

# Preliminary Plat of G AND K FIRST ADDITION

**CITY OF BECKER  
SHERBURNE COUNTY, MN**

Bearings are based on the Sherburne County Coordinate System (NAD83 86adj.). For the purpose of this survey, the North line of the Northwest Quarter of the Southwest Quarter of Section 25, Township 34, Range 29, is assumed to bear North 89 degrees 54 minutes 34 seconds East.

- Denotes found iron monument
- Denotes 1/2 inch x 14 inch iron monument with a plastic plug stamped R.L.S. 44360
- ✕PK Denotes found mag nail
- ⊙ Denotes found cast iron monument

**REFERENCE BENCHMARK:**  
MNDOT Geodetic Monument stamped "BECK 2010"  
Elevation = 973.89 feet (NAVD 88)

**PROJECT BENCHMARK:**  
Top nut hydrant 40'-feet Southwest of the existing building  
Elevation = 975.79 feet (NAVD 88)

**OWNER/DEVELOPER:**  
Hammer Properties Inc.  
Attn: Gary Hammer  
17013 North View Avenue  
Glenwood, MN 56334

**SURVEYORS & ENGINEERS:**  
Bogart, Pederson & Associates, Inc.  
13076 First Street  
Becker, MN 55308-9322  
763-262-8822

**TOTAL AREA:** 359,814'-S.F.  
(8.26%- Acres)

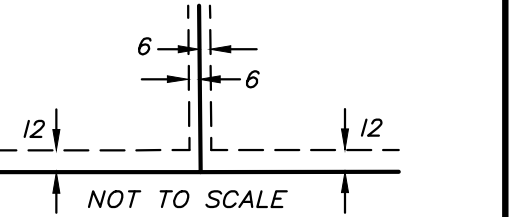
**EXISTING ZONING:** Highway Commercial (C-HWY)

**PROPOSED ZONING:** Highway Commercial (C-HWY)

**MINIMUMS:**  
20,000 S.F.  
150 feet width  
130 feet depth  
75% max coverage

**DENOTES BUILDING SETBACKS:**  
30' Front  
20' Side (30' if borders Residential)  
20' Rear (30' if borders Residential)

Drainage and Utility Easements are shown thus:



Being 12 feet in width and adjoining right of way line, also being 6 feet in width and adjoining lot lines and plat boundary lines, unless otherwise indicated, as shown on the plat.

DATE: 8/29/23  
FIELD DATE: May 24, 2023  
BK/PG: 71.105/1  
DRAWN BY: RT/CG  
CHECKED BY: CAW  
DWG FILE: 23-0171 Prelim  
FILE NO: 23-0171.00

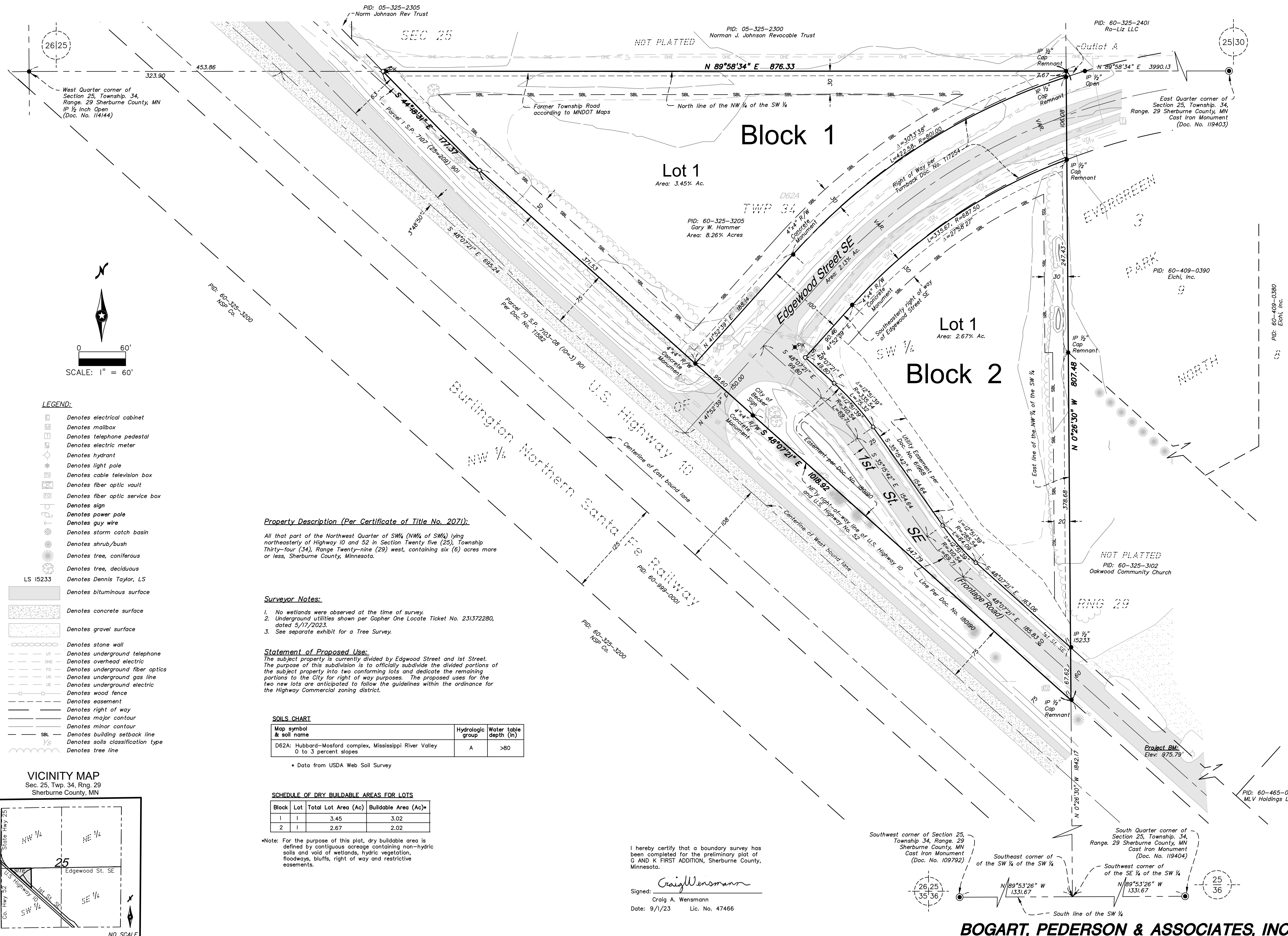
**REVISIONS:**  
Rev 1 9-1-23: City Comments

I hereby certify that this survey, plan, or report 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.

Signed: *Craig A. Wensmann*  
Date: 9/1/23 Lic. No. 47466

**BOGART, PEDERSON & ASSOCIATES, INC.**  
LAND SURVEYING  
CIVIL ENGINEERING  
MAPPING  
13076 FIRST STREET, BECKER, MN 55308-9322  
TEL: 763-262-8822 FAX: 763-262-8844

PRELIMINARY PLAT  
for  
Hammer Properties Inc.  
G AND K FIRST ADDITION  
City of Becker  
Sherburne County, MN



**Property Description (Per Certificate of Title No. 2071):**

All that part of the Northwest Quarter of SW¼ (NW¼ of SW¼) lying northeasterly of Highway 10 and S2 in Section Twenty five (25), Township Thirty-four (34), Range Twenty-nine (29) west, containing six (6) acres more or less, Sherburne County, Minnesota.

**Surveyor Notes:**

1. No wetlands were observed at the time of survey.
2. Underground utilities shown per Gopher One Locate Ticket No. 231372280, dated 5/17/2023.
3. See separate exhibit for a Tree Survey.

**Statement of Proposed Use:**

The subject property is currently divided by Edgewood Street and 1st Street. The purpose of this subdivision is to officially subdivide the divided portions of the subject property into two conforming lots and dedicate the remaining portions to the City for right of way purposes. The proposed uses for the two new lots are anticipated to follow the guidelines within the ordinance for the Highway Commercial zoning district.

**SOILS CHART**

Map symbol & soil name	Hydrologic group	Water table depth (in)
D62A: Hubbard-Mosford complex, Mississippi River Valley 0 to 3 percent slopes	A	>80

• Data from USDA Web Soil Survey

**SCHEDULE OF DRY BUILDABLE AREAS FOR LOTS**

Block	Lot	Total Lot Area (Ac)	Buildable Area (Ac)*
1	1	3.45	3.02
2	1	2.67	2.02

\*Note: For the purpose of this plat, dry buildable area is defined by contiguous acreage containing non-hydric soils and void of wetlands, hydric vegetation, floodways, bluffs, right of way and restrictive easements.

I hereby certify that a boundary survey has been completed for the preliminary plat of G AND K FIRST ADDITION, Sherburne County, Minnesota.

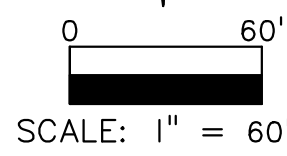
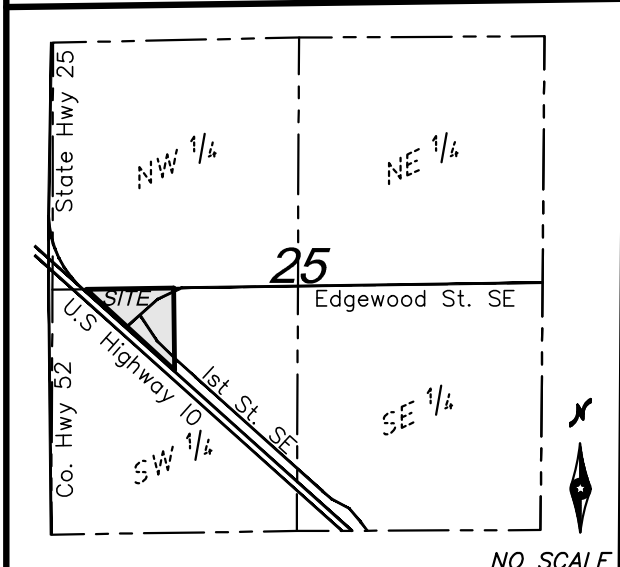
Signed: *Craig A. Wensmann*  
Date: 9/1/23 Lic. No. 47466

**BOGART, PEDERSON & ASSOCIATES, INC.**

**LEGEND:**

- Denotes electrical cabinet
- Denotes mailbox
- Denotes telephone pedestal
- Denotes electric meter
- Denotes hydrant
- ★ Denotes light pole
- Denotes cable television box
- Denotes fiber optic vault
- Denotes fiber optic service box
- Denotes sign
- Denotes power pole
- Denotes guy wire
- Denotes storm catch basin
- Denotes shrub/bush
- Denotes tree, coniferous
- Denotes tree, deciduous
- LS 15233 Denotes Dennis Taylor, LS
- Denotes bituminous surface
- Denotes concrete surface
- Denotes gravel surface
- Denotes stone wall
- UT Denotes underground telephone
- OHE Denotes overhead electric
- FO Denotes underground fiber optics
- UG Denotes underground gas line
- UE Denotes underground electric
- Denotes wood fence
- Denotes easement
- Denotes right of way
- Denotes major contour
- Denotes minor contour
- SBL Denotes building setback line
- YS Denotes soils classification type
- Denotes tree line

**VICINITY MAP**  
Sec. 25, Twp. 34, Rng. 29  
Sherburne County, MN



SCALE: 1" = 60'



0 60'