

PL201700061
PL2017-061

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance, Commitment No. NCS-817558-MPLS, Commitment Date October 12, 2016)

Lots 1, 2, 3 and 4, Block 1, Forest Glen, Hennepin County, Minnesota.

(Abstract Property)

PLAT RECORDING INFORMATION

The plat of FOREST GLEN was filed of record on June 8, 1966, as Document No. 3607705.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance, Commitment No. NCS-817558-MPLS, Commitment Date October 12, 2016, was relied upon as to matters of record.

Schedule B Exceptions:

Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

10.) Easements as shown on the plat of Forest Glen recorded June 8, 1966 as Document No. 3607705.

GENERAL NOTES

- 1.) Survey coordinate basis: Hennepin County Coordinate System NAD83 (1986)
- 2.) "No Buildings Observed" on the surveyed property in the process of conducting the fieldwork.
- 3.) Adjoining ownership information and property addresses shown hereon were obtained from the Hennepin County Property Tax Information web site.
- 4.) On site water lines marked "(P)" (per plan) are rough locations scaled from nearby Illegible Utility and Drainage plan obtained from the City of Bloomington.
- 5.) Proposed features based on a site plan prepared by KFW Engineers and Surveying.

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. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. 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 number 162920392.
- 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

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 Community Panel No. 275230 0476 E, dated September 2, 2004. This information was obtained from the FEMA Map Service Center web site.

AREA

250,841 sq. ft. or 5,759 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.

Possible encroachments are indicated on survey with boxed letters as listed below.

A.) Utilities crossing property near northwest corner without an apparent easement.

ZONING NOTES

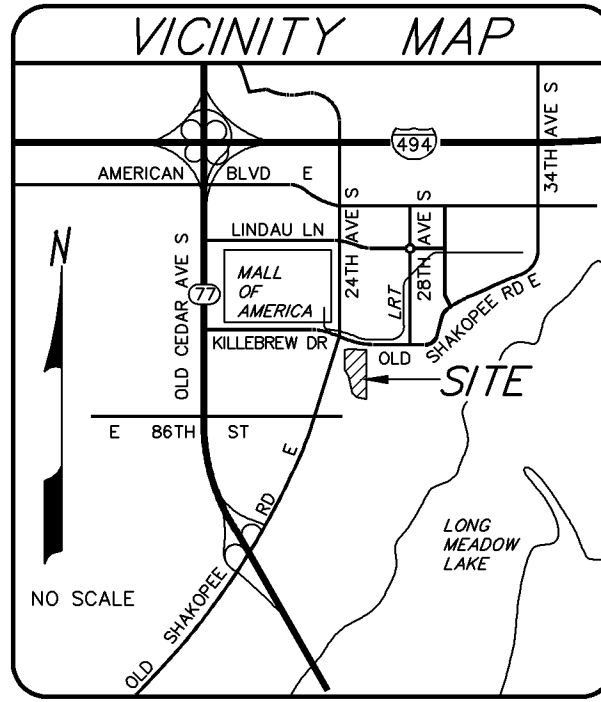
- 1.) The property is located in the MSP Airport Overlay Zoning District and is subject to FAA height limitations
- 2.) Zoning information obtained from the City of Bloomington website on April 13, 2017.

The subject property is currently zoned CS-1 Commercial Service District

Minimum Setbacks for CS-1 are:
Along Streets 60 feet
Rear 30 feet
Side, not along streets 20 feet (30/40 feet if over 4 stories)

FLOOD ZONE NOTES

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 Community Panel No. 27053C0476F, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site.



OWNERS/APPLICANT:

Metropolitan Airports Commission
6040 S 28th Ave
Minneapolis, MN 55450
Phone: (612) 726-8100

CIVIL ENGINEERING:

KFW Engineers & Surveying
3421 Poessens Pkwy
Suite 200
San Antonio, TX 78231
Contact: Will Gunter
Phone: (210) 579-8444 Ext. 125

LAND SURVEYOR:

Sunde Land Surveying
9001 E. Bloomington Freeway, Suite 118
Bloomington, MN 55420
Contact person: Arlee Carlson
Phone: (952) 881-2455

SURVEYOR'S CERTIFICATION

To MSP Bloomington, LLC 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 2016 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, 5, 8, 9, 11 and 13 of Table A thereof. The fieldwork was completed on October 29, 2016.

Dated this 18th day of April, 2017.

SUNDE LAND SURVEYING, LLC.

By: *Arlee J. Carlson*
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

Revision	By	Date
	B.K.	

Drawing Title: **PRELIMINARY PLAT OF:
FOREST GLEN 2ND ADDITION**

SUNDE LAND SURVEYING
9001 East Bloomington Freeway (390) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 Fax: 952-881-9908
Branch Office: Coquet, Minnesota 518-449-8267
www.sunde.com

Project: 2016-126-A By: Pg. 873/25 Date: 04/18/2017
Township: 27 Range: 24 Section: 01
File: 2016136001Appld.dwg Sheet: 1 of 1

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900
- Denotes found 1/2" open iron monument, unless otherwise indicated

- AIS Denotes advertisement/information sign
- BH Denotes beehive catch basin
- CB Denotes catch basin
- CBX Denotes communication box
- CIP Denotes cast iron pipe
- CMP Denotes corrugated metal pipe
- DIP Denotes ductile iron pipe
- EB Denotes electric box
- EM Denotes electric meter
- EMH Denotes electric manhole
- FOL Denotes fiber optic line
- FW Denotes face of walk top
- G Denotes gutter
- GW Denotes guy wire
- HCR Denotes disabled ramp
- HCS Denotes disabled sign
- HHF Denotes fiber optic hand hole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- MH Denotes manhole
- LP Denotes light pole
- OHC Denotes overhead communication line
- OHE Denotes overhead electric line
- (P) Denotes per plan
- PPT Denotes power pole w/transformer
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN S Denotes sanitary sewer
- ST S Denotes storm sewer
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TL Denotes traffic light
- TRANS Denotes transformer
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WMH Denotes water manhole
- WV Denotes water valve

- BAS Denotes Basswood tree
- BOX Denotes Boxelder tree
- COT Denotes Cottonwood tree
- HACK Denotes Hackberry tree
- LOC Denotes Locust tree
- MPL Denotes Maple tree
- PN Denotes Pine tree
- SPR Denotes Spruce tree

BENCH MARKS (BM)
(NGVD 29)

- 1.) Top of top nut of 1st fire hydrant east of 24th on north side of Old Shakopee Rd. E. (City Bench Mark 2-019)
Elevation = 808.29 feet
- 2.) Top of top nut of 1st fire hydrant east of 24th on south side of Old Shakopee Rd. E. (City Bench Mark 2-020)
Elevation = 809.86 feet
- 3.) Top of top nut of northerly of two fire hydrants on site.
Elevation = 809.08 feet
- 3.) Top of top nut of southerly of two fire hydrants on site.
Elevation = 809.48 feet