

From: Jose A. Baella, *Vice President of Architecture & Planning*
Gatlin Development Co., Inc

To: Ginny McIntosh, *Planning Manager*
City of Brooklyn Center, MN

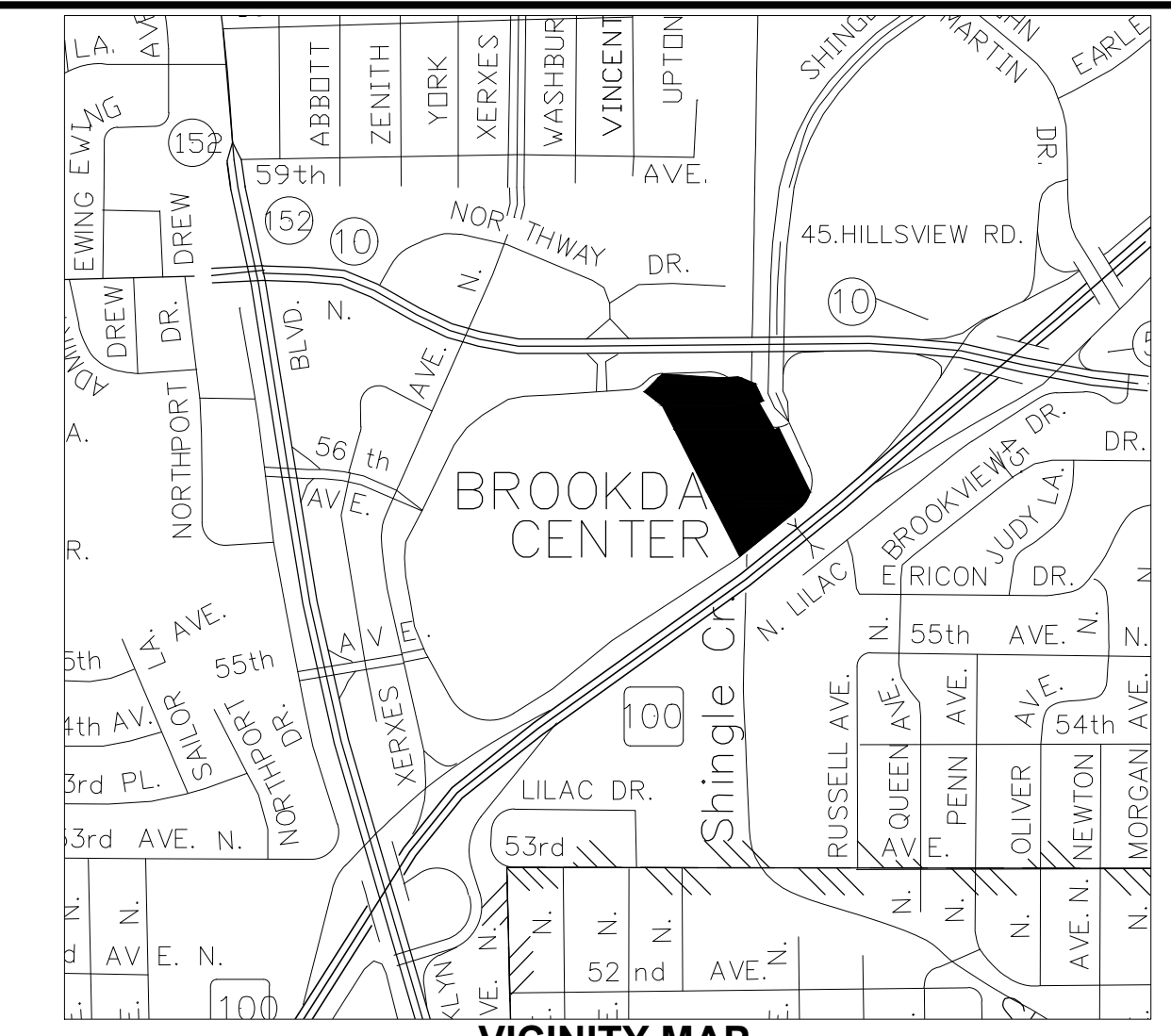
Summary/ Reasoning for Proposed Replat:

The purpose of the re-plat is to adjust and straighten the property lines, so they better align with the layout of the proposed buildings. Each parcel will still provide adequate parking to meet code requirements for its intended use.

K:\TWC_LDE\GATLIN DEVELOPMENT\Shingle Creek\3 Design\CAD\PlanSheets\C1-0-PRELIM PLAT.dwg July 29, 2025 - 12:46pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND	
	PROPERTY LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING CHAINLINK FENCE
	EXISTING J-BARRIER
	EXISTING RETAINING WALL
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING GAS MAIN
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE
	EXISTING CONTOUR
	EXISTING CURB & GUTTER
	EXISTING SIGN
	EXISTING FLARED END SECTION
	EXISTING STORM MANHOLE
	EXISTING STORM CATCHBASIN
	EXISTING GAS METER
	EXISTING POST INDICATOR VALVE
	EXISTING WELL
	EXISTING AUTOMATIC SPRINKLER
	EXISTING ROOF DRAIN
	EXISTING GATE VALVE
	EXISTING HYDRANT
	EXISTING METAL COVER
	EXISTING ELECTRICAL METER
	EXISTING AIR CONDITIONER
	EXISTING TELEPHONE MANHOLE
	EXISTING CABLE BOX
	EXISTING GUY WIRE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING TREE
	EXISTING TREE LINE



SHINGLE CREEK CROSSING 7TH ADDITION
 PRELIMINARY PLAT
 SECTION 2-T118N-R21W
 BROOKLYN CENTER, HENNEPIN COUNTY, MINNESOTA

SITE DATA TABLE					
BUILDING DESIGNATION	PLAT	LOT AREA	BUILDING	PARKING PROVIDED	RATIO
A	LOT 1, BLOCK 1	1.438 AC	9,800 SQ. FT.	85 SPACES	8.67
B	LOT 2, BLOCK 1	1.003 AC	7,700 SQ. FT.	60 SPACES	7.79
C	LOT 3, BLOCK 1	0.776 AC	7,000 SQ. FT.	45 SPACES	6.43
D	LOT 4, BLOCK 1	1.476 AC	10,500 SQ. FT.	68 SPACES	6.48
E	LOT 4, BLOCK 1	3.238 AC	11,400 SQ. FT.	161 SPACES	6.91
F	LOT 5, BLOCK 1		11,900 SQ. FT.		
TOTAL		7.94 AC	58,300 SQ. FT.		

BENCHMARKS
 TOP OF NUT OF FIRE HYDRANT 85 FEET +/- NORTH OF NORTHEAST BUILDING CORNER OF OLD WALMART IN EMPTY LOT.
 ELEVATION: 853.22 FT
 TOP OF NUT OF FIRE HYDRANT 85 FEET +/- NORTH OF NORTHWEST BUILDING CORNER OF OLD WALMART IN EMPTY LOT.
 ELEVATION: 853.32 FT
 TOP OF TOP NUT OF FIRE HYDRANT ON THE NORTH SIDE OF PRIVATE DRIVE, SOUTH OF VERIZON AND DOMINO'S BUILDING
 ELEVATION: 852.11 FT
 TOP OF TOP NUT OF FIRE HYDRANT ON THE NORTH SIDE OF PRIVATE DRIVE, SOUTH OF POP CAR WASH.
 ELEVATION: 849.82 FT

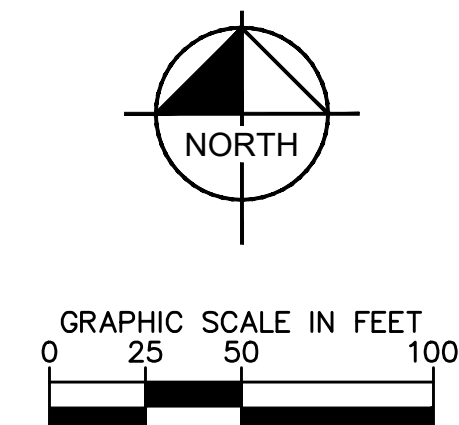
EXISTING PLAT DESCRIPTION
 (PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. NCS-1249505-MPLS, COMMITMENT DATE FEBRUARY 02, 2025)
 REAL PROPERTY IN THE CITY OF BROOKLYN CENTER, COUNTY OF HENNEPIN, STATE OF MINNESOTA, DESCRIBED AS FOLLOWS:
 PARCEL 1:
 LOTS 14 AND 15, BLOCK 1, SHINGLE CREEK CROSSING, HENNEPIN COUNTY, MINNESOTA.
 (TORRENS PROPERTY - CERTIFICATE OF TITLE NO. 1459103)
 PARCEL 2:
 LOTS 1, 2, 3, BLOCK 2, SHINGLE CREEK CROSSING 2ND ADDITION, HENNEPIN COUNTY, MINNESOTA.
 (TORRENS PROPERTY - CERTIFICATE OF TITLE NOS. 1419929, 1419930 AND 1419931)
 PARCEL 3:
 NONEXCLUSIVE APPURTENANT EASEMENTS IN FAVOR OF PARCELS 1 AND 2 CREATED IN DOCUMENT ENTITLED "EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND" DATED JUNE 28, 2011, RECORDED JUNE 30, 2011, AS DOCUMENT NO. 4868197, AS AMENDED BY FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, DATED AUGUST 22, 2014, RECORDED SEPTEMBER 9, 2014, AS DOCUMENT NO. 5198198, AS AMENDED BY THIRD AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, DATED NOVEMBER 2, 2020, RECORDED DECEMBER 2, 2020, AS DOCUMENT NO. 5775962.

DEVELOPER/ OWNER
 GATLIN DEVELOPMENT CO., INC.
 1301 RIVERPLAGE BLVD SUITE 1900
 JACKSONVILLE, FL 32207
 (904) 379-4774

CITY OF BROOKLYN CENTER
 GINNY MCINTOSH
 CITY OF BROOKLYN CENTER
 PLANNING DEPARTMENT
 6301 SHINGLE CREEK PKWY
 BROOKLYN CENTER, MN 55430
 (763) 589-3330

ENGINEER & PREPARER
 KIMLEY-HORN AND ASSOCIATES, INC.
 11995 SINGLETREE LANE SUITE 225
 EDEN PRAIRIE, MN 55344
 (612) 315-1272

ALL CONTRACTORS MUST CONTACT
GOPHER STATE CALL ONE
 MN TOLL FREE 1-800-262-1166
 BEFORE CONSTRUCTION BEGINS
 TWIN CITY AREA 651-454-0002



PRELIMINARY PLAT
SHINGLE CREEK
CROSSING 7TH
ADDITION

SHINGLE CREEK
CROSSING
PREPARED FOR
GATLIN DEVELOPMENT
BROOKLYN CENTER
MINNESOTA

Kimley-Horn
 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
 PHONE: 612-315-1272
 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

KHA PROJECT #6653005	DATE 07/29/2025	SCALE AS SHOWN	DESIGNED BY SJS	DRAWN BY SJS	CHECKED BY BMW
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SHEET NUMBER
EX 1

SHINGLE CREEK CROSSING 7TH ADDITION

R.T. DOC. NO. _____

**PRELIMINARY
SUBJECT TO REVISION**

KNOW ALL PERSONS BY THESE PRESENTS: That Shingle Creek, LLC, a Delaware limited liability company, owner and proprietor of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lot 14 and 15, Block 1, SHINGLE CREEK CROSSING

AND

Lots 1, 2, 3, Block 2, SHINGLE CREEK CROSSING 2ND ADDITION

Has caused the same to be surveyed and platted as SHINGLE CREEK CROSSING 7TH ADDITION and does hereby dedicate to the public, for public use, the public way and the drainage and utility easements as created by this plat.

In witness whereof said Shingle Creek, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: _____ its _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____ the _____ of Shingle Creek, LLC, a Delaware limited liability company, on behalf of said company.

Signature _____

Notary Printed Name _____

Notary Public, _____ County, _____

My Commission Expires _____

I, Leonard F. Carlson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Leonard F. Carlson, Licensed Land Surveyor
Minnesota License No. 44890

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on this _____ day of _____, 20____, by Leonard F. Carlson.

Signature _____

Notary Printed Name _____

Notary Public, Minnesota

My Commission Expires January 31, _____

CITY COUNCIL, CITY OF BROOKLYN CENTER, MINNESOTA

This plat of SHINGLE CREEK CROSSING 7TH ADDITION was approved and accepted by the City Council of the City of Brooklyn Center, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BROOKLYN CENTER, MINNESOTA

BY: _____ Mayor

BY: _____ Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Mark V. Chapin, Hennepin County Auditor

BY: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor

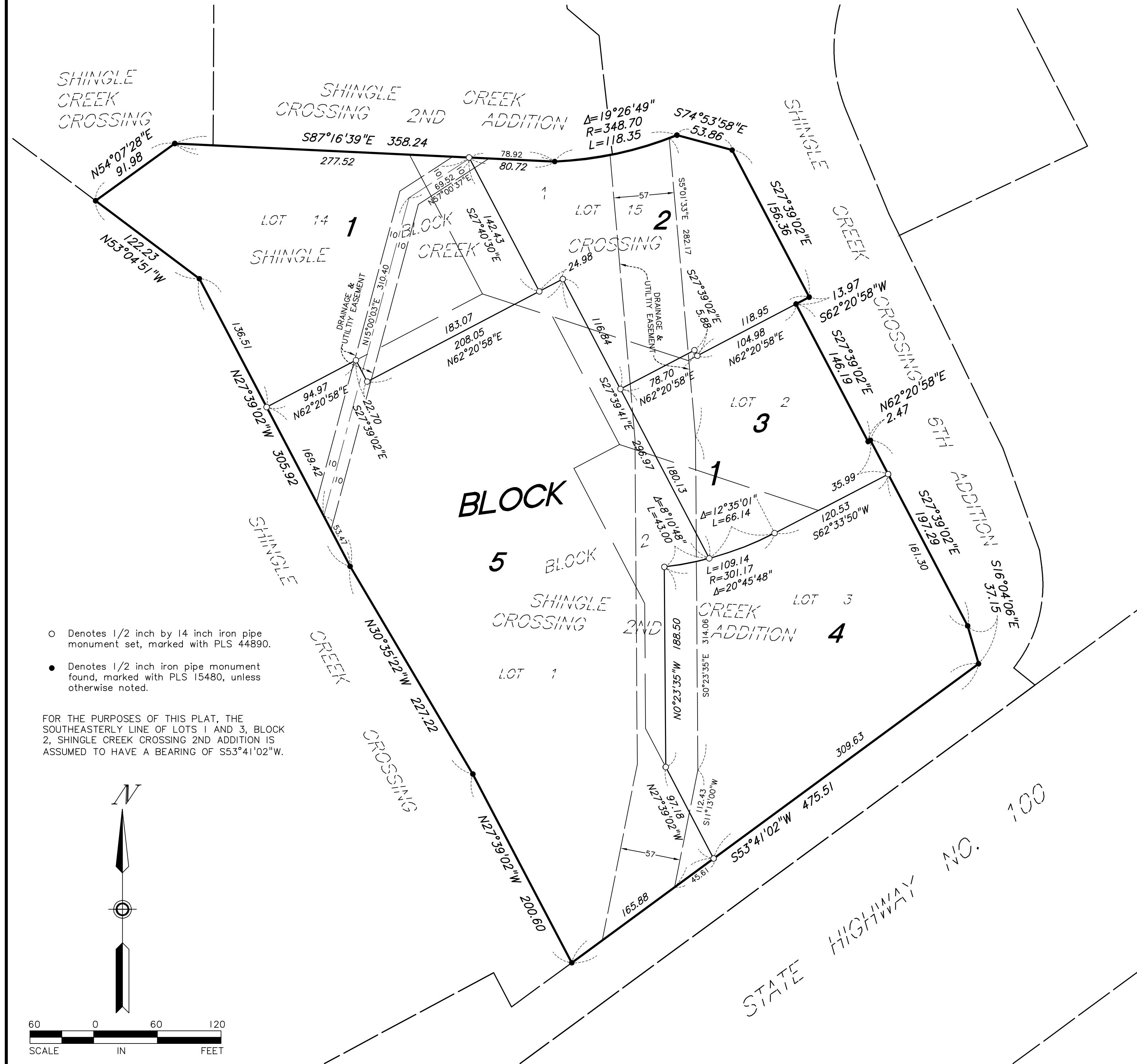
BY: _____

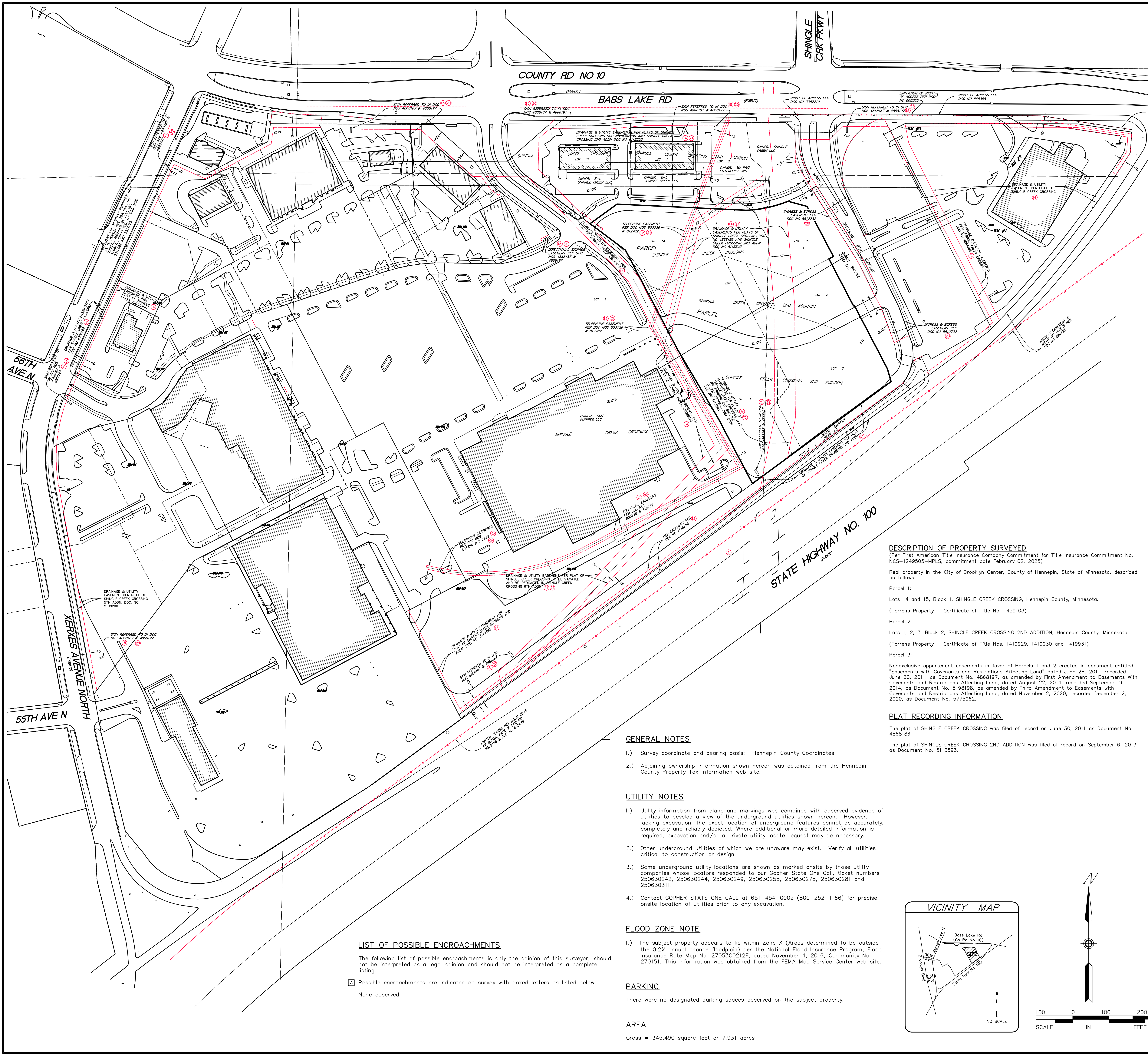
REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of SHINGLE CREEK CROSSING 7TH ADDITION was filed in this office this _____ day of _____, 20____ at _____ o'clock ____M.

Amber Bougie, Registrar of Titles

BY: _____ Deputy





TITLE COMMITMENT
 First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-1249505-MPLS, commitment date February 02, 2025, was relied upon as to matters of record.

- Schedule B Exceptions:**
- 1) Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.
 - 2) Easements for telecommunications purposes as contained in the Telephone Easement, dated March 10, 1965, recorded April 2, 1965, as Document No. 803726. (Affects Parcel 1 and Lot 1 of Parcel 2) [Shown on survey]
 - 3) The following documents appears as memorials and/or recitals on the Certificate of Title No. 1419929:
 a) Easement, dated June 23, 1975, recorded July 10, 1975, as Doc. No. 1145296. [Shown on survey]
 - 4) Drainage and utility easements as shown on the plat of Shingle Creek Crossing, recorded June 30, 2011, as Document No. 4868186, and shown as a recital on the Certificates of Titles. (Affects Parcels 1 and 2) [Shown on survey]
 - 5) Shingle Creek Crossing Declaration of Covenants and Restrictions dated June 28, 2011, recorded June 30, 2011, as Document No. 4868187. (Affects Parcels 1 and 2) [portions are illegible and/or are open to interpretation and are not shown on survey; some shown on survey]
 - 6) Easements, and rights incidental thereto, created in Agreement Establishing Covenants, Restrictions and Easements and Terminating Prior Encumbrances, dated June 23, 2011, recorded June 30, 2011, as Document No. 4868188.
 As amended by First Amendment to Agreement Establishing Covenants, Restrictions and Easements and Terminating Prior Encumbrances, dated October 30, 2012, recorded November 27, 2012, as Document No. 5017684.
 As affected by Termination of Temporary Easement, dated July 15, 2013, recorded July 22, 2013, as Document No. 5098198.
 As amended by Second Amendment to Agreement Establishing Covenants, Restrictions and Easements and Terminating Prior Encumbrances, dated April 9, 2014, recorded April 15, 2014, as Document No. 5164295.
 As amended by Third Amendment to Agreement Establishing Covenants, Restrictions and Easements and Terminating Prior Encumbrances, dated July 16, 2015, recorded July 23, 2015, as Document No. 505279134. (Affects Parcels 1 and 2)
 - 7) Development Agreement dated June 17, 2011, recorded June 30, 2011, as Document No. 4868190.
 As amended by First Amendment to Development Agreement, dated November 15, 2012, recorded November 27, 2012, as Document No. 5017704.
 As assigned by Collateral Assignment of Development Agreement, dated November 21, 2012, recorded November 27, 2012, as Document No. 5017707. (Note: This document is not shown as a memorial on the Certificates of Titles)
 - 8) As amended by Primary Certificate of Completion, recorded June 18, 2013, as Document No. 5087258.
 As amended by Second Amendment to Development Agreement, dated April 8, 2014, recorded April 15, 2014, as Document No. 5164285. (Note: This document is not shown as a memorial on the Certificates of Titles)
 - 9) As amended by Third Amendment to Development Agreement, dated March 10, 2015, recorded March 11, 2015, as Document No. 5239433.
 As affected by Final Certificate of Completion, dated December 22, 2022, recorded January 18, 2023, as Document No. 5995885. [Not able to show on survey]
 (Affects Parcels 1 and 2)
 - 10) Utility Facilities Easement Agreement by and between Shingle Creek, LLC, a Delaware limited liability company and the City of Brooklyn Center, a Minnesota municipal corporation dated June 28, 2011, recorded June 30, 2011, as Doc. No. 4868193. (Affects Parcels 1 and 2) [blanket in nature, not shown]
 - 11) Temporary Construction Easement Agreement by and between Shingle Creek, LLC, a Delaware limited liability company as Developer and Wal-Mart Real Estate Business Trust, a Delaware statutory trust dated June 28, 2011, recorded June 30, 2011, as Document No. 4868196. (Affects Parcel 2) [blanket in nature, not shown]
 - 12) Easements with Covenants and Restrictions Affecting Land, dated June 28, 2011, recorded June 30, 2011, as Document No. 4868197. [Shown on survey]
 - 13) As amended by First Amendment to Easements with Covenants and Restrictions Affecting Land, dated August 22, 2014, recorded September 9, 2014, as Document No. 5198198.
 - 14) As affected by Notice for Easements with Covenants and Restrictions Affecting Land, recorded March 12, 2015, as Document No. T05239817.
 - 15) As affected by First Amendment to Notice for Easements with Covenants and Restrictions Affecting Land, dated February 15, 2018, recorded February 21, 2018, as Document No. T05512743.
 - 16) As amended by Third Amendment to Easements with Covenants and Restrictions Affecting Land, dated November 2, 2020, recorded December 2, 2020, as Document No. 5775962. (Affects Parcels 1 and 2)
 - 17) Easement, and rights incidental thereto, in favor of Sears, Roebuck and Co., a New York corporation, recorded July 6, 1965, as Document No. 812782. (Affects Parcel 1 and Lots 1 and 3 of Parcel 2) [Shown on survey]
 - 18) Covenants, conditions, restrictions, obligations and easements as contained in Declaration of No-Build Restriction, dated November 28, 2011, recorded November 29, 2011, as Document No. T4905530. (Affects Lot 1 of Parcel 2) [not shown, not enough information to definitively show]
 - 19) Drainage and utility easements as shown on the plat of Shingle Creek Crossing 2nd Addition, recorded September 6, 2013, as Document No. 5113593, and shown as a recital on the Certificates of Titles. (Affects Parcel 2) [Shown on survey]
 - 20) Covenants, conditions, restrictions, obligations and easements as contained in Declaration of Access and Watermain and Sanitary Sewer Easements and Restriction, dated February 15, 2018, recorded February 21, 2018, as Document No. T05512732. (Affects Parcels 1 and 2) [Shown on survey]
 - 21) Covenants, conditions, restrictions and obligations as contained in Declaration of Restrictions, dated February 15, 2018, recorded February 21, 2018, as Document No. T05512746. (Affects Parcels 1 and 2) [nothing to plot]
 - 22) Rights of the interested parties to the free and unobstructed flow of the waters of the Shingle Creek which may flow on or through the land. [creek is shown on survey per field location and plans]

DESCRIPTION OF PROPERTY SURVEYED
 (Per First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-1249505-MPLS, commitment date February 02, 2025)

- Real property in the City of Brooklyn Center, County of Hennepin, State of Minnesota, described as follows:
- Parcel 1:
 Lots 14 and 15, Block 1, SHINGLE CREEK CROSSING, Hennepin County, Minnesota.
 (Torrens Property - Certificate of Title No. 1459103)
- Parcel 2:
 Lots 1, 2, 3, Block 2, SHINGLE CREEK CROSSING 2ND ADDITION, Hennepin County, Minnesota.
 (Torrens Property - Certificate of Title Nos. 1419929, 1419930 and 1419931)
- Parcel 3:
 Nonexclusive appurtenant easements in favor of Parcels 1 and 2 created in document entitled "Easements with Covenants and Restrictions Affecting Land" dated June 28, 2011, recorded June 30, 2011, as Document No. 4868197, as amended by First Amendment to Easements with Covenants and Restrictions Affecting Land, dated August 22, 2014, recorded September 9, 2014, as Document No. 5198198, as amended by Third Amendment to Easements with Covenants and Restrictions Affecting Land, dated November 2, 2020, recorded December 2, 2020, as Document No. 5775962.

PLAT RECORDING INFORMATION

The plat of SHINGLE CREEK CROSSING was filed of record on June 30, 2011 as Document No. 4868186.

The plat of SHINGLE CREEK CROSSING 2ND ADDITION was filed of record on September 6, 2013 as Document No. 5113593.

GENERAL NOTES

- 1.) Survey coordinate and bearing basis: Hennepin County Coordinates
- 2.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 250630242, 250630244, 250630249, 250630255, 250630275, 250630281 and 250630311.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTE

- 1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map No. 27053C0212F, dated November 4, 2016, Community No. 270151. This information was obtained from the FEMA Map Service Center web site.

PARKING

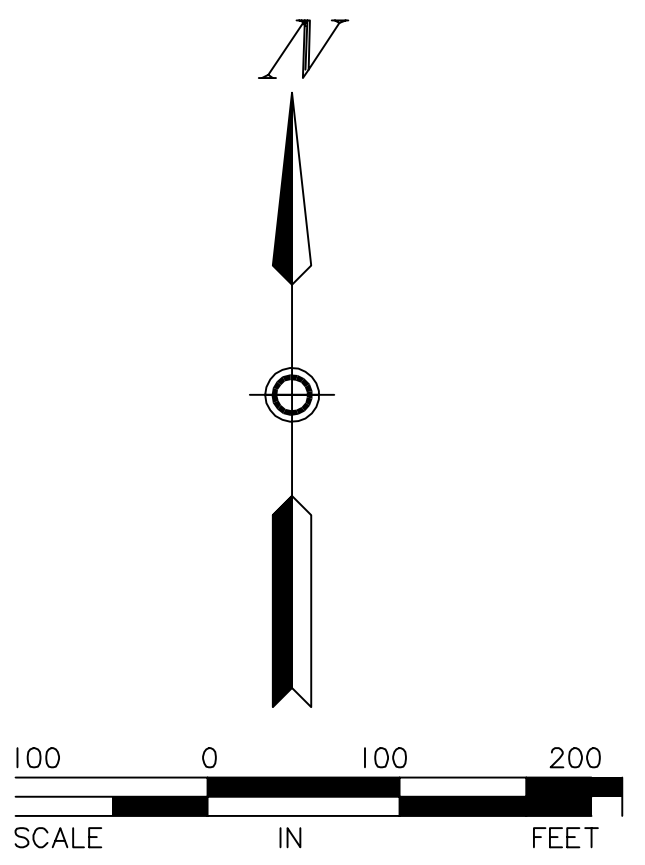
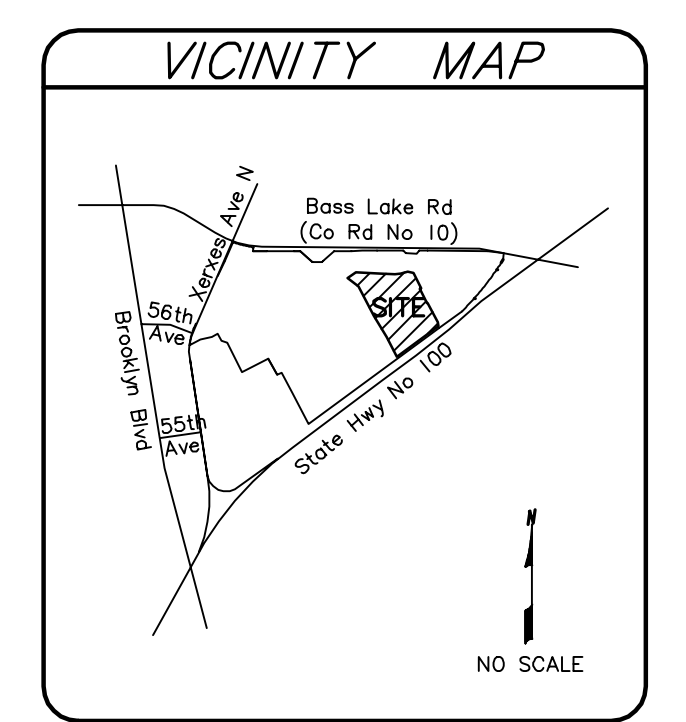
There were no designated parking spaces observed on the subject property.

AREA

Gross = 345,490 square feet or 7.931 acres

LIST OF POSSIBLE ENCROACHMENTS
 The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

A) Possible encroachments are indicated on survey with boxed letters as listed below.
 None observed



SURVEYOR'S CERTIFICATION

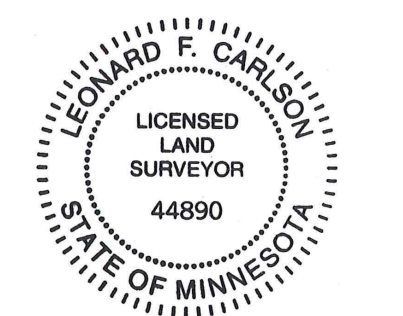
To Shingle Creek, LLC, a Delaware limited liability company and First American Title Insurance Company.

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 1, 2, 3, 4, 7(a), 7(b)(i), 8, 9, 11(a) and 13 of Table A hereof. The fieldwork was completed on March 11, 2025.

Dated this 31st day of March, 2025

SUNDE LAND SURVEYING, LLC.

By: *Leonard F. Carlson*
 Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

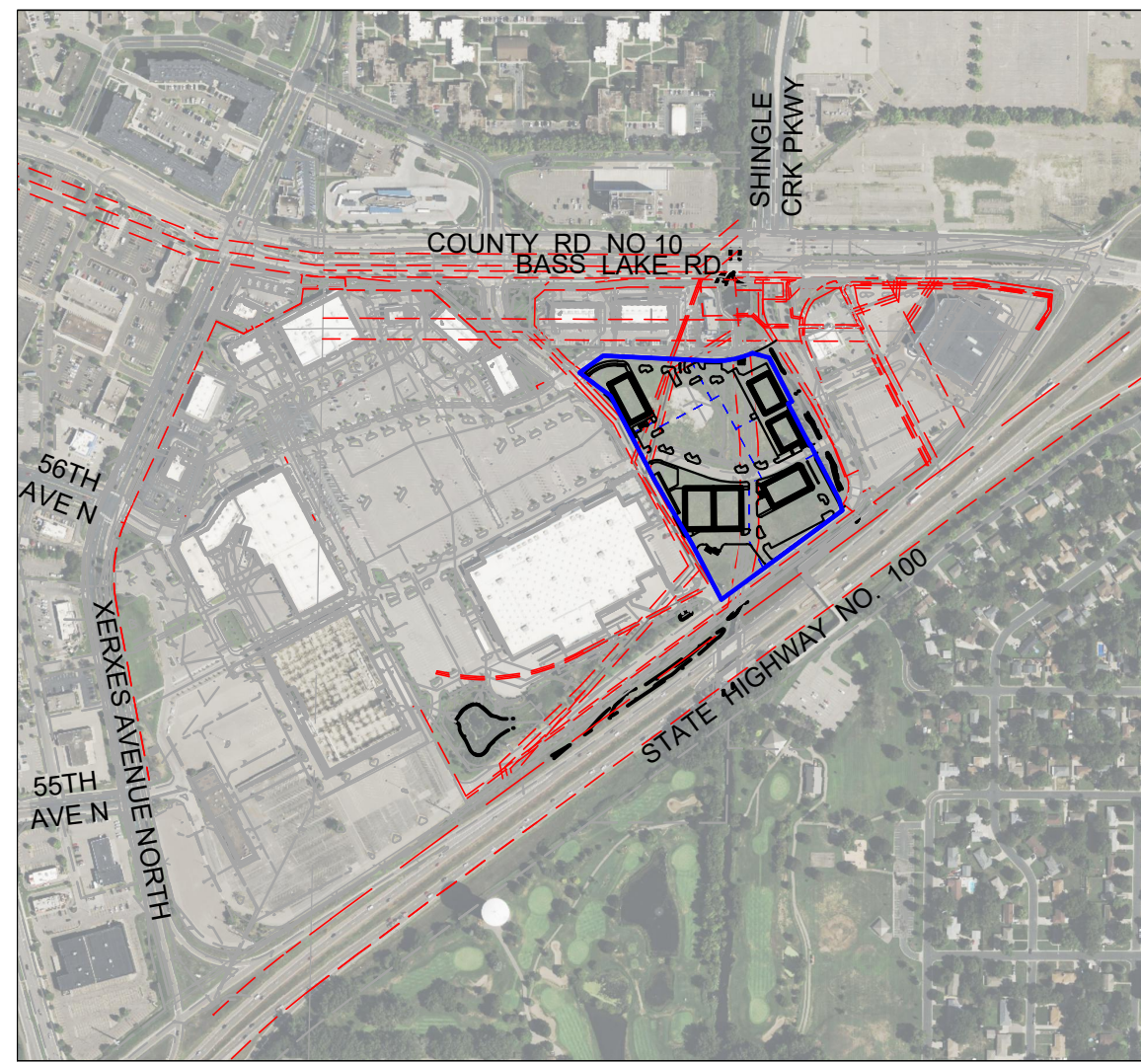


Revision	By	Date

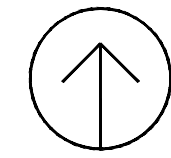
Drawing Title:
**ALTA/NSPS LAND TITLE SURVEY FOR:
 KIMLEY-HORN and ASSOCIATES, INC.
 Shingle Creek Crossing
 Brooklyn Center, MN**

SUNDE LAND SURVEYING
 9001 East Bloomington Freeway (35W) - Suite 118
 Bloomington, Minnesota 55420-3435
 952-881-2455 (Fax: 952-888-9526)
 www.sunde.com

Project: 2010-040-88 Bk/Pg.1016/27 Date: 3/31/2025
 Township: 118 Range: 21 Section: 2 Sheet: 1 of 3
 File: 201004088001.dwg



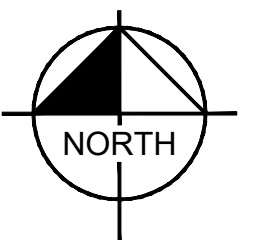
VICINITY MAP
NOT TO SCALE



LEGEND

- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT
- PROPOSED LOT LINE
- PROPOSED BUILDINGS
- PRELIMINARY PROPOSED FINISHED FLOOR

100.00



GRAPHIC SCALE IN FEET
0 25 50 100

SHINGLE CREEK | PRELIMINARY SITE AND GRADING

Brooklyn Center, MN
May 13, 2025

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.