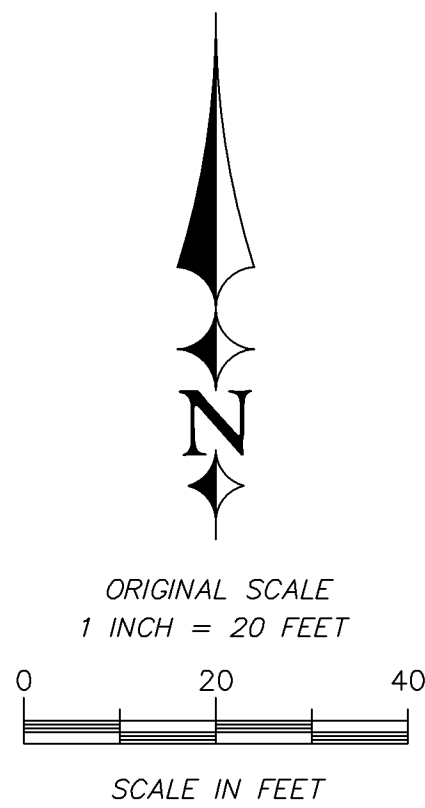


305 American Boulevard West, Bloomington, MN

PL201700081
PL2017-81



ERICKSON
CIVIL

333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804

land planning / surveying / engineering

www.ericksoncivilsite.com

WV	WATER VALVE	○	3/4" x 18" IRON MONUMENT	SET MARKED BY LICENSE NO. 52146
CB	CATCH BASIN	●	MONUMENT FOUND	
E	ELECTRIC MANHOLE	⦿	FIRE HYDRANT	
⊕	DECIDUOUS TREE	⚡	POWERPOLE	
—	TRAFFIC SIGNAL	⚡	LIGHT POLE	
⊗	UTILITY PEDESTAL	⚡	SIGN	
⊙	GAS MANHOLE	⌋	ANCHOR	
⋈	RAILROAD CROSSING	⊕	STORM MANHOLE	
⊙	SANITARY MANHOLE				

Lot 1, Block 1, Kelley Fuels Addition, Hennepin County, Minnesota

Abstract and Registered Property.
Certificate of Title No. 1172507

The following were provided in First American Title Insurance Commitment File Number NCS-843166-MPLS, Effective Date of March 27, 2017, at 7:30 a.m., Schedule B - Exceptions. The items referenced correspond to the items defined in the Title Commitment's Schedule B - Exceptions. The items referenced are followed by comments made by EricksonCivil addressing the item and are referenced on survey map by item number.

Items 1 and 5-9, Schedule B - Exceptions are not addressed on this survey.

- 2 Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other fact which a correct survey would disclose, and which are not shown by public records.

EricksonCivil addresses any discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other fact which a correct survey would disclose, and which are not shown by public records in the Statement of Possible Encroachments and/or the Surveyor's Notes.

- 3** Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

EricksonCivil is not aware of any facts, rights, interests, or claims which are not shown in public records.

- 4** *Easements, claims of easement or encumbrances which are not shown by the public records.*

EricksonCivil is not aware of any easements or claims of easements not shown by the the public record.

- 10 Easements for drainage and utility purposes as shown on the plat of Kelley Fuels Addition dated December 5, 2005, recorded December 21, 2005 as Document No. 4204360 in the Office of the Registrar of Titles, and December 22, 2005 as Document No. 8717149 in the Office of the County Recorder, and shown by recital on the Certificate of Title.

Said Easements are depicted graphically on the Survey Map.

- 11** Easement for utility purposes reserved in the Corrective Quit Claim Deed dated February 22, 2001, recorded February 23, 2001 as Document No. 3362851 in the Office of the Registrar of Titles, and shown by recital on the Certificate of Title.

Said Easement encompasses entire area of subject property (Lot 1, Block 1, Kelley Fuels Addition)

- 12 Easements for street, utility and traffic signal purposes, in favor of the City of Bloomington, as contained in the Easement dated June 2, 1997, recorded August 4, 2832487 in the Office of the Registrar of Titles.

Said street easement was dedicated as right-of-way on Plat of Kelley Fuels Addition. Said utility & traffic signal easement was also dedicated as right-of-way on Plat of Kelley Fuels Addition.

- 13** Easement for drainage and utility purposes, in favor of the City of Bloomington, as contained in the Easement dated July 14, 2005, recorded August 3, 2005 as Document No. 4144139 in the Office of the Registrar of Titles.

Said easement is depicted graphically on the Survey Map.

- 14** Easements for street, sidewalk, bikeway and utility purposes, in favor of the City of Bloomington, as contained in the Quit Claim Deed dated July 14, 2005, recorded August 3, 2005 as Document No. 4144140 in the Office of the Registrar of Titles.

Said Street Easement was dedicated as right-of-way on Plat of Kelley Fuels Addition. Sidewalk, bikeway and utility easement is depicted graphically on the Survey Map.

- 15** Access limitations, to American Boulevard, as contained in the Quit Claim Deed dated November 3, 2005, recorded December 30, 2005 as Document No. 4206756 in the Office of the Registrar of Titles.

Said access limitation is depicted graphically on the Survey Map. Access limitation prevents access to American Boulevard from north line of subject property.

- 16** Easements for sidewalk, bikeway, utility and utility and drainage purposes as contained in Ordinance No. 2005-23 dated July 5, 2005, recorded August 3, 2005 as Document No. 8627805 in the Office of the County Recorder.

Said easements are depicted graphically on the Survey Map.

- 17** *Easement for sidewalk, bikeway and utility purposes, in favor of the City of Bloomington, as reserved in the Quit Claim Deed dated July 14, 2005, recorded August 3, 2005 as Document No. 8627806 in the Office of the County Recorder.*

Said easement is depicted graphically on the Survey Map. Said Easement also encompasses same area dedicated as a Drainage & Utility easement on the northerly and westerly side of the Plat of Kelley Fuels Addition.

- 18** Easements for sidewalk, bikeway, drainage and utility purposes, in favor of the City of Bloomington, as contained in the Quit Claim Deed dated December 15, 2005, recorded December 22, 2005 as Document No. 8717150 in the Office of the County Recorder.

Said sidewalk and bikeway easement refers to and encompasses easement granted per Doc. No. 8627806. Said Drainage & Utility easements refer to easements granted per Plat of Kelley Fuels Addition & per Doc. No's. 4144139 & 8627805

To: 1) HOM Furniture; 2) 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 4, 7(a), 7(b)(1), 8, 9, 10, 14, 16 and 17, Table A thereof. The field work was completed on May 15th, 2017.

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By: Greg B. Lundquist
License No. 52146
Date Signed: May 18, 2017
Date Originally Signed: May 18, 2017
Date of Last Revision: May 18, 2017

Note: This certification is made to the parties listed above as a professional opinion based on the knowledge information and belief of the surveyor as of

- A. Various utilities are present throughout subject property. Erickson Civil Site was not provided ownership information on these utilities.
- B. Parcel ID of subject site: 0302724220046.
- C. Orientation of the bearing system is based on the Hennepin County coordinate system, NAD 83 (2011 adjustment).
- D. Subject property, as presented in the title insurance commitment, contains a total of 0.74 acres of land.
- E. The address assigned to subject property by the City of Bloomington is 305 American Boulevard West, Bloomington, MN 55420.
- F. Subject property is Abstract & Torrens property.
- G. The subject property has constructed vehicular access to and from Grand Avenue South on west side of subject property and to and from West 80th Street on the south side of subject property.
- H. Subject property has no discernable parking striping.
- I. Erickson Civil Site did not observe evidence of current earth moving work, building construction, or building additions on the date of the field survey.
- J. Erickson Civil Site is unaware of any changes in street right of way lines, and did not observe evidence of recent street or sidewalk construction or repairs
- K. Erickson Civil Site did not observe any evidence of site use as a solid waste dump, sump, or sanitary landfill.
- L. The exterior building lines shown are of the building footprint as measured at ground level. The building foundation, which is not visible, may extend beyond the exterior building lines as shown. Building footprint was measured at 77 S.F.
- M. Area on southern side of property contains multiple gas manholes, covers and fuel pumps. Erickson Civil Site was not provided information on utilities that lie below these areas.

