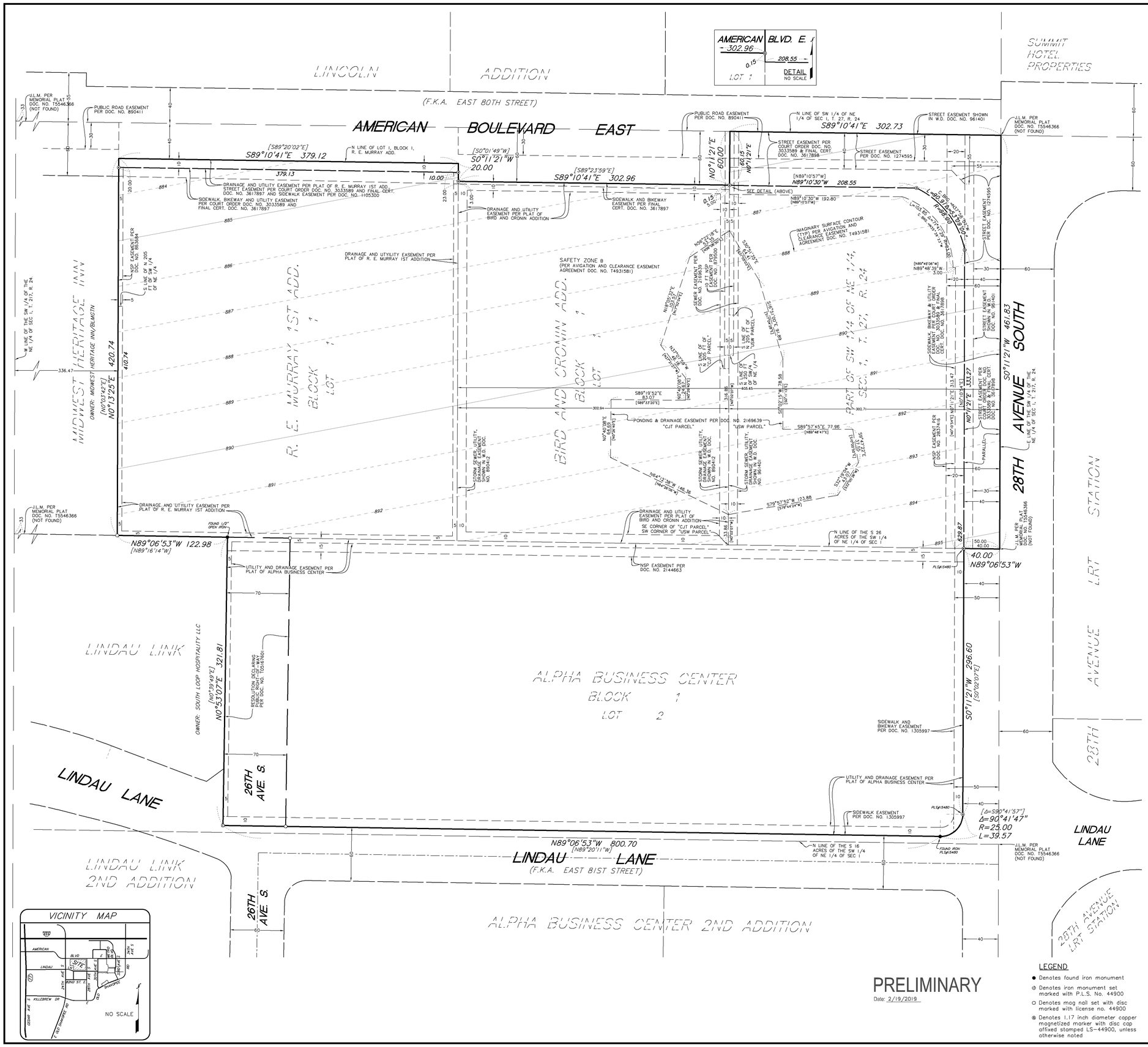


PRELIMINARY

Date: 2/19/2019

DESCRIPTION OF PROPERTY SURVEYED

(Per Certificate of Title No. 1372660 – Hennepin County, Minnesota)

Lot 2, Block 1, Alpha Business Center

Subject to utility and drainage easements as shown on the plat;

And

(Per Certificate of Title No. 1347057 – Hennepin County, Minnesota)

Lot 1, Block 1, R. E. Murray 1st Addition

The North and South lines of the above described tract have been judicially determined and have been marked by Judicial Landmarks pursuant to Torrens Case, No. 3819;

Subject to drainage and utility easements as shown on the plat;

And

(Per Certificate of Title No. 1347376 – Hennepin County, Minnesota)

Lot 1, Block 1, Bird And Cronin Addition,

Subject to an easement for the installation and maintenance of storm sewer, utility and drainage facilities over, upon, under and across the East 10 feet and the West 10 feet of the plat of Bird and Cronin Addition as shown in deed Doc. No. 890412, Files of Registrar of Titles;

Subject to drainage and utility easements as shown on the plat;

The boundaries of the above described plat have been judicially determined pursuant to order entered herein;

And

(Per Certificate of Title No. 1347056 – Hennepin County, Minnesota)

The East 302.71 feet of the following described tract: All of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 27, Range 24 West of the 4th P. M. except the South 26 acres thereof.

Subject to an easement over, upon and across the East 30 feet thereof for Street purposes as shown in deed Doc. No. 961401;

Subject to an easement for the installation and maintenance of storm sewer, utility and drainage purposes over, upon, under and across the West 10 feet thereof as shown in deed Doc. No. 961401;

PLAT RECORDING INFORMATION

The plat of ALPHA BUSINESS CENTER was filed of record on November 2, 1978, as R. T. Document No. 1301864 and on November 3, 1978 as C. R. Document No. 4426256.

The plat of R. E. MURRAY 1ST ADDITION was filed of record on December 27, 1973, as R. T. Document No. 1095211.

The plat of BIRD AND CRONIN ADDITION was filed of record on December 31, 1990, as R. T. Document No. 2146163.

[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTES

1.) Survey coordinate basis: Hennepin County Coordinate Syetem NAD 83 (1986 Adj.)

2.) No Buildings Observed on the surveyed property in the process of conducting the fieldwork.

3.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.

4.) At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

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. 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.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 190370101.

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

FLOOD ZONE NOTE

1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 275230 0476 F, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site.

AREAS

Gross Area: 686,016 Sq. Ft. or 15.749 Acres
Net Area (Excludes Street easements and "Declared Public Right-of-Way"): 624,180 Square Feet or 14.323 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 ##?? day of February, 2019

SUNDE LAND SURVEYING, LLC.

By: _____
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

LEGEND

- ● Denotes found iron monument
- ◎ Denotes iron monument set marked with P.L.S. No. 44900
- ○ Denotes mag nail set with disc marked with license no. 44900
- ⊛ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900, unless otherwise noted

N

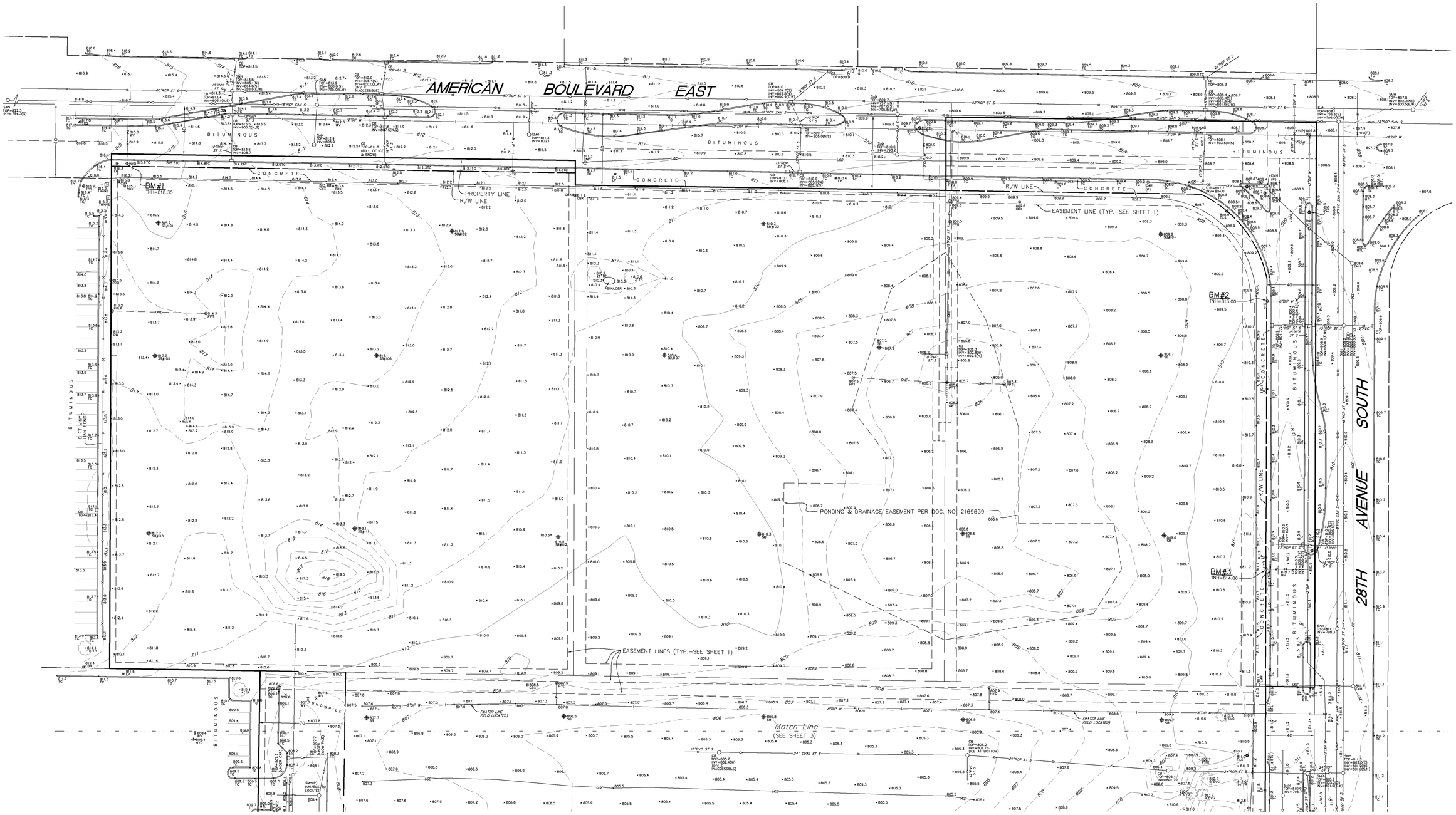
40 0 40 80
SCALE IN FEET

Revision	By	Date

Drawing Title:
BOUNDARY, TOPOGRAPHIC, LOCATION AND UTILITY SURVEY FOR:
SICK, Inc.

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9596)

Project: 2019-014 Bk/Pg: 783/72	Date: ##/##/####
Township: 27 Range: 24 Section: 01	Sheet: 1 of 3
File: 2019014001.dwg	



BENCHMARKS (BM)

(NGVD 29)

1.) Top of top nut of first fire hydrant east of 24th Ave. S. on south side of American Blvd.
Elevation = 818.30 feet

2.) Top of top nut of first fire hydrant south of American Blvd. on west side of 28th Ave. S.
Elevation = 813.00 feet

3.) Top of top nut of second fire hydrant south of American Blvd. on west side of 28th Ave. S.
Elevation = 814.06 feet

LEGEND

BM	Denotes benchmark
BTC	Denotes top of bituminous curb
BTL	Denotes beaver tail curb
CB	Denotes catch basin
CBOX	Denotes control box
CBX	Denotes communication box
CMH	Denotes communication manhole
DIP	Denotes ductile iron pipe
EMH	Denotes electric manhole
EVG	Denotes coniferous tree
G	Denotes gutter
GW	Denotes guy wire
HCR	Denotes handicap ramp
HYD	Denotes fire hydrant
INV	Denotes structure invert
JLM	Denotes Judicial Landmark
LP	Denotes light pole
MH	Denotes manhole
OHE	Denotes overhead electric line
(P)	Denotes per plan/not field verified
PKS	Denotes parking sign
PP	Denotes power pole
PPLP	Denotes power and light pole
PPT	Denotes power pole with transformer
PPU	Denotes power pole with underground utility
PVC	Denotes polyvinyl chloride pipe
RCP	Denotes reinforced concrete pipe
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SB	Denotes soil boring
SMH	Denotes storm manhole
ST S	Denotes storm sewer
STC	Denotes top of surmountable curb
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
TNH	Denotes top of top nut of fire hydrant
TR	Denotes deciduous tree
TRANS	Denotes transformer box
UGC	Denotes underground communication line
UGE	Denotes underground electric line
UGG	Denotes underground gas
W	Denotes water line
WV	Denotes water valve

N

30 0 30 60
SCALE IN FEET

PRELIMINARY

Date: 2/19/2019

Dated this XX day of February, 2019

Certified by: _____
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

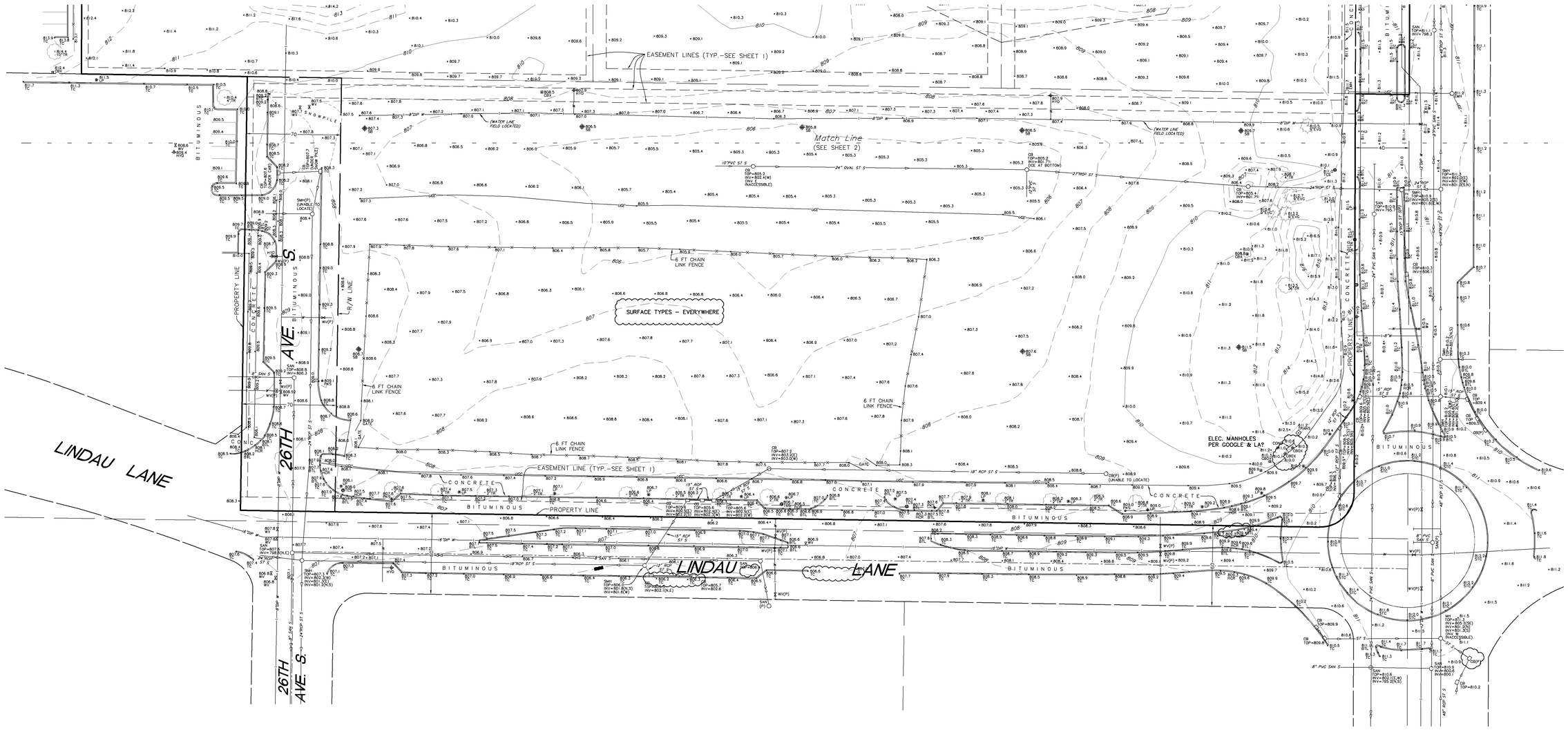
SEE SHEET 1 FOR BOUNDARY AND EASEMENT DETAIL

Revision	By	Date
	SLF	

Drawing Title:
BOUNDARY, TOPOGRAPHIC, LOCATION AND UTILITY SURVEY FOR:
SICK, Inc.

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

Project: 2019-014 Bk/Pg: 763/72	Date: MM/DD/YYYY
Township: 27 Range: 24 Section: 01	Sheet: 2 of 3
File: 201901001.dwg	



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INV	Denotes structure invert
JLM	Denotes Judicial Landmark
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N

30 0 30 60
SCALE IN FEET

PRELIMINARY

Date: 2/19/2019

Dated this XX day of February, 2019

Certified by: _____
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

SEE SHEET 1 FOR BOUNDARY AND EASEMENT DETAIL

Revision	By	Date
	DJP	

Drawing Title:
BOUNDARY, TOPOGRAPHIC, LOCATION AND UTILITY SURVEY FOR:
SICK, Inc.

SUNDE LAND SURVEYING
www.sunde.com

Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420–3435
952–881–2455 (Fax: 952–888–9536)

Project: 2019–014 Bk/Pg: 763/72	Date: ##/##/####
Township: 27 Range: 24 Section: 01	Sheet: 3 of 3
File: 20190140D1.dwg	