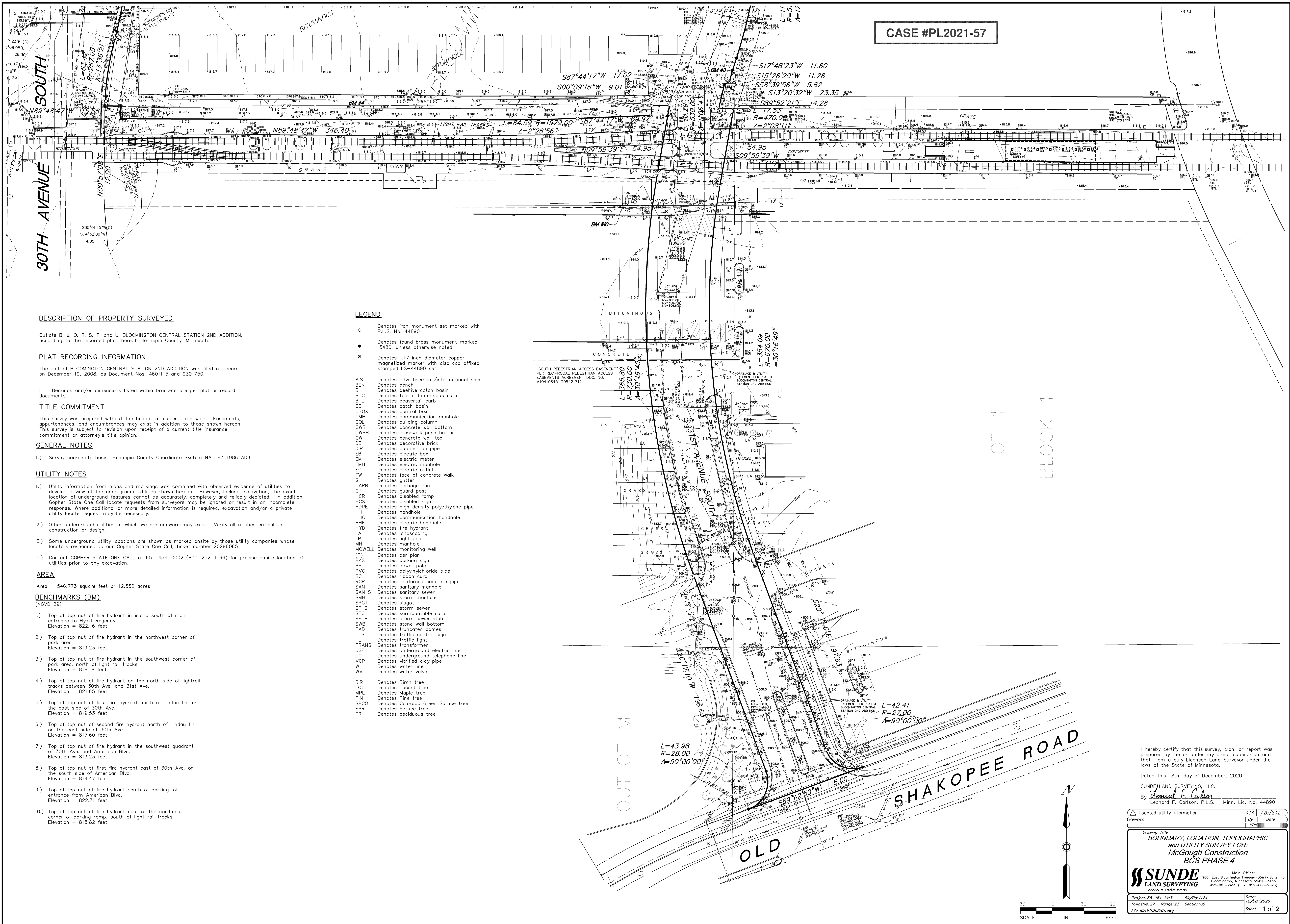




DESCRIPTION OF PROPERTY SURVEYED

Outlots B, J, Q, R, S, T, and U, BLOOMINGTON CENTRAL STATION 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

PLAT RECORDING INFORMATION

The plat of BLOOMINGTON CENTRAL STATION 2ND ADDITION was filed of record on December 19, 2008, as Document Nos. 460115 and 9301750.

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

TITLE COMMITMENT

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 System NAD 83 1986 ADJ

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 202960651.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

AREA

Area = 546,773 square feet or 12,552 acres

BENCHMARKS (BM)

(NGVD 29)

- 1.) Top of top nut of fire hydrant in island south of main entrance to Hyatt Regency
Elevation = 822.16 feet
- 2.) Top of top nut of fire hydrant in the northwest corner of park area
Elevation = 819.23 feet
- 3.) Top of top nut of fire hydrant in the southwest corner of park area, north of light rail tracks
Elevation = 818.18 feet
- 4.) Top of top nut of fire hydrant on the north side of light rail tracks between 30th Ave. and 31st Ave.
Elevation = 821.65 feet
- 5.) Top of top nut of first fire hydrant north of Lindau Ln. on the east side of 30th Ave.
Elevation = 819.53 feet
- 6.) Top of top nut of second fire hydrant north of Lindau Ln. on the east side of 30th Ave.
Elevation = 817.60 feet
- 7.) Top of top nut of fire hydrant in the southwest quadrant of 30th Ave. and American Blvd.
Elevation = 813.23 feet
- 8.) Top of top nut of first fire hydrant east of 30th Ave. on the south side of American Blvd.
Elevation = 814.47 feet
- 9.) Top of top nut of fire hydrant south of parking lot entrance from American Blvd.
Elevation = 822.71 feet
- 10.) Top of top nut of first fire hydrant east of the northeast corner of parking ramp, south of light rail tracks.
Elevation = 818.82 feet

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found brass monument marked 15480, unless otherwise noted
- ⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44890 set

- AIS Denotes advertisement/informational sign
- BEH Denotes bench
- BH Denotes beehive catch basin
- BTC Denotes top of bituminous curb
- BTL Denotes beavertail curb
- CB Denotes catch basin
- CBX Denotes control box
- CMH Denotes communication manhole
- COL Denotes building column
- CWB Denotes concrete wall bottom
- CWPB Denotes crosswalk push button
- CWT Denotes concrete wall top
- DB Denotes decorative brick
- DIP Denotes ductile iron pipe
- EB Denotes electric box
- EM Denotes electric meter
- EMH Denotes electric manhole
- EO Denotes electric outlet
- FW Denotes face of concrete walk
- G Denotes gutter
- GARB Denotes garbage can
- GP Denotes guard post
- HCR Denotes disabled ramp
- HCS Denotes disabled sign
- HDPE Denotes high density polyethylene pipe
- HH Denotes handhole
- HHC Denotes communication handhole
- HHE Denotes electric handhole
- HYD Denotes fire hydrant
- LA Denotes landscaping
- LP Denotes light pole
- MH Denotes manhole
- MOWELL Denotes monitoring well
- (P) Denotes per plan
- PKS Denotes parking sign
- PP Denotes power pole
- PVC Denotes polyvinylchloride pipe
- RC Denotes ribbon curb
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- SPGT Denotes siphon
- ST S Denotes storm sewer
- STC Denotes surmountable curb
- SSTB Denotes storm sewer stub
- SWB Denotes stone wall bottom
- TAD Denotes truncated domes
- TCS Denotes traffic control sign
- TL Denotes traffic light
- TRANS Denotes transformer
- UGE Denotes underground electric line
- UGT Denotes underground telephone line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WV Denotes water valve
- BIR Denotes Birch tree
- LOC Denotes Locust 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 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 8th day of December, 2020

SUNDE LAND SURVEYING, LLC.

By: *Leonard F. Carlson*
Leonard F. Carlson, P.L.S., Minn. Lic. No. 44890

Revision	By	Date
1	KDK	12/08/2020

Drawing Title:
**BOUNDARY, LOCATION, TOPOGRAPHIC
and UTILITY SURVEY FOR
McGough Construction
BCS PHASE 4**

SUNDE LAND SURVEYING
www.sunde.com
Main Office: 3001 East Bloomington Freeway (154W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)

Project: 85-161-KH3 Bl./Pg: 11/24 Date: 12/08/2020
Township: 27 Range: 23 Section: 06 Sheet: 1 of 2
File: 85161KH3001.dwg

