

LEGAL DESCRIPTION:
That part of Tract F lying South of the North 320 feet thereof, Registered Land Survey No. 899,
Hennepin County, Minnesota.

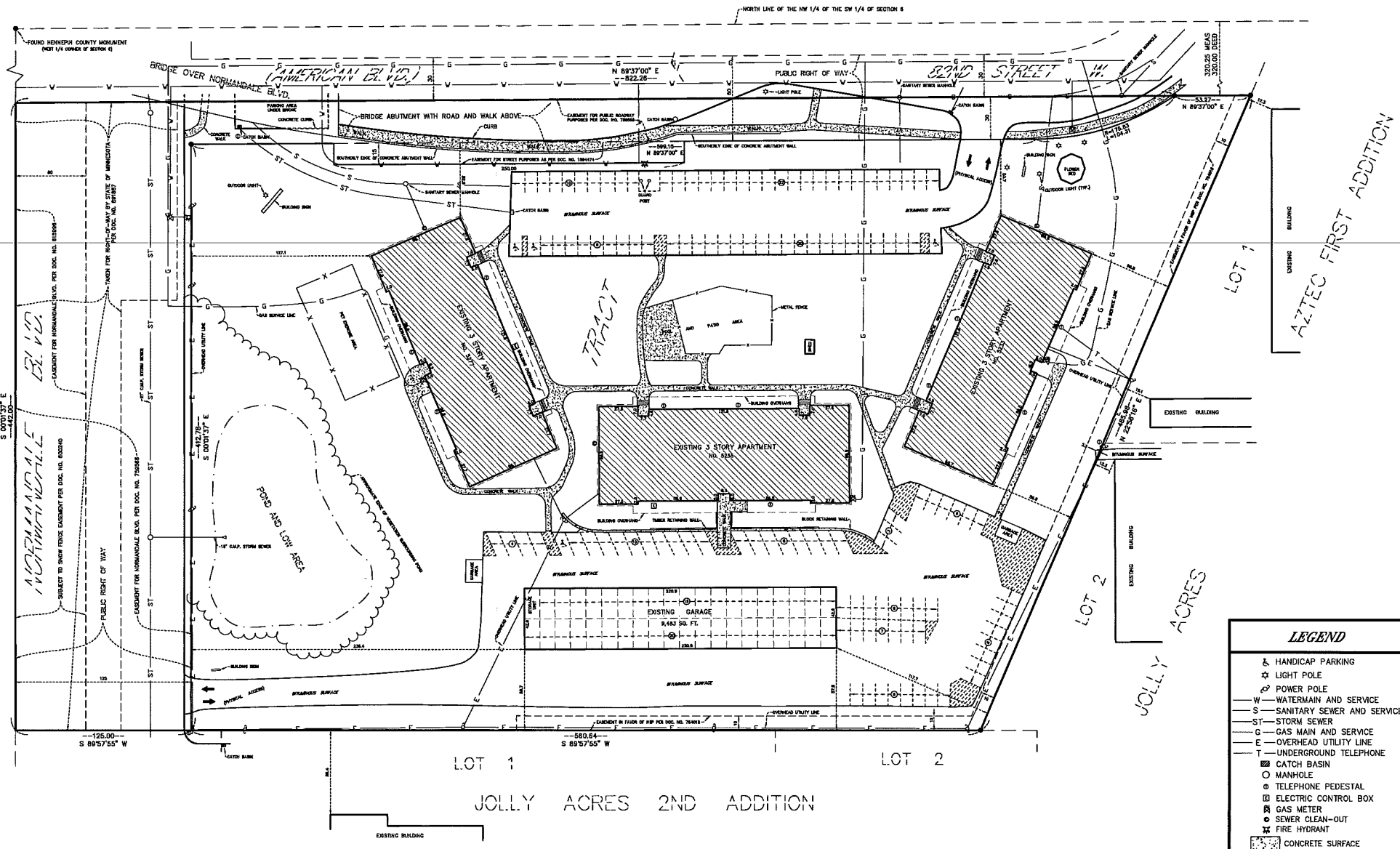
NOTES AND LIMITATIONS:
1. Chicago Title Insurance Company Commitment No. 300130, Reference No. 17000160OSWF,
dated December 20, 2017, was used to prepare this survey.
2. The property is not located in a Flood Hazard Overlay Zoning District. The Flood Insurance
Rate Map (FIRM) if the City of Bloomington designates the Property as Zone X on Panel
Number 2753C0451F, dated November 4, 2016 - Per City of Bloomington Zoning Letter dated
January 18, 2018.
3. The property is zoned Neighborhood Commercial Center and is subject to the applicable
Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan
designation is General Business. The Zoning and Comprehensive Land Use Plan maps can
be viewed at <https://www.bloomingtonmn.gov/plan/zoning-and-guide-plan-maps> - Per City of
Bloomington Zoning Letter dated January 18, 2018.
4. The property has 123 painted standard parking spaces and 4 handicap parking spaces. There
are also 39 garage stalls.
5. The subject property contains a total of 346,844 sq. ft. or 8.0 acres. It should be noted that
79,016 sq. ft. of the total area falls in public right-of-way and/or roadway easements.
6. Gopher State One Call Ticket No. 180170313 was requested on 01/17/2018. At the time of
the survey, there were no distinguishable markings or flagging present due to recent snow fall
and subsequent melting. The underground utility information shown on this survey is based on a
previous survey and visible appurtenances to those utilities.

STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes found iron monument, unless otherwise noted.

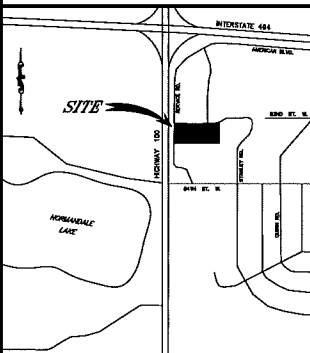
CERTIFICATION:
To: SellersSchindel, PLLC, Normandale Lake, LLC, Edina Norman, Ltd., Bremer Bank,
National Association and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which 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, 6(a),
7(a), 8, 9, and 11 of Table A thereof. The fieldwork was completed on January 29, 2018.

ALTA/NSPS LAND TITLE SURVEY



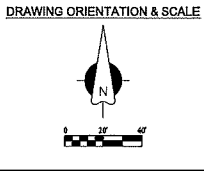
VICINITY MAP



LEGEND

- Ⓜ HANDICAP PARKING
- ☆ LIGHT POLE
- ⊕ POWER POLE
- W WATERMAIN AND SERVICE
- S SANITARY SEWER AND SERVICE
- ST STORM SEWER
- G GAS MAIN AND SERVICE
- E OVERHEAD UTILITY LINE
- T UNDERGROUND TELEPHONE
- Ⓜ CATCH BASIN
- Ⓜ MANHOLE
- Ⓜ TELEPHONE PEDESTAL
- Ⓜ ELECTRIC CONTROL BOX
- Ⓜ GAS METER
- Ⓜ SEWER CLEAN-OUT
- Ⓜ FIRE HYDRANT
- Ⓜ CONCRETE SURFACE

DATE	REVISION DESCRIPTION
3/27/18	ADD CERTIFICATION NAMES



CLIENT/JOB ADDRESS
SEILERSCHINDEL, PLLC
5233 82ND STREET WEST
BLOOMINGTON, MN

Advance
Surveying & Engineering Co.
17917 Highway No. 7
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY REGISTERED LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF MINNESOTA.
Wayne W. Frey
#43503
MARCH 23, 2018
DATE

SHEET TITLE
**ALTANSPS LAND TITLE
SURVEY**
SHEET SIZE: 22 X 34
DRAWING NUMBER
180018 WP

SHEET NO.
S1
SHEET 1 OF 1