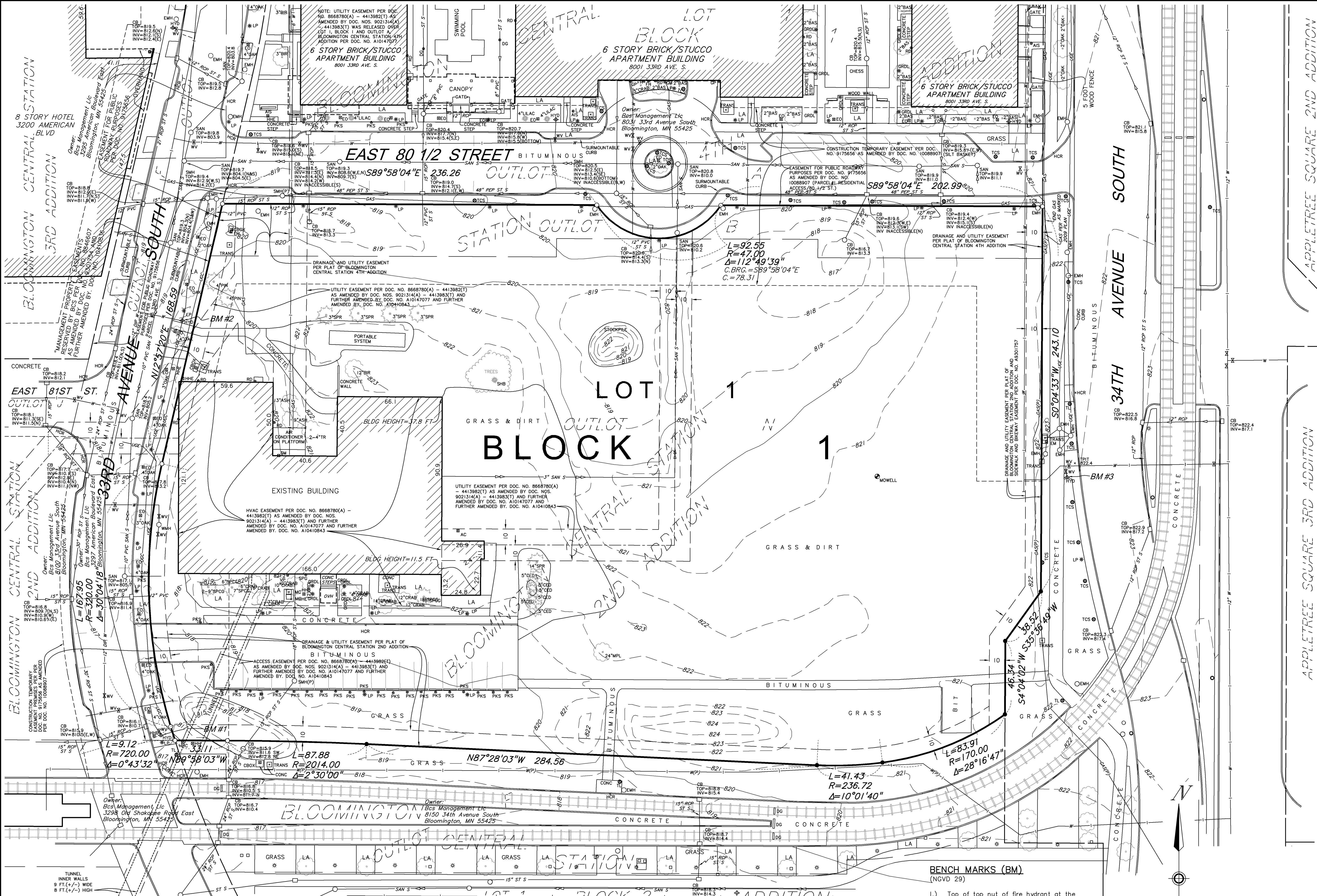




DESCRIPTION OF PROPERTY SURVEYED
(Per First American Title Insurance Company, Commitment for Title Insurance Commitment No. NCS-866016-MPLS, effective date August 16, 2017)

Parcel 1:

Outlot B, Bloomington Central Station 4th Addition, Hennepin County, Minnesota.

(Abstract Property)

Parcel 2:

Outlot N, Bloomington Central Station 2nd Addition, Hennepin County, Minnesota.

(Abstract Property)

GENERAL NOTES

- 1.) Survey bearing basis: Bloomington Central Station 4th Addition.
- 2.) First American Title Insurance Company, Commitment for Title Insurance Commitment No. NCS-866016-MPLS, effective date August 16, 2017, was relied upon as to matters of record.
- 3.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.

LEGEND

- Denotes iron monument set marked with P.L.S. No. 15480
- Denotes found iron monument marked with P.L.S. No. 18418
- AC Denotes air conditioner
- AIS Denotes advertising/information sign
- BE Denotes building entrance
- BTL Denotes beaver tail curb
- CB Denotes catch basin
- CBOX Denotes control box
- COL Denotes building column
- DB Denotes decorative brick
- DG Denotes drain grate
- DIP Denotes ductile iron pipe
- EM Denotes electric meter
- EMH Denotes electric manhole
- EO Denotes electric outlet
- FD Denotes fire hook
- G Denotes gutter
- GAS Denotes underground gas line
- GM Denotes gas meter
- GP Denotes guard post
- GRDL Denotes ground light
- HCPB Denotes handicap door push button
- HCR Denotes hand curb
- HH Denotes hand hole
- HHC Denotes communication hand hole
- HHE Denotes electric hand hole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LA Denotes landscaping
- LP Denotes light pole
- MC Denotes metal cover
- MOWELL Denotes monitor well
- OD Denotes overhead door
- PEP Denotes polyethylene pipe
- (P) Denotes per plan/not field verified
- PKS Denotes parking sign
- PVC Denotes polyvinylchloride pipe
- RC Denotes ribbon curb
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- SPG Denotes spigot
- ST S Denotes storm sewer
- STC Denotes surmountable top of curb
- TC Denotes top of curb
- TCS Denotes traffic control sign
- TL Denotes traffic light
- TPIT Denotes test pit
- TRANS Denotes transformer
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- VP Denotes vent pipe
- W Denotes water line
- WMH Denotes water manhole
- WV Denotes water valve
- BAS Denotes Basswood tree
- BIR Denotes Birch tree
- CED Denotes Cedar tree
- CRAB Denotes Crabapple tree
- MPL Denotes Maple tree
- PIN Denotes Pine tree
- SPCG Denotes Colorado Green Spruce tree
- SPR Denotes Spruce tree
- TR Denotes deciduous tree

I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 12th day of October, 2017

SUNDE LAND SURVEYING, LLC.

By: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision	By	Date
	DJF	

Drawing Title:
**PRELIMINARY PLAT OF:
BLOOMINGTON CENTRAL STATION
6TH ADDITION**

SUNDE LAND SURVEYING
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
Branch Office: Cloquet, Minnesota 218-499-8267
www.sunde.com

Project: 2017-106	Bk/Pg: 1124/01	Date: 10/12/2017
Township: 27	Range: 24	Section: 01
File: 2017106 Pre Plat.dwg		Sheet: 1 of 1

ZONING
The subject property is zoned: HX-R (High intensity mixed use with Residential) with Planned Development Overlay District.
There is no minimum building setback required from property lines fronting public streets.
The minimum building setback along a lot line not adjacent to a public street is ten feet, unless the lot line separates two portions of the same site, in which case no minimum building setback from the internal lot line is required.
(per the City of Bloomington, Minnesota web site on October 11, 2017)

OWNER
Bloomington Central Station, LLC
APPLICANT
Kimley-Horn and Associates, Inc.
2550 University Avenue West
Suite 238N
St. Paul, MN 55114
Attn: Thomas Lincoln
Phone: 651-645-4197

SITE ADDRESS
8041 & 8051 33rd Ave. S.,
Bloomington, Minnesota.
AREAS
185,756 sq. ft. or 4.264 acres
Total impervious surface area = 32,720 sq. ft.
32,720/185,756 = 17.6% impervious surface

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. 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.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

BENCH MARKS (BM)
(NCVD 29)

- 1.) Top of top nut of fire hydrant at the northeast quadrant of 33rd Avenue and L.R.T. tracks.
Elevation = 819.54 feet
- 2.) Top of top nut of fire hydrant on the east side of 33rd Avenue, the first south of 80 1/2 Street.
Elevation = 821.47 feet
- 3.) Top of top nut fire hydrant on the west side of 34th Avenue, the first south of 80 1/2 street.
Elevation = 825.70 feet

