

**VICINITY MAP**

HWY. 169

W. BUSH LK. RD.

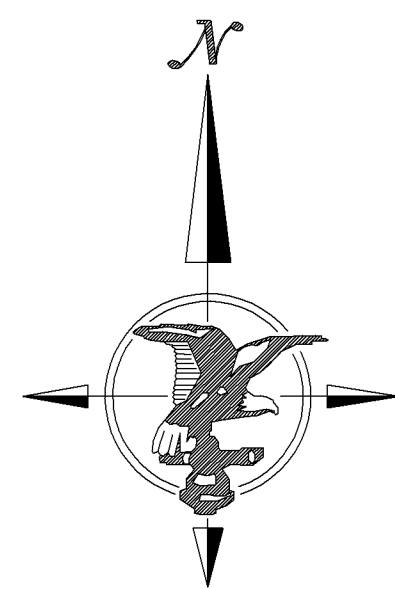
78TH STREET W.

INT. 494

E. BUSH LK. RD.

MN. 100

NOT TO SCALE



## REVISIONS

Date:

[illegible]

3. The bearing system used is assumed.
2. The location of the underground utilities shown herein, if any, are approximate only. PURSUANT TO MSA 216D CONTACT Gopher State One Call At (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Subject property is identified as being in both "Zone X, Other Areas" AND "Zone AE, Base flood elevation determined" on Flood Insurance Rate Map No. 27053C0432F, effective date November 4, 2016 (BASE FLOOD ELEVATION IS THE 828 CONTOUR, AS SHOWN, PER NINE MILE CREEK WATERSHED DISTRICT)
4. Site Area to Centerline of Creek = 119,589 square feet = 2.745 acres.  
Site Area to Survey Line = 109,882 square feet = 2.523 acres.
5. There are a total of 58 striped parking stalls on said property, of which there are 3 designated as handicap.
6. All field measurements matched recorded dimensions within the precision requirements of ALTA/NSPS specification.
7. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and NSPS.
8. There is no observable evidence of cemeteries in the field or of record.
9. The surveyor was not provided zoning information by the client pursuant to Table A Items 6a or 6b.
10. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Commercial Partners Title, LLC and Stewart Title Guaranty Company, having an effective date of November 2019 and bearing file number 56682.
11. There are no visible party walls and no party walls designated by the client or by recorded Party Wall Agreements on subject property pursuant to Table A Item 10.
12. Distance to nearest intersection, approximately 200 feet easterly to Gleason Road.
13. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
14. The Surveyor is unaware of any proposed changes to street right of ways. There was no observed evidence of recent street or sidewalk construction or repairs while conducting the field work.
15. There is no observable evidence of recent street or sidewalk construction or repairs.
16. There are no visible markings denoting wetlands as delineated by appropriate authorities.
17. There are no easements or servitudes of record or any observed during the field inspection that benefit subject property pursuant to Table A Item 13 except as shown.
18. Elevation datum is based on City of Bloomington benchmark (NGVD 29).  
Benchmark is located TNH NE Corner of site (1st Hydrant West of Gleason Rd. on So. side of W. 78th St.)  
Elevation = 836.70 (AS SHOWN ON SURVEY)  
HSJ Benchmark is located Top of Nail  
Elevation = 836.44 (AS SHOWN ON SURVEY)
19. Zoning = Presently B-1 (Neighborhood Office District) within FH (Flood Hazard Watershed District) per City of Bloomington.
20. Setback requirements per City of Bloomington.  
Front = 35 feet; Rear = 15 feet; Side = 10 feet

Lot 1, Block 1, Frauenshuh 2nd Addition, Hennepin County, Minnesota

## Abstract and Torrens Property

11. Right of government/other riparian owners, and the public incident to Nine Mile Creek.  
(AS SOWN SURVEY MATTER)  
(25) Easement for utilities and drainage as shown on the recorded plat of Frauenshuh 2nd Addition.  
(25) ASOWN ON SURVEY)  
(26) Conveyed for Easement for purposes, in favor of the State of Minnesota, contained in Final Certificate filed November 14, 1927, as Document No. 1450682, in Book 271, Page 239.  
Conveyed to the City of Bloomington by Quit Claim deed dated August 1, 1978, filed February 25, 1982, as Document No. 286770. (AS SOWN ON SURVEY)  
(27) Conveyed for Easement for electric transmission lines, in favor of Northern States Power Company, a Minnesota corporation, as created in Easement document dated January 9, 1967, filed January 13, 1967, as Document No. 3642016, in Book 2577 of Deeds, Page 633. (Shown by recital on the Certificate of Title.) (AS SOWN ON SURVEY)  
(28) Conveyed for Easement for telephone lines in favor of Northwestern Bell Telephone Company, an Iowa corporation, as created in document dated May 27, 1986, filed May 29, 1986, as Document No. 5113476. (Shown by recital on the Certificate of Title.) (AS SOWN ON SURVEY)  
(29) Conveyed for Easement for a waterway in favor of the City of Bloomington, as created by Judicial Order, set pursuant to Order, Southwesterly boundary line of the City of Bloomington, and the City of Mankato, set pursuant to Order, Northwesterly boundary line of the City of Mankato, as shown by recital on the Certificate of Title and depicted on Memorial Plat filed February 13, 1988, as Document No. 2887824. (AS SOWN ON SURVEY)  
(30) Conveyed for Easement for purposes, as created in Declaration of Covenants and Restrictions Regarding Minimum Allowable Basement Floor Elevation dated April 29, 1988, filed May 26, 1999, as Document No. 3162240. (AS SOWN ON SURVEY)  
(31) Easement for sidewalk and bikeway purposes, in favor of the City of Bloomington, a Minnesota municipal corporation, as created in Easement document dated September 11, 2018, filed September 13, 2018, as Document No. A01591212 (Abstract) and T055589826 (Torrens). (AS SOWN ON SURVEY)  
(32) The following appears as a recital on the Certificate of Title: While the Company will affirmatively warrant and defend loss or damage sustained by the insured arising as a result of this matters affecting title to the Land, neither Commercial Partners Title, LLC nor the Company will undertake to have the recital removed from the Certificate of Title: Subject to a channel change easement in favor of the State of Minnesota over that part of above land as described in County of Hennepin, Minnesota, No. 1450682, in Book 271, Page 239.  
(21) Subject to the rights of others as indicated by the following matters shown on a survey by Loucks Associates dated March 25, 2014: a) The highway easement described in Document No. 1450682 may include more land than originally intended and may need to be revised or partly voided. No portion of the land in Document No. 7516320 depends on the description in Document No. 1450682. (AS SOWN ON SURVEY)

There are no visible above ground encroachments over or across any property lines of subject property.

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 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 9, 13, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on November 25, 2019.

Date of Plat or Map: November 25, 2019

Thomas E. Hodorff, L.S.  
Minn. Reg. No. 23677

**For:**

FRAUENSHUH COMPANIES  
BLOOMINGTON

**SITE:**

7101 WEST 78TH STREET  
BLOOMINGTON, MINNESOTA

**HENNEPIN COUNTY**

HARRY S. JOHNSON CO., INC.  
LAND SURVEYORS

9063 Lyndale Avenue South  
Bloomington, MN. 55437  
Tel. 952-884-5341 Fax 952-884-5344

[www.hsjsurveyors.com](http://www.hsjsurveyors.com)

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CAD Technician <b>CT</b>	

Sheet No. **1 OF 1**



**CASE FILE #PL201900220**

**VICINITY MAP**

NOT TO SCALE

**GENERAL NOTES:**

The bearing system used is assumed.

The location of the underground utilities shown herein, if any, are approximate only. PURSUANT TO MSA 16D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.

Subject property is identified as being in both "Zone X, Other Areas" AND "Zone AE, Base flood elevation determined" on Flood Insurance Rate Map No. 27053C0432F, effective date November 4, 2016. BASE FLOOD ELEVATION IS THE 828 CONTOUR, AS SHOWN, PER NINE MILE CREEK WATERSHED DISTRICT)

Site Area to Centerline of Creek = 119,589 square feet = 2.745 acres.  
Site Area to Survey Line = 109,882 square feet = 2.523 acres.

There are a total of 58 striped parking stalls on said property, of which there are 3 designated as handicap.

All field measurements matched recorded dimensions within the precision requirements of ALTA/NSPS specifications.

This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Surveys as adopted by ALTA and NSPS.

There is no observable evidence of cemeteries in the field or of record.

The surveyor was not provided zoning information by the client pursuant to Table A Items 6a or 6b.

0. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Commercial Partners Title, LLC and Stewart Title Guaranty Company, having an effective date of November 7, 2019 and bearing file number 56682.

1. There are no visible party walls and no party walls designated by the client or by recorded Party Wall Agreements on subject property pursuant to Table A Item 10.

2. Distance to nearest intersection, approximately 200 feet easterly to Gleason Road.

3. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.

4. The Surveyor is unaware of any proposed changes to street right of ways. There was no observed evidence of recent street or sidewalk construction or repairs while conducting the field work.

5. There is no observable evidence of recent street or sidewalk construction or repairs.

6. There are no visible markings denoting wetlands as delineated by appropriate authorities.

7. There are no easements or servitudes of record or any observed during the field inspection that benefit subject property pursuant to Table A Item 19 except as shown.

8. Elevation datum is based on City of Bloomington benchmark (NGVD 29).  
The benchmark is located THN NE Corner of site (1st Hydrant West of Gleason Rd. on So. side of W. 78th St.)  
Elevation = 835.70 (AS SHOWN ON SURVEY)  
SJ Benchmark is located Top of Nail  
Elevation = 836.44 (AS SHOWN ON SURVEY)

9. Zoning = Presently B-1 (Neighborhood Office District) within FH (Flood Hazard Overlay District) per City of Bloomington.

10. Setback requirements per City of Bloomington.  
Front = 35 feet; Rear = 15 feet; Side = 10 feet

**LEGEND**

Property Corner  
Judicial Landmark  
Concrete  
Concrete Curb  
Fence  
Overhead Electric  
Underground Electric  
Underground Telephone  
Water  
Gas  
Sanitary Sewer  
Storm Sewer  
Right of Access  
Electric Meter  
Electric Box  
Electric Manhole  
Hydrant  
Gate Valve  
Catchbasin  
Storm Manhole  
Light Pole  
Telephone Box  
Sanitary Manhole  
Existing Contour  
Existing Spot Elevation Gutter  
Existing Spot Elevation

**SCALE IN FEET**

30 15 0 30 60 90

**LEGAL DESCRIPTION**

Lot 1, Block 1, Frauenshuh 2nd Addition, Hennepin County, Minnesota.

Abstract and Torrens Property

**NOTES CORRESPONDING TO SCHEDULE B:**

11. Right of government, other riparian owners, and the public incident to Nine Mile Creek.  
(12) Easement for utilities and drainage as shown on the recorded plat of Frauenshuh 2nd Addition. (AS SHOWN ON SURVEY)  
(13) Easement for highway purposes, in favor of the State of Minnesota, contained in Final Certificate filed November 14, 1927, as Document No. 1450682, in Book 271, Page 239. Conveyed to the City of Bloomington by Quit Claim Deed dated August 1, 1978, filed February 25, 1982, as Document No. 4702670. (AS SHOWN ON SURVEY)  
(14) Easement for electric transmission lines, in favor of Northern States Power Company, a Minnesota corporation, as created in Easement document dated January 5, 1967, filed January 13, 1967, as Document No. 3642016, in Book 2577 of Deeds, Page 633. (Shown by recital on the Certificate of Title.) (AS SHOWN ON SURVEY)  
(15) Easement for communications system, in favor of Northwestern Bell Telephone Company, on Iowa corporation, as created in document dated May 27, 1988, filed May 29, 1988, as Document No. 5113476. (Shown by recital on the Certificate of Title.) (AS SHOWN ON SURVEY)  
(16) The Northwestern and Southwestern boundary lines of said Land have been marked by Judicial Landmarks set pursuant to Order in Torrens Case No. 20253, as shown by recital on the Certificate of Title and as depicted on Memorial Plat filed February 13, 1998, as Document No. 2887824. (AS SHOWN ON SURVEY)  
(17) Covenants, conditions and restrictions contained in Declaration of Covenants and Restrictions Regarding Minimum Allowable Basement Floor Elevation dated April 29, 1998, filed May 26, 1999, as Document No. 3162240. (AS SHOWN ON SURVEY)  
(18) Easement for sidewalk and bikeway purposes, in favor of the City of Bloomington, a Minnesota municipal corporation, as created in Easement document dated September 11, 2018, filed September 13, 2018, as Document Nos. A10591212 (Abstract) and T05559826 (Torrens). (AS SHOWN ON SURVEY)  
(19) The following appears as a recital on the Certificate of Title. While the Company will affirmatively insure against loss or damage sustained by the insured arising as a result of this matters affecting title to the Land, neither Commercial Partners Title, LLC nor the Company will undertake to have the recital removed from the Certificate of Title. Subject to a channel change easement in favor of the State of Minnesota over that part of above land as described in County Recorder Document No. 3758775. (AS SHOWN ON SURVEY)  
(21) Subject to the rights of others as indicated by the following matters shown on a survey by Loucks Associates dated March 25, 2014: a) The highway easement described in Document No. 1450682 may include more land than originally intended and may need to be revised or partly vacated. In addition, the location of the easement in Document No. 7516320 depends on the description in Document No. 1450682. (AS SHOWN ON SURVEY)

**STATEMENT OF POSSIBLE ENCROACHMENTS:**

There are no visible above ground encroachments over or across any property lines of subject property.

**CERTIFICATION:**

To FMC Partners, LLC, a Minnesota limited liability company, Commercial Partners Title, LLC, and Stewart Title Guaranty 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 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 9, 13, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on November 25, 2019.

Date of Plat or Map: November 25, 2019

Thomas E. Hodorf, L.S.  
Minn. Reg. No. 23677



Date: \_\_\_\_\_

**For:****SITE:**

## HENNEPIN COUNTY

**9063 Lyndale Avenue South  
Bloomington, MN. 55437  
e. 952-884-5341 Fax 952-884-5344**

[www.hsjsurveyors.com](http://www.hsjsurveyors.com)

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