

PUBLIC NOTICE

Notice is hereby given that the Planning Commission of Inver Grove Heights will meet on **TUESDAY, NOVEMBER 16, 2021 at 7:00 p.m.** in the City Council Chambers, located at 8150 Barbara Avenue, Inver Grove Heights, MN to consider the request for **CITY OF INVER GROVE HEIGHTS - CASE NO. 21-61Z.** This request involves property located at 8296 Babcock Trail (PID No: 20-01700-01-021 and 20-01600-31-011).

The request consists of:

- A rezoning of the properties from A, Agricultural to P Institutional District.

All written and oral statements will be considered at the public hearing and all those desiring to be heard will be heard at the public hearing utilizing the methods listed on the Planning Commission Agenda for that date.

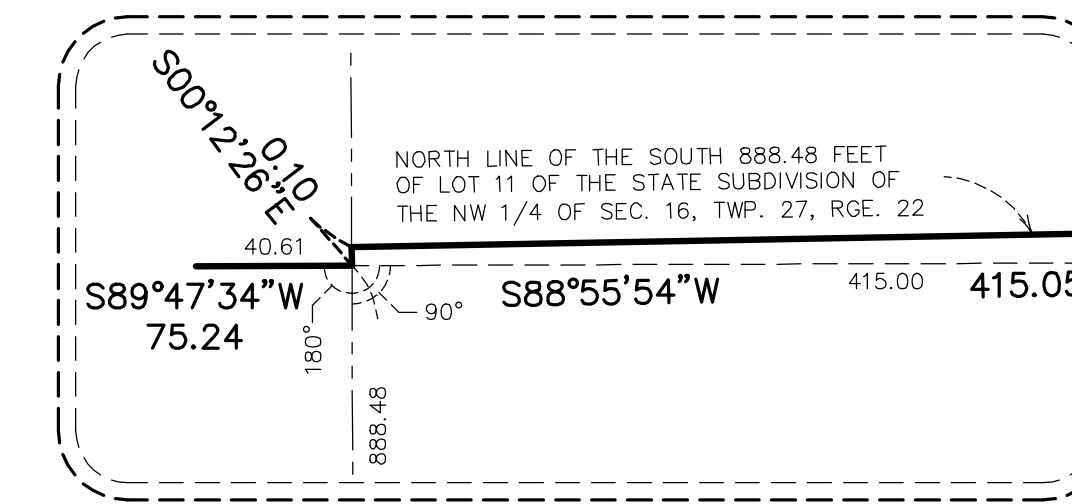
Plans are available to view on the City of Inver Grove Heights website (www.ighmn.gov) or by accessing the following link <http://www.ci.inver-grove-heights.mn.us/67/Current-Development-Public-Notices>. If you have questions on the request, please call the Planning Department at 651-450-2545.

PUBLISH ON SUNDAY, **October 31, 2021**

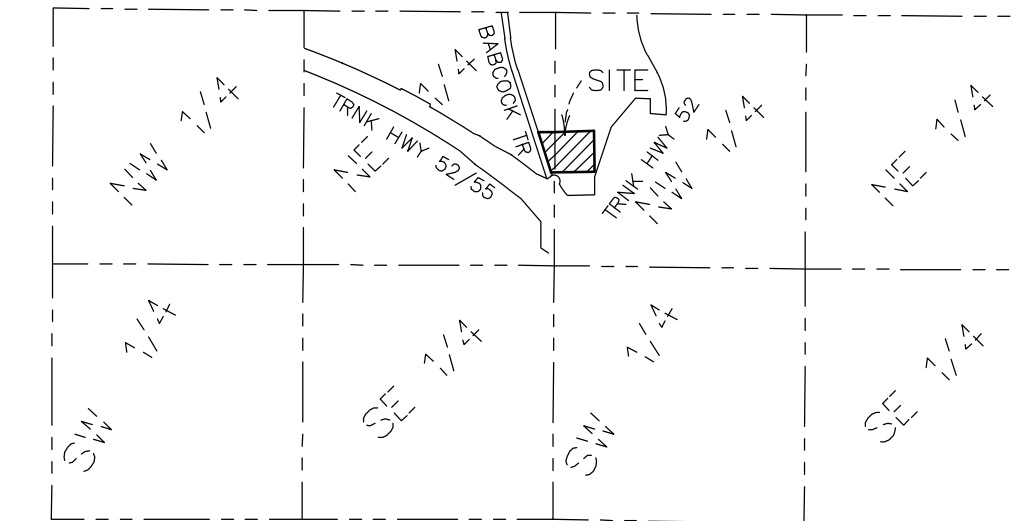
Rebecca Kiernan, City Clerk

BOUNDARY/EASEMENT EXHIBIT

DETAIL
NO SCALE



VICINITY MAP
NO SCALE



SECTION 17, TWP 27, RGE. 22 SECTION 16, TWP 27, RGE. 22
DAKOTA COUNTY, MINNESOTA

SHEET INDEX:

- SHEET 1: BOUNDARY/EASEMENT EXHIBIT
- SHEET 2: EXISTING CONDITIONS EXHIBIT

LEGEND

- Denotes cast iron monument
- Denotes found iron pipe

Notes:

- Bearings shown are based on the east line of the Northeast Quarter of Section 17, Township 27, Range 22, which is assumed to have a bearing of S 00° 12' 26" E.
- Only easements which appear in Schedule B of the Commitment for Title Insurance issued by DCA Title as an agent for Old Republic National Title Insurance Company file no. 21-050024-RC dated April 28, 2021 at 07:30 a.m. are shown. No other search for recorded or unrecorded easements was made by the surveyor as part of this survey.
- Underground private and public utilities are per plans and field locations as provided and marked by the individual state, county, city, township and utility companies. Said utilities are shown in an approximate way only and were field verified where possible. For more information regarding utilities contact Gopher State One Call (651) 454-0002 ticket reference number #211901933.
- Site area : Gross 236,957sf Net 222,369sf 5,1049ac
- No zoning report or letter was provided to the surveyor.
- Portions of the herein referenced site lies in Flood Zone X per Flood Insurance Rate Map #27037C0105E, effective date December 2, 2011.
- Boundary corner monuments were not set as a part of this survey.
- The boundaries of Lots 10 and 11 of the State Subdivision of the Northwest Quarter of Section 16 were determined using the standard methods of subdividing sections.
- Improvements were not located and therefore not shown on that portion of the property lying within the Trunk Highway No. 52/55 right of way.

Property description per Commitment for Title Insurance issued by DCA Title as agents for Old Republic National Title Insurance Company File No. 21-050024-RC dated April 28, 2021 at 07:30 AM:

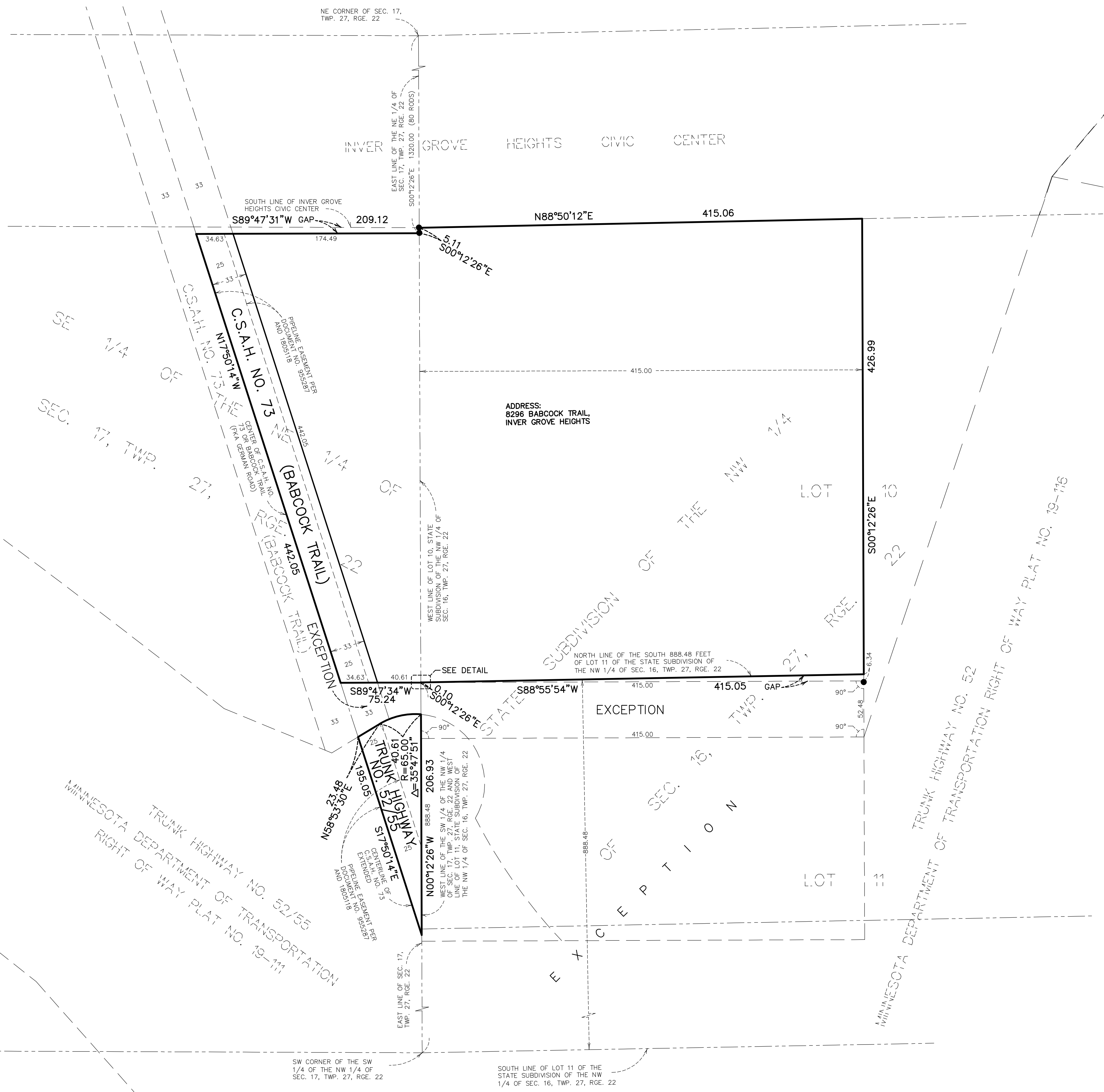
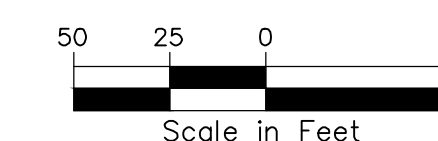
The West 415 feet of Lots 10 and 11 in State Subdivision of Northwest Quarter except South 888.48 feet thereof, Section 16, Township 27, Range 22 and commencing at a point 80 rods South of the Northeast corner of Section 17, Township 27, Range 22; thence West 14 rods, approximately to the center of the German Road, thence Southeasterly along the center line of said Road to a point where said road intersects the East line of said Section 17, thence North on said Section line to the place of beginning. Excepting therefrom that part of the Southwest Quarter Northwest Quarter of Section 16, Township 27, Range 22 described as follows: Beginning at a point on the West line of said Southwest Quarter Northwest Quarter a distance of 888.48 feet North of the Southwest corner of said Southwest Quarter Northwest Quarter, thence East perpendicular to said West line 415 feet, thence South parallel with said west line 52.48 feet, thence West perpendicular to said West line 415 feet to said West line, thence north to the beginning, ALSO except that part of the Southeast Quarter of Northeast Quarter of Section 17, Township 27, Range 22 lying Easterly of the centerline of County Road No. 73, northerly of the Right of Way line of STH No. 52 and 55 and South of the Northerly line of the aforesaid parcel extended parcel extended to the centerline of said County Road No. 73, Dakota County, Minnesota.

To City of Inver Grove Heights, DCA Title as agents for Old Republic National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 8, 11(a)(b), 16 and 18 of Table A thereof. The fieldwork was completed on 7/16/2021.

Signed: Pioneer Engineering, P.A.

By:  Date 7/16/21
Peter J. Hawkinson, Professional Land Surveyor
Minnesota License No. 42299
Email: PHawkinson@Pioneereng.com



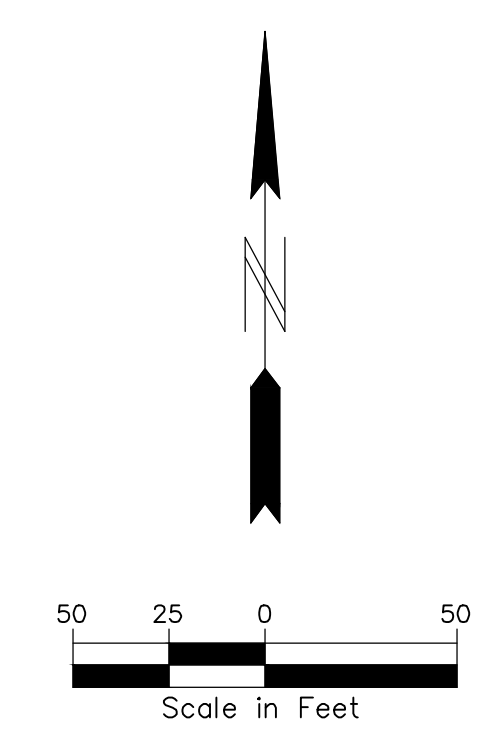
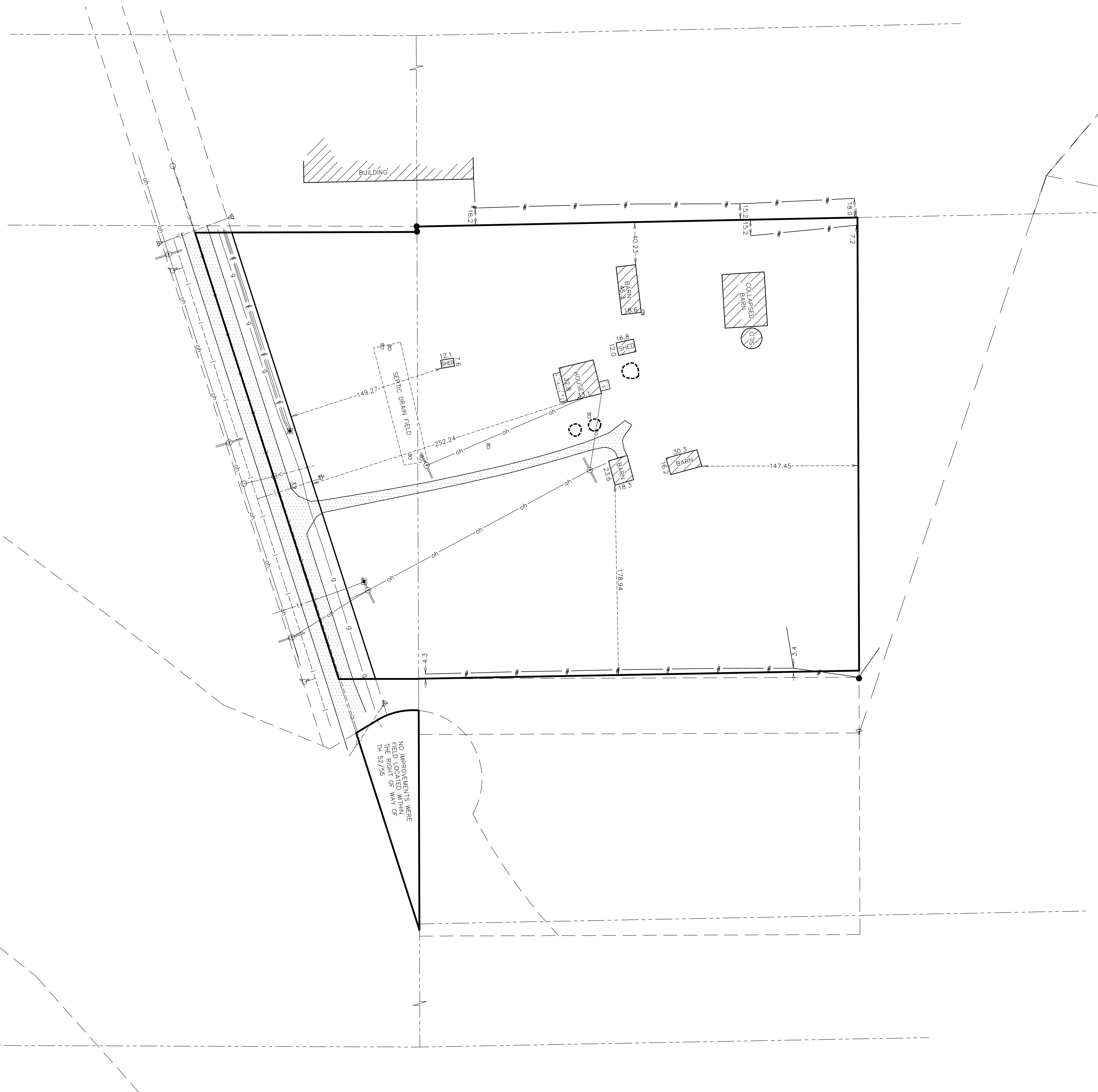
ALTA/NSPS Land Title Survey for:
City of Inver Grove Heights

Case File: EX-SURV-121077
-BASE.dwg
Date: 7-16-2021
Folder #: 8673
Drawn by: BIM

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: (651) 681-9888
www.pioneereng.com

PI PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

EXISTING CONDITIONS EXHIBIT



SHEET INDEX:
 SHEET 1: BOUNDARY/EASEMENT EXHIBIT
 SHEET 2: EXISTING CONDITIONS EXHIBIT

LEGEND

●	Denotes cast iron monument	— # —	Denotes fence (chain link)
⊗	Denotes found iron pipe monument	— [] —	Denotes fence (wood)
○	Denotes service	▬▬▬▬▬▬▬▬▬▬	Denotes retaining wall
⊠	Denotes television box	— oh —	Denotes overhead utility lines
⊡	Denotes electric box	— e —	Denotes underground electric line
⊢	Denotes telephone box	— g —	Denotes underground gas line
⊣	Denotes electric transformer	— t —	Denotes underground telephone line
⊤	Denotes catch basin	— tv —	Denotes underground television cable
⊥	Denotes catch basin beehive	— —	Denotes water main
⊦	Denotes flared end section	— - - - -	Denotes sanitary sewer
⊧	Denotes manhole other than sanitary or storm	— - - - - >>	Denotes storm sewer
⊨	Denotes cleanout	— } —	Denotes tree line
⊩	Denotes water well	▬▬▬▬▬▬▬▬▬▬	Denotes concrete
⊪	Denotes hydrant	▬▬▬▬▬▬▬▬▬▬	Denotes gravel
⊫	Denotes control structure	▬▬▬▬▬▬▬▬▬▬	Denotes bituminous
⊬	Denotes light pole		
⊭	Denotes utility pole		
⊮	Denotes gate valve		

ALTA/NSPS Land Title Survey for:
City of Inver Grove Heights

EX-SURV-121077
 -BASE.dwg
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 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

Sheet
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