

RESOLUTION NO. 15-165

**RESOLUTION FOR CONCURRENT DETACHMENT
AND ANNEXATION OF LAND TO AND FROM THE
CITIES OF ST. LOUIS PARK AND HOPKINS**

WHEREAS, the City of St. Louis Park and the City of Hopkins desire to adjust the boundary between the two cities in the vicinity of Excelsior Boulevard and Powell Road as depicted on the attached Exhibit A hereto and as legally described herein; and

WHEREAS, the municipal boundary line adjustment will facilitate the physical expansion of a business located on one of the parcels subject to the adjustment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Louis Park, Minnesota, that:

Per Certificate of Title Number 1130735

1. Pursuant to Minn. Stat. 414.061, Subd. 1 (1), the following described lands shall be concurrently detached from the City of Hopkins and annexed to the City of St. Louis Park:

Parcel 1:

That part of the Northwest Quarter of the Southwest Quarter, Section 20, Township 117, Range 21 described as beginning at a point on the North line of said Northwest Quarter of the Southwest Quarter distant 700 feet West from the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence West along said North line 185.3 feet; thence South deflecting to the left 90 degrees 00 minutes 29 seconds to the center line of Excelsior Boulevard; thence easterly along said center line to its intersection with a line drawn South, parallel with the West line of said Northwest Quarter of the Southwest Quarter from the point of beginning; thence North along said parallel line to the point of beginning; except that part thereof lying Northerly of a line drawn Westerly, parallel with the center line of Excelsior Boulevard from a point on the East line of said above described tract distant 461 feet North along said East line from the center line of Excelsior Boulevard.

Per Certificate of Title Number 1000617

Parcel 2:

That part of the Southwest Quarter of the Northwest Quarter lying South and East of the center line of Powell Road; That part of the Northwest Quarter of the Southwest Quarter described as follows:

Commencing at a point on the North line of the Northwest Quarter of the Southwest Quarter, 700 feet West of the Northeast corner thereof; thence South along a line parallel with the West line thereof to a point 461 feet North of the center line of Excelsior Boulevard as measured along said parallel line, which is the actual point of beginning of the tract to be described; thence North along said parallel line to the North line of the Northwest Quarter of the Southwest Quarter; thence West along said North line 185.3 feet; thence South along a line deflecting to the left 90.008 degrees to a point of intersection with a line running parallel with the center line of

Excelsior Boulevard from the point of beginning; thence Easterly to the point of beginning; the Southerly boundary of said tract is marked by Judicial Landmark set

pursuant to Torrens Case No. 12986, all in Section 20, Township 117, Range 21, Hennepin County, Minnesota.

2. Pursuant to Minn. Stat. 414.061, Subd. 1 (1), the following described lands shall be concurrently detached from the City of St. Louis Park and annexed to the City of Hopkins:

Per Quit Claim Deed A10117880

Parcel A:

That part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township One Hundred Seventeen (117), Range Twenty-one (21), described as follows: Beginning at a point on the West line of said SW 1/4 of the NW 1/4 where said line intersects the southerly right-of-way line a distance of one hundred and fifty five and two tenths (155.2) feet, thence southwesterly on an eleven (11) degree curve to the left a distance of two hundred and twenty-six: (226) feet more or less to a point in the west line of said SW 1/4 of the NW 1/4, thence north one hundred and eight and eight tenths feet (108.8) to the place of beginning, Hennepin County, Minnesota.

Per Certificate of Title Number 624053

Lot 3, Block 1, Morse Industrial Subdivision.

Per Certificate of Title Number 1301393

Parcel 2:

That part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 117, Range 21 described as beginning at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence East along the South line of said Southwest Quarter of the Northwest Quarter, a distance of 67.4 feet; thence North parallel with the West line of said Southwest Quarter of the Northwest Quarter, a distance of 279.5 feet; thence Northerly along a tangential curve to the right, having a radius of 1206.94 feet, a distance of 136.57 feet; thence Northeasterly along a compound curve, having a radius of 491.67 feet, a distance of 375.86 feet; thence Northeasterly along a compound curve having a radius of 547.71 feet, a distance of 147.66 feet; thence North 25 degrees, 23 minutes West (assuming the West line of Southwest Quarter of the Northwest Quarter as bearing North and South) a distance of 8 feet more or less to the Southeasterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 64 degrees, 37 minutes West along said Southeasterly right-of-way line a distance of 255.35 feet more or less to a point 155.2 feet Northeasterly along said Southeasterly right-of-way line from the West line of said Southwest Quarter of the Northwest Quarter; thence Southwesterly along a curve concave to the Southeast having a radius of 521.67 feet to a point on the West line of said Southwest Quarter of the Northwest Quarter, distant 108.8 feet South along said West line from said Southeasterly right-of-way line; thence South along said West line to the point of beginning.

Parcel 3:

That a part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 117, Range 21 described as beginning at a point on the South line of said Southwest Quarter of the Northwest Quarter, distant 67.4 feet East from the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North parallel with the West line of

NOV 05 2015

said Southwest Quarter of the Northwest Quarter, a distance of 262.5 feet; thence East parallel with said South line to the center line of Powell Road; thence South along said center line to said South line; thence West along said South line to the point of beginning.

3. This resolution shall be submitted concurrently with a resolution from the City of Hopkins to the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings for approval pursuant to Minn. Stat. 414.061, Subd. 2.

Reviewed for Administration:



City Manager

Adopted by the City Council October 19, 2015



Mayor

Attest:



City Clerk

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION 2015-081

**A RESOLUTION FOR CONCURRENT DETACHMENT
AND ANNEXATION OF LAND TO AND FROM THE
CITIES OF HOPKINS AND ST. LOUIS PARK**

WHEREAS, the City of Hopkins and the City of St. Louis Park desire to adjust the boundary between the two cities in the vicinity of Excelsior Boulevard and Powell Road as depicted on the attached Exhibit A hereto and as legally described herein; and

WHEREAS, the municipal boundary line adjustment will facilitate the physical expansion of a business located on one of the parcels subject to the adjustment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hopkins, Minnesota, that:

Per Certificate of Title Number 1130735

1. Pursuant to Minn. Stat. 414.061, Subd. 1 (1), the following described lands shall be concurrently detached from the City of Hopkins and annexed to the City of St. Louis Park:

Parcel 1:

That part of the Northwest Quarter of the Southwest Quarter, Section 20, Township 117, Range 21 described as beginning at a point on the North line of said Northwest Quarter of the Southwest Quarter distant 700 feet West from the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence West along said North line 185.3 feet; thence South deflecting to the left 90 degrees 00 minutes 29 seconds to the center line of Excelsior Boulevard; thence easterly along said center line to its intersection with a line drawn South, parallel with the West line of said Northwest Quarter of the Southwest Quarter from the point of beginning; thence North along said parallel line to the point of beginning; except that part thereof lying Northerly of a line drawn Westerly, parallel with the center line of Excelsior Boulevard from a point on the East line of said above described tract distant 461 feet North along said East line from the center line of Excelsior Boulevard.

Per Certificate of Title Number 1000617

Parcel 2:

That part of the Southwest Quarter of the Northwest Quarter lying South and East of the center line of Powell Road; That part of the Northwest Quarter of the Southwest Quarter described as follows:

Commencing at a point on the North line of the Northwest Quarter of the Southwest Quarter, 700 feet West of the Northeast corner thereof; thence South along a line parallel with the West line thereof to a point 461 feet North of the center line of Excelsior Boulevard as measured along said parallel line, which is the actual point

of beginning of the tract to be described; thence North along said parallel line to the North line of the Northwest Quarter of the Southwest Quarter; thence West along said North line 185.3 feet; thence South along a line deflecting to the left 90.008 degrees to a point of intersection with a line running parallel with the center line of Excelsior Boulevard from the point of beginning; thence Easterly to the point of beginning; the Southerly boundary of said tract is marked by Judicial Landmark set pursuant to Torrens Case No. 12986, all in Section 20, Township 117, Range 21, Hennepin County, Minnesota.

2. Pursuant to Minn. Stat. 414.061, Subd. 1 (1), the following described lands shall be concurrently detached from the City of St. Louis Park and annexed to the City of Hopkins:

Per Quit Claim Deed A10117880

Parcel A:

That part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township One Hundred Seventeen (117), Range Twenty-one (21), described as follows: Beginning at a point on the West line of said SW 1/4 of the NW 1/4 where said line intersects the southerly right-of-way line a distance of one hundred and fifty five and two tenths (155.2) feet, thence southwesterly on an eleven (11) degree curve to the left a distance of two hundred and twenty-six: (226) feet more or less to a point in the west line of said SW 1/4 of the NW 1/4, thence north one hundred and eight and eight tenths feet (108.8) to the place of beginning, Hennepin County, Minnesota.

Per Certificate of Title Number 624053

Lot 3, Block 1, Morse Industrial Subdivision.

Per Certificate of Title Number 1301393

Parcel 2:

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line from said Southeasterly right-of-way line; thence South along said West line to the point of beginning.

Parcel 3:


That a part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 117, Range 21 described as beginning at a point on the South line of said Southwest Quarter of the Northwest Quarter, distant 67.4 feet East from the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North parallel with the West line of said Southwest Quarter of the Northwest Quarter, a distance of 262.5 feet; thence East parallel with said South line to the center line of Powell Road; thence South along said center line to said South line; thence West along said South line to the point of beginning.

3. This resolution shall be submitted concurrently with a resolution from the City of St. Louis Park to the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings for approval pursuant to Minn. Stat. 414.061, Subd. 2.

Adopted this 20th day of October 2015.


Eugene J. Maxwell, Mayor

ATTEST:


Amy Domeier, City Clerk

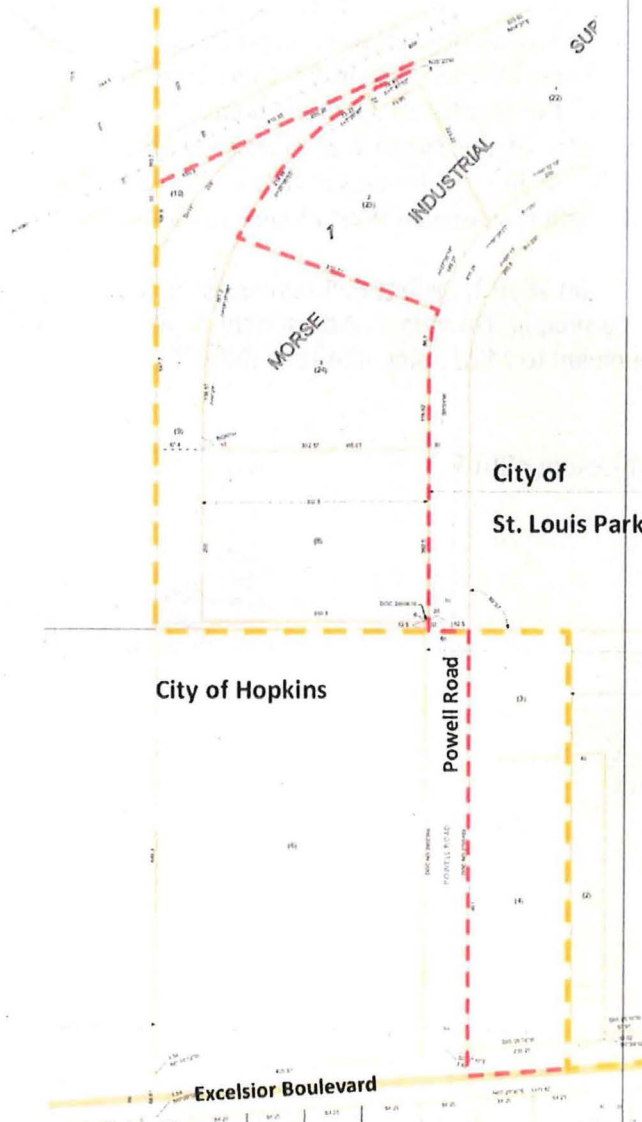
STATE OF MINNESOTA
COUNTY OF HENNEPIN
CITY OF HOPKINS



I, THE UNDERSIGNED, AMY DOMEIER, CLERK OF THE CITY OF HOPKINS, HENNEPIN COUNTY, MINNESOTA, AND CUSTODIAN OF THE SEAL AND RECORDS OF SAID CITY HEREBY CERTIFY THAT THE ABOVE OR FOREGOING IS A TRUE AND CORRECT TRANSCRIPT AND COPY OF THE WHOLE RECORD THEREOF RESERVED AND ON FILE IN THE OFFICE OF SAID CITY CLERK.

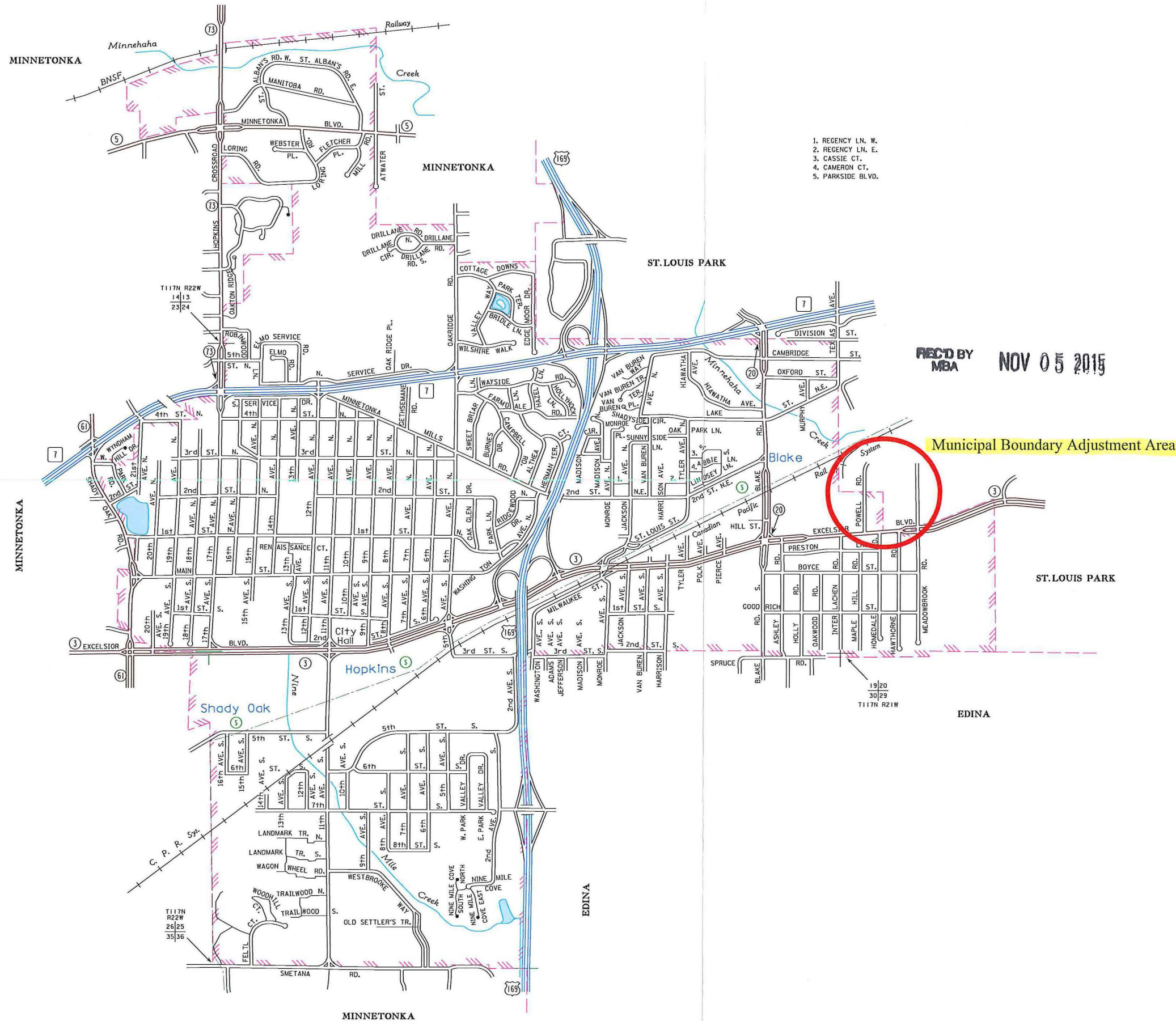

AMY DOMEIER, CITY CLERK OF THE CITY OF HOPKINS

EXHIBIT A

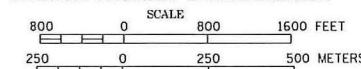
Proposed Municipal Boundary Change



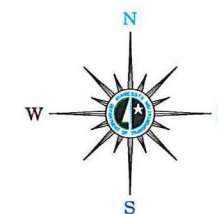
	Existing Municipal Boundary
	Proposed Municipal Boundary



MUNICIPALITY OF
HOPKINS
PREPARED BY THE
MINNESOTA DEPARTMENT OF TRANSPORTATION
OFFICE OF TRANSPORTATION SYSTEM MANAGEMENT
IN COOPERATION WITH
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION



2014
BASIC DATA - 2013



LEGEND

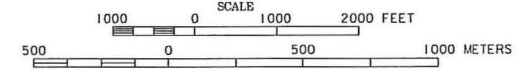
INTERSTATE TRUNK HIGHWAY.....
U.S. TRUNK HIGHWAY.....
STATE TRUNK HIGHWAY.....
COUNTY STATE AID HIGHWAY.....
COUNTY ROAD.....
CORPORATE LIMITS.....
PUBLIC ROAD.....
PRIVATE ROAD.....

REC'D BY
MBA
NOV 05 2015

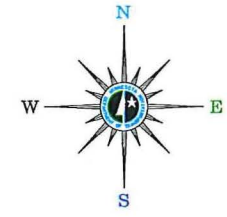
Municipal Boundary Adjustment Area

MUNICIPALITY OF SAINT LOUIS PARK

PREPARED BY THE
MINNESOTA DEPARTMENT OF TRANSPORTATION
OFFICE OF TRANSPORTATION SYSTEM MANAGEMENT
IN COOPERATION WITH
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION



2014
BASIC DATA - 2013



- LEGEND**
- INTERSTATE TRUNK HIGHWAY..... (I)
 - U.S. TRUNK HIGHWAY..... (U)
 - STATE TRUNK HIGHWAY..... (S)
 - COUNTY STATE AID HIGHWAY..... (C)
 - COUNTY ROAD..... (R)
 - CORPORATE LIMITS..... (L)
 - PUBLIC ROAD..... (P)
 - PRIVATE ROAD..... (PR)

1. CEDAR ST.
2. QUEBEC DR.
3. OAK PARK VILLAGE DR.
4. CEDARSHORE DR.
5. OLD CEDAR LAKE RD.
6. FOREST LN.
7. 42 1/2 ST.
8. QUENTIN CT.
9. PRINCETON CT.
10. VICTORIA WAY
11. VICTORIA CIR.
12. VICTORIA CURVE
13. VICTORIA LN.
14. EXCELSIOR WAY
15. OLD CEDAR LAKE RD.

Municipal Boundary Adjustment Area

REC'D BY
MBA NOV 05 2015

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call 651-366-4718 or 1-800-657-3774 (Greater Minnesota);
711 or 1-800-657-3529 (Minnesota Relay). You may also send
an e-mail to ADRequest@state.mn.us.
(Please request at least one week in advance).

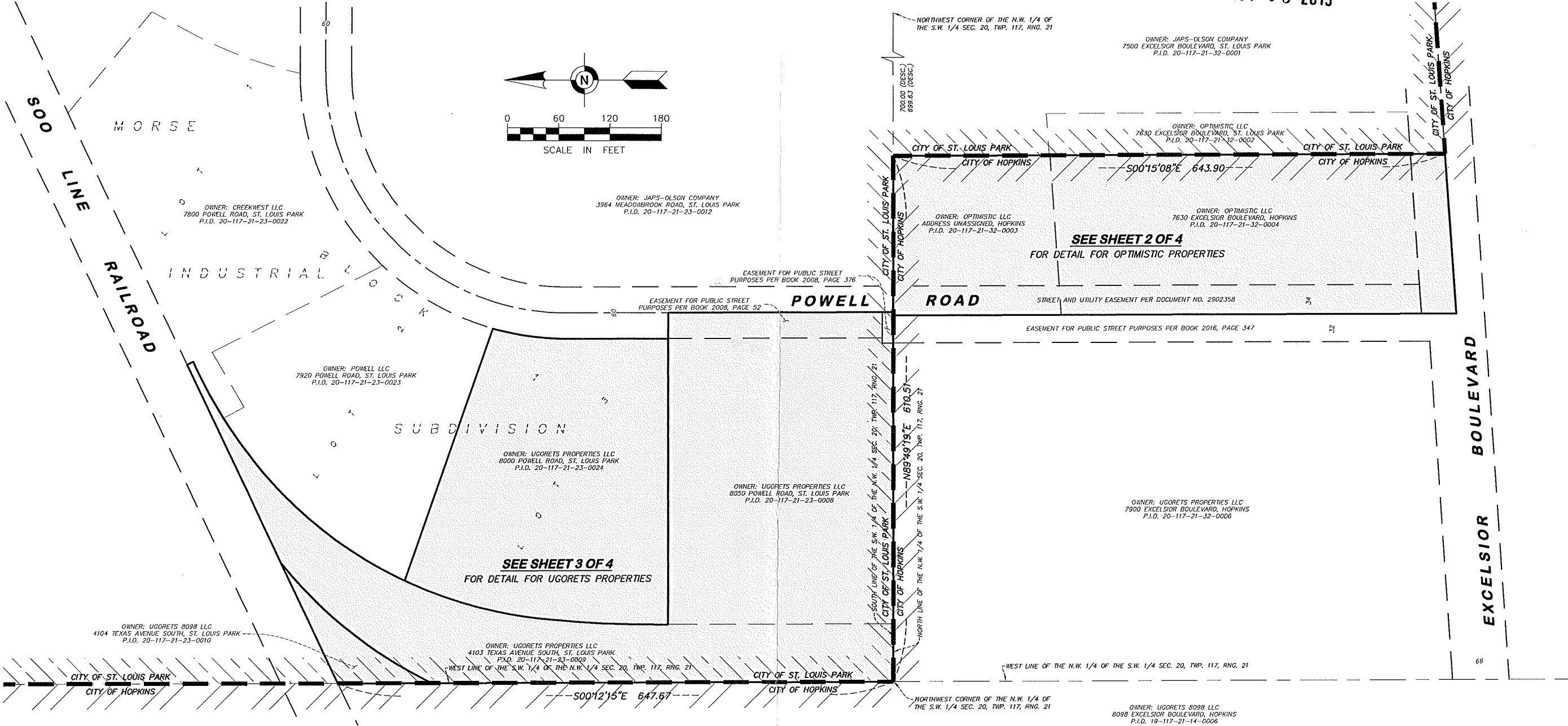
2010 U.S. CENSUS - POP. 45,250

ST. LOUIS PARK (HENNEPIN COUNTY)

BOUNDARY SURVEY FOR:
St. Louis Park / Hopkins Municipal Boundary Adjustment

REC'D BY
MBA NOV 05 2015

Existing Municipal Boundary



NOTES:
1. The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-96 Adj.).

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
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DRAWING NAME:					
36376.dwg					
JOB NO. 36376					
FILE NO. 909					

St. Louis Park / Hopkins
Municipal Boundary Adjustment

SURVEY FOR:
Japs-Olson

PROPERTY ADDRESS:
7630 Excelsior Boulevard
Hopkins, Minnesota 55343
8050 & 8000 Powell Road
4103 & 4101 Texas Avenue South
St. Louis Park, Minnesota 55426



1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
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BOUNDARY SURVEY FOR:
St. Louis Park / Hopkins Municipal Boundary Adjustment

REC'D BY
MBA NOV 05 2015

LEGAL DESCRIPTION:

Per Certificate of Title Number 1130735

Parcel 1:

That part of the Northwest Quarter of the Southwest Quarter, Section 20, Township 117, Range 21 described as beginning at a point on the North line of said Northwest Quarter of the Southwest Quarter distant 700 feet West from the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence West along said North line 185.3 feet; thence South deflecting to the left 90 degrees 00 minutes 29 seconds to the center line of Excelsior Boulevard; thence easterly along said center line to its intersection with a line drawn South, parallel with the West line of said Northwest Quarter of the Southwest Quarter from the point of beginning; thence North along said parallel line to the point of beginning; except that part thereof lying Northerly of a line drawn Westerly, parallel with the center line of Excelsior Boulevard from a point on the East line of said above described tract distant 461 feet North along said East line from the center line of Excelsior Boulevard.

Per Certificate of Title Number 1000617

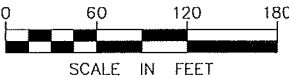
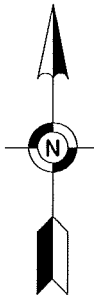
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NOTES:

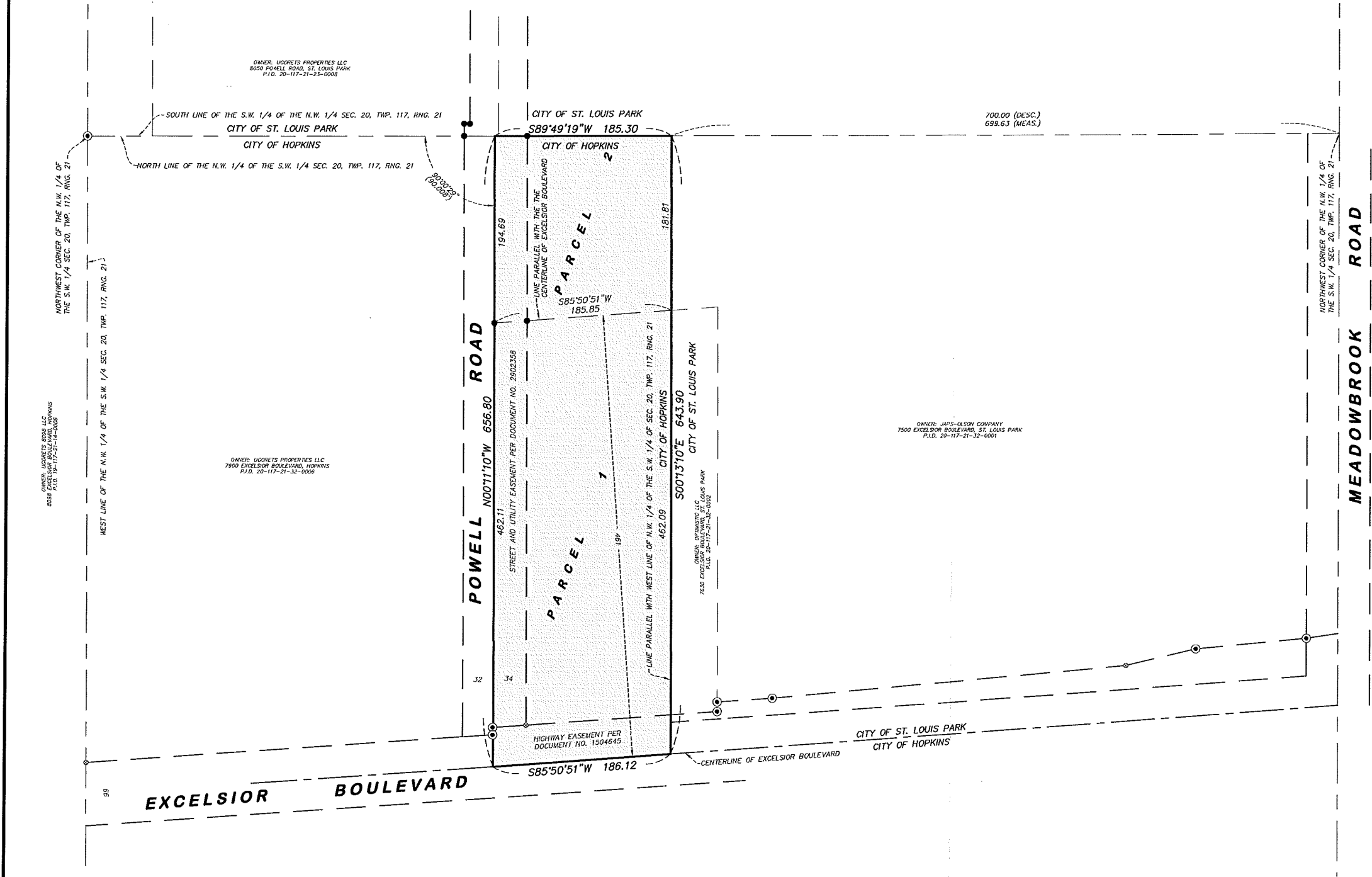
- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-96 Adj.).
- The total area of the property described hereon is 120,633 square feet or 2.7694 acres.



SCALE IN FEET

● FOUND IRON MONUMENT

⊙ FOUND CAST IRON MONUMENT



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
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PMD					
CHECKED BY:					
BRP					
DRAWING NAME: 36376 OPTIMISTIC.dwg					
JOB NO. 36376					
FILE NO. 909					

St. Louis Park / Hopkins
Municipal Boundary Adjustment

SURVEY FOR:

Japs-Olson

PROPERTY ADDRESS:

7630 Excelsior Boulevard
Hopkins, Minnesota 55343



1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
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BOUNDARY SURVEY FOR:
St. Louis Park / Hopkins Municipal Boundary Adjustment

RECD BY
MBA
NOV 05 2015

LEGAL DESCRIPTION:

Per Quit Claim Deed A10117880

Parcel A:

That part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty (20), Township One Hundred Seventeen (117), Range Twenty-one (21), described as follows: Beginning at a point on the West line of said SW 1/4 of the NW 1/4 where said line intersects the southerly right-of-way line a distance of one hundred and fifty five and two tenths (155.2) feet, thence southerly on an eleven (11) degree curve to the left a distance of two hundred and twenty-six (226) feet more or less to a point in the west line of said SW 1/4 of the NW 1/4, thence north one hundred and eight and eight tenths feet (108.8) to the place of beginning, Hennepin County, Minnesota.

Per Certificate of Title Number 624053

Lot 3, Block 1, Morse Industrial Subdivision.

Per Certificate of Title Number 1301393

Parcel 2:

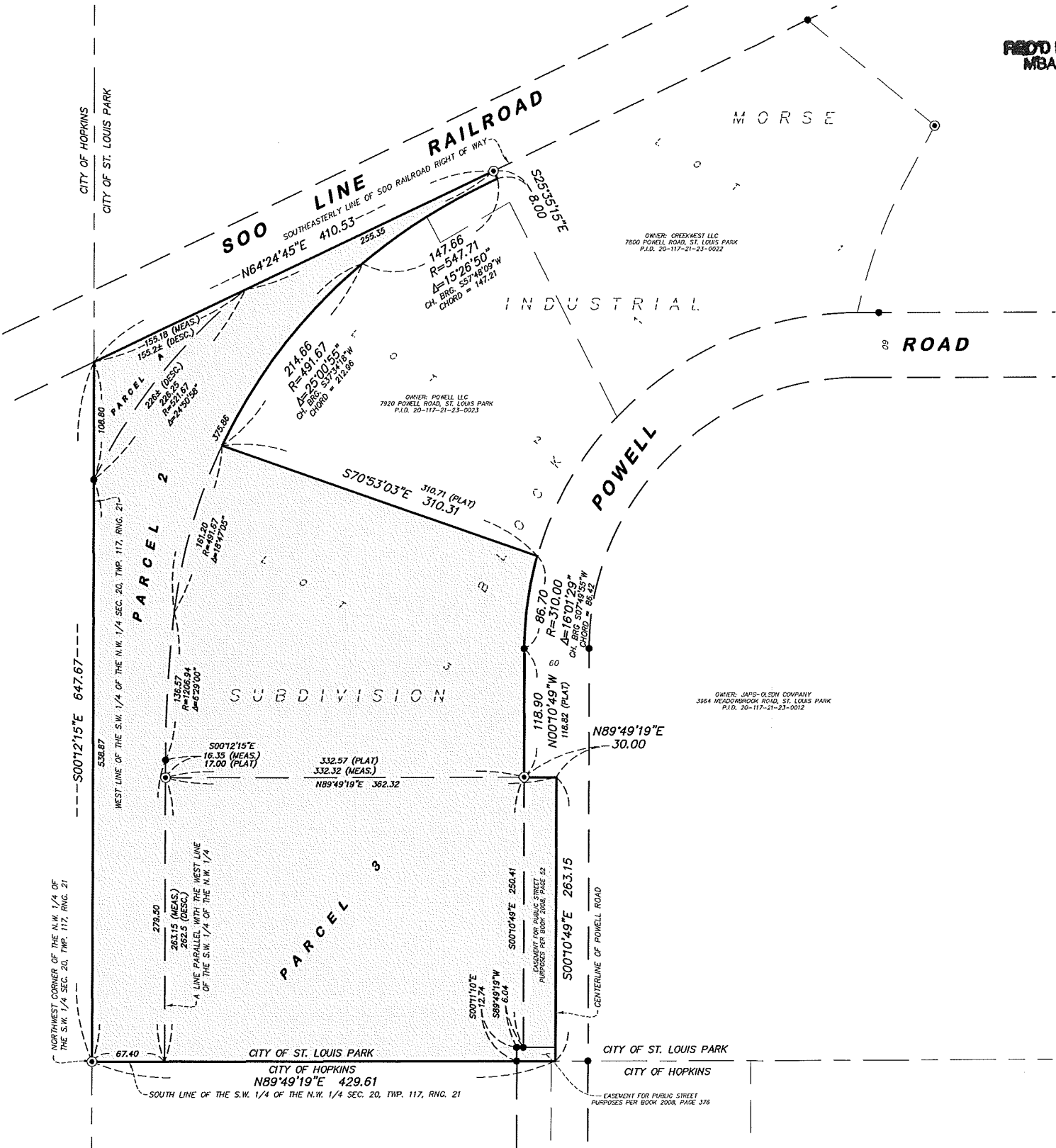
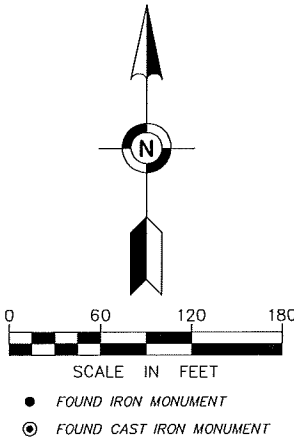
That part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 117, Range 21 described as beginning at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence East along the South line of said Southwest Quarter of the Northwest Quarter, a distance of 67.4 feet; thence North parallel with the West line of said Southwest Quarter of the Northwest Quarter, a distance of 279.5 feet; thence Northerly along a tangential curve to the right, having a radius of 1206.94 feet, a distance of 136.57 feet; thence Northeasterly along a compound curve, having a radius of 491.67 feet, a distance of 375.85 feet; thence Northeasterly along a compound curve having a radius of 547.71 feet, a distance of 147.66 feet; thence North 25 degrees, 23 minutes West (assuming the West line of Southwest Quarter of the Northwest Quarter as bearing North and South) a distance of 8 feet more or less to the Southeasterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 64 degrees, 37 minutes West along said Southeasterly right-of-way line a distance of 255.35 feet more or less to a point 155.2 feet Northeasterly along said Southeasterly right-of-way line from the West line of said Southwest Quarter of the Northwest Quarter; thence Southwesterly along a curve concave to the Southeast having a radius of 521.67 feet to a point on the West line of said Southwest Quarter of the Northwest Quarter, distant 108.8 feet South along said West line from said Southeasterly right-of-way line; thence South along said West line to the point of beginning.

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NOTES:

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-96 Adj.).
- The total area of the property described hereon is 245,611 square feet or 5.6385 acres.



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
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CHECKED BY: BRP					
DRAWING NAME: 36376_UGORETS.dwg					
JOB NO. 36376					
FILE NO. 909					

St. Louis Park / Hopkins
Municipal Boundary Adjustment

SURVEY FOR:

Japs-Olson

PROPERTY ADDRESS:

8050 & 8000 Powell Road
4103 & 4101 Texas Avenue South
St. Louis Park, Minnesota 55426

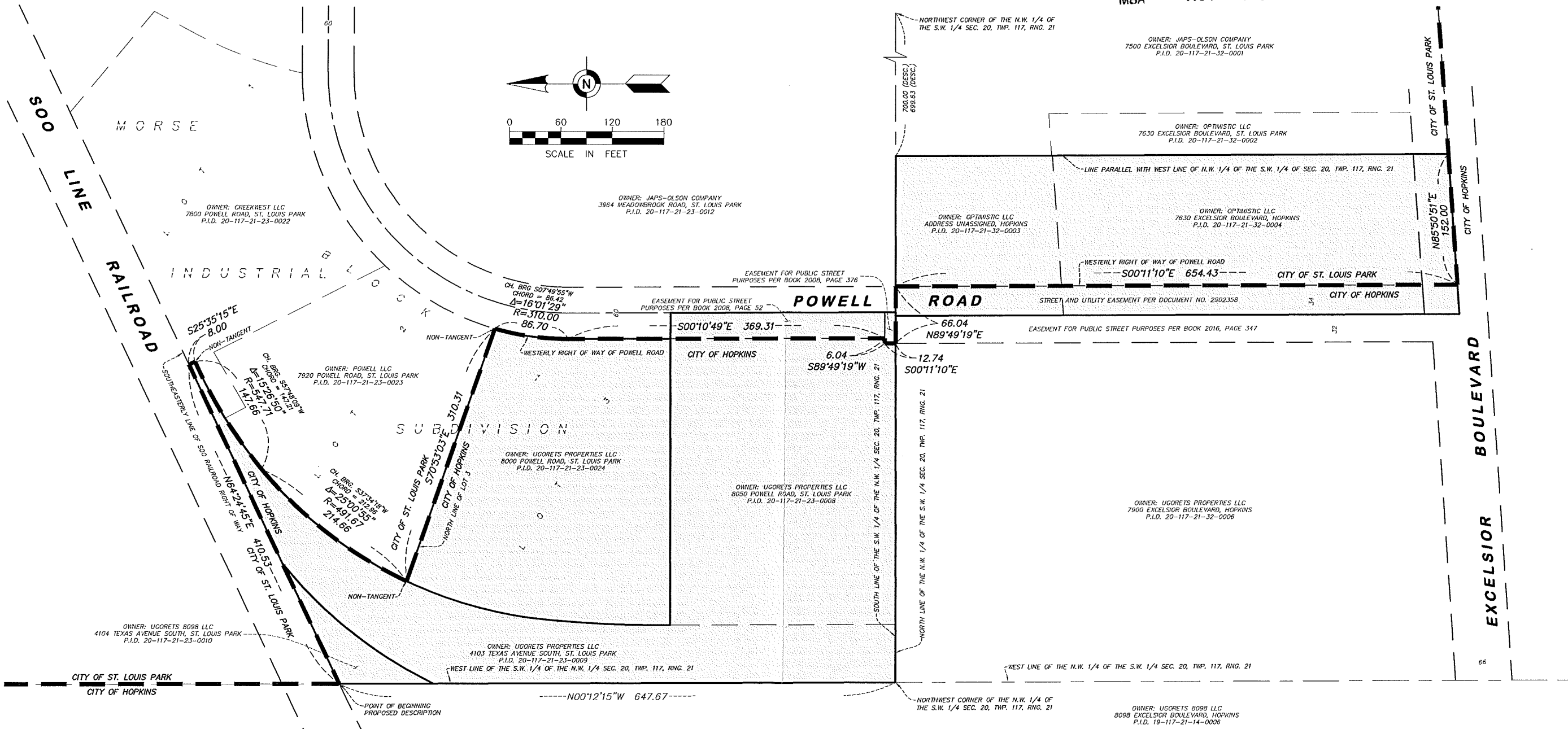


1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
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BOUNDARY SURVEY FOR:
St. Louis Park / Hopkins Municipal Boundary Adjustment

Proposed Municipal Boundary

REC'D BY
MBA NOV 05 2015



PROPOSED MUNICIPAL DIVISION LINE DESCRIPTION:

Commencing at the northwest corner of the Northwest Quarter of the Southwest Quarter of Section 20, Township 117 North, Range 21 West; thence North 00 degrees 12 minutes 15 seconds West, on an assumed bearing along the west line of the Southwest Quarter of the Northwest Quarter, a distance of 647.67 feet to the southeasterly line of the SMO Railroad right of way and the point of beginning of the line to be described; thence North 64 degrees 24 minutes 45 seconds East along said southeasterly line of the SMO Railroad right of way, a distance of 410.53 feet; thence South 25 degrees 35 minutes 15 seconds East along the westerly line of Lot 1, Block 1, MORSE INDUSTRIAL SUBDIVISION, a distance of 8.00 feet; thence southwesterly along the northerly line of Block 1, MORSE INDUSTRIAL SUBDIVISION a distance of 147.66 feet along a non-tangential curve concave to the southeast having a radius of 547.71 feet and a central angle of 15 degrees 26 minutes 50 seconds; and the chord of said curve is 147.21 feet in length and bears South 57 degrees 48 minutes 09 seconds West; thence continuing southwesterly along the northerly line of Block 1, MORSE INDUSTRIAL SUBDIVISION a distance of 214.66 feet along a compound curve concave to the southeast having a radius of 491.67 feet and a central angle of 25 degrees 00 minutes 55 seconds; thence South 70 degrees 53 minutes 03 seconds East along the north line of Lot 3, Block 1, MORSE INDUSTRIAL SUBDIVISION non-tangent to last described compound curve, a distance of 310.31 feet to the westerly right of way of Powell Road; thence southerly along said westerly right of way of Powell Road a distance of 86.70 feet along a non-tangential curve concave to the east having a radius of 310.00 feet and a central angle of 16 degrees 01 minutes 29 seconds; and the chord of said curve is 86.42 feet in length and bears South 07 degrees 49 minutes 55 seconds West; thence South 00 degrees 10 minutes 49 seconds East tangent to last described curve along said westerly right of way of Powell Road, a distance of 369.31 feet; thence South 89 degrees 49 minutes 19 seconds West along said westerly right of way of Powell Road, a distance of 12.74 feet to the south line of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 49 minutes 19 seconds East along said south line of the Southwest Quarter of the Northwest Quarter, a distance of 66.04 feet to the easterly right of way of said Powell Road; thence South 00 degrees 11 minutes 10 seconds East along said easterly right of way line of Powell Road, a distance of 654.43 feet to the centerline of Excelsior Boulevard; thence North 85 degrees 50 minutes 51 seconds East along said centerline of Excelsior Boulevard, a distance of 152.00 feet to a line 700 feet westerly of the northwest corner of the Northwest Quarter of the Southwest Quarter and parallel with the west line of said Northwest Quarter of the Southwest Quarter and said described line there terminating.

ADJUSTED PARCEL AREAS:

Parcel P.I.D.	Current Area St. Louis Park	Current Area Hopkins	Proposed Area St. Louis Park	Proposed Area Hopkins
20-117-21-32-0004	0 sq. ft.	85,740 sq. ft.	70,010 sq. ft.	15,730 sq. ft.
20-117-21-32-0003	0 sq. ft.	34,893 sq. ft.	28,306 sq. ft.	6,587 sq. ft.
20-117-21-23-0008	95,332 sq. ft.	0 sq. ft.	7,972 sq. ft.	87,360 sq. ft.
20-117-21-23-0024	84,380 sq. ft.	0 sq. ft.	0 sq. ft.	84,380 sq. ft.
20-117-21-23-0009	60,105 sq. ft.	0 sq. ft.	0 sq. ft.	60,105 sq. ft.
20-117-21-23-0010	5,794 sq. ft.	0 sq. ft.	0 sq. ft.	5,794 sq. ft.
Total Areas	245,611 sq. ft.	120,633 sq. ft.	106,288 sq. ft.	259,956 sq. ft.
Area Change	-139,323 sq. ft.	+139,323 sq. ft.		

NOTES:

1. The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-96 Adj.).

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.

Date of survey: July 27, 2015.
Date of signature: July 31, 2015.

Brent R Peters
Minnesota License No. 44123

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS
2697	40	LS	NO. DATE DESCRIPTION
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JOB NO. 36376			
FILE NO. 909			

St. Louis Park / Hopkins
Municipal Boundary Adjustment

SURVEY FOR:

Japs-Olson

PROPERTY ADDRESS:

7630 Excelsior Boulevard
Hopkins, Minnesota 55343
8050 & 8000 Powell Road
4103 & 4101 Texas Avenue South
St. Louis Park, Minnesota 55426



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