

File No. 22016

17.087

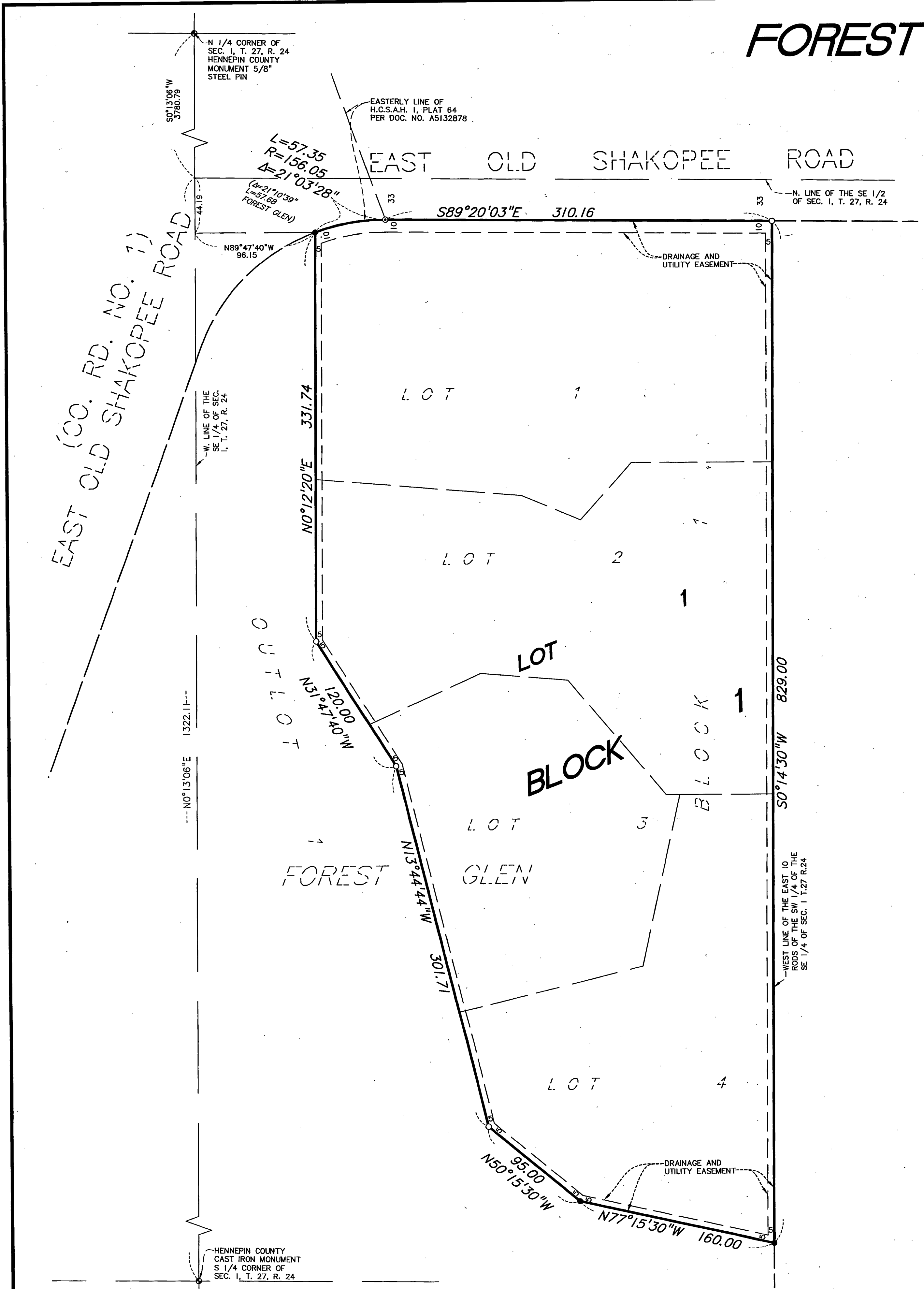
OFFICIAL PLAT

FOREST GLEN 2ND ADDITION

10596

C.R. DOC. NO. 10508647

PL201700061
PL2017-061



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

Lots 1, 2, 3, and 4, Block 1, FOREST GLEN

Has caused the same to be surveyed and platted as FOREST GLEN 2ND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said MSP Bloomington LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 12th day of September, 2017.

B. J. Patel MSP Bloomington LLC
B. J. Patel - Vice President

STATE OF Texas
COUNTY OF Bexar

The foregoing instrument was acknowledged before me this 12th day of September, 2017, by

B. J. Patel the Vice President of MSP Bloomington LLC, a Minnesota limited liability company, on behalf of the company.

Gretchen H. Sellard
Gretchen H. Sellard
Notary Public, Bexar County, Texas
My Commission Expires 7-26-2018

I, Arlee J. 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 15th day of August, 2017.

Arlee J. Carlson
Arlee J. Carlson, Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 15th day of AUGUST, 2017, by Arlee J. Carlson.

Susan Marie Tarasak
SUSAN MARIE TARASAK
Notary Public, HENNEPIN County, Minnesota
My Commission Expires January 31, 2018

BLOOMINGTON, MINNESOTA

This plat of FOREST GLEN 2ND ADDITION was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof held this 11th day of December, 2017. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By Arlee J. Carlson Mayor By Arlee J. Carlson City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 2017 and prior years have been paid for land described on this plat, dated this 11th day of December, 2017.

Mark V. Chapin, County Auditor BY: Arlee J. Carlson Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Sec. 383B.565 (1969), this plat has been approved this 11th day of December, 2017.

Chris F. Mavis, County Surveyor BY: Arlee J. Carlson

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of FOREST GLEN 2ND ADDITION was recorded in this office this 11th day of December, 2017 at 12 o'clock P.M.

Martin McCormick, County Recorder BY: Arlee J. Carlson Deputy

- Denotes set 1/2 inch iron monument with PLS 44900
- Denotes found 1/2 inch iron monument
- ⊙ Denotes found 2 inch pipe with nail in center

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE SE 1/4 OF SEC. 1, T. 27, R. 24 IS ASSUMED TO BEAR N0°13'06"E

SUNDE
LAND SURVEYING



STATE OF MINNESOTA, COUNTY OF HENNEPIN
Certified to be a true and correct copy of the original on file and of record in my office

JAN 22 2018

Martin McCormick, County Recorder
By Arlee J. Carlson Deputy

FOREST GLEN 2ND ADDITION

PL201700061
PL2017-061

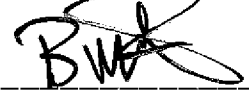
C.R. DOC. NO.

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

Lots 1, 2, 3, and 4, Block 1, FOREST GLEN

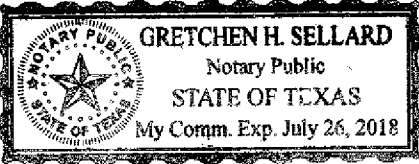
Has caused the same to be surveyed and platted as FOREST GLEN 2ND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

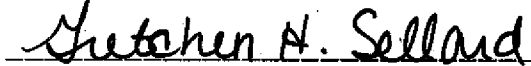
In witness whereof said MSP Bloomington LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 12th day of September, 2017.

 MSP Bloomington LLC
B.J. Patel - Vice President

STATE OF Texas
COUNTY OF Bexar

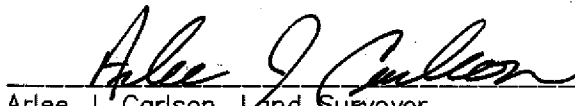
The foregoing instrument was acknowledged before me this 12th day of September, 2017, by B.J. Patel, the Vice President, of MSP Bloomington LLC, a Minnesota limited liability company, on behalf of the corporation.




Gretchen H. Sellard
Notary Public, Bexar County, Texas
My Commission Expires 7-26-2018


I, Arlee J. 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 15th day of August, 2017.


Arlee J. Carlson, Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 15th day of August, 2017, by Arlee J. Carlson.


Susan Marie Tarasak
Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2018

BLOOMINGTON, MINNESOTA

This plat of FOREST GLEN 2ND ADDITION was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof held this 20th day of August, 2017, if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By _____, Mayor By _____, City 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, 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: _____

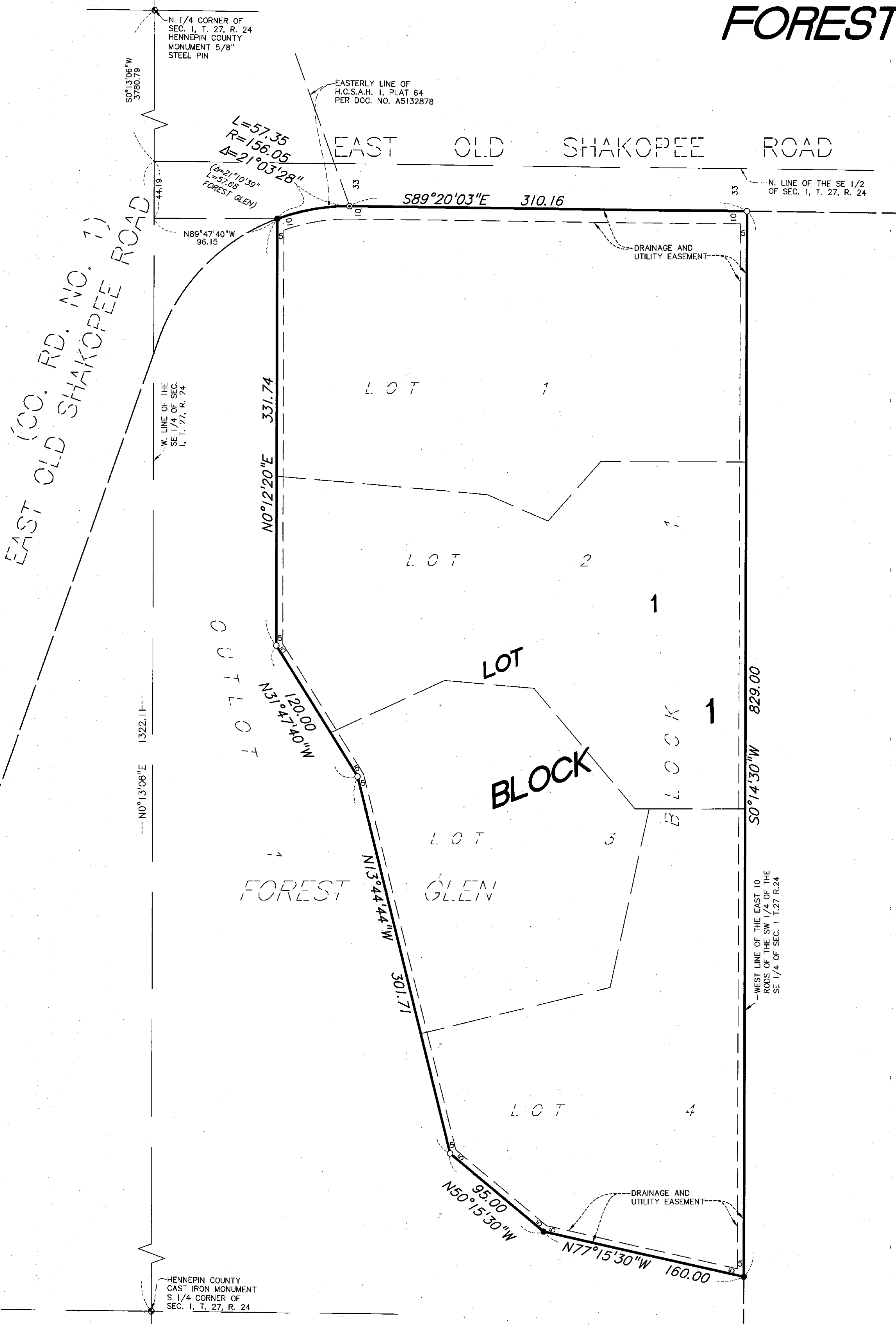
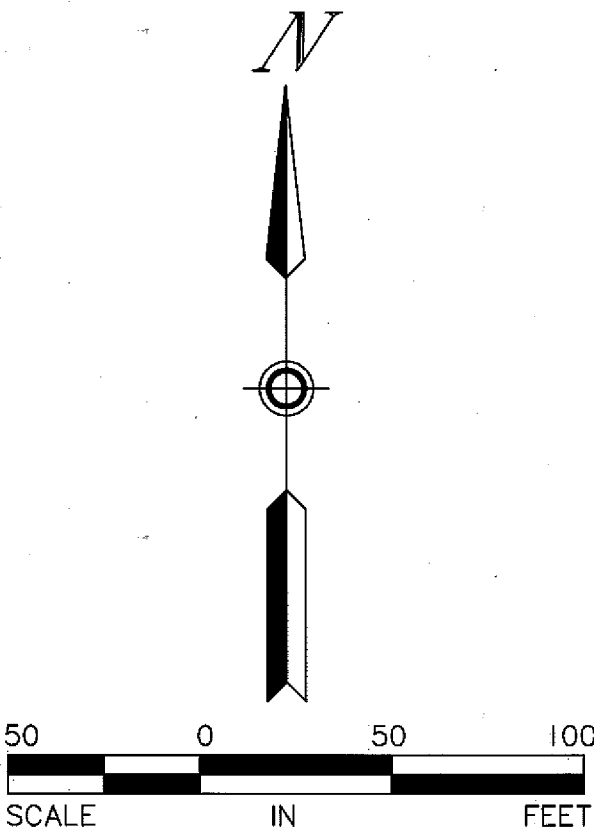
COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of FOREST GLEN 2ND ADDITION was recorded in this office this ____ day of _____, 20____ at ____ o'clock ____M.

Martin McCormick, County Recorder BY: _____ Deputy

- Denotes set 1/2 inch iron monument with PLS 44900
- Denotes found 1/2 inch iron monument
- ⊙ Denotes found 2 inch pipe with nail in center

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE SE 1/4 OF SEC. 1, T. 27, R. 24 IS ASSUMED TO BEAR N0°13'06"E



PL201700061
PL2017-061

DESCRIPTION OF PROPERTY SURVEYED
(Per First American Title Insurance Company Commitment for Title Insurance, Commitment No. NCS-817558-MPLS, Commitment Date May 26, 2017)
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 May 26, 2017, 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 nearly 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.

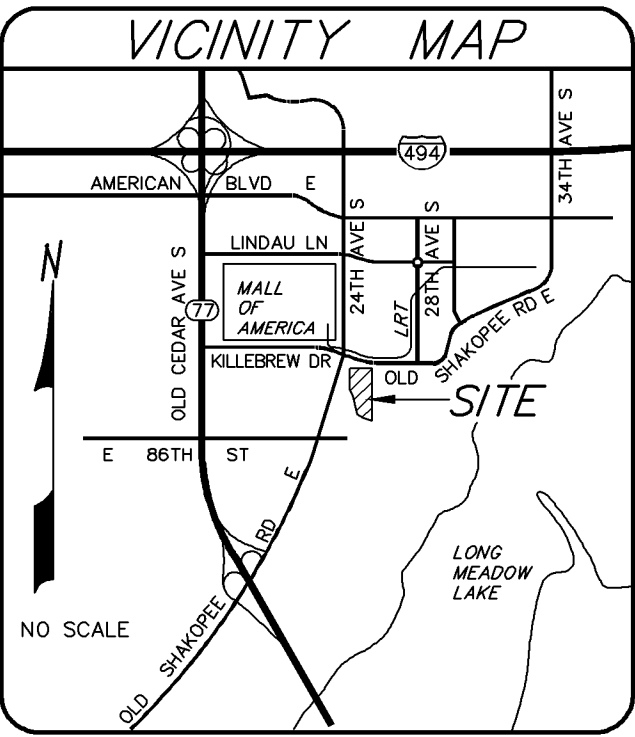
FLOOD_ZONE_NOTE
The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 275230 0476 E, dated September 2, 2004. This information was obtained from the FEMA Map Service Center web site.

AREA
Total Gross Land Area = 250,841 sq. ft. or 5.759 acres
Total Impervious Area = 2,621 sq. ft.

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, Overlay of AR-17 and BP-2
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. 2705300476F, 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 Passanos Pkwy
Suite 200
San Antonio, TX 78231
Contact: Will Gunter
Phone: (210) 979-8444 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

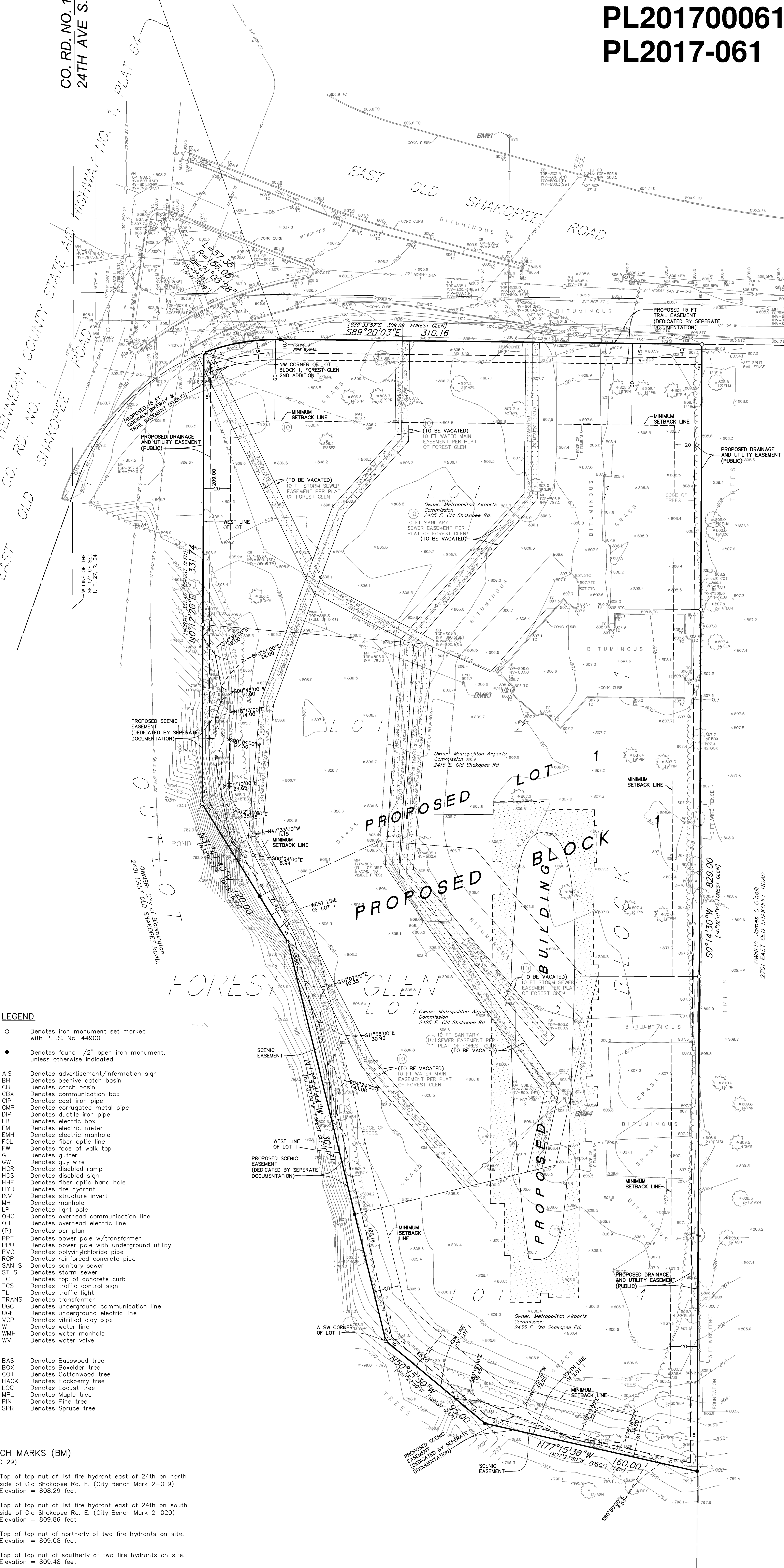
Mode corrections on comments from the city	By	06/30/2017
Revision	By	Date
	By	

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

SUNDE LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9528)
Branch Office:
Cloquet, Minnesota 218-499-8267

Project: 2016-136-A Bk/Pg: 873/35 Date: 04/18/2017
Township: 27 Range: 24 Section: 01 Sheet: 1 of 1
File: 2016136001Applat.dwg



- 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
 - VMF Denotes verified 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
 - PIN Denotes Pine tree
 - SPR Denotes Spruce tree

- BENCH MARKS (BM)
(NGVD 29)
- 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
 - 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
 - Top of top nut of northerly of two fire hydrants on site.
Elevation = 809.08 feet
 - Top of top nut of southerly of two fire hydrants on site.
Elevation = 809.48 feet

