

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. 170001600SWF, 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:

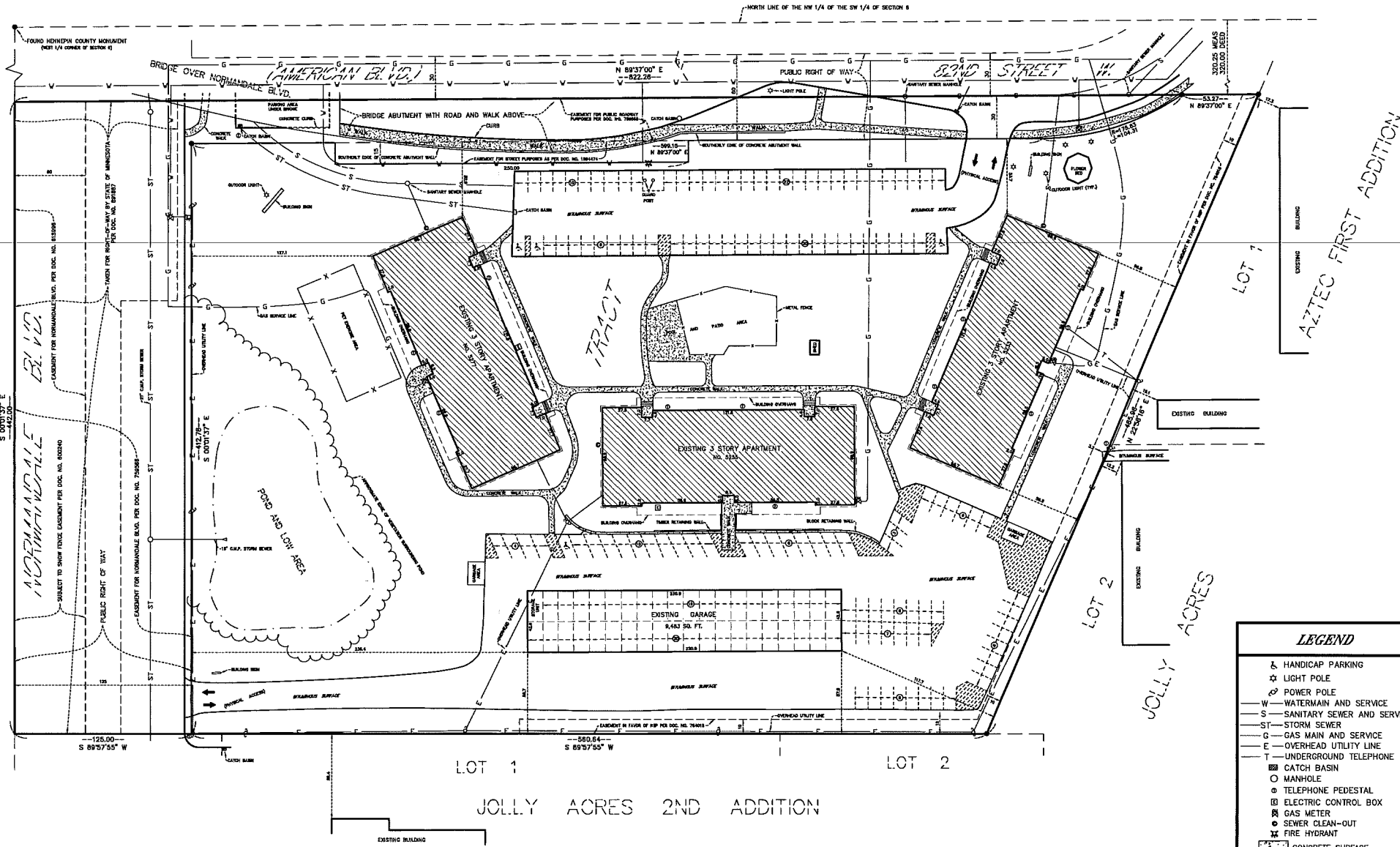
"●" Denotes found iron monument, unless otherwise noted.

CERTIFICATION:

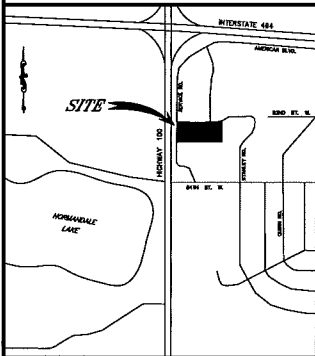
To: SellersSchindel, PLLC, Normandale Lake, LLC, Edina Norman, Ltd., Bremer Bank,
National Association and Chicago Title Insurance Company

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
	WATERMAIN AND SERVICE
	SANITARY SEWER AND SERVICE
	STORM SEWER
	GAS MAIN AND SERVICE
	OVERHEAD UTILITY LINE
	UNDERGROUND TELEPHONE
	CATCH BASIN
	MANHOLE
	TELEPHONE PEDESTAL
	ELECTRIC CONTROL BOX
	GAS METER
	SEWER CLEAN-OUT
	FIRE HYDRANT
	CONCRETE SURFACE

DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE	CLIENT/JOB ADDRESS	Advantage Surveying & Engineering Co.	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. Prueff #43503 LICENSE NO. MARCH 23, 2018 DATE	SURVEYED DATE: JANUARY 29, 2018 DRAFTED DATE: JANUARY 30, 2018	SHEET TITLE ALTA/NSPS LAND TITLE SURVEY SHEET SIZE: 22 X 34 DRAWING NUMBER 180018 WP	SHEET NO. S1 SHEET 1 OF 1
3/27/18	ADD CERTIFICATION NAMES		SEILERSCHINDEL, PLLC 5233 82ND STREET WEST BLOOMINGTON, MN	17917 Highway No. 7 Minnetonka, Minnesota 55345 Phone (952) 474-7964 Web: www.advsur.com				