

CASE #PL2021-251

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-1074342-MPLS, commitment date May 20, 2021)

Parcel 1:

That part of the south 60 feet of Tract A lying east of the west 180 feet thereof;  
That part of the west 180 feet of Tract A lying south of the north 220 feet thereof;

Tract B:

That part of the south 60 feet of Tract C, lying West of the East 460.05 feet thereof;

All of Tracts D and E lying West of a line drawn parallel to and distant 460.05 feet West of the East line of said Tracts D and E, as measured at right angles thereto, except that part of said Tract E, lying East of a line drawn from a point on the North line of Tract E, 460.05 feet West of the Northeast corner of said tract, as measured at right angles to the East line thereof to a point on the Southwesterly line of Tract E, distant 143.9 feet Southeastly of the Northwest corner of Tract E, as measured along the Southwesterly line thereof,

all in Registered Land Survey No. 989, Hennepin County, Minnesota.

(Torens property, Certificate of Title No. 1472352)

Parcel 2:

Easement for ingress, egress, utilities and drainage purposes, as set forth in the Easement Agreement dated January 19, 1965, recorded December 17, 1965, as Document No. 632238, in the Office of the Hennepin County Registrar of Titles.

Parcel 3:

Non-exclusive easement for parking purposes, as set forth in the Easement Agreement dated January 19, 1965, recorded December 17, 1965, as Document No. 632238, in the Office of the Hennepin County Registrar of Titles.

Parcel 4:

Non-exclusive easements for ingress and egress purposes, as set forth in the Reciprocal Easement Agreement dated February 28, 2007, recorded March 2, 2007, as Document No. 4362812, in the Office of the Hennepin County Registrar of Titles.

PLAT RECORDING INFORMATION

Registered Land Survey No. 989 was filed of record on April 7, 1961, as Document No. 654105.

[ ] 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-1074342-MPLS, commitment date May 20, 2021 was relied upon as to matters of record.

Schedule B Exceptions:

① Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

9.) Subject to a power line easement in favor of Northern States Power Company and rights incidental thereto over a 30 [50] foot strip across the premises, the center line of which is parallel to and 680 feet South of the North line of Section 6-27-24, all as shown by instrument of record in Book 1042 of Deeds, page 550; (as to Tract B). (Shown as a recital on the Certificate of Title.) [shown on survey]

10.) Easement for steel tower electric transmission line purposes, together with any incidental rights, in favor of Northern States Power Company, a Minnesota corporation, as contained in the Centerline Easement dated May 2, 1960, recorded May 6, 1960, as Document No. 625654. [shown on survey]

11.) Easement for the transmission of electrical energy, together with any incidental rights, in favor Northern States Power Company, a Minnesota corporation, as contained in the easement dated December 28, 1962, recorded January 3, 1963, as Document No. 713368. [shown on survey]

12.) Terms and conditions of Easement Agreement dated January 19, 1965, recorded December 17, 1965, as Document No. 632238, establishing easements for ingress, egress, utilities and drainage and parking purposes. [shown on survey-to be vacated]

13.) Terms and conditions of Reciprocal Easement Agreement dated February 28, 2007, recorded March 2, 2007, as Document No. 4362812, establishing easements for ingress, egress and parking purposes. [shown on survey]

GENERAL NOTE

- 1.) Survey coordinate basis: Hennepin County Coordinate System.
- 2.) 10 Foot Sidewalk/Bikeway easements will be provided along all street frontages and produced by separate documentation.

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. 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 numbers 172560701, 172560738, 172560716 and 212722170.
- 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.275230C00451F, dated November 4, 2016. This information was obtained from the FEMA Map Service Center web site.

AREA

Proposed Lot 1, Block 1 = 175,142 square feet or 4.021 acres  
Impervious Surface = 110,703 square feet or 2.541 acres  
(63% of Proposed Lot 1, Block 1 is impervious)

BENCHMARKS (BM)

(NGVD 29)

- 1.) Top of top nut of fire hydrant in the southeast quadrant of Viking Dr. and W. 78th St.  
Elevation = 825.36 feet
- 2.) Top of top nut of fire hydrant, 2nd hydrant southeast of Viking Dr. on the east side of W. 78th St.  
Elevation = 824.57 feet
- 3.) Top of top nut of fire hydrant, 3rd hydrant southeast of Viking Dr. on the east side of W. 78th St.  
Elevation = 828.98 feet
- 4.) Top of top nut of fire hydrant in the center island of Viking Dr., 1st east of W. 78th St.  
Elevation = 825.78 feet

LEGEND

- Denotes found iron monument marked RL5 16456 unless otherwise noted

SITE ADDRESS:

7851 Normandale Boulevard  
Bloomington, MN 55435

OWNER:

Housing and Redevelopment Authority in  
and for the City of Bloomington  
1800 Old Shakopee Road W.  
Bloomington, MN 55431

Phone: (952)563-8937

DEVELOPER:

United Properties  
651 Nicollet Mall-Suite 450  
Minneapolis, MN 55402

Contact person: Tom Strohm  
Phone: (952)893-8806

CIVIL ENGINEER:

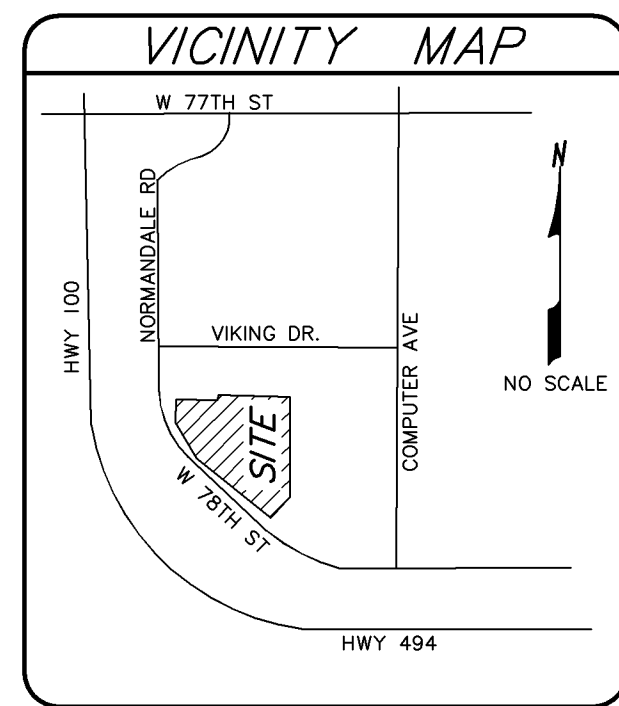
Kimley-Horn  
767 Lusia Street, Suite 100  
St. Paul, MN 55114

Contact person: Thomas J. Lincoln, P.E.  
Phone: (651)643-0453

SURVEYOR:

Sunde Land Surveying, LLC  
9001 E. Bloomington Freeway  
Suite 118  
Bloomington, MN 55420

Contact person: Arlee Carlson  
Phone: (952)881-2455



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 29th day of November, 2021

SUNDE LAND SURVEYING, LLC

By: *Arlee J. Carlson*  
Arlee J. Carlson, P.L.L.C. Minn. Lic. No. 44900

Revision	By	Date
NEW		
Drawing Title: PRELIMINARY PLAT OF: BLOOMINGTON CROSSROADS ADDITION		
<b>SUNDE LAND SURVEYING</b> www.sunde.com		
9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-881-9528)		
Project: 2016-089-B	BN/Py: 1208	Date: 11/29/2021
Township: 027 Range: 24	Section: 06	Sheet: 1 of 2
File: 2016089B-PRELAT.dwg		

SEE SHEET 2 FOR UTILITY INFORMATION  
AND EXISTING CONDITIONS



CASE #PL2021-251

LEGEND

AIS	Denotes advertising and info sign
BE	Denotes building entrance
BH	Denotes beehive catch basin
BUSS	Denotes business sign
CB	Denotes catch basin
CBX	Denotes communication box
CIP	Denotes cast iron pipe
CMH	Denotes communication manhole
CMP	Denotes corrugated metal pipe
DG	Denotes drain grate
DIP	Denotes ductile iron pipe
EB	Denotes electric box
EM	Denotes electric meter
EMH	Denotes electric manhole
FH	Denotes fire hookup
FP	Denotes flag pole
GM	Denotes gas meter
GP	Denotes guard post
GRDL	Denotes ground light
GW	Denotes guy wire
HCS	Denotes disabled sign
HHF	Denotes fiber optic hand hole
HYD	Denotes fire hydrant
INV	Denotes invert elevation
LP	Denotes light pole
MB	Denotes mailbox
MC	Denotes metal cover
MG	Denotes metal grate
MH	Denotes manhole
OD	Denotes overhead door
OHU	Denotes overhead utility lines
(P)	Denotes per plan
PEP	Denotes polyethylene pipe
PKS	Denotes parking sign
PPL	Denotes power pole
PP	Denotes power and light pole
PPU	Denotes power pole with underground utility
PVC	Denotes polyvinylchloride pipe
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SB	Denotes soil boring
SMH	Denotes storm manhole
ST S	Denotes storm sewer
TCS	Denotes traffic control sign
TRANS	Denotes transformer
UGC	Denotes underground communication line
UGE	Denotes underground electric line
UCTV	Denotes underground television line
VCP	Denotes vitrified clay pipe
W	Denotes water line
WST	Denotes wood steps
WV	Denotes water valve

ARB	Denotes Arborvitae
BAS	Denotes Basswood tree
BIR	Denotes Birch tree
CED	Denotes Cedar tree
COT	Denotes Cottonwood tree
CRAB	Denotes Crabapple tree
HACK	Denotes Hackberry tree
LOC	Denotes Locust tree
MPL	Denotes Maple tree
PIN	Denotes Pine tree
PINW	Denotes White Pine tree
SHB	Denotes Shrub
SPR	Denotes Spruce tree
WIL	Denotes Willow tree

BENCHMARKS (BM)

(NGVD 29)

- 1.) Top of top nut of fire hydrant in the southeast quadrant of Viking Dr. and W. 78th St.  
Elevation = 825.36 feet
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Elevation = 825.78 feet

SEE SHEET 1 FOR BOUNDARY DETAILS

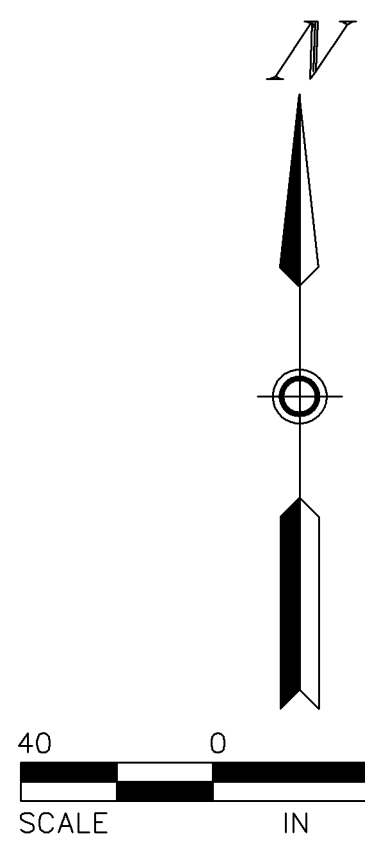
Dated this 29th day of November, 2021

Certified by: *Arbe J. Carlson*  
Arbe J. Carlson, P.L.S. Minn. Lic. No. 44900

**SUNDE**  
LAND SURVEYING  
9001 East Bloomington Freeway (39W) • Suite 118  
Bloomington, Minnesota 55420-3435  
952-881-2455 (Fax: 952-888-9528)  
www.sunde.com

File: 20160898-pplat.dwg

Sheet: 2 of 2



# BLOOMINGTON CROSSROADS ADDITION

CASE #PL2021-251

R.T. DOC. NO. \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS: That Housing and Redevelopment Authority in and for the City of Bloomington, a public body corporate and politic, owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of the south 60 feet of Tract A lying east of the west 180 feet thereof;

That part of the west 180 feet of Tract A lying south of the north 220 feet thereof;

Tract B;

AND

That part of the South 60 feet of Tract C, lying West of the East 460.05 feet thereof;

All of Tracts D and E lying West of a line drawn parallel to and distant 460.05 feet West of the East line of said Tracts D and E, as measured at right angles thereto, except that part of said Tract E, lying East of a line drawn from a point on the North line of Tract E, 460.05 feet West of the Northeast corner of said tract, as measured at right angles to the East line thereof to a point on the Southwesterly line of Tract E, distant 143.9 feet Southeasterly of the Northwest corner of Tract E, as measured along the Southwesterly line thereof,

all in Registered Land Survey No. 989, Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as BLOOMINGTON CROSSROADS ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Housing and Redevelopment Authority in and for the City of Bloomington, a public body corporate and politic, has caused these presents to be signed by its proper officers this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

President

Vice President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, President and \_\_\_\_\_, Vice President of said Housing and Redevelopment Authority in and for the City of Bloomington, a public body corporate and politic on behalf of said public body corporate and politic.

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

I, Arlee J. Carlson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Arlee J. Carlson, Land Surveyor  
Minnesota License No. 44900

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Arlee J. Carlson.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires January 31, 20\_\_\_\_

BLOOMINGTON, MINNESOTA

This plat of BLOOMINGTON CROSSROADS ADDITION was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By \_\_\_\_\_, Mayor By \_\_\_\_\_, City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20\_\_\_\_ and prior years have been paid for land described on this plat, dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mark V. Chapin, County Auditor BY: \_\_\_\_\_ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Sec. 383B.565 (1969), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chris F. Mavis, County Surveyor BY: \_\_\_\_\_

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of BLOOMINGTON CROSSROADS ADDITION was filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_M.

Heather Bougie, Registrar of Titles BY: \_\_\_\_\_ Deputy

PRELIMINARY

Date: 11/29/2021

**SUNDE**  
LAND SURVEYING

