



**DESCRIPTION OF PROPERTY SURVEYED**  
 (Per First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-883051-MPLS, Revision Information: Rev. 1, commitment date March 19, 2018)

Lot 1, Block 1, Nine Mile West 2nd Addition, according to the recorded plat thereof, Hennepin County, Minnesota.  
 Abstract Property

**PLAT RECORDING INFORMATION**  
 The plat of Nine Mile West 2nd Addition was filed of record on April 30, 1968, as Document No. 3712009.  
 [ ] 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-883051-MPLS, Revision Information: Rev. 1, commitment date March 19, 2018, 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.
  - Drainage and utility easements as shown on the plat of Nine Mile West 2nd Addition dated January 24, 1968, recorded April 30, 1968 as Document No. 3712009. [shown on survey]
  - Rights of the United States of America and/or the State of Minnesota, the county, the municipality, and the public, in and to that part of the land which may be within Nine Mile Creek, as shown on the plat of Nine Mile West 2nd Addition dated January 24, 1968, recorded April 30, 1968 as Document No. 3712009. [Creek is shown on survey]
  - Terms, conditions and easement for electrical transmission purposes, including any incidental rights, in favor of Northern States Power Company, as contained in the Easement dated April 14, 1925, recorded November 16, 1925 as Document No. 1318316 in Book 1051 of Deeds, Page 597. [shown on survey]
  - Above Easement was modified by Partial Release of Easement, dated March 20, 1961, recorded March 23, 1961, as Document No. 3281393 in Book 2293 of Deeds, Page 543. [shown on survey]
  - Easement for floodage and maintenance purposes, including any incidental rights, in favor of the City of Bloomington, as contained in the Quit Claim Deed dated November 30, 1971, recorded January 4, 1972 as Document No. 3925441. [shown on survey]
  - Easement for sidewalk and boulevard purposes, including any incidental rights, in favor of the City of Bloomington, as contained in the Quit Claim Deed dated November 30, 1971, recorded January 4, 1972 as Document No. 3925442. [shown on survey]
  - Easements for drainage and utility purposes, including any incidental rights, in favor of the City of Bloomington, as contained in the Quit Claim Deed dated November 30, 1971, recorded January 4, 1972 as Document No. 3925443. [shown on survey]
  - Terms, conditions, access limitations and easements for channel change and snow fence purposes, including any incidental rights, in favor of the State of Minnesota, as contained in the Final Certificate dated March 20, 1962, recorded August 15, 1962 as Document No. 3360895 in Book 2354 of Deeds, Page 169. [shown on survey]
  - Terms, conditions and easements for access and electrical transmission line purposes, including any incidental rights, in favor of Northern States Power Company, as contained in the Judgment and Final Decree dated October 19, 1972, recorded November 2, 1972 as Document No. 3980857. [shown on survey]

**GENERAL NOTES**

- Survey coordinate and bearing basis: Hennepin County Coordinates
- "No Buildings Observed" on the surveyed property in the process of conducting the fieldwork.
- Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.
- There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- Wetlands shown hereon are shown in their approximate location per survey prepared by Elfering & Associates, dated October 02, 2014, supplied to us. There were no wetland delineation markers observed in the process of conducting the fieldwork.
- There are no proposed changes in street right of way lines per the City of Bloomington Public Works Department and MnDOT Right of Way Division. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

**UTILITY NOTES**

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, locking 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.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 180170467.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

**FLOOD ZONE NOTES**

- The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain), within Zone AE (base flood elevations determined) and within Administrative Floodway (Subject to Local Regulations) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 275230045H, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site.
- The flood zone demarcation line shown hereon is approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly. Contact FEMA for final determination.

**PARKING**  
 No parking spaces observed on site

**AREA**  
 Gross = 308,339 square feet or 7.078 acres

I hereby certify that this survey, 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 18th day of May, 2018

SUNDE LAND SURVEYING, LLC.

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

Revision	By	Date
Survey originally dated January 24, 2018	SMY	

Drawing Title:  
**PARTIAL BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR: OPUS DESIGN BUILD, L.L.C. 6701 78th Street West, Bloomington, MN**

**SUNDE LAND SURVEYING**  
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Project: 2018-007    BK/Pg: 858/55    Date: 05/18/2018  
 Township: 116 Range: 21 Section: 17  
 File: 2018007002.dwg    Sheet: 1 of 1



