

Minnesota Wetland Conservation Act Notice of Application

Local Government Unit: City of Plymouth	County: Hennepin
Applicant Name: Chris Kane – Emkat	
Applicant Representative: Jacobson Environmental	
Project Name: 10300 10th Avenue North - Emkat	
LGU Project No. (if any): 2020-13	
Date Complete Application Received by LGU: 7/10/2020	
Date this Notice was Sent by LGU: 7/14/2020	
Date that Comments on this Application Must Be Received By LGU¹: 8/4/2020	

¹ minimum 15 business day comment period for Boundary & Type, Sequencing, Replacement Plan and Bank Plan Applications

WCA Decision Type - check all that apply

<input checked="" type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input type="checkbox"/> No-Loss (8420.0415)	<input type="checkbox"/> Exemption (8420.0420)		
Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H		Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9	

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Impact Area Proposed:
--

Application Materials

<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Other ¹ (specify):

¹ Link to ftp or other accessible file sharing sites is acceptable.

Comments on this application should be sent to:

LGU Contact Person: Ben Scharenbroich, Interim Water Resources Manager
E-Mail Address: bscharenbroich@plymouthmn.gov
Address and Phone Number: 3400 Plymouth Blvd, Plymouth, MN 55447
Decision-Maker for this Application:
<input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other (specify):

Notice Distribution (include name)


Required on all notices:

<input checked="" type="checkbox"/> SWCD TEP Member: Ms. Stacey Lijewski, HCA, 701 Fourth Avenue South, Suite 700, Minneapolis, MN 55415-1600
<input checked="" type="checkbox"/> BWSR TEP Member: Ben Carlson, BWSR, 520 Lafayette Road North, St. Paul, MN 55401
<input type="checkbox"/> LGU TEP Member (if different than LGU contact):
<input checked="" type="checkbox"/> DNR Representative: Melissa Collins, MnDNR, 1200 Warner Road, St. Paul, MN 55106 Lucas Youngsma, MnDNR, 1200 Warner Road, St. Paul, MN 55106
<input checked="" type="checkbox"/> Watershed District or Watershed Mgmt. Org.: BCWMC c/o Laura Jester 16145 Hillcrest Lane, Eden Prairie MN 55346
<input checked="" type="checkbox"/> Applicant (notice only): Emkat, c/o Chris Kane 10300 10th Avenue N Plymouth MN 55441
<input checked="" type="checkbox"/> Agent/Consultant (notice only): Jacobson Environmental, 5821 Humboldt Avenue N, Brooklyn Center MN 55430

Optional or As Applicable:

<input checked="" type="checkbox"/> Corps of Engineers: USACOE St Paul District, 180 Fifth Street East, Suite 700, St Paul MN 55101-1678

<input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only):
<input checked="" type="checkbox"/> Members of the Public (notice only): Patrick Sarver, Civil Site Group <input type="checkbox"/> Other:

Signature: 	Date: 7/14/2020
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This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.

WETLAND DELINEATION REPORT

6/23/2020

2020-188
10300 – 10th Ave N Delineation
Plymouth, MN

Jacobson Environmental, PLLC
jacobsonenv@msn.com

Table of Contents

1.0 SUMMARY	2
2.0 METHODS	2
2.1 EXISTING INFORMATION REVIEW	2
2.1.1 Antecedent Precipitation	3
2.1.2 National Wetlands Inventory	3
2.1.3 Web Soil Survey.....	3
2.1.4 Public Waters Inventory.....	3
2.1.5 Topographic Map	3
2.2 FIELD DELINEATION.....	3
2.2.1 Vegetation.....	4
2.2.2 Hydric Soils.....	5
2.2.3 Cautions Used in Applying the Field Indicators of Hydric Soils.....	5
3.0 RESULTS.....	5
3.1 WETLAND BASIN DESCRIPTIONS.....	6
4.0 CONFIRMATION OF JURISDICTIONAL STATUS	6
5.0 CERTIFICATION	7

Appendices

- Appendix A Antecedent Precipitation Data
- Appendix B Sample Data Sheets
- Appendix C Site Photographs
- Appendix D Wetland Type and Boundary Approval Forms

Figures

- Figure 1 Site Location Map
- Figure 2 National Wetland Inventory Map
- Figure 3 Soils Map
- Figure 4 Public Waters Inventory Map
- Figure 5 Delineation Map
- Figure 6 Topographic Map
- Figure 7 Hydric rating Map

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1.0 SUMMARY

Jacobson Environmental, PLLC (JE) visited the project site at 10300 10th Avenue North on 6/17/2020. The site was approximately 15.85 acres in size, and was located at Section 36, T118N, R22W, Plymouth, Minnesota. See Figure 1 for a Site Location Map.

The purpose of the investigation was to identify areas within the project boundary meeting the technical criteria for wetlands, delineate the jurisdictional extent of the wetland basins, and classify the wetland habitat according to the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation: Midwest Region.

Wetlands are areas that are saturated or inundated with surface and or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in hydric soil conditions. Examples of wetlands include seasonally flooded basins, floodplain forests, wet meadows, shallow and deep marshes, shrub swamps, wooded swamps, fens, and bogs.

Wetland boundaries were determined through a routine analysis of the vegetation, soils and hydrology which must all show wetland characteristics for an area to be delineated as a wetland.

One basin was delineated within the project area, which is summarized below and shown on Figure 5.

Basin ID	Circular 39	Cowardin	Eggers & Reed	Dominant Vegetation	Size (acres)
1	Type 3	PEM1C	Shallow marsh	Broadleaf cattail, reed canary grass	15.05

All figures and appendices referenced by this report are presented at the end of the text.

This wetland delineation was performed by Jacobson Environmental, PLLC under the direction of Wayne Jacobson, Minnesota Professional Soil Scientist #30611, Society of Wetland Scientists – Professional Wetland Scientist #1000, University of Minnesota / BWSR Wetland Delineator, Certified #1019, American Fisheries Society – Associate Fisheries Scientist #A-171.

2.0 METHODS

2.1 EXISTING INFORMATION REVIEW

Prior to field delineation, Jacobson Environmental reviewed the following information:

Wetland Delineation-Mitigation-Permitting-Monitoring-Banking-Functional Analysis-T & E Surveys
Phase I Environmental Assessments-EAW's-Soil ID-Soil Analysis & Delineation-Environmental Referrals
Pond & Lake Weed Control & Fish Stocking-Tree Surveys-Natural Resource Management Plans

2.1.1 Antecedent Precipitation

The previous three month's precipitation data obtained from the Minnesota State Climatology Office suggest that the sampling period occurred under normal conditions. Antecedent precipitation data can be found in Appendix A. The growing season in this area is approximately from mid-April to mid-October, when the air temperature averages above 28 degrees F. This delineation was completed during the growing season.

2.1.2 National Wetlands Inventory

The National Wetlands Inventory (NWI) identified one Type 3 wetland complex within the property boundary (Figure 2).

2.1.3 Web Soil Survey

The National Resource Conservation Service Web Soil Survey (Figure 7) identified the following soils:

Soil	Hydric Rating
Medo	100

2.1.4 Public Waters Inventory

The Minnesota Department of Natural Resources Public Waters Inventory shows that public water 27-703W exists on the property (Figure 4).

2.1.5 Topographic Map

A topographic map with aerial photo overlay was obtained from Hennepin County (Figure 6). This map was reviewed for suspected wetland areas based on topography and vegetative cover.

2.2 FIELD DELINEATION

The wetlands on the subject property were delineated using the routine determination methodology set forth in the 1987 U.S. Army Corps of Engineers *Wetlands Delineation Manual* and the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation: Midwest Region as follows:

- 1) The vegetative community was sampled in all present strata to determine whether 50% of the dominant plant species were hydrophytic using the 50/20 method.

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- 2) Soil pits were dug using a Dutch auger to depths of 18"-40", noting soil profiles and any hydric soil characteristics.
- 3) Signs of wetland hydrology were noted and were compared to field criteria such as depth to shallow water table and depth of soil saturation found in the soil pits.

Transects were established in representative areas of each wetland. Each transect consisted of one sample point within the wetland and one sample point in upland. Other areas which have one or more of the wetland vegetation, soils, or hydrologic characteristics present, or where questionable conditions exist may also have been sampled. Data sheets for each sample point are available in Appendix B.

Wetland classifications discussed in the text are set forth in *Wetlands and Deepwater Habitats of the United States* (FWS/OBS Publication 79/31, Cowardin et al. 1979) and *Wetlands of the United States* (USFWS Circular 39, Shaw and Fredine, 1971.) Additionally, plant community types as named by Eggers and Reed (1998) are given.

Wetland edges were marked with orange numbered pin flags. 4-foot wood lath marked with orange "wetland boundary" flagging tape or flagging tied on vegetation may be used if site conditions warrant. Sample points are marked with orange numbered pin flags.

Any wetlands or sample points were mapped using GPS.

2.2.1 Vegetation

The plant species within the parcel were cataloged and assigned a wetland indicator status according to: Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin, 2016. *The National Wetland Plant List: 2016 Wetland Ratings*, Phytoneuron 2016-30: 1-17.

In the text of this report and on the enclosed data forms, the plant indicator status follows the plant's scientific name unless a status has not been assigned. The hydrophytic plant criterion is met when more than 50 percent of the dominant species by the 50/20 rule for each stratum (herb, shrub/sapling, tree, and woody vine) were assigned an obligate (OBL)¹, facultative wet (FACW), and/or facultative (FAC) wetland status.

With the 50/20 rule, dominants are generally measured by absolute % cover in each stratum which individually or collectively account for more than 50% of total vegetative cover in the stratum, plus any other species which itself accounts for at least 20% of the total vegetative cover.

¹ OBL=Obligate Wetland, occurs an estimated 99% in wetlands. FACW=Facultative Wetland, has an estimated 67%-99% probability of occurrence in wetlands. FAC=Facultative, is equally likely to occur in wetlands and non-wetlands, 34%-66% probability. FACU=Facultative Upland, occurs in wetlands only occasionally, 1%-23% probability. UPL=Upland, almost never occurs in wetlands, <1% probability. NI= No Indicator, insufficient information available to determine an indicator status. Positive or negative sign previously indicated a frequency toward higher (+) or lower (-) frequency of occurrence within a category.

2.2.2 Hydric Soils

A hydric soil is a soil formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. If a soil exhibits the indicators of a hydric soil or is identified as a hydric soil the hydric soil criterion is met.

The break between hydric and non-hydric soils was determined by excavating soil pits along transects crossing the wetland/upland eco-tone and evaluating the soil colors, textures, and presence or absence of redoximorphic indicators (i.e., mottles, gley or oxidized rhizospheres). Hydric Soil Indicators for the Midwest Region were noted as presented in the National Technical Committee for Hydric Soils *Field Indicators of Hydric Soils in the United States version 8.1* (USDA NRCS 2017) if present at each sample point. Upper soil profiles were also compared to the mapped or inclusionary soil series found in the sample area for soil identification purposes.

2.2.3 Cautions Used in Applying the Field Indicators of Hydric Soils

There are hydric soils with morphologies that are difficult to interpret. These include soils with black, gray, or red parent material; soils with high pH; soils high or low in content of organic matter; recently developed hydric soils, and soils high in iron inputs. In some cases, we do not currently have indicators to assist in the identification of hydric soils in these situations. If the soil meets the definition of a hydric soil, the lack of an indicator does not preclude the soil from being hydric. The indicators were developed mostly to identify the boundary of hydric soil areas and generally work best on the margins. Not all the obviously wetter hydric soils will be identified by the indicators. Redoximorphic features are most likely to occur in soils that cycle between anaerobic (reduced) and aerobic (oxidized) conditions.

Morphological features of hydric soils indicate that saturation and anaerobic conditions have existed under either contemporary or former hydrologic regimes. Where soil morphology seems inconsistent with the landscape, vegetation, or observable hydrology, it may be necessary to obtain the assistance of an experienced soil or wetland scientist to determine whether the soil is hydric.

To clarify, when investigating hydric soils in this area, one must consider the following:

- Many of these soils have black or gray parent materials.
- Many of the soils have a high organic matter content.
- The hydric soil margin is typically higher than the wetland boundary margin on the site.
- Not all the obviously wetter soils will be identified by the indicators.
- Many of the hydric soils are Mollisols which are classic problem hydric soils in many cases.

3.0 RESULTS

3.1 WETLAND BASIN DESCRIPTIONS

Basin 1

Basin 1 was an approximately 15.05 acre, Type 3, PEM1C, shallow marsh wetland. The basin was dominated by broadleaf cattail and reed canary grass.

Hydrology indicators included high water table and soil saturation.

Wetland soils met indicators F3.

Adjacent upland was typically dominated by reed canary grass and canada goldenrod. Primary hydrology indicators were not observed at the upland sample point, although hydric soil was found in the upland sample point soil.

The wetland boundary followed a change in vegetation from wetland to upland plant communities, as well as a distinct change in topography. The basin was shown as a Type 3 wetland on the NWI map (Figure 2) and was located within an area mapped as Medo (RATING=100) by the Web Soil Survey (Figure 7).

Sample data sheets 1-UP and 1-WET in Appendix B correspond to this basin.

4.0 CONFIRMATION OF JURISDICTIONAL STATUS

Jacobson Environmental is submitting this report to the client and regulatory agencies to request a wetland boundary and type determination. We have enclosed an official WCA Approval of Wetland Type and Boundary form in Appendix D along with a USCOE wetland delineation concurrence request.

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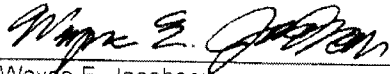
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5.0 CERTIFICATION

I certify that this wetland delineation meets the standards and criteria described in the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation: Midwest Region. This was a Routine On-Site Determination and the results reflect the conditions present at the time of the delineation.

I certify that this report has been prepared in accordance with regulatory standards. Thank you for the opportunity to provide wetland services on this important project.

If any wetland impacts are planned for this project, permits would be necessary from the LGU and other agencies.



Wayne E Jacobson
Professional Soil Scientist #30611
Professional Wetland Scientist #1000
Wetland Delineator, Certified #1019
Associate Fisheries Scientist #A-171
Jacobson Environmental, PLLC.

6/23/2020

Date

FIGURES

Figure 1 Site Location Map

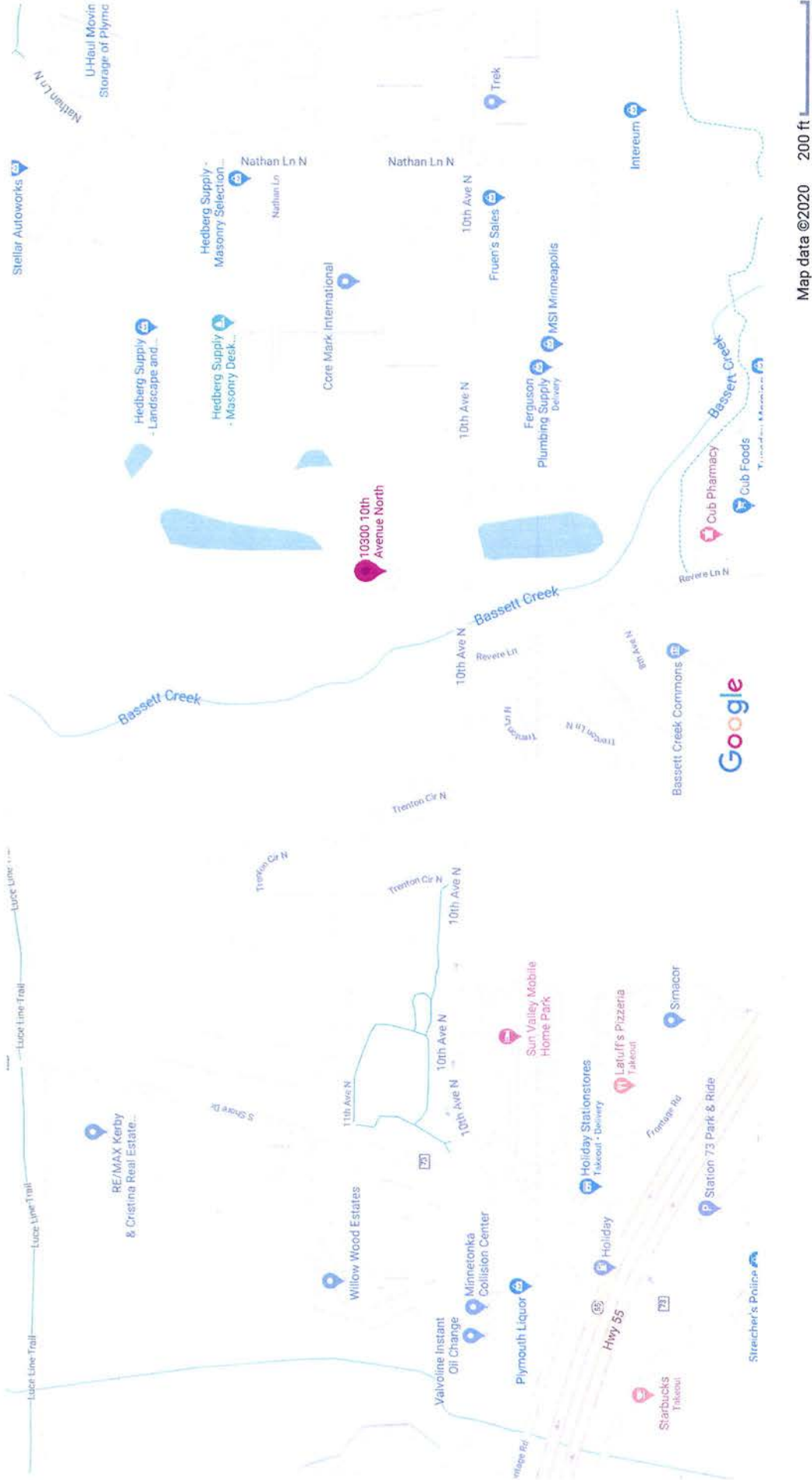
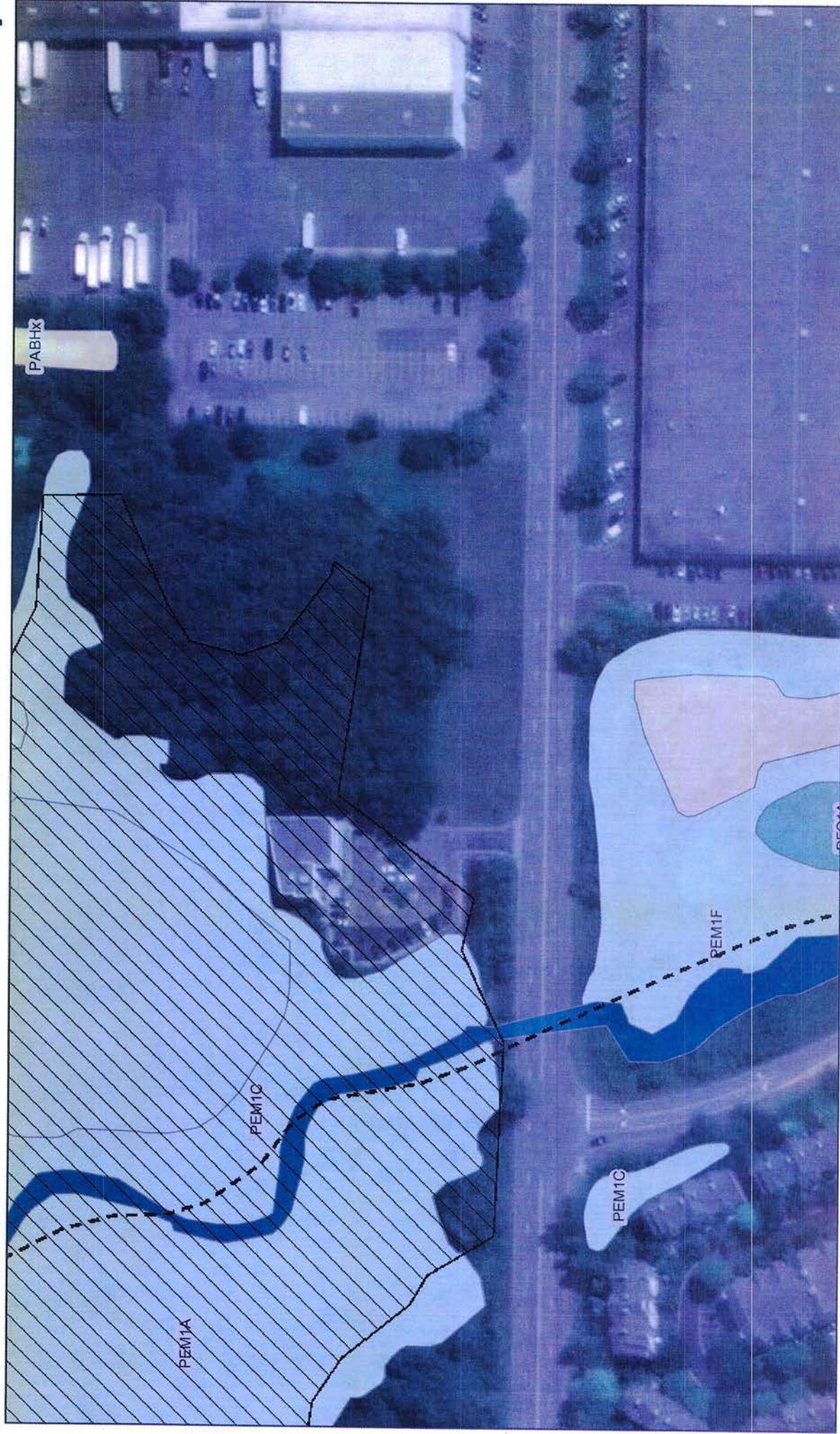


Figure 2

National Wetland Inventory



Cowardin Classification

- Aquatic Bed/Nonpersistent Emergent
- Emergent
- Forested
- Moss/Lichen
- Rock Bottom
- Rocky Shore
- Streambed (Intermittent)
- Scrub-Shrub
- Unconsolidated Bottom (Open Water)
- Unconsolidated Shore (Banks & Sandbars)

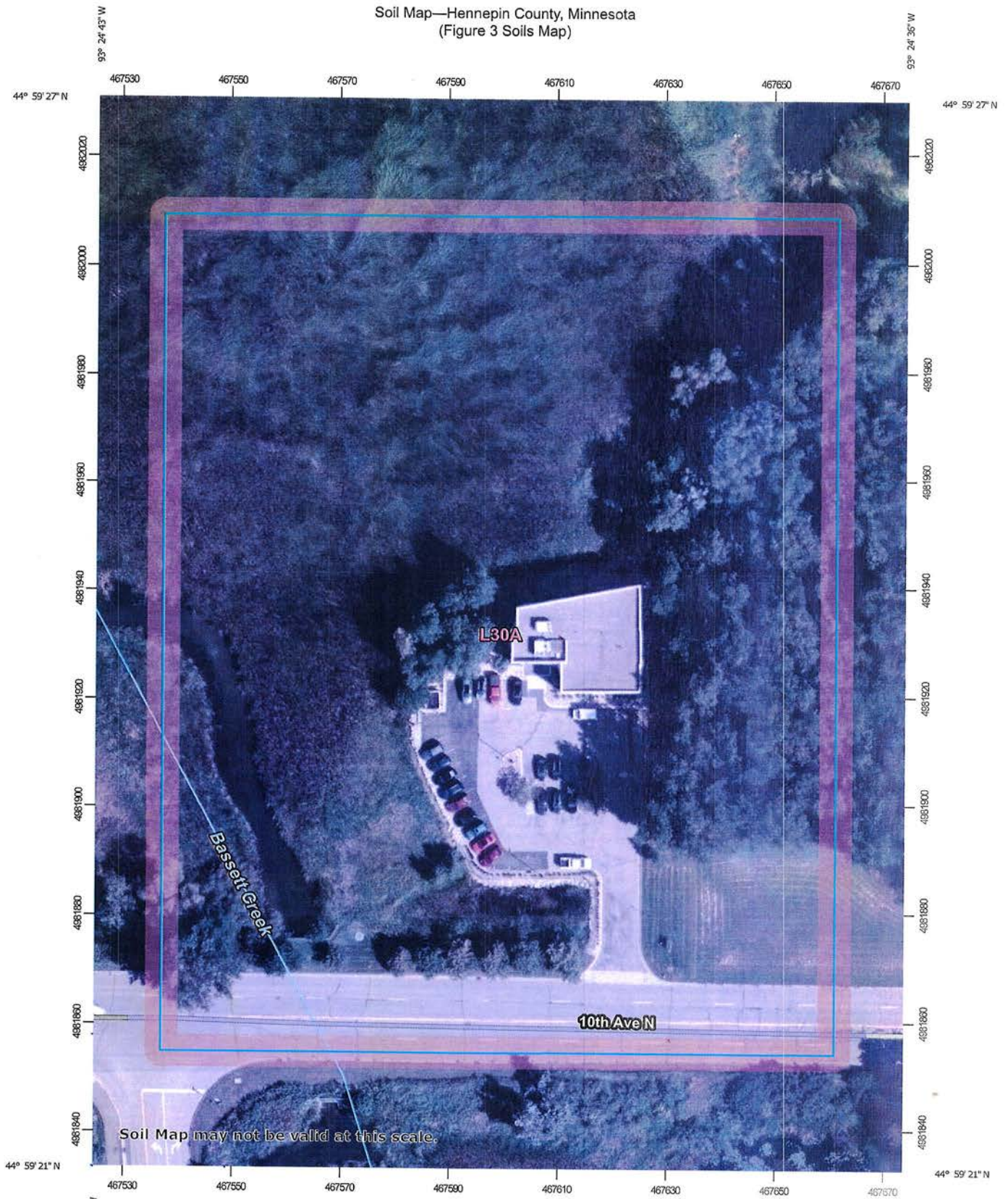
- Public Waters Basins
- Public Water
- Watercourse
- Public Ditch/Altered
- Natural Watercourse

0 0.03 0.05 0.1 mi

Date Printed: 06/22/2020

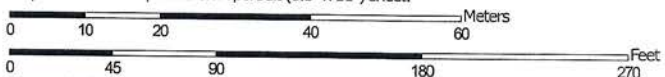
This map is for general reference only. Neither the state of Minnesota nor the Minnesota Department of Natural Resources make any representations or warranties with respect to the use of or reliance on the data. There are no guarantees as to the accuracy, currency,

Soil Map—Hennepin County, Minnesota
(Figure 3 Soils Map)



Soil Map may not be valid at this scale.

Map Scale: 1:960 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/22/2020
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
L30A	Medo soils, depressional, 0 to 1 percent slopes	4.7	100.0%
Totals for Area of Interest		4.7	100.0%

Figure 4 PWI Map

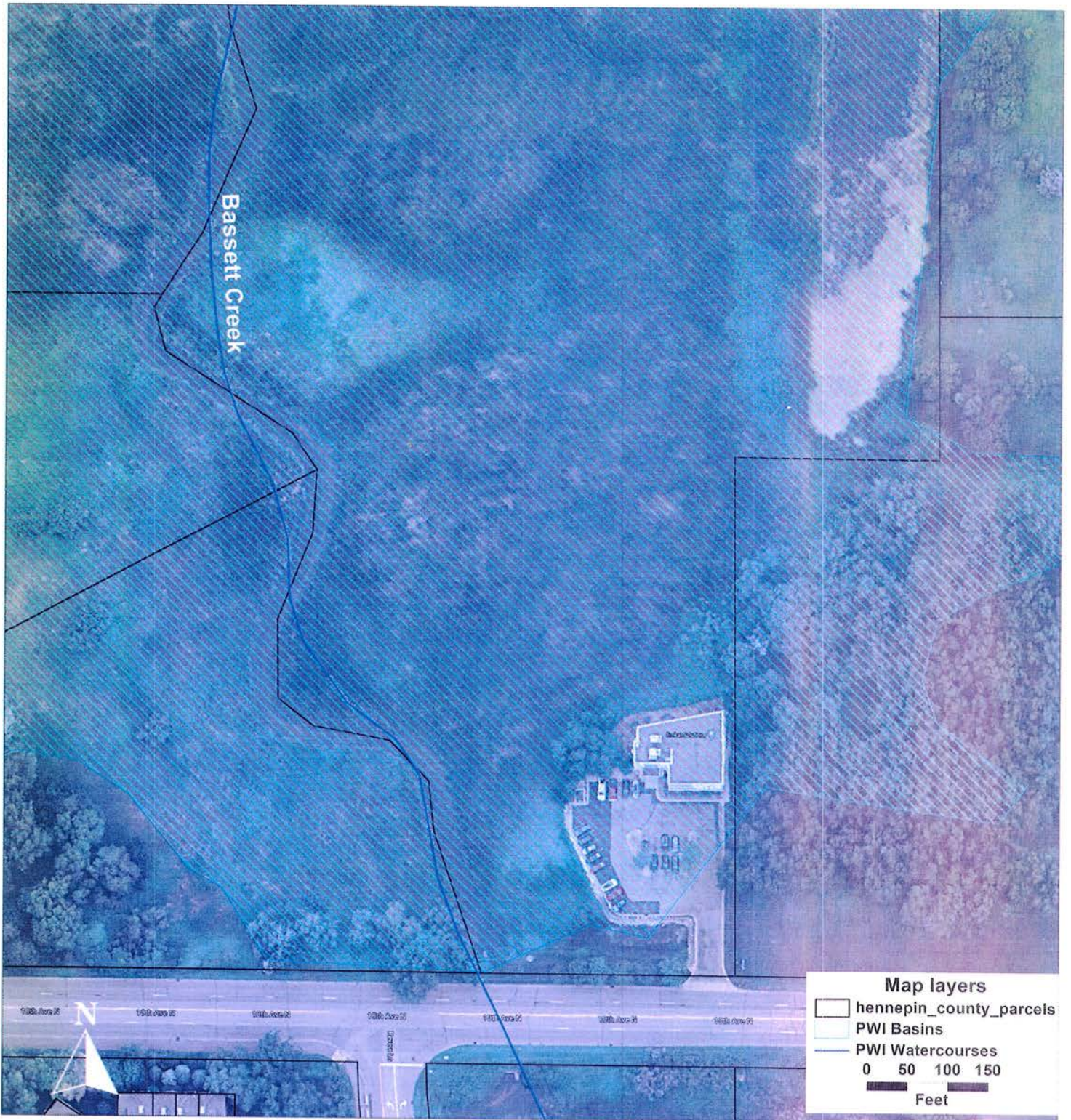
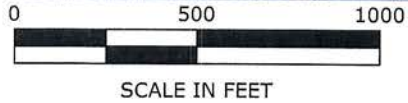
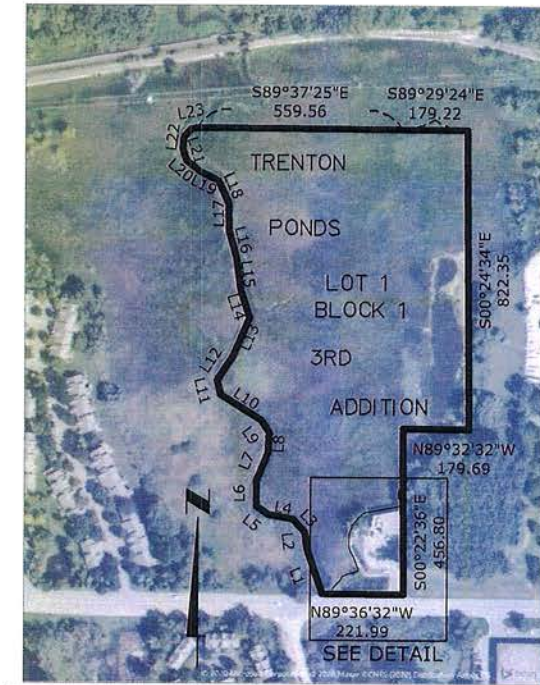
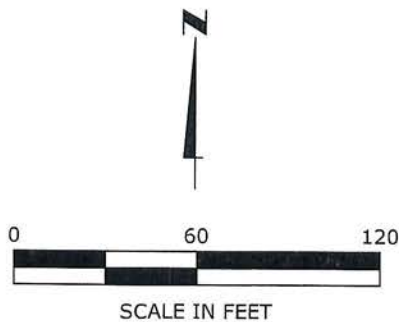
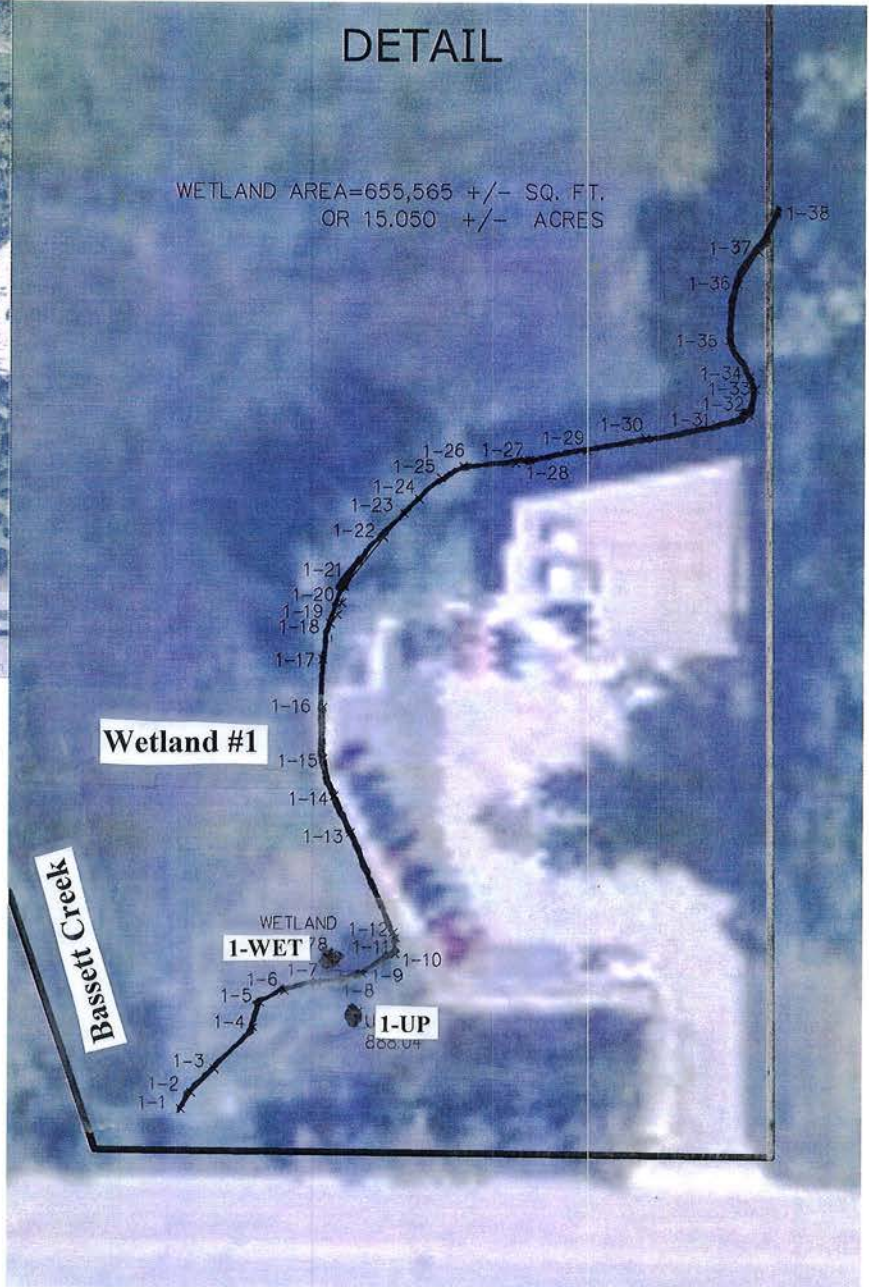


Figure 5 Wetland Delineation Map

TRENTON PONDS 3RD ADDITION
Plymouth, Hennepin County, Minnesota



LINE TABLE		
LINE SEGMENT	LENGTH	BEARING
L1	131.69	N18°40'57"W
L2	44.09	N06°23'18"W
L3	49.57	N43°50'30"W
L4	67.88	N79°30'33"W
L5	39.56	N52°38'17"W
L6	69.35	N00°41'28"W
L7	81.88	N21°54'17"E
L8	56.27	N03°26'44"E
L9	38.76	N34°00'16"W
L10	131.98	N57°17'22"W
L11	40.74	N15°09'20"W
L12	77.96	N32°37'26"E
L13	118.61	N22°59'51"E
L14	76.86	N17°18'16"W
L15	91.80	N07°52'12"W
L16	75.81	N16°21'16"W
L17	76.51	N01°15'08"W
L18	66.73	N23°33'54"W
L19	58.56	N62°59'10"W
L20	48.30	N50°28'34"W
L21	34.77	N16°28'25"W
L22	29.27	N07°51'43"E
L23	16.50	N78°06'31"E



CivilSite
GROUP

4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com

Drawn By:SIW

Project No. 20135

SHEET 1 OF 1



Hennepin County Natural Resources Map

Date: 6/22/2020

Legend

2 Foot Elevation Contours

— Index

— Intermediate



1 inch = 50 feet



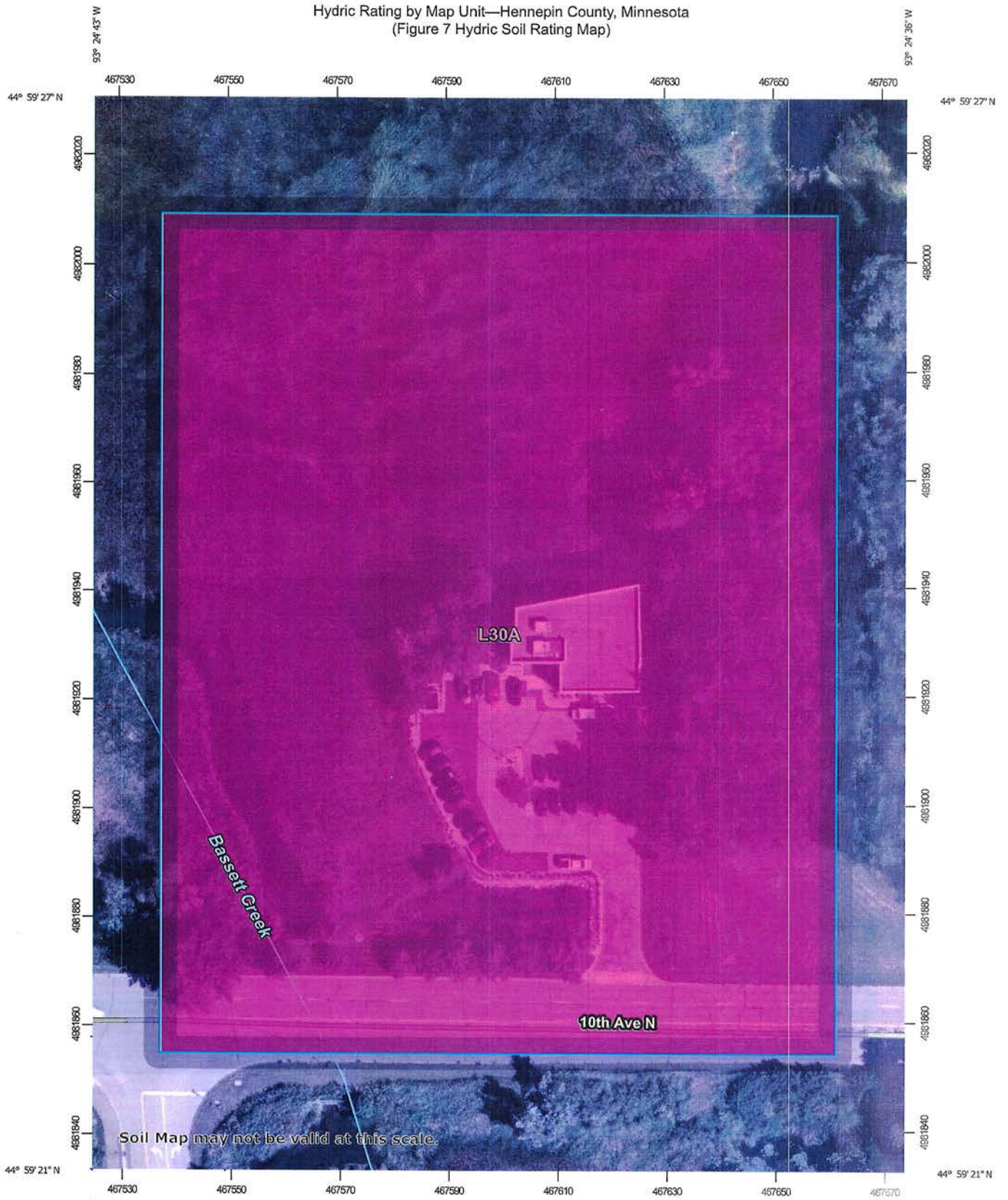
Comments:
Figure 6 Site Map

PID: 3611822210068
Address: 10300 10TH AVE N,
PLYMOUTH
Owner Name: BASSETT CREEK
PROPERTIES LLC
Acres: 15.85

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

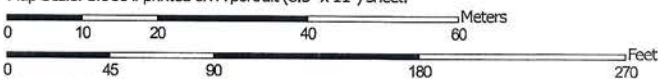
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Hydric Rating by Map Unit—Hennepin County, Minnesota
(Figure 7 Hydric Soil Rating Map)



Soil Map may not be valid at this scale.

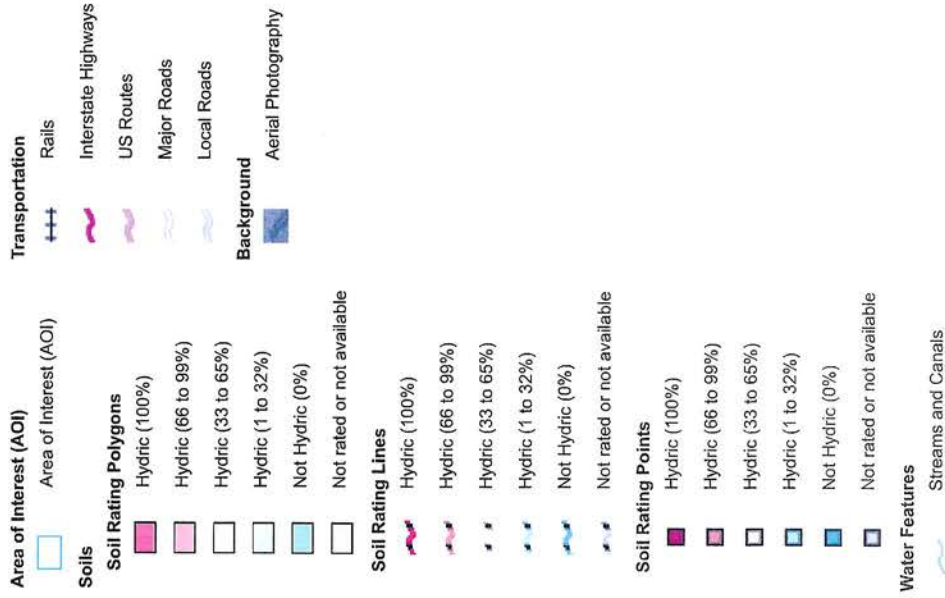
Map Scale: 1:960 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hennepin County, Minnesota
 Survey Area Data: Version 15, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 19, 2019—Aug 29, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
L30A	Medo soils, depressional, 0 to 1 percent slopes	100	4.7	100.0%
Totals for Area of Interest			4.7	100.0%

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified


Tie-break Rule: Lower

APPENDIX A

Precipitation Data

Minnesota State Climatology Office

State Climatology Office - DNR Division of Ecological and Water Resources

[home](#) | [current conditions](#) | [journal](#) | [past data](#) | [summaries](#) | [agriculture](#) | [other sites](#) | [about us](#) 

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:

county: **Hennepin** township number: **118N**
 township name: **Plymouth** range number: **22W**
 nearest community: **Medicine Lake** section number: **36**

Aerial photograph or site visit date:

Wednesday, June 17, 2020

Score using 1981-2010 normal period


values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: May 2020	second prior month: April 2020	third prior month: March 2020
estimated precipitation total for this location:	3.93	1.54R	2.26R
there is a 30% chance this location will have less than:	2.82	2.20	1.33
there is a 30% chance this location will have more than:	3.98	2.85	2.15
type of month: dry normal wet	<i>normal</i>	dry	wet
monthly score	<i>3 * 2 = 6</i>	2 * 1 = 2	1 * 3 = 3
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	<i>11 = normal</i>		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)

Minnesota State Climatology Office

State Climatology Office - DNR Division of Ecological and Water Resources

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Nearest Station Precipitation Data Retrieval

Minnesota's precipitation data archive is searched for data closest to a selected target location for each month. Values from the site closest to the target location are returned below after clicking the **retrieve monthly data** or **retrieve daily data** buttons. The precipitation data are made up of measured rainfall and the measured liquid content of snowfall.

Temperature, snowfall, and snow depth data from National Weather Service reporting stations are no longer retrieved from this application. To obtain those data, see our newest data retrieval tool (May 2014). National Weather Service precipitation data continue to be available from this application.

Obtaining data for legal purposes

Guide for column headers in the data table

target location: Hennepin-Plymouth-Medicine Lake 118N 22W S36 (latitude: 44.98588 longitude: 93.41064)

[click to select target location](#)

years: 2020 ▼ to 2020 ▼

number of **missing days** allowed per month: 3

[retrieve monthly data](#)

[retrieve daily data](#)

results:

Target: T118 R22 S36

mon	year	cc	tttN	rrW	ss	nnnn	oooooo	pre (inches)	dis
Jan	2020	27	118N	21W	20	NWS	NEW HOPE	.87	2 mi.
Feb	2020	27	118N	21W	20	NWS	NEW HOPE	.55	2 mi.
Mar	2020	27	118N	21W	20	NWS	NEW HOPE	2.57	2 mi.
Apr	2020	27	118N	21W	20	NWS	NEW HOPE	1.66	2 mi.
May	2020	27	118N	21W	20	NWS	NEW HOPE	3.93	2 mi.
Jun	2020							m	999 mi.
Jul	2020							m	999 mi.
Aug	2020							m	999 mi.
Sep	2020							m	999 mi.
Oct	2020							m	999 mi.
Nov	2020							m	999 mi.
Dec	2020							m	999 mi.

Where indicated: Missing values are shown as 'm'. Days on which precip accumulated in the gage are shown as '-'. 'TTTT RR SS' is the 'public land survey(PLS)' or 'legal' location of the observed data. Section values greater 36 are SECTIC 'TIC' locations plus 100. 'NWS ID' the National Weather Service Cooperative station number. Note that the 'PLS' will always be correct for precipitation data while the 'NWS ID' will always be correct for the temperature data. If no PLS info is supplied the the 'NWS ID' number applies to all shown data.

State Climatology Office - MnDNR - Ecological and Water Resources

APPENDIX B

Sample Data Sheets

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site 10300 10th Ave N City/County: Plymouth Sampling Date: 6/17/2020
 Applicant/Owner: Chris Kane State: MN Sampling Point: 1-UP
 Investigator(s): WEJ Section, Township, Range: Sec. 36, T118N, R22W
 Landform (hillslope, terrace, etc.): toeslope Local relief (concave, convex, none): convex
 Slope (%): 3 Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name Medo NWI Classification: _____

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
 Are vegetation _____, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" present? Yes
 Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? Yes

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

VEGETATION -- Use scientific names of plants.

Tree Stratum	Plot size: <u>30</u>	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet
1 <i>Picea glauca</i>		15	Y	FACU	Number of Dominant Species that are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across all Strata: <u>3</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>33.33%</u> (A/B)
2					
3					
4					
5					
		15 = Total Cover			
Sapling/Shrub stratum	Plot size: <u>15</u>	Absolute % Cover	Dominant Species	Indicator Status	Prevalence Index Worksheet
1					Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>65</u> x 2 = <u>130</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>45</u> x 4 = <u>180</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>110</u> (A) <u>310</u> (B) Prevalence Index = B/A = <u>2.82</u>
2					
3					
4					
5					
		0 = Total Cover			
Herb stratum	Plot size: <u>5</u>	Absolute % Cover	Dominant Species	Indicator Status	Hydrophytic Vegetation Indicators:
1 <i>Phalaris arundinacea</i>		65	Y	FACW	_____ Rapid test for hydrophytic vegetation _____ Dominance test is >50% <u>X</u> Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
2 <i>Solidago canadensis</i>		30	Y	FACU	
3					
4					
5					
6					
7					
8					
9					
10					
		95 = Total Cover			
Woody vine stratum	Plot size: <u>30</u>	Absolute % Cover	Dominant Species	Indicator Status	Hydrophytic vegetation present?
1					<u>Y</u>
2					
		0 = Total Cover			

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: 1-UP

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-8	10YR3/1	100					loam	
8-24	10YR2/1	100					loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

<p>Hydric Soil Indicators:</p> <p><input type="checkbox"/> Histisol (A1)</p> <p><input type="checkbox"/> Histic Epipedon (A2)</p> <p><input type="checkbox"/> Black Histic (A3)</p> <p><input type="checkbox"/> Hydrogen Sulfide (A4)</p> <p><input type="checkbox"/> Stratified Layers (A5)</p> <p><input type="checkbox"/> 2 cm Muck (A10)</p> <p><input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)</p> <p><input type="checkbox"/> Thick Dark Surface (A12)</p> <p><input type="checkbox"/> Sandy Mucky Mineral (S1)</p> <p><input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)</p>	<p><input type="checkbox"/> Sandy Gleyed Matrix (S4)</p> <p><input type="checkbox"/> Sandy Redox (S5)</p> <p><input type="checkbox"/> Stripped Matrix (S6)</p> <p><input type="checkbox"/> Loamy Mucky Mineral (F1)</p> <p><input type="checkbox"/> Loamy Gleyed Matrix (F2)</p> <p><input type="checkbox"/> Depleted Matrix (F3)</p> <p><input type="checkbox"/> Redox Dark Surface (F6)</p> <p><input type="checkbox"/> Depleted Dark Surface (F7)</p> <p><input type="checkbox"/> Redox Depressions (F8)</p>	<p>Indicators for Problematic Hydric Soils:</p> <p><input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R)</p> <p><input type="checkbox"/> Dark Surface (S7) (LRR K, L)</p> <p><input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)</p> <p><input type="checkbox"/> Very Shallow Dark Surface (TF12)</p> <p><input type="checkbox"/> Other (explain in remarks)</p>
---	---	---

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

<p>Restrictive Layer (if observed):</p> <p>Type: _____</p> <p>Depth (inches): _____</p>	<p>Hydric soil present? <u>Y</u></p>
--	--------------------------------------

Remarks:

HYDROLOGY

<p>Wetland Hydrology Indicators:</p> <p><u>Primary Indicators (minimum of one is required; check all that apply)</u></p> <p><input type="checkbox"/> Surface Water (A1)</p> <p><input type="checkbox"/> High Water Table (A2)</p> <p><input type="checkbox"/> Saturation (A3)</p> <p><input type="checkbox"/> Water Marks (B1)</p> <p><input type="checkbox"/> Sediment Deposits (B2)</p> <p><input type="checkbox"/> Drift Deposits (B3)</p> <p><input type="checkbox"/> Algal Mat or Crust (B4)</p> <p><input type="checkbox"/> Iron Deposits (B5)</p> <p><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</p> <p><input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</p> <p><input type="checkbox"/> Water-Stained Leaves (B9)</p>	<p><u>Secondary Indicators (minimum of two required)</u></p> <p><input type="checkbox"/> Aquatic Fauna (B13)</p> <p><input type="checkbox"/> True Aquatic Plants (B14)</p> <p><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</p> <p><input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)</p> <p><input type="checkbox"/> Presence of Reduced Iron (C4)</p> <p><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</p> <p><input type="checkbox"/> Thin Muck Surface (C7)</p> <p><input type="checkbox"/> Gauge or Well Data (D9)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>	<p><input type="checkbox"/> Surface Soil Cracks (B6)</p> <p><input type="checkbox"/> Drainage Patterns (B10)</p> <p><input type="checkbox"/> Dry-Season Water Table (C2)</p> <p><input type="checkbox"/> Crayfish Burrows (C8)</p> <p><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)</p> <p><input type="checkbox"/> Stunted or Stressed Plants (D1)</p> <p><input type="checkbox"/> Geomorphic Position (D2)</p> <p><input type="checkbox"/> FAC-Neutral Test (D5)</p>
---	---	---

<p>Field Observations:</p> <p>Surface water present? Yes _____ No <u>X</u> Depth (inches): _____</p> <p>Water table present? Yes _____ No <u>X</u> Depth (inches): <u>>24</u></p> <p>Saturation present? Yes _____ No <u>X</u> Depth (inches): <u>>24</u></p> <p>(includes capillary fringe)</p>	<p>Indicators of wetland hydrology present? <u>N</u></p>
---	--

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site 10300 10th Ave N City/County: Plymouth Sampling Date: 6/17/2020
 Applicant/Owner: Chris Kane State: MN Sampling Point: 1-WET
 Investigator(s): WEJ Section, Township, Range: Sec. 36, T118N, R22W
 Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): concave
 Slope (%): 0 Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name Medo NWI Classification: PEM1C

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
 Are vegetation _____, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" present? Yes
 Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? Yes

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present? <u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: _____
Hydric soil present? <u>Y</u>	
Indicators of wetland hydrology present? <u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across all Strata: <u>1</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100.00%</u> (A/B)
1 _____					
2 _____					
3 _____					
4 _____					
5 _____					
<u>0</u> = Total Cover					
Sapling/Shrub stratum	(Plot size: <u>15</u>)	Absolute % Cover	Dominant Species	Indicator Status	
1 _____					
2 _____					
3 _____					
4 _____					
5 _____					
<u>0</u> = Total Cover					
Herb stratum	(Plot size: <u>5</u>)	Absolute % Cover	Dominant Species	Indicator Status	
1 <u>Phalaris arundinacea</u>		<u>85</u>	<u>Y</u>	<u>FACW</u>	
2 <u>Typha latifolia</u>		<u>10</u>	<u>N</u>	<u>OBL</u>	
3 _____					
4 _____					
5 _____					
6 _____					
7 _____					
8 _____					
9 _____					
10 _____					
<u>95</u> = Total Cover					
Woody vine stratum	(Plot size: <u>30</u>)	Absolute % Cover	Dominant Species	Indicator Status	
1 _____					
2 _____					
<u>0</u> = Total Cover					

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: 1-WET

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-10	10YR2/1	100					loam	
10-24	10YR2/1	98	7.5YR4/6	2	C	PL	loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators: <input type="checkbox"/> Histisol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)		<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input checked="" type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)		Indicators for Problematic Hydric Soils: <input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R) <input type="checkbox"/> Dark Surface (S7) (LRR K, L) <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (explain in remarks)	
---	--	---	--	--	--

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed): Type: _____ Depth (inches): _____ Remarks: _____	Hydric soil present? <u>Y</u>
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HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)	

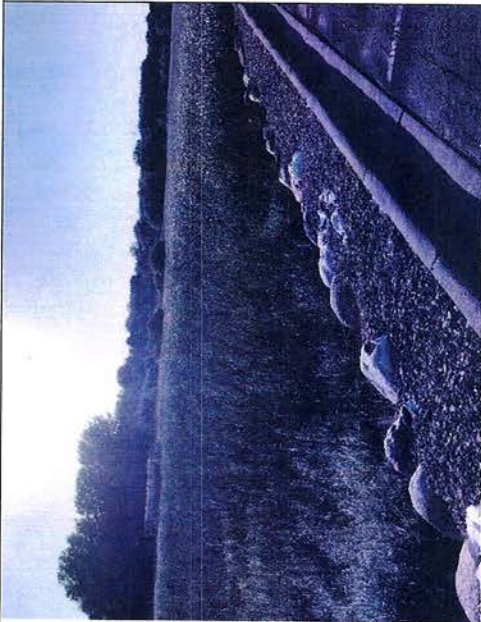
Field Observations: Surface water present? Yes _____ No <u>X</u> Depth (inches): _____ Water table present? Yes _____ No <u>X</u> Depth (inches): <u>>24</u> Saturation present? Yes <u>X</u> No _____ Depth (inches): <u>16</u> (includes capillary fringe)	Indicators of wetland hydrology present? <u>Y</u>
--	--

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: _____

APPENDIX C

Site Photos



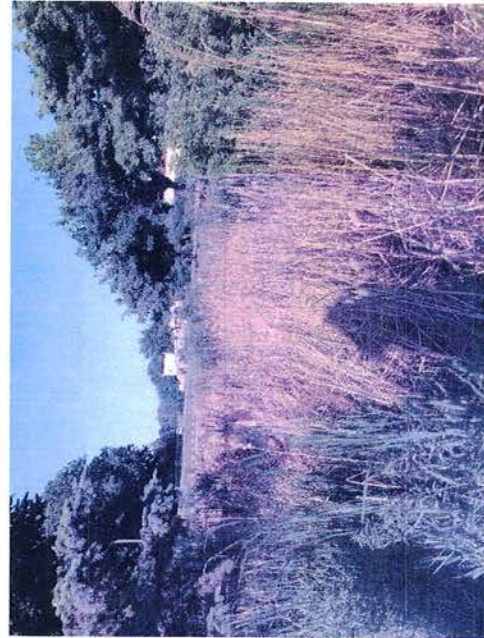
Wetland 1



1-UP



1-WET



Stormwater Pond

APPENDIX D

Wetland Delineation Approval Forms

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name: Chris Kane

Mailing Address: Emkat, 10300 10th Avenue North, Plymouth, MN 55441

Phone: 763-744-1204

E-mail Address: ckane@emkat.com

Authorized Contact (do not complete if same as above):

Mailing Address:

Phone:

E-mail Address:

Agent Name: Wayne Jacobson, WDC, PSS Jacobson Environmental

Mailing Address: 5821 Humboldt Ave N, Brooklyn Center, MN 55430

Phone: 612-802-6619

E-mail Address: jacobsonenv@msn.com

PART TWO: Site Location Information

County: Hennepin

City/Township: Plymouth

Parcel ID and/or Address: 36118222210068

Legal Description (Section, Township, Range): Sec 36, T118N, R22W

Lat/Long (decimal degrees):

Attach a map showing the location of the site in relation to local streets, roads, highways.

Approximate size of site (acres) or if a linear project, length (feet): 15.85 acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted **prior to** this application then describe that here and provide the Corps of Engineers project number.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

Commercial development

PART FOUR: Aquatic Resource Impact¹ Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) ¹	Size of Impact ²	Overall Size of Aquatic Resource ³	Existing Plant Community Type(s) in Impact Area ⁴	County, Major Watershed #, and Bank Service Area # of Impact Area ⁵

¹If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

²Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

⁵Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

PART FIVE: Applicant Signature

Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: X Christopher P Kane Date: 6/23/2020

I hereby authorize Wayne Jacobson to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

¹ The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

Attachment A

Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

Wetland Type Confirmation

Delineation Concurrence. Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

Preliminary Jurisdictional Determination. A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

Approved Jurisdictional Determination. An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>

APPENDIX E

Southern Stormwater Pond Information



Hennepin County Property Map

Date: 4/6/2020



PARCEL ID: 3611822210068

OWNER NAME: Bassett Creek Properties Llc

PARCEL ADDRESS: 10300 10th Ave N, Plymouth MN 55441

PARCEL AREA: 15.85 acres, 690,217 sq ft

A-T-B: Torrens

SALE PRICE: \$1,250,000

SALE DATA: 08/2016

SALE CODE: Warranty Deed

ASSESSED 2019, PAYABLE 2020

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$1,350,000

TAX TOTAL: \$42,657.92

ASSESSED 2020, PAYABLE 2021

PROPERTY TYPE: Commercial-preferred

HOMESTEAD: Non-homestead

MARKET VALUE: \$1,350,000

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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