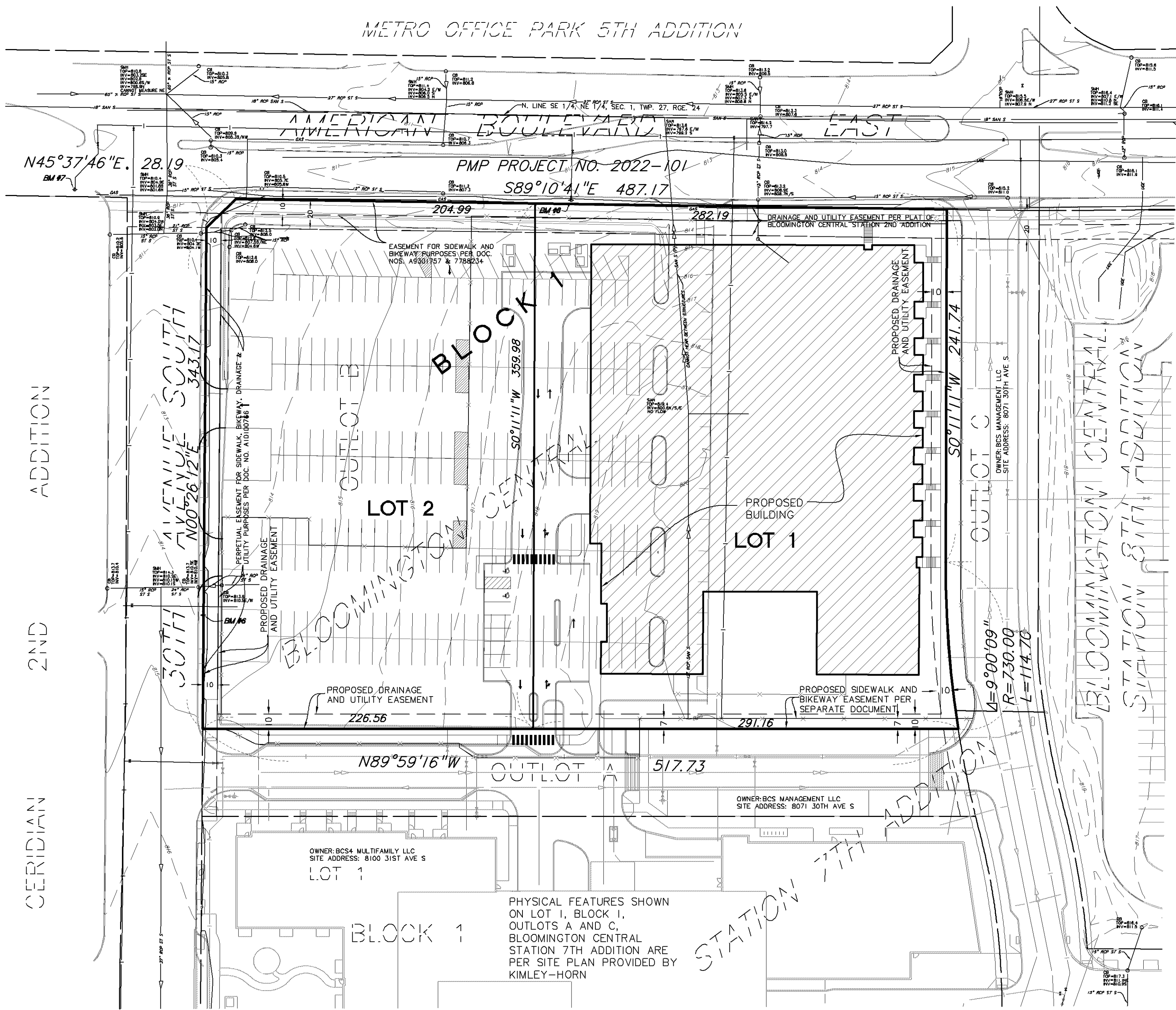


PL202300156



DESCRIPTION OF PROPERTY SURVEYED

Outlots B, Bloomington Central Station 7th Addition, Hennepin County, Minnesota.

PLAT RECORDING INFORMATION

The plat of BLOOMINGTON CENTRAL STATION 7TH ADDITION was filed of record on December 21, 2021, as Document No. 11055986.

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 NOTE

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.

ZONING NOTES

Per City of Bloomington Engineering Department property is currently zoned (HX-R) High Intensity Mixed Use with Residential District.

Per City of Bloomington Code §19.29

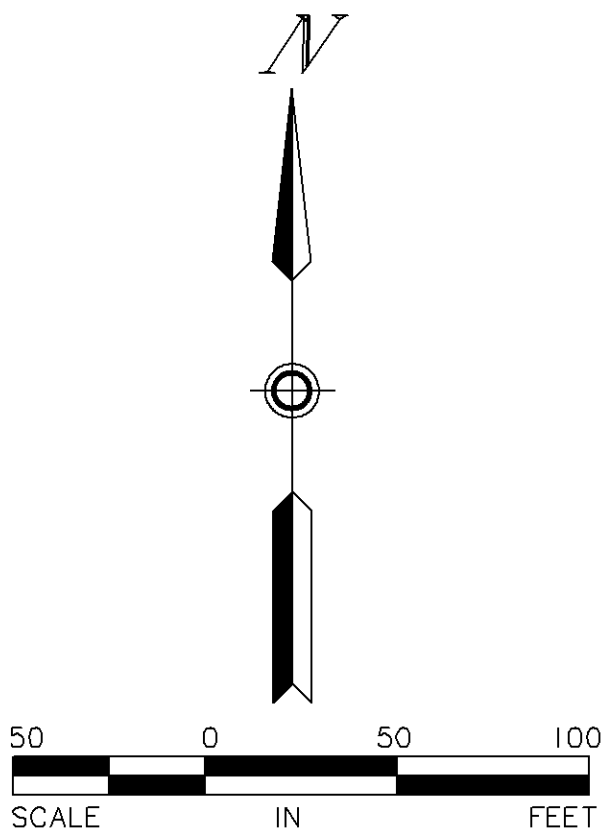
- (n) Dimensional requirements.
 - (i) Building placement. HX-R Zoning District building placement requirements are intended to promote intensity, to maximize design flexibility, to facilitate pedestrian movement and to create an active pedestrian environment.
 - (A) There is no minimum building setback required from property lines fronting public streets.
 - (B) The minimum building setback along a lot line not adjacent to a public street is ten feet, unless the lot line separates two portions of the same site, in which case no minimum building setback from the internal lot line is required.
 - (C) Buildings must not encroach into public easements.
 - (D) To create an active pedestrian level environment, at least one public entrance to buildings with ground level retail and service uses must be located within 20 feet of a public street, internal private street or major pedestrian way. The City Council may approve an alternative location for buildings with ground level retail and service uses provided the alternative location better serves the goal of creating an active pedestrian level environment.
 - (E) Skyways, tunnels and similar pedestrian connection structures have no setback requirements from property lines for a width of 120 feet.

BENCHMARKS (BM)

(NGVD 29)

- 1.) Not shown on survey
- 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.) Removed
- 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.) Removed
- 10.) Top of top nut of fire hydrant east of the northeast corner of parking ramp, south of light rail tracks.
Elevation = 818.82 feet

*PRELIMINARY
SUBJECT TO REVISION*



SITE ADDRESSE

3001 American Blvd. E.,
Bloomington, Minnesota.

AREAS

PROPOSED LOTS:

Lot 1, Block 1: 101,355 sq. ft. or 2.327 acres
Lot 2, Block 1: 81,432 sq. ft. or 1.869 acres
Total: 182,787 sq. ft. or 4.196 acres

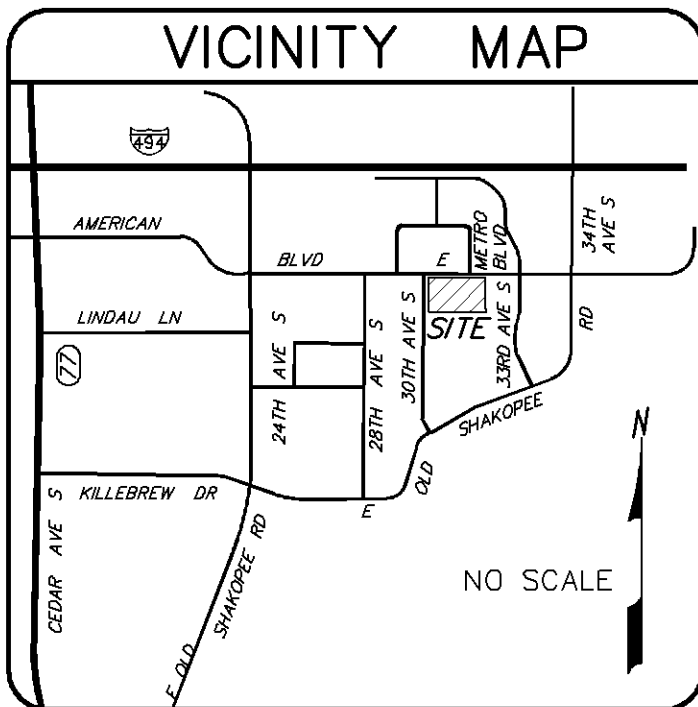
OWNER

BCS GD West, LLC
[Outlot B, BLOOMINGTON CENTRAL STATION 7TH ADDITION]

APPLICANT

Kimley-Horn and Associates, Inc.
767 N Eustis Street
Suite 100
St. Paul, MN 55114

Attn: Thomas Lincoln
Phone: 651-645-4197



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 5th day of September, 2023

SUNDE LAND SURVEYING, LLC.

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

Revision	By	Date
	KDK	

Drawing Title:
PRELIMINARY PLAT OF:

**BLOOMINGTON CENTRAL STATION
9TH ADDITION**

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: 85-161-KH7 Bk/Pg: 1124 Date: 09/05/2023
Township: 27 Range: 23 Section: 06
File: 85161KH7-PRELIPLAT.dwg Sheet: 1 of 1