right angles to the most Westerly line thereof); also

Beginning at the Northeast corner of Government Lot 4; thence South along the East line of said Government Lot 4 and said East line extended a distance of 2317.17 feet to the point of intersection with the center of creek running in an Easterly and Westerly direction; thence West along center line of said creek to its intersection with a line parallel to and 100 feet West of the East line of said Government Lot 4; thence North along said parallel line and the same extended to the North line of said Government Lot 4; thence East along the North line of said Government Lot 4 to the point of beginning except the North 315 feet thereof; and except that part embraced in Registered Land Survey No. 1195, all contained in Section 29, Township 27, Range 24; also

That part of Lot 12, Questend which lies West of a line described as follows:
Beginning at a point in the North line of said Lot 12 distant 20.29 feet East of the Northwest corner thereof, thence Southerly to a point in the Westerly line of said Lot 12 distant 462.80 feet South of the Northwest corner thereof (as measured along said West line of Lot 12); also

All of Lots 13 and 14, Questend.

- | | |
|------------------------------------|--|
| Denotes concrete | Denotes catch basin |
| Denotes gravel | Denotes catch basin beehive |
| Denotes bituminous | Denotes flared end section |
| Denotes tree line | Denotes gate valve |
| Denotes storm sewer line | Denotes hydrant |
| Denotes sanitary sewer line | Denotes found iron pipe |
| Denotes water line | Denotes judicial landmark |
| Denotes overhead utility lines | Denotes light pole |
| Denotes underground telephone line | Denotes manhole other than sanitary or storm |
| Denotes underground gas line | Denotes utility pole |
| Denotes retaining wall | Denotes sanitary or storm manhole |
| Denotes fence (wood) | Denotes telephone box |
| | Denotes test hole |
| | Denotes television box |
| | Denotes mailbox |
| | Denotes sign |

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www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota

Name: *[Signature]*
Reg. No. 42299 Date 7/16/14

Revisions:
1. 7-17-14 STREET REVISION WEST END

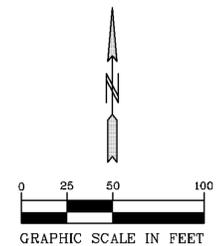
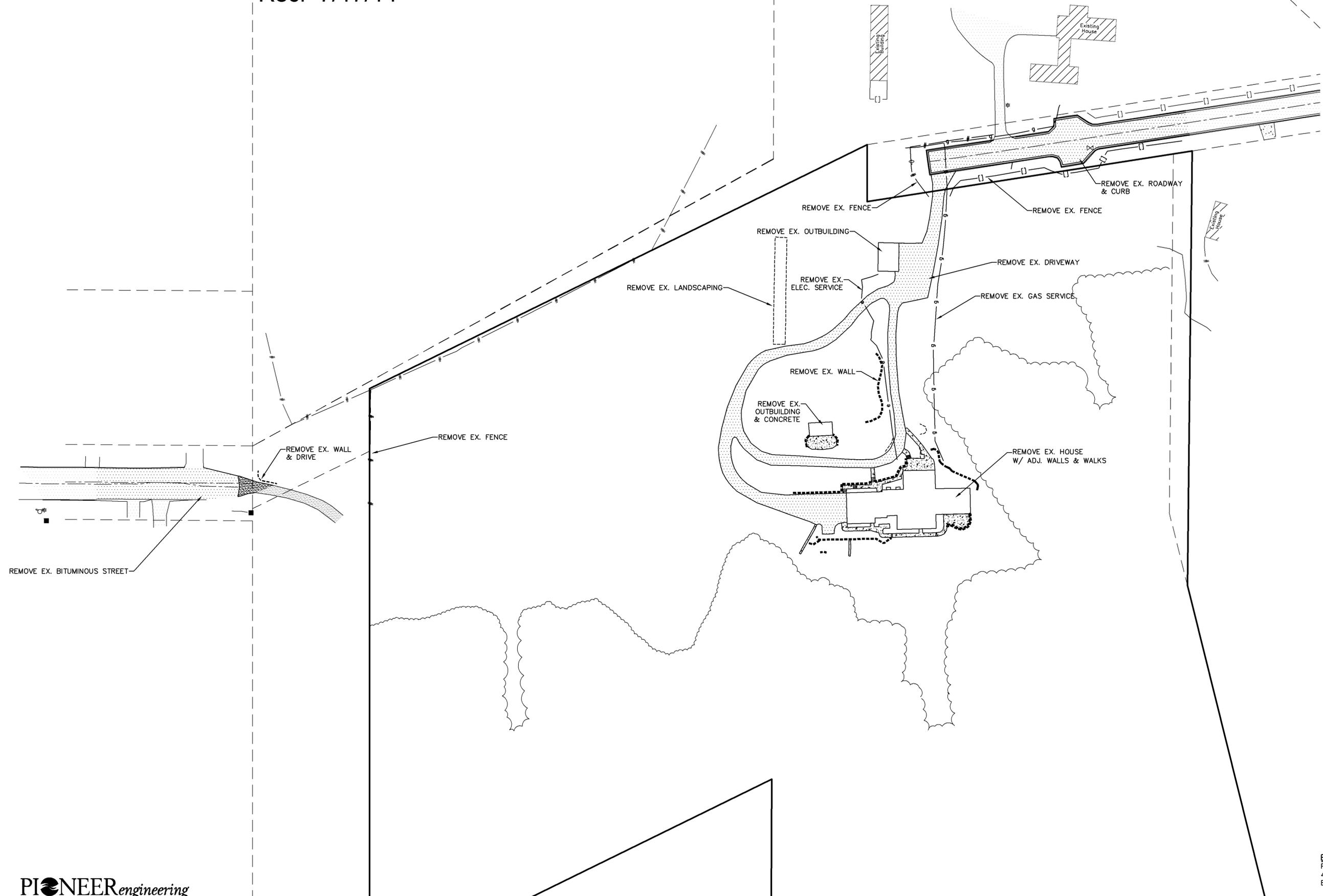
Date: 7/16/14
Designed:
Drawn: mdp

EXISTING CONDITIONS

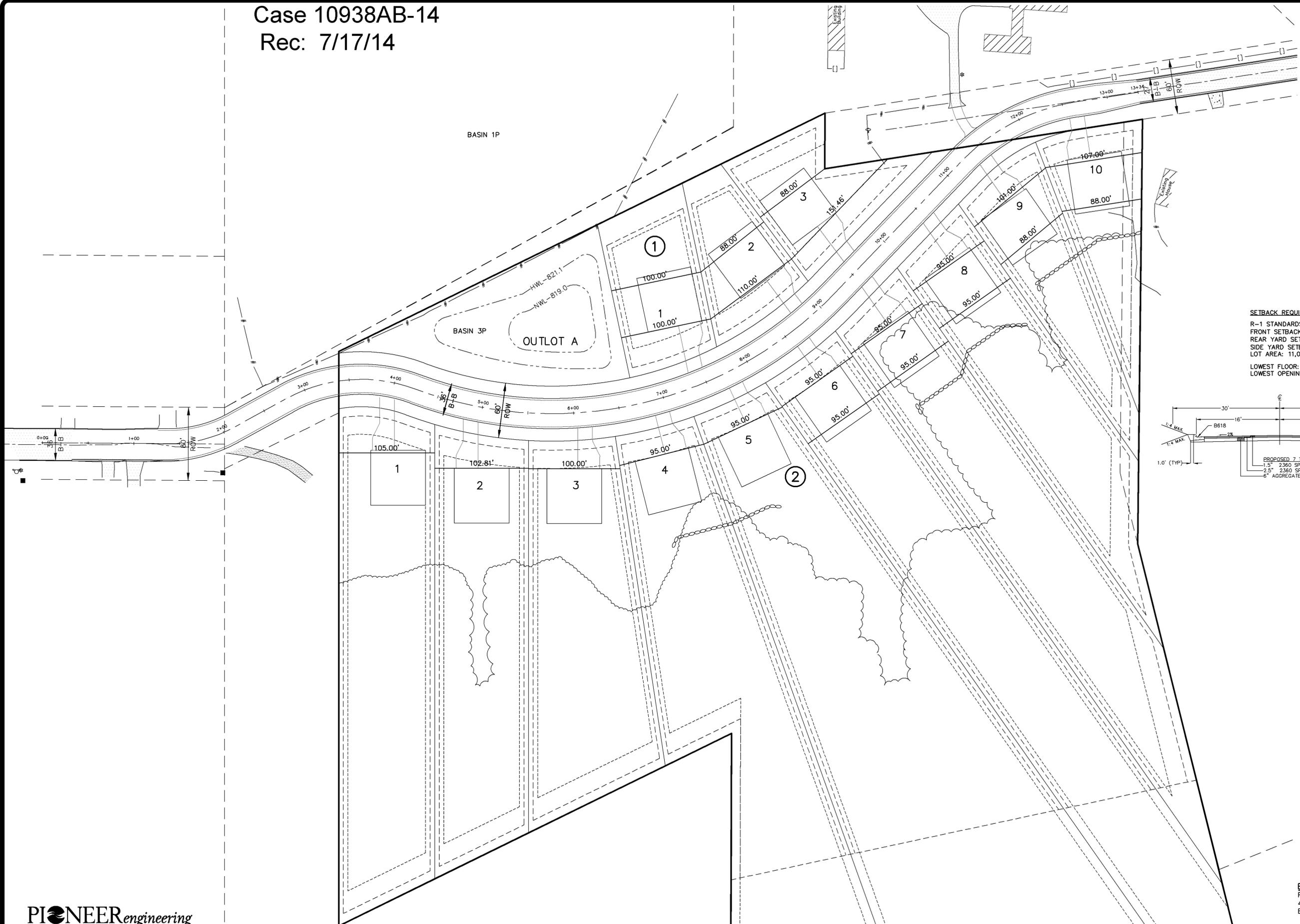
JARVIS COMPANY LLC
6109 BLUE CIRCLE DRIVE
MINNETONKA, MINNESOTA 55343

DWAN BLUFF
BLOOMINGTON, MINNESOTA

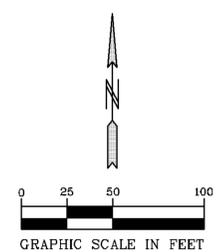
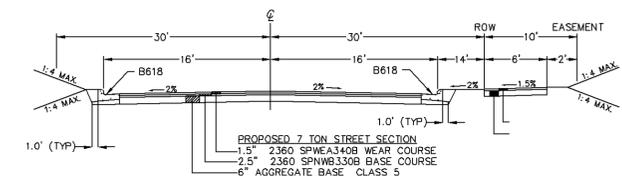
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BENCHMARKS
 RIM OF SANITARY MANHOLE
 420' EAST OF EAST BOUNDARY LINE
 EL=819.34

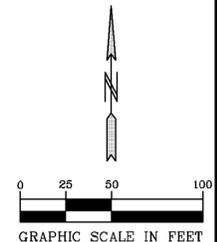
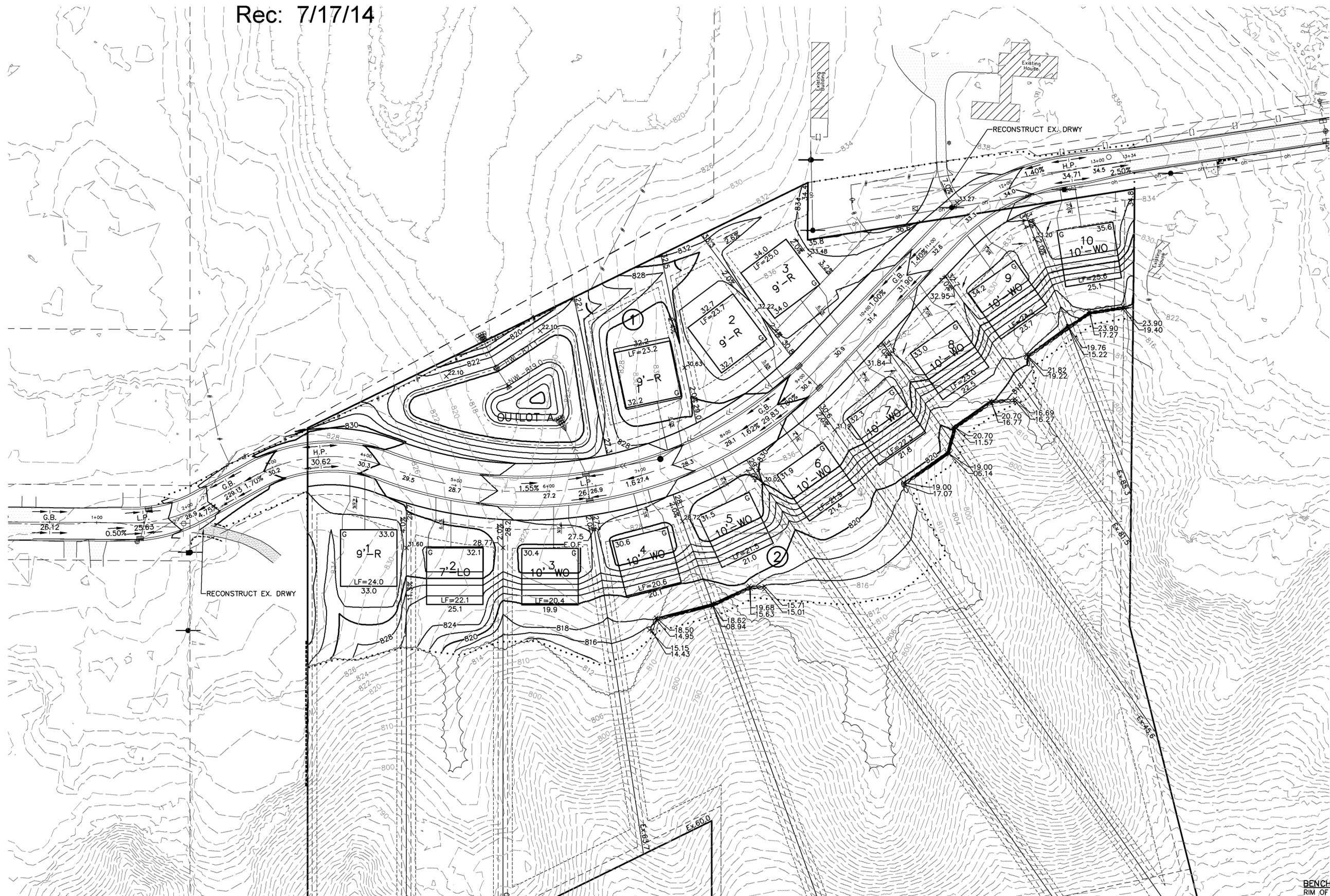


SETBACK REQUIREMENTS
 R-1 STANDARDS (LOW DENSITY 0-5 U/A):
 FRONT SETBACK: 30' LIVING SPACE, 30' GARAGE
 REAR YARD SETBACK: 30'
 SIDE YARD SETBACK: 10'
 LOT AREA: 11,000 SF
 LOWEST FLOOR: HWL + ?ft
 LOWEST OPENING: EOF + 1ft

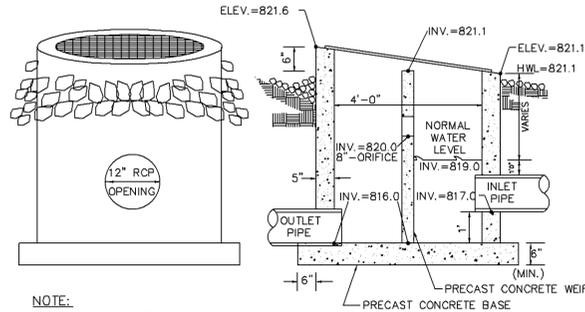
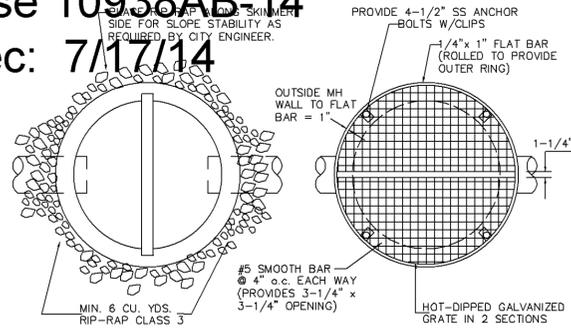


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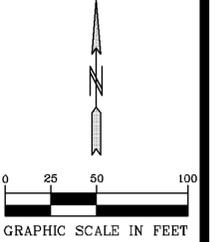
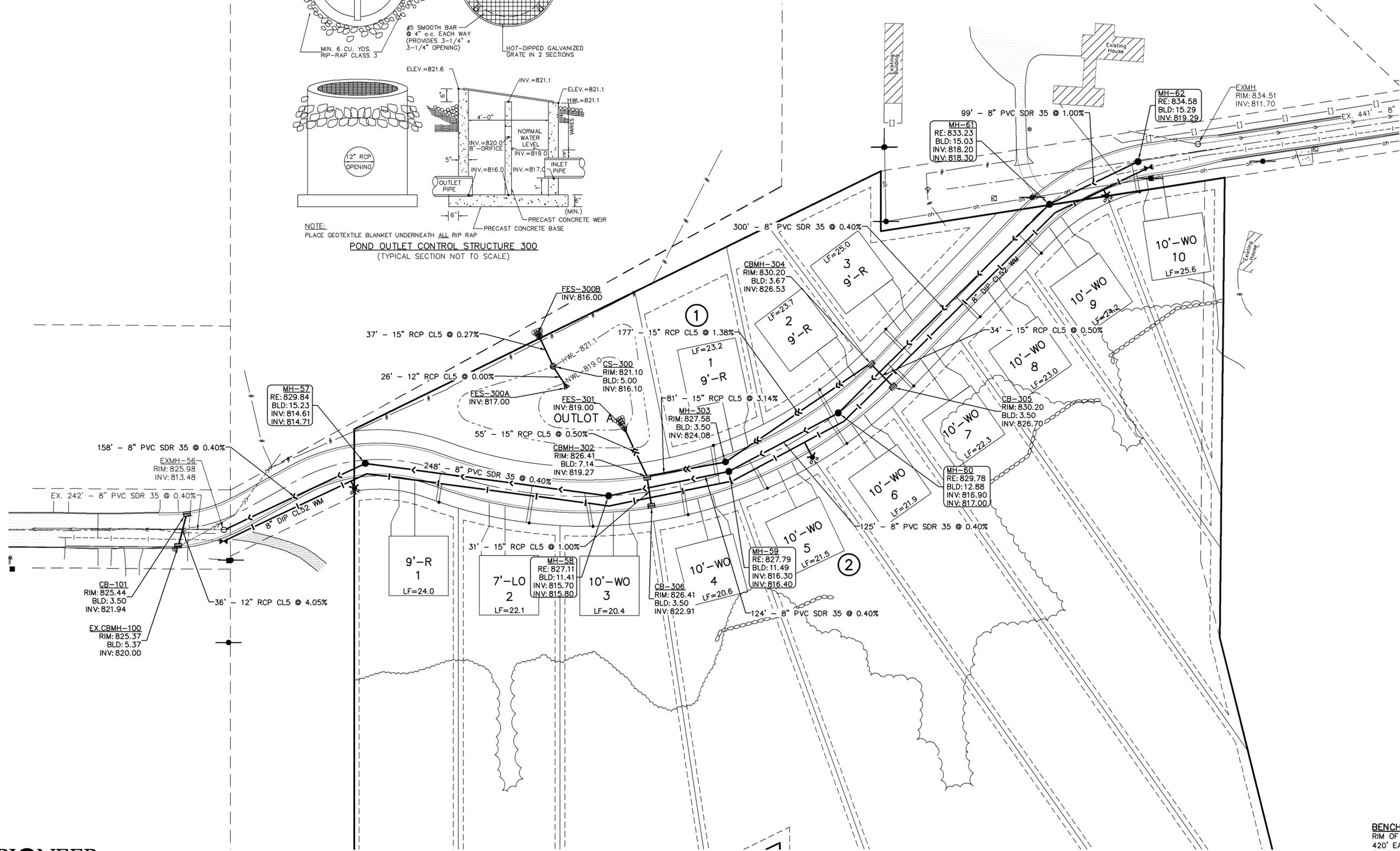
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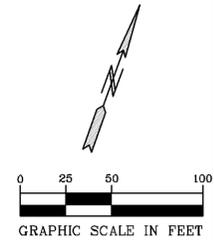
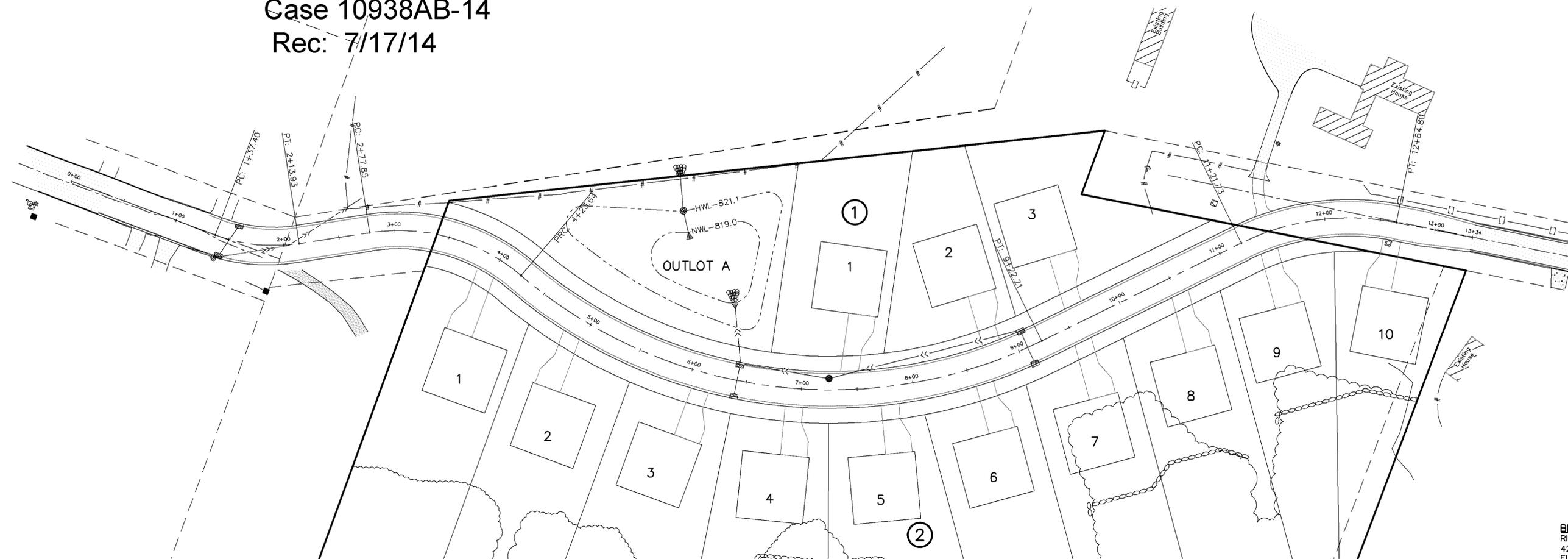
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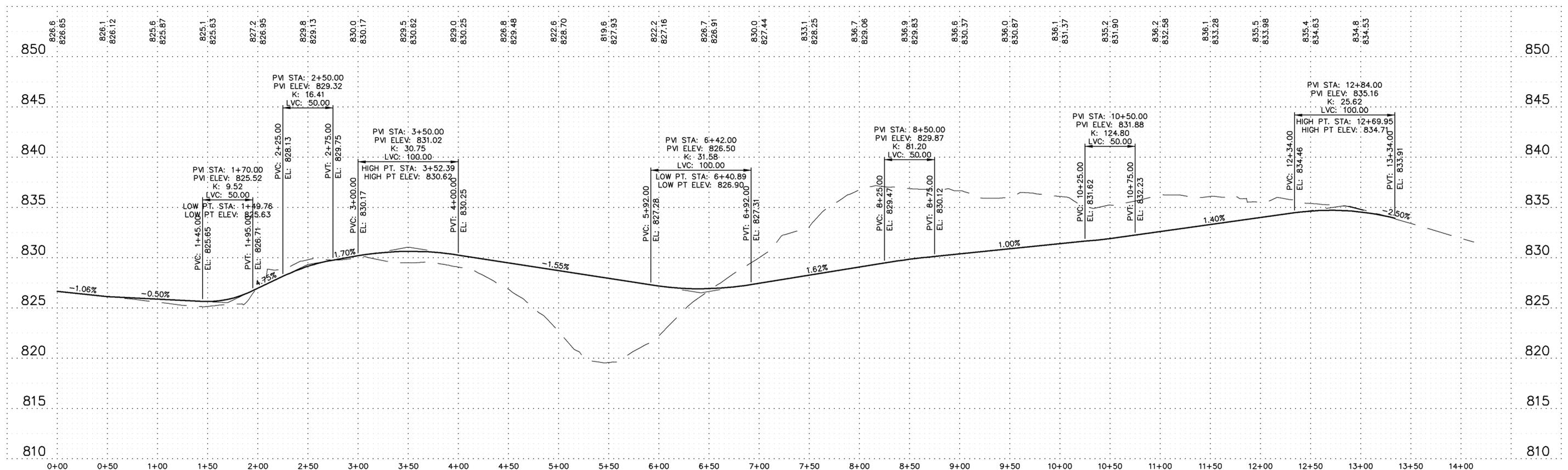
NOTE:
PLACE GEOTEXTILE BLANKET UNDERNEATH ALL RIP RAP
POND OUTLET CONTROL STRUCTURE 300
(TYPICAL SECTION NOT TO SCALE)



BENCHMARKS
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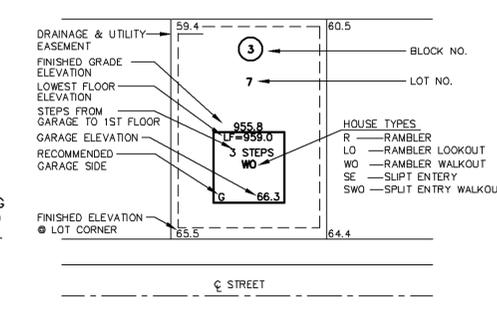
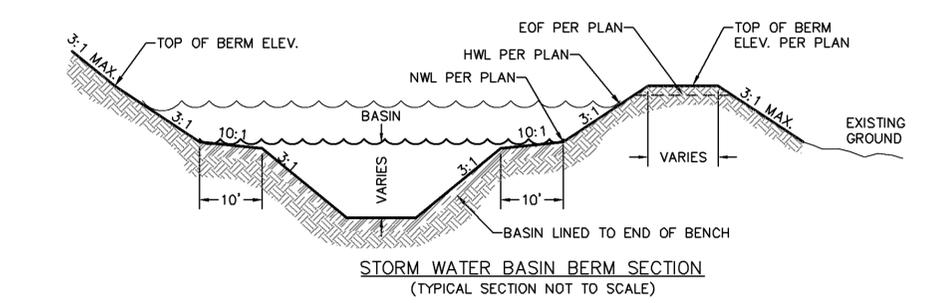
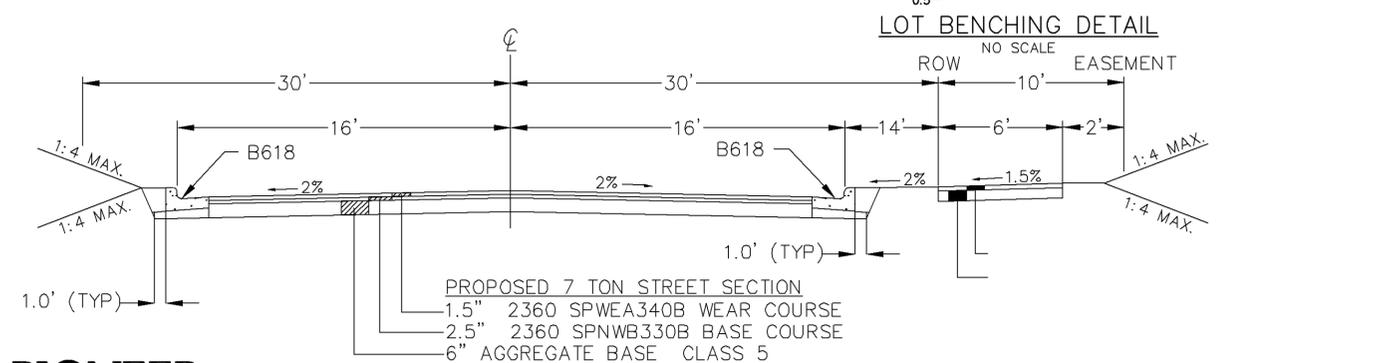
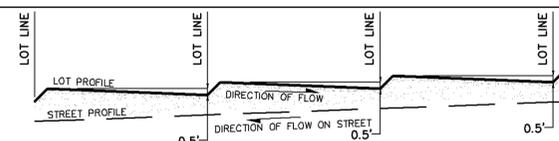
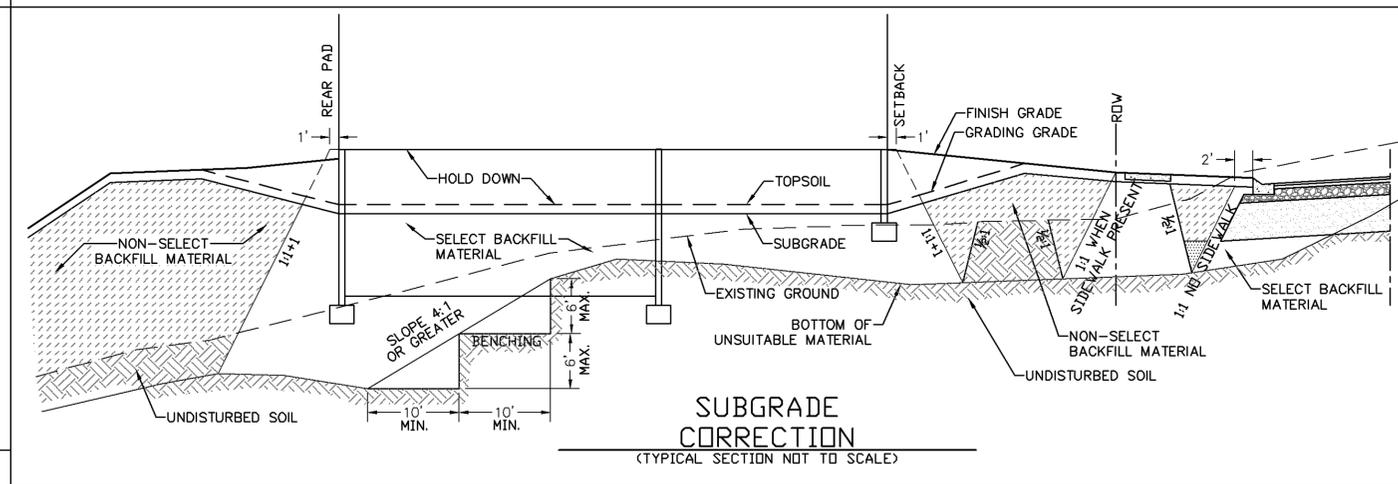
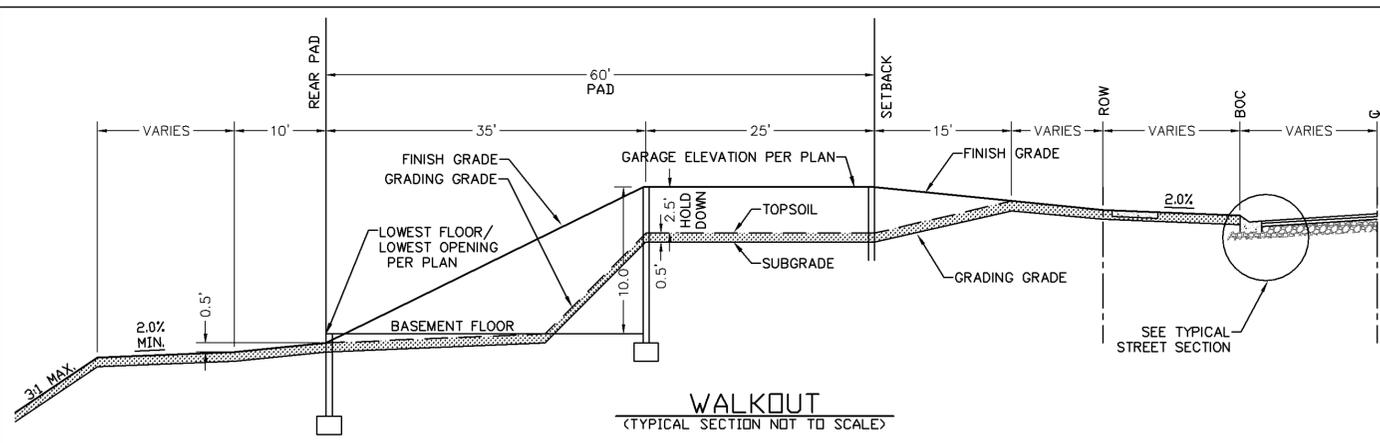
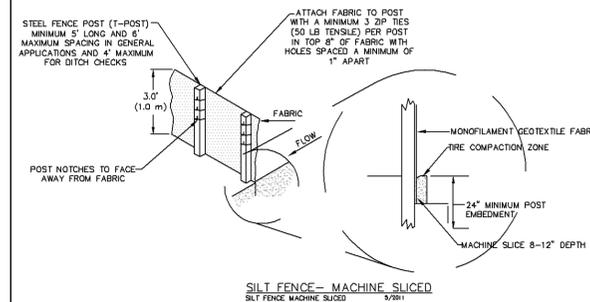
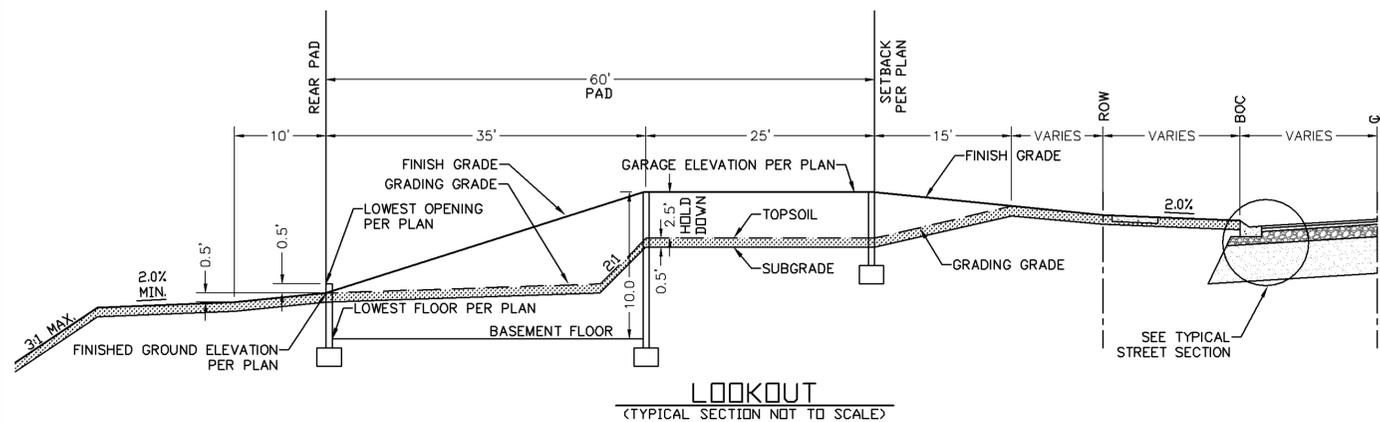
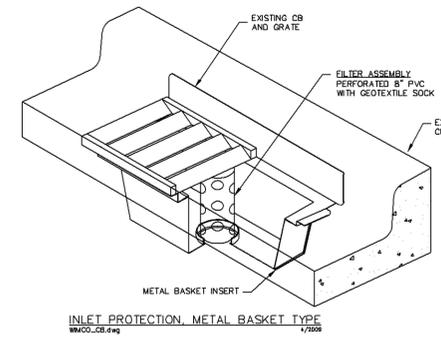
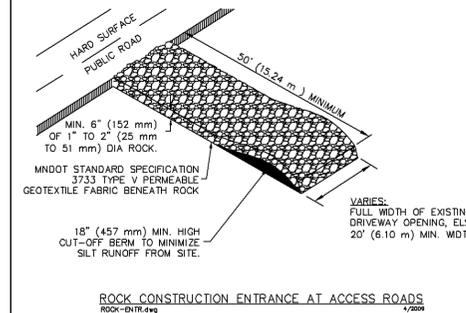
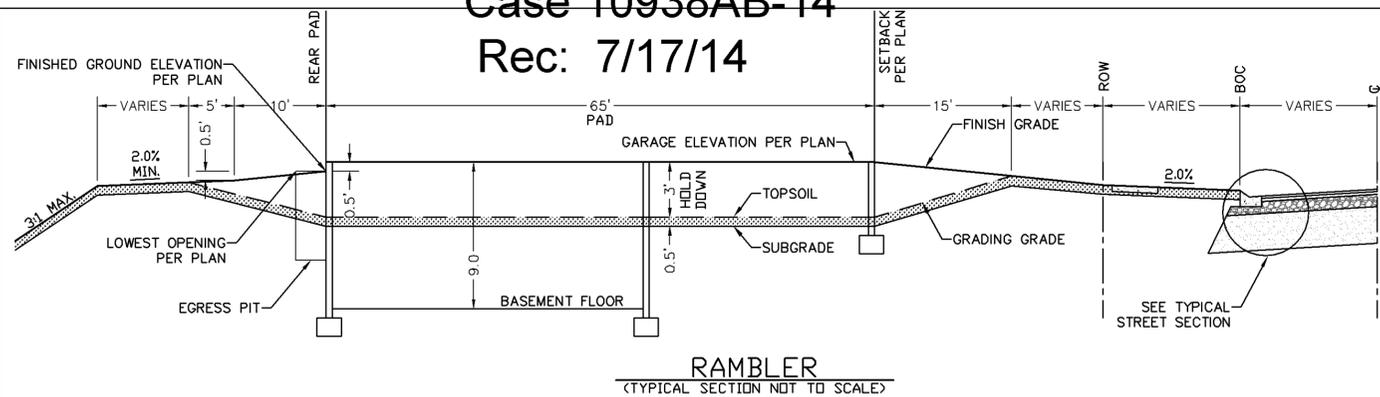


BENCHMARKS
RIM OF SANITARY MANHOLE
420' EAST OF EAST BOUNDARY LINE
EL=819.34



Case 10938AB-14

Rec: 7/17/14



BENCHMARKS
RIM OF SANITARY MANHOLE
420' EAST OF EAST BOUNDARY LINE
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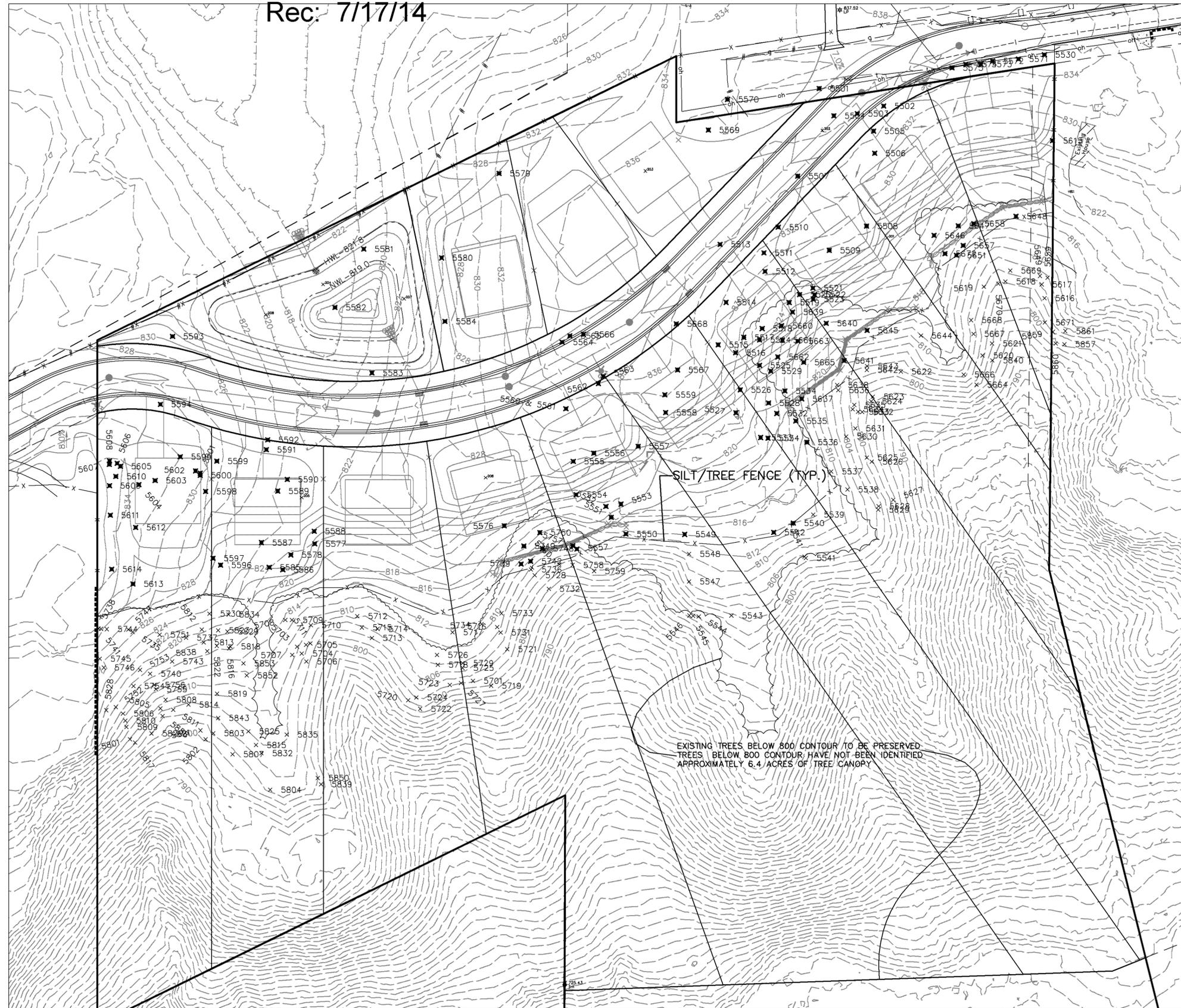
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: *[Signature]*
Reg. No.: 19860 Date: 7-16-2014

Revisions:
1. 7-17-14 STREET REVISION WEST END
Date: 07-16-2014
Designed: PR/JLL/JMM
Drawn: JLL/JMM

DETAILS

JARVIS COMPANY LLC
6109 BLUE CIRCLE DRIVE
MINNETONKA, MINNESOTA 55343

DWAN BLUFF
BLOOMINGTON, MINNESOTA

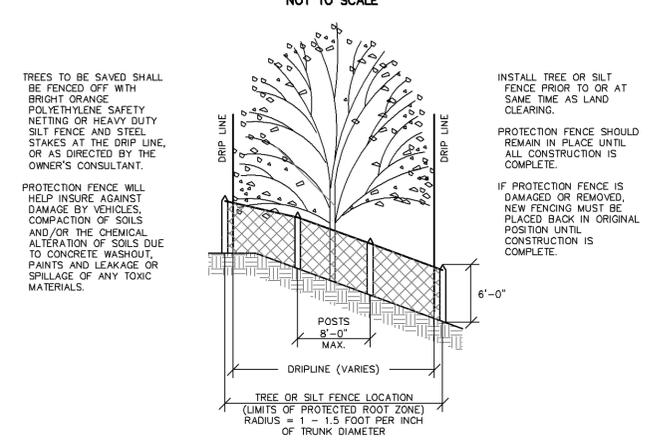


Total Significant Inches = 3318
Total Significant Inches To Be Removed = 1952
Trees that are deemed non-significant due to size/species or poor condition are removed from all tree totals and calculations regardless of save/remove status
Allowable Removal (50% of significant tree inches): 1659
Proposed removal: 1952"
Trees removed over threshold: 293"
Mitigation required: 293 x 1.25=366"

- × 1532 – TREE TO BE SAVED
- ⊗ 1532 – TREE TO BE REMOVED

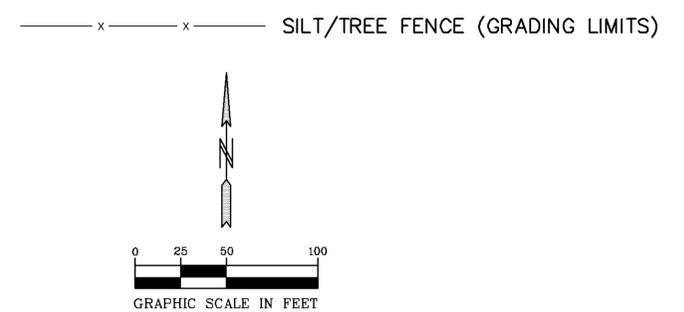
SEE DOCUMENT TITLED "OVERLOOK DRIVE TREE INVENTORY" FOR A DETAILED TREE INVENTORY.

TREE PROTECTION DETAIL



TREE PRESERVATION NOTES

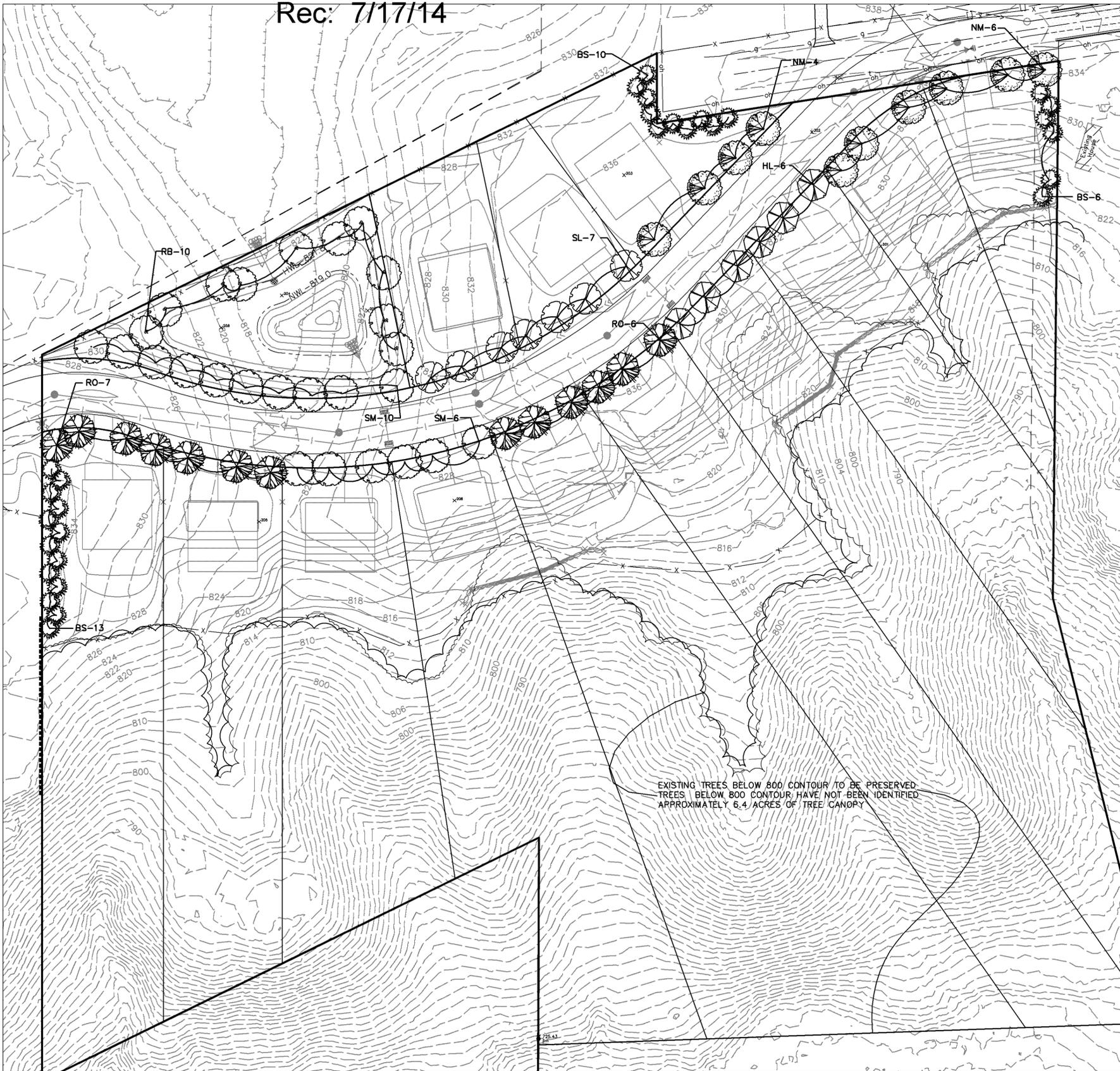
- BEFORE LAND CLEARING BEGINS, CONTRACTOR SHOULD MEET WITH THE CONSULTANT ON SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.
- NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIP LINE AREA OF ANY TREES THAT ARE TO BE SAVED.
- NO GRADING, TRENCHING OR PLACEMENT OF EQUIPMENT IS ALLOWED IN THE TREE PROTECTION AREA.
- WORK PERFORMED WITHIN THE TREE PROTECTION AREA SHOULD BE DONE BY HAND AND UNDER THE SUPERVISION OF THE CONSULTING ARBORIST.
- PRUNING OF OAK TREES MUST NOT TAKE PLACE FROM APRIL 15 TO JULY 15 TO PREVENT THE SPREAD OF OAK WILT DISEASE.
- IF WOUNDING OF OAK TREES OCCUR ANYTIME BETWEEN APRIL TO AUGUST, A NON-TOXIC WOUND DRESSING MUST BE APPLIED IMMEDIATELY. (EXCAVATORS MUST HAVE A NON-TOXIC TREE WOUND DRESSING WITH THEM ON DEVELOPMENT SITES).



KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY	SPECIAL INSTRUCTIONS
OVERSTORY TREES				
HL	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS INERMIS	4" B&B	6	
NM	NORTHWOODS MAPLE/ACER RUBRUM 'NORTHWOODS'	4" B&B	10	
RB	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	10" B&B	10	
SM	SIENNA GLEN MAPLE/ACER FREMANII 'SIENNA GLEN'	4" B&B	16	
RO	RED OAK/QUERCUS RUBRA	4" B&B	13	
SL	SENTRY LINDEN/TILIA AMERICANA 'SENTRY' EVERGREEN TREES	4" B&B	7	
BS	BLACK HILLS SPRUCE/PICEA GLAUCA DENSATA	8" B&B	29	

NOTES:
 MITIGATION REQUIREMENT (INCHES): 366
 PROPOSED INCHES: 368

SEE TREE PRESERVATION PLAN FOR MORE TREE IDENTIFICATION AND PRESERVATION DETAILS



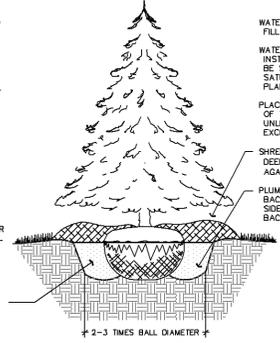
CONIFEROUS TREE PLANTING DETAIL

TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. COLOR PAINT CUTS.

SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.

PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET (IF USED). INTACT. BACKFILL WITH APPROXIMATELY 12" OF THE TOP OF ROOTBALL. WATER PLANT. REMOVE TOP 1/4 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/4 OF THE BALL. REMOVE ALL TWINE.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.



WATER TO SETTLE PLANTS AND FILL VOIDS.

WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.

PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

SHREDDED WOOD MULCH MIN. 4" DEEP (DO NOT PLACE MULCH AGAINST TRUNK OF TREE).

PLUMB AND BACKFILL WITH BACKFILL SOIL. BREAK DOWN SIDES OF HOLE WHEN BACKFILLING.

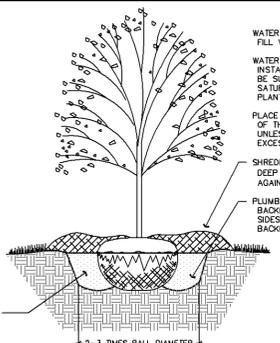
DECIDUOUS TREE PLANTING DETAIL

TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. COLOR PAINT CUTS.

SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.

PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET (IF USED). INTACT. BACKFILL WITH APPROXIMATELY 12" OF THE TOP OF ROOTBALL. WATER PLANT. REMOVE TOP 1/4 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/4 OF THE BALL. REMOVE ALL TWINE.

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WATER TO SETTLE PLANTS AND FILL VOIDS.

WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.

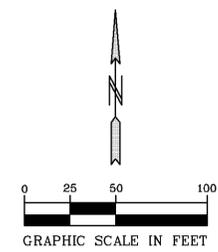
PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

SHREDDED WOOD MULCH MIN. 4" DEEP (DO NOT PLACE MULCH AGAINST TRUNK OF TREE).

PLUMB AND BACKFILL WITH BACKFILL SOIL. BREAK DOWN SIDES OF HOLE WHEN BACKFILLING.

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH CORNER STAKE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.



DWAN BLUFF

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That The Roberta Laird, LLC, a Minnesota limited liability company, owner, of the following described property:

The northerly 563.28 feet (as measured at right angles to the most northerly line) of that part of the following described tract which lies south of a line drawn from the southwest corner of Lot 1, Questend, to the southeast corner of Lot 26, Block 5, Donnays Oak Ridge to wit:

That part of Government Lot 4, Section 29, Township 27 North, Range 24 described as follows:

Commencing at a point on the north line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 27 North, Range 24 West of the 5th Principal Meridian, which point is 100 feet West of the Northeast corner of said Northwest Quarter of the Northwest Quarter, which point is the point of beginning of the premises hereinafter described, thence West along said North line to a point 30 rods West of said Northeast corner of the Northwest Quarter of the Northwest Quarter, thence South in a straight line to a point on the North line of said Government Lot 4 in said Section 29, which point is 498.14 feet West of the Northeast corner of said Government Lot 4, which line is marked by a Judicial Landmarks set at said latter point and by another set in said line at a point 33 feet South of the point of commencement of said line; thence West along the North line of said Government Lot 4 to a point which is 40 rods West of the Northeast corner of said Government Lot 4; at which point there is a Judicial Landmark; thence South at right angles to said last described line to the center line of the creek running from West to East along the South line of said Government Lot 4 upon which said last described line at a point 2086.08 feet South of the North line of said Government Lot 4, there is a Judicial Landmark; thence East along the center line of said creek to a point which is 100 feet West of the East line of said Government Lot 4 extended; thence North in a straight line parallel with and 100 feet distant West of the East line of said Government Lot 4 and the East line of said Northwest Quarter of the Northwest Quarter to the point of beginning, which line is marked by two Judicial Landmarks, set respectively at points in said line 33 feet South and 3184.17 feet South of said point of beginning except the West 125 feet (as measured at right angles to the most Westerly line thereof); also

Beginning at the Northeast corner of Government Lot 4; thence South along the East line of said Government Lot 4 and said East line extended a distance of 2317.17 feet to the point of intersection with the center of creek running in an Easterly and Westerly direction; thence West along center line of said creek to its intersection with a line parallel to and 100 feet West of the East line of said Government Lot 4; thence North along said parallel line and the same extended to the North line of said Government Lot 4; thence East along the North line of said Government Lot 4 to the point of beginning except the North 315 feet thereof; and except that part embraced in Registered Land Survey No. 1195, all contained in Section 29, Township 27, Range 24; also

That part of Lot 12, Questend which lies West of a line described as follows:

Beginning at a point in the North line of said Lot 12 distant 20.29 feet East of the Northwest corner thereof, thence Southerly to a point in the Westerly line of said Lot 12 distant 462.80 feet South of the Northwest corner thereof (as measured along said West line of Lot 12); also

All of Lots 13 and 14, Questend.

Has caused the same to be surveyed and platted as DWAN BLUFF and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said The Roberta Laird, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

The Roberta Laird, LLC, a Minnesota limited liability company

 _____ as _____

STATE OF MINNESOTA
 COUNTY OF _____

This instrument was acknowledged before me on this _____, by _____ as _____ of The Roberta Laird, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Peter J. Hawkinson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

 Peter J. Hawkinson, Licensed Land Surveyor
 Minnesota License No. 42299

STATE OF MINNESOTA
 COUNTY OF _____

This instrument was acknowledged before me on this _____, by Peter J. Hawkinson.

 Notary Public, _____
 My Commission Expires _____

BLOOMINGTON, MINNESOTA

This plat of DWAN BLUFF was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof, held this ____ day of _____, 20____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF Bloomington, Minnesota

By: _____
 Mayor

By: _____
 City Manager

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 Plat, dated this ____ day of _____, 20____.

Mark V. Chapin, County Auditor

By: _____
 Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MINN. STAT. Sec. 383B.565 (1969) this plat has been approved this ____ day of _____, 20____.

_____, County Surveyor

By: _____

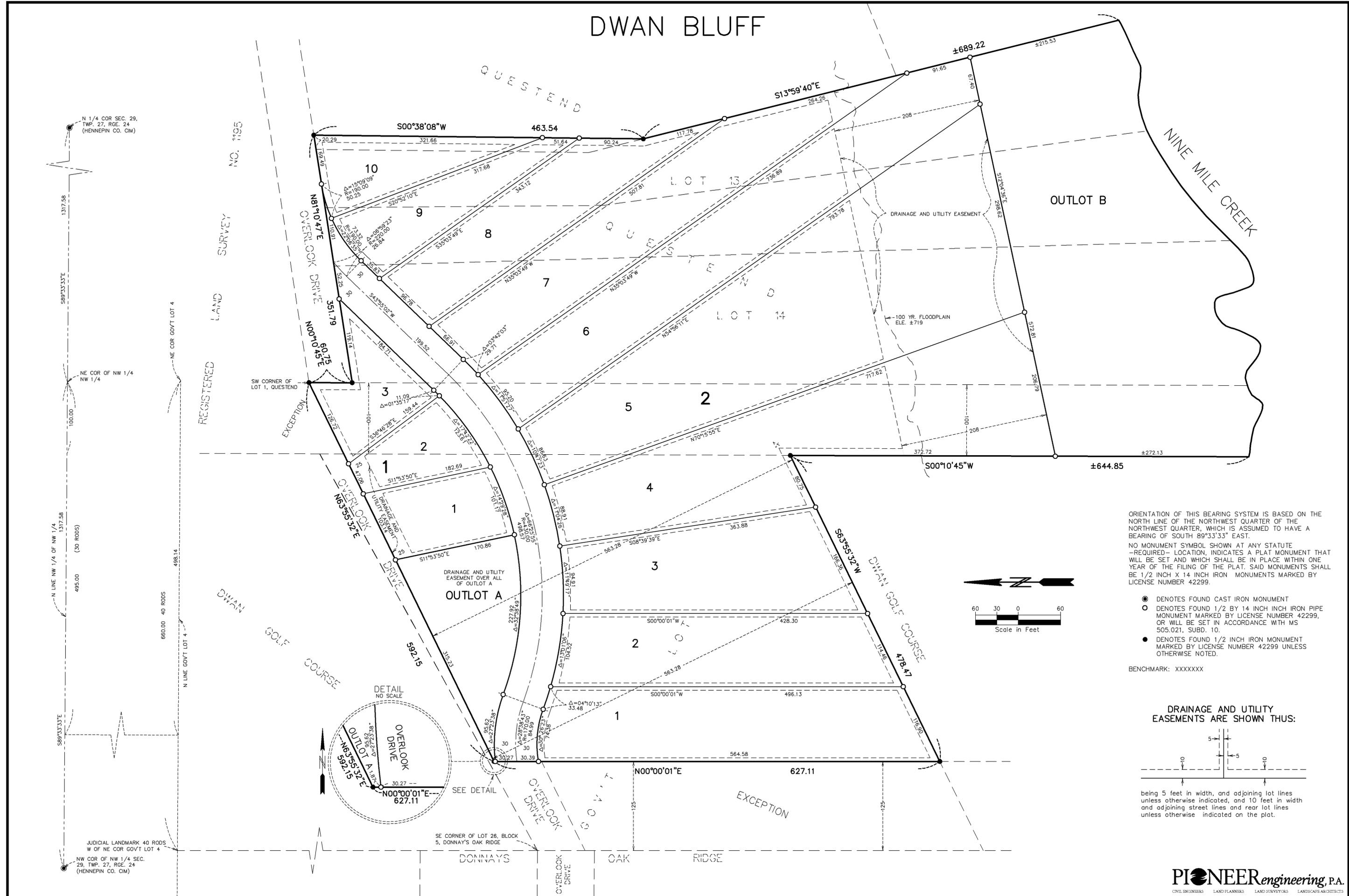
COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of DWAN BLUFF was recorded in this office this ____ day of _____, 20____, at ____ o'clock ____ .M.

Martin McCormick, County Recorder

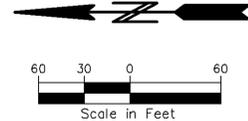
By: _____
 Deputy

DWAN BLUFF



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 89°33'33" EAST.

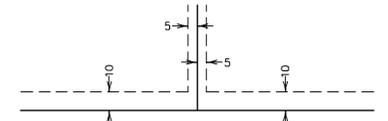
NO MONUMENT SYMBOL SHOWN AT ANY STATUTE -REQUIRED- LOCATION, INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 14 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 42299.



- DENOTES FOUND CAST IRON MONUMENT
- DENOTES FOUND 1/2 BY 14 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

BENCHMARK: XXXXXXX

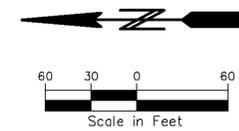
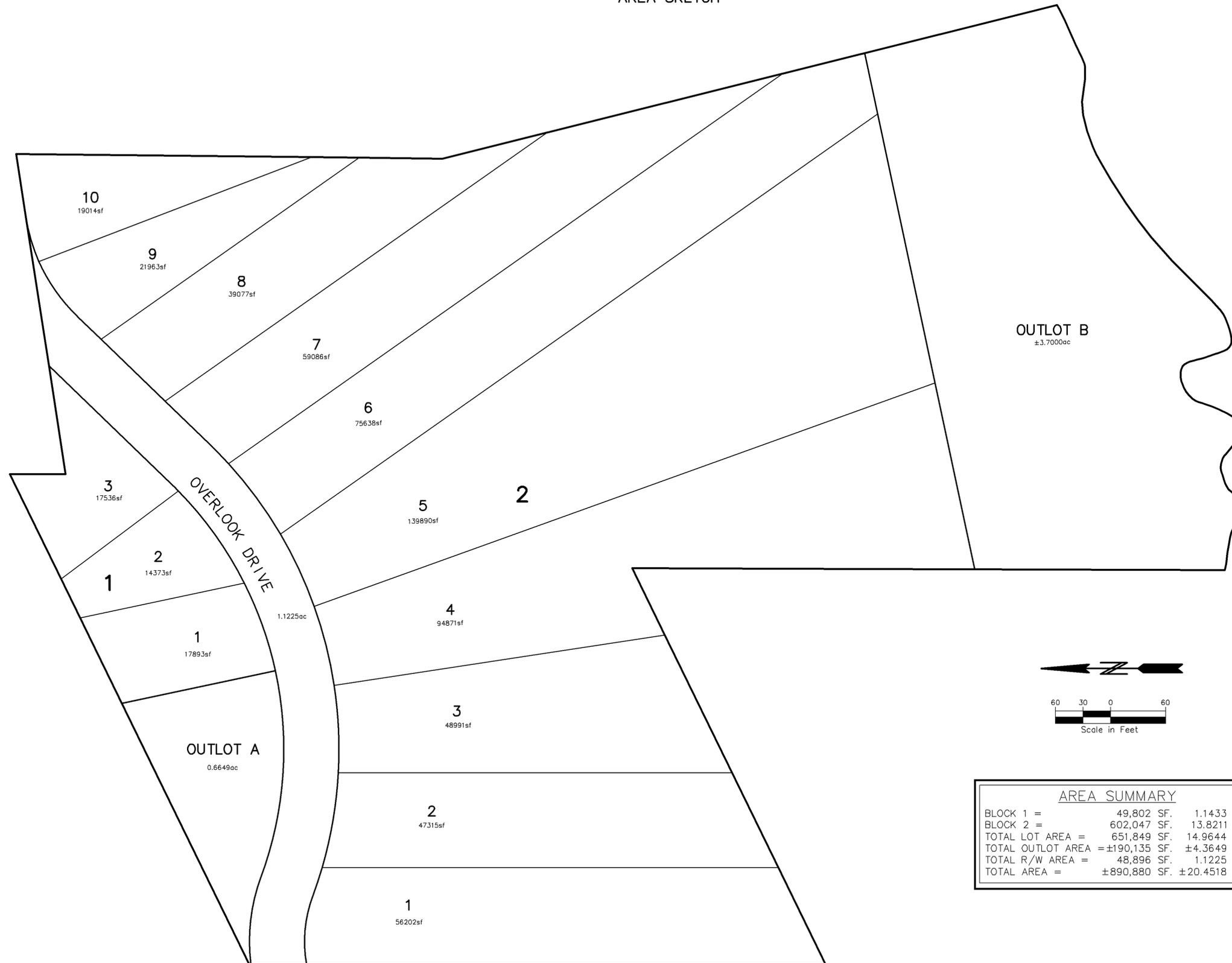
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



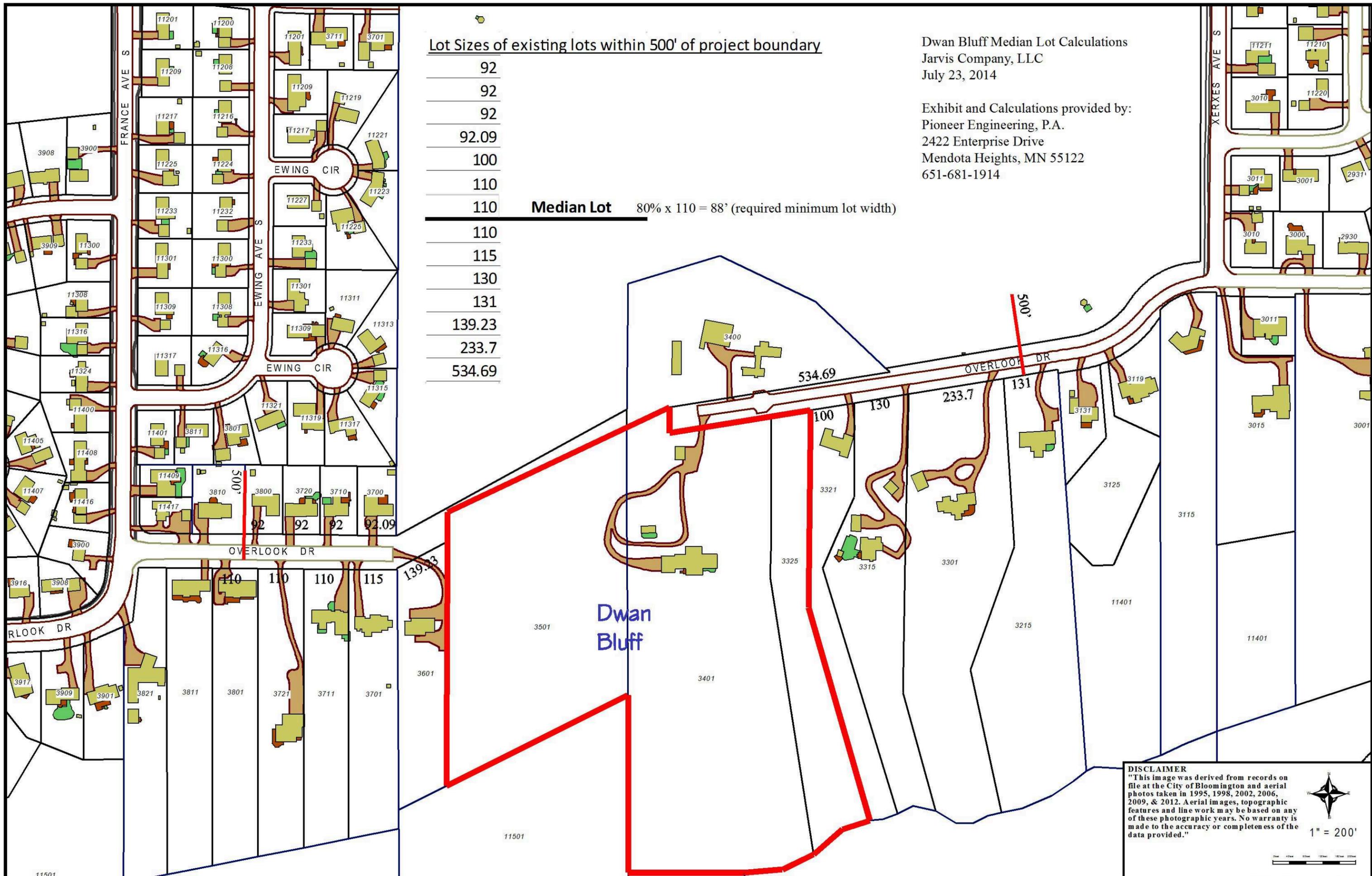
being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.

DWAN BLUFF

AREA SKETCH



AREA SUMMARY		
BLOCK 1 =	49,802 SF.	1.1433 AC.
BLOCK 2 =	602,047 SF.	13.8211 AC.
TOTAL LOT AREA =	651,849 SF.	14.9644 AC.
TOTAL OUTLOT AREA =	±190,135 SF.	±4.3649 AC.
TOTAL R/W AREA =	48,896 SF.	1.1225 AC.
TOTAL AREA =	±890,880 SF.	±20.4518 AC.



Lot Sizes of existing lots within 500' of project boundary

- 92
- 92
- 92
- 92.09
- 100
- 110
- 110
- 110
- 115
- 130
- 131
- 139.23
- 233.7
- 534.69

Median Lot 80% x 110 = 88' (required minimum lot width)

Dwan Bluff Median Lot Calculations
 Jarvis Company, LLC
 July 23, 2014

Exhibit and Calculations provided by:
 Pioneer Engineering, P.A.
 2422 Enterprise Drive
 Mendota Heights, MN 55122
 651-681-1914

Dwan Bluff

DISCLAIMER
 "This image was derived from records on file at the City of Bloomington and aerial photos taken in 1995, 1998, 2002, 2006, 2009, & 2012. Aerial images, topographic features and line work may be based on any of these photographic years. No warranty is made to the accuracy or completeness of the data provided."



1" = 200'

