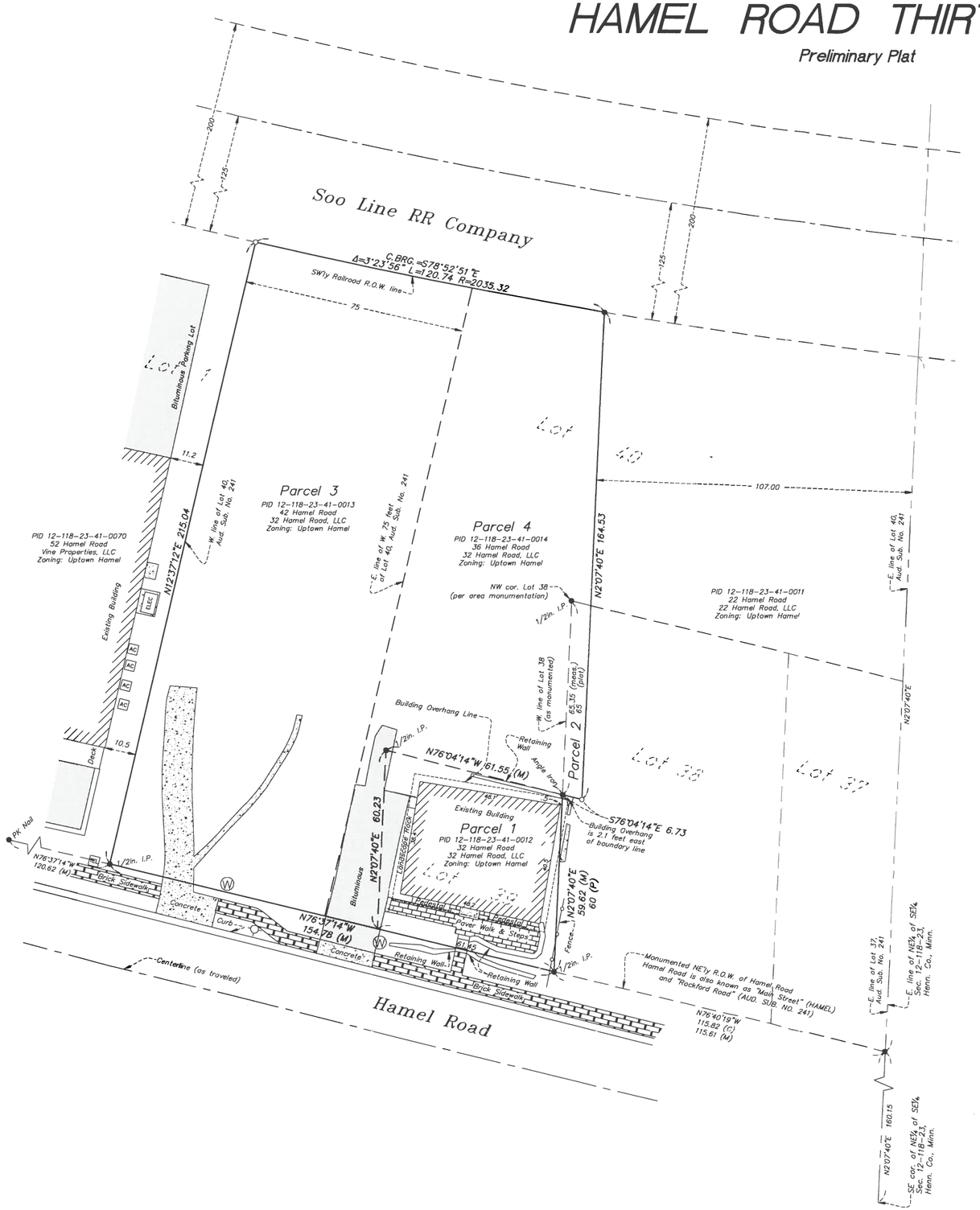
HAMEL ROAD THIRTY TWO

Preliminary Plat



RECEIVED
JUN 14 2017

Legend

- Found Iron Monument
- Set Iron Monument (LS 14700)
- AC Air Conditioning Unit
- TEL Telephone Pedestal
- ELEC Electric Box
- Hydrant
- W Water Valve
- (C) Computed
- (M) Measured
- (D) Deed
- (P) Plat

SCALE
20 0 10 20 40
1 inch = 20 feet

Parcel 1

Property Address:	32 Hamel Road Medina, MN 55340
Property ID No:	02-118-23-41-0012
Zone:	Uptown Hamel

Parcels 2 & 4

Property Address:	36 Hamel Road Medina, MN 55340
Property ID No:	02-118-23-41-0014
Zone:	Uptown Hamel

Parcel 3

Property Address:	42 Hamel Road Medina, MN 55340
Property ID No:	02-118-23-41-0013
Zone:	Uptown Hamel

Boundary Descriptions (per Title Commitment No. 51019 provided by Chicago Title Insurance Co.)

Parcel 1: Lot 39, Auditor's Subdivision No. 241, Hennepin County, Minnesota.

Parcel 2: That part of Lot 38, Auditor's Subdivision No. 241, Hennepin County, Minnesota, described as follows: Commencing at the Northwest corner of said Lot 38; thence South along the West line of said Lot 38 to the Northeast corner of Lot 39, Auditor's Subdivision No. 241; thence East along the North line of said Lot 39 extended to a point 107 feet West of the East line of Lot 37, Auditor's Subdivision No. 241, measured at right angles thereto; thence North parallel to the West line of said Lot 38 to the North line of said Lot 38; thence West along the North line of said Lot 38 to the point of beginning.

Parcel 3: The Westerly 75 feet of Lot 40, Auditor's Subdivision No. 241, Hennepin County, Minnesota.

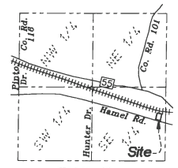
Parcel 4: That part of Lot 40, Auditor's Subdivision No. 241, Hennepin County, Minnesota, lying East of the Westerly 75 feet of said Lot 40 and West of a line drawn parallel to the East line of said Lot 40 and distant 107 feet Westerly therefrom measured at right angles thereto.

Hardcover Calculations (sq. ft.):

Existing Building	1,900
Bituminous Drive	994
Concrete Drive	772
Paver Walk & Steps	365
Pedestals	53
Concrete stoop & step	27
Retaining Walls	97
Total Hardcover	4,208
Parcels 1-4 Total Area	30,258
Percent Hardcover	13.9%

Owner:
32 Hamel Road, LLC
Attn: Todd Murley
2775 Countryside Dr. W.
Orono, MN 55356

Basis of bearing statement:
The westerly line of Lot 40, AUDITOR'S SUBDIVISION NO. 241, Hennepin County, Minnesota, is assumed to bear North 12 degrees 37 minutes 12 seconds East.



Vicinity Map
(no scale)

SCHOBORG LAND SERVICES INC.
763-972-3221 8997 Co. Rd. 13 SE
www.SchoborgLand.com Delano, MN 55328

Prepared for:
32 Hamel Road, LLC

I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Paul B. Schoborg

Date: MAY 27, 2017 Registration No. 14700

Job Number:	8153
Book/Page:	LL
Survey Date:	3-15-16, 3-16-16, 3-23-16
Drawing Name:	murley.dwg
Drawn by:	DMS/KLB
Revisions:	5-27-17 (Prelim. Plat)