

PRELIMINARY PLAT OF: HAWKINSON COMMERCIAL DEVELOPMENT

PARTS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 25 WEST, ITASCA COUNTY MINNESOTA.

LEGAL LAND DESCRIPTION PARCEL 1

The South One-half of the Southwest Quarter of the Northwest Quarters (S1/2 SW1/4 NW1/4) lying East of Highway, in Section Thirty-three (33), Township Fifty-five (55) North, Range Twenty-five (25), West of the Fourth Principal Meridian, Itasca County, Minnesota.

Abstract Property.

LEGAL LAND DESCRIPTION PARCEL 2

The South Half of the Southeast Quarter of the Northwest Quarter (S1/2 of SE1/4 of NW1/4), Section Thirty-three (33), Township Fifty-five (55) North, Range Twenty-five (25), West of the Fourth Principal Meridian, according to the Government Survey thereof, Itasca County, Minnesota.

Torrens Property - Certificate of Title No. 24204.

DEVELOPER / OWNER

Round 2 Development
C/O MARK HAWKINSON
P.O. BOX 246
GRAND RAPIDS, MN 55744

SURVEYOR / DESIGNER

SHORT ELLIOT HENDRICKSON INC.
1200 SE 4TH AVENUE, SUITE 200
GRAND RAPIDS, MN 55744

ZONING

CURRENT ZONING IS
GENERAL BUSINESS (GB)

BUILDING SETBACKS

FRONT = 30'
INTERIOR SIDE = 10'
STREET SIDE = 15'
REAR = 10'

PARKING SETBACKS

FRONT = 10'
INTERIOR SIDE = 6'
STREET SIDE = 10'
REAR = 10'

CONTOUR INFORMATION
CONTOURS SHOWN HAVE
BEEN GENERATED FROM
FIELD OBSERVATION.

ACREAGE

LOT 1 : 1.14 ACRES
LOT 2 : 3.02 ACRES
LOT 3 : 1.46 ACRES
OUTLOT A : 9.75 ACRES
OUTLOT B : 2.10 ACRES
OUTLOT C : 2.23 ACRES
TOTAL GROSS ACREAGE:
22.28 ACRES
(INCLUDING PROPOSED
RIGHT-OF-WAY)

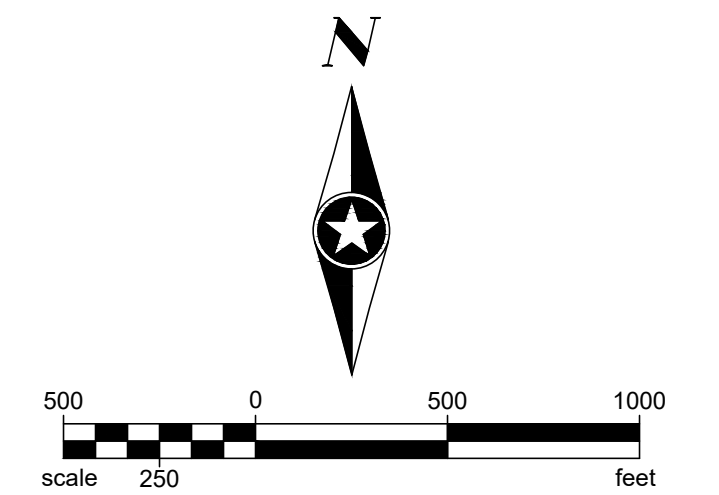
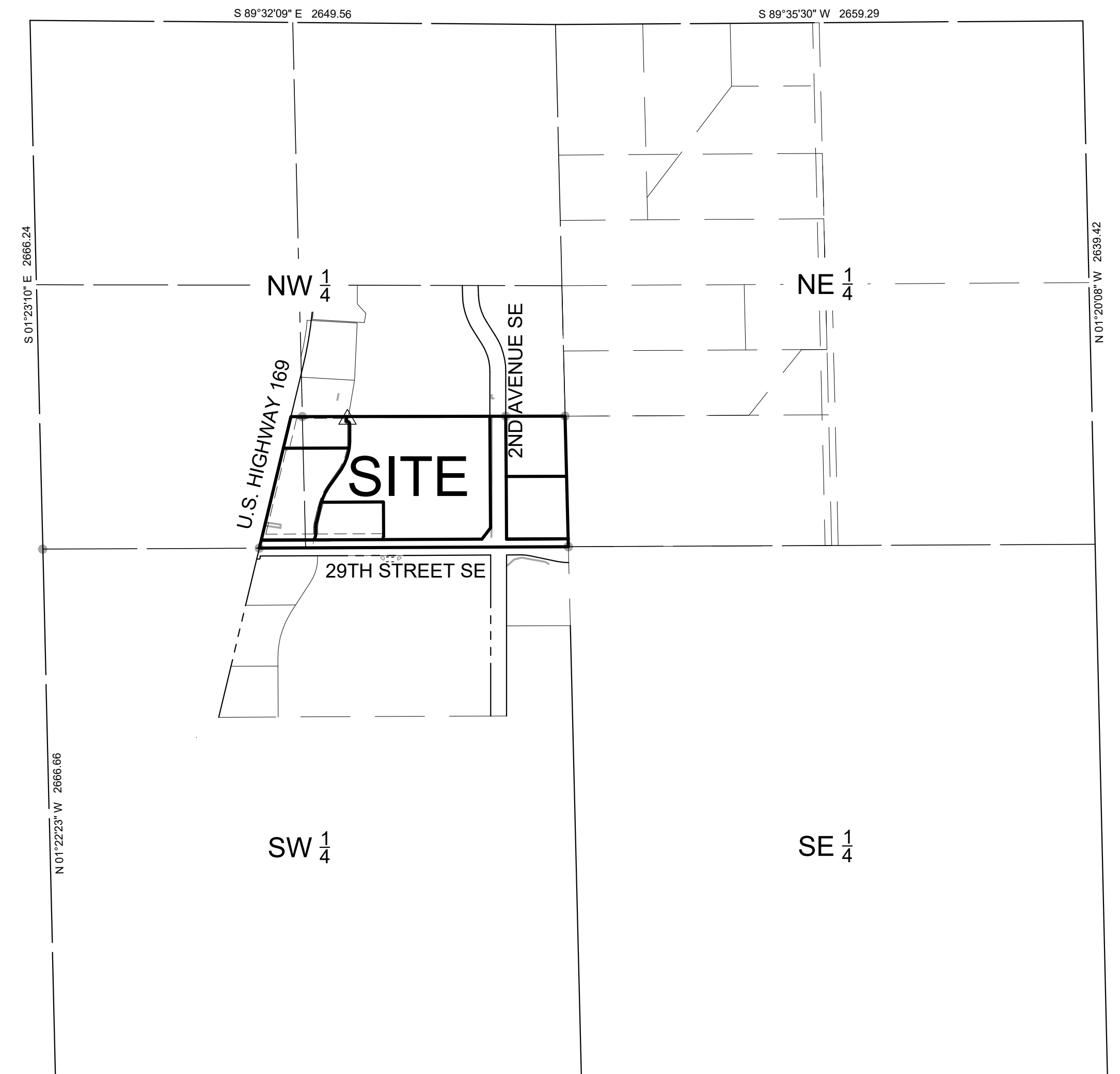
EXISTING

- RIGHT OF WAY
- PERMANENT EASEMENT
- PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK

- △ XX HORIZONTAL CONTROL POINT
- BM BENCHMARK
- SURVEY MARKER
- ⊕ SOIL BORING
- FM SANITARY SEWER AND MANHOLE
- LIFT FORCE MAIN AND LIFT STATION
- SANITARY SEWER SERVICE & CLEANOUT
- WATER MAIN, HYDRANT, VALVE AND MANHOLE
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- GAS MAIN, VALVE, VENT AND METER
- HANDHOLE
- BURIED FIBER OPTIC CABLE AND MANHOLE
- BURIED PHONE CABLE, PEDESTAL AND MANHOLE
- BURIED TV CABLE, PEDESTAL AND MANHOLE
- BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
- OVERHEAD WIRE, POLE AND GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL
- STREET NAME SIGN
- SIGN (NON STREET NAME)

- DECIDUOUS AND CONIFEROUS TREE
- EDGE OF WOODED AREA
- WET WETLAND
- BUILDING
- X FENCE (UNIDENTIFIED)
- X BARBED WIRE FENCE
- XC CHAIN LINK FENCE
- XE ELECTRIC WIRE FENCE
- XWD WOOD FENCE
- XWW WOVEN WIRE FENCE
- PLATE BEAM GUARDRAIL
- CABLE GUARDRAIL
- P POST / BOLLARD
- RETAINING WALL

VICINITY MAP



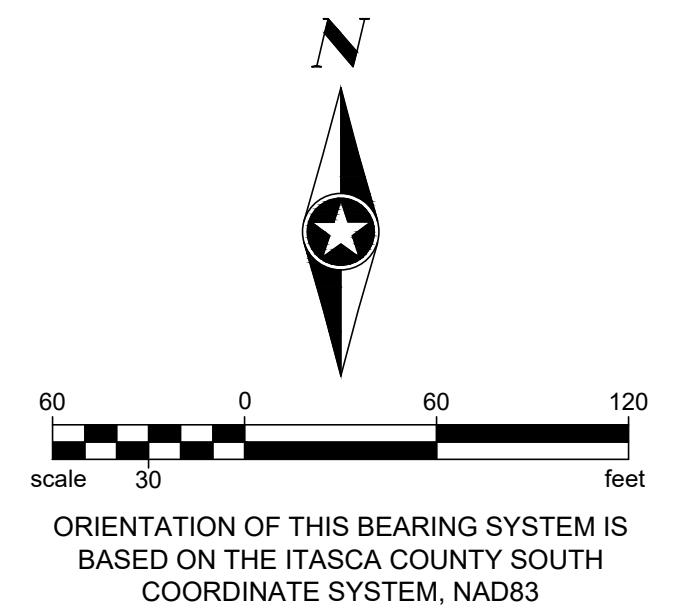
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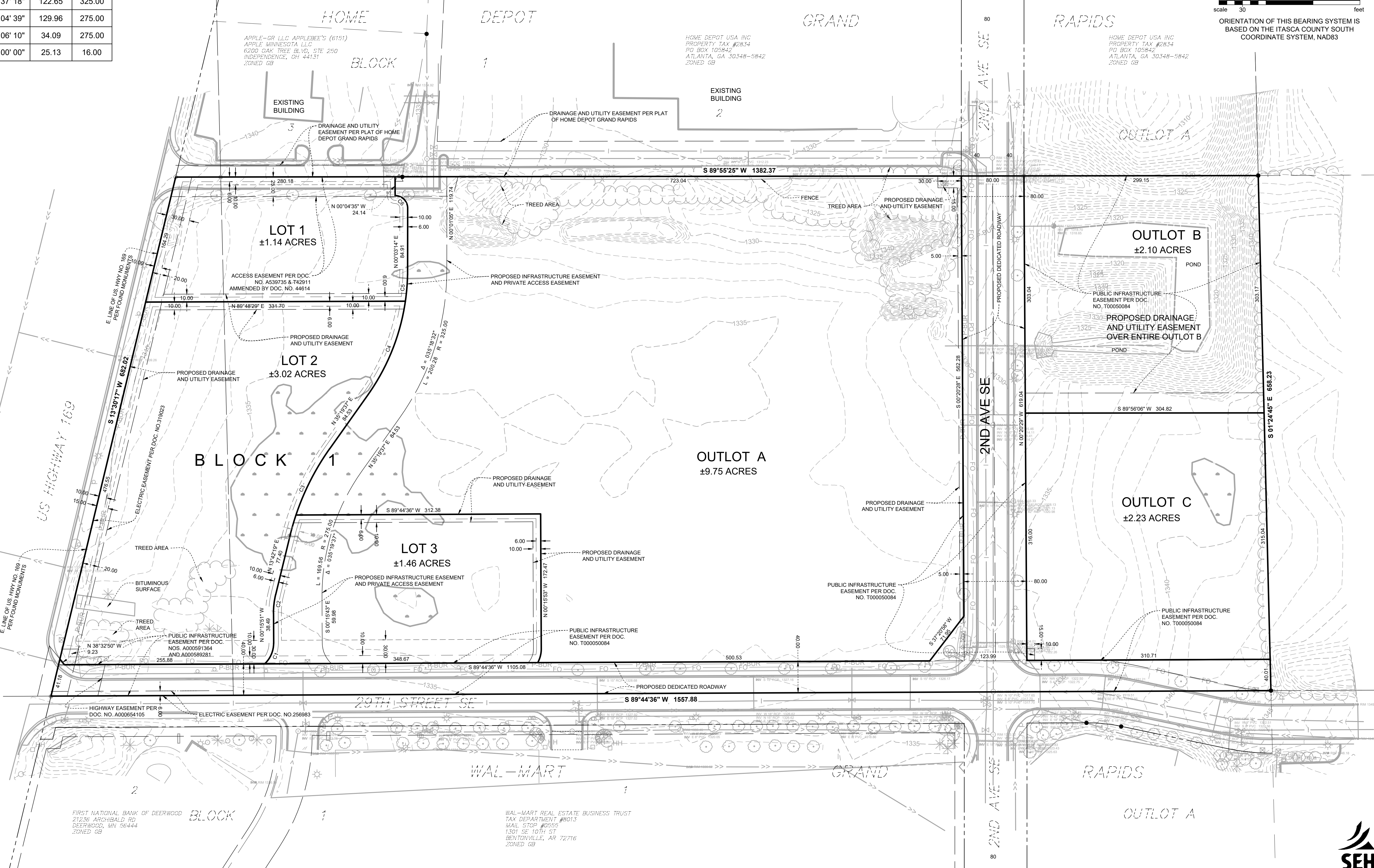
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PARCEL CURVE DATA			
CURVE	DELTA	LENGTH	RADIUS
C1	046° 50' 36"	29.43	36.00
C2	013° 42' 19"	23.68	99.00
C3	021° 37' 18"	122.65	325.00
C4	027° 04' 39"	129.96	275.00
C5	007° 06' 10"	34.09	275.00
C6	090° 00' 00"	25.13	16.00



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FIRST NATIONAL BANK OF DEERWOOD
21236 ARCHIBALD RD
DEERWOOD, MN 56444
ZONED GB

WAL-MART REAL ESTATE BUSINESS TRUST
TAX DEPARTMENT #8013
6441 STOP #01555
1301 SE 10TH ST
BENTONVILLE, AR 72716
ZONED GB

