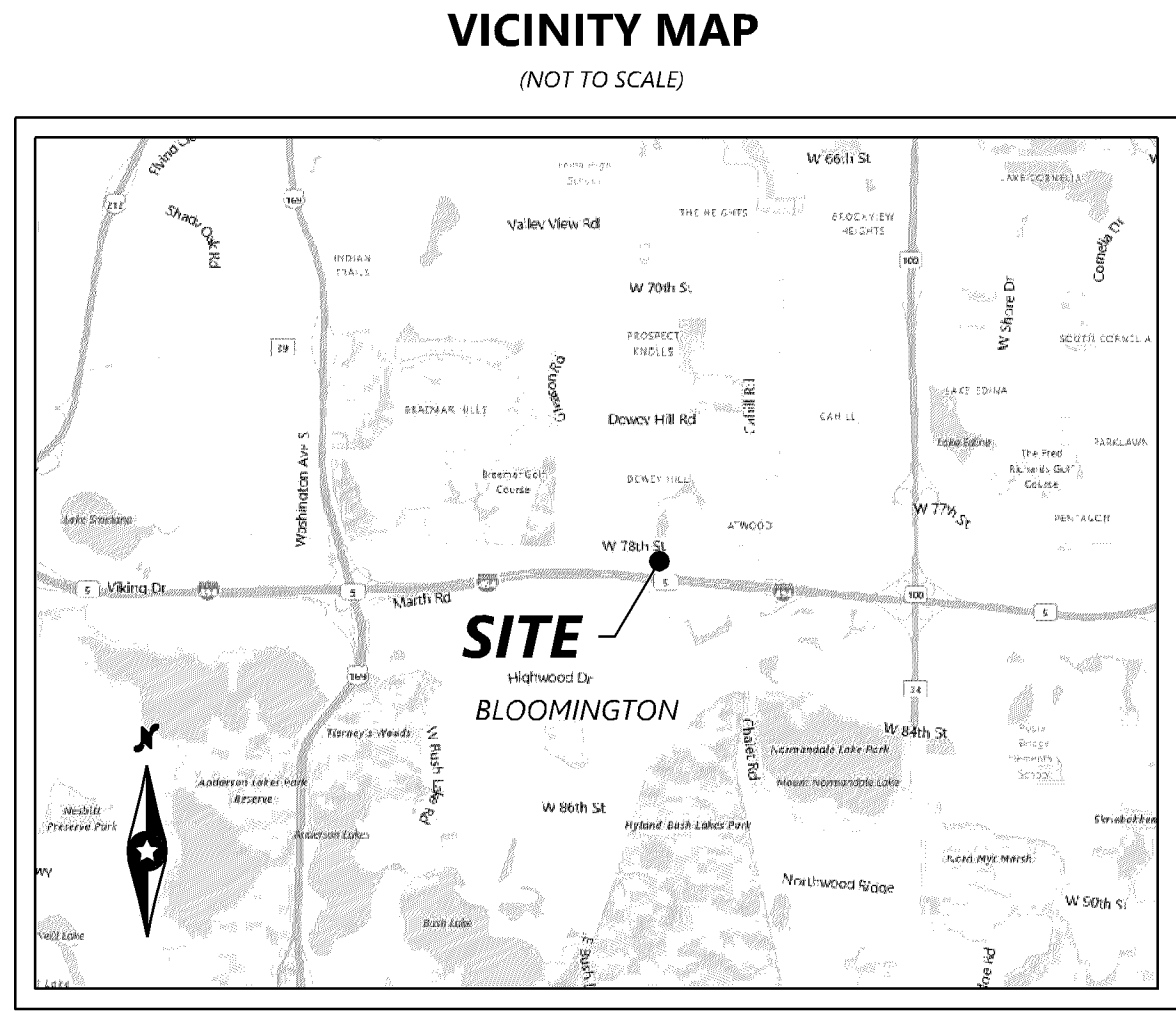
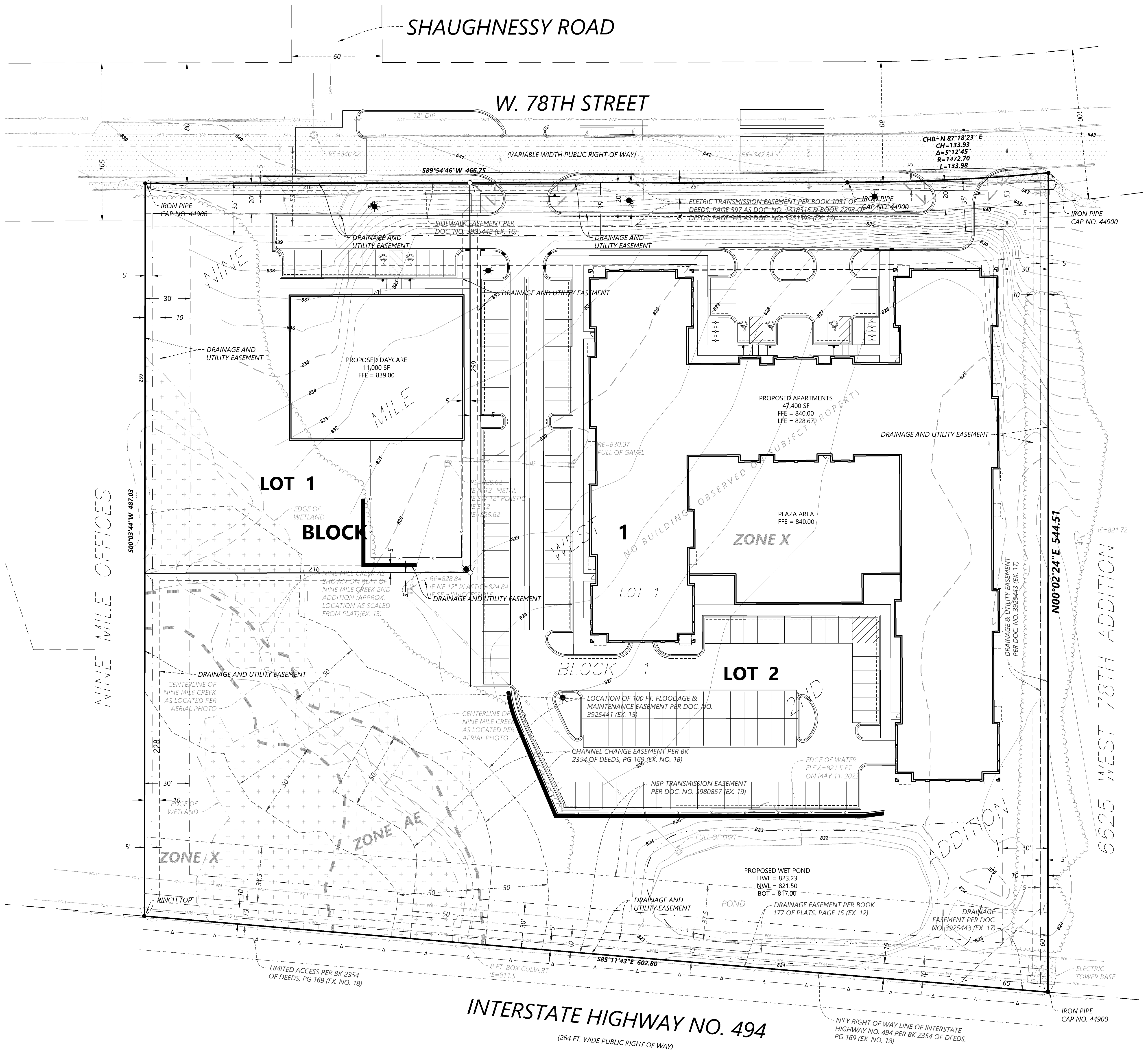




LEGAL DESCRIPTION

The following information was provided in First American Title Insurance Company National Commercial Services File Number NCS-1176533-MPLS which has an effective date of April 16, 2023:

Lot 1, Block 1, Nine Mile West 2nd Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

(Abstract Property)

GENERAL NOTES

- Bearings of property lines shown hereon are based on the Hennepin coordinate system, (NAD 83 - 2011 Control Adjustment).
- The address of the surveyed parent property is 6701 W. 78th Street, Bloomington, MN.
- Lengths of lines and distances between features are measured in US-Survey Feet.
- Elevations and ground contours shown hereon are relative to the NAVD88 vertical datum and are relative to Mndot Benchmark 2785 BM which has an elevation of 863.15 ft.
- The description of the property provided by title is contiguous internally with no gaps, gores or overlaps. There were no adjoining deeds provided and as such Westwood cannot certify as to the contiguity around the perimeter of the subject property boundary.

LOT AREA CHART

LEGAL DESCRIPTION	LOT AREA (ACRE)	LOT AREA (SQ.FT.)
LOT 1, BLOCK 1	1.286 AC.	50,002,001 SQ.FT.
LOT 2, BLOCK 1	5.790 AC.	252,230,104 SQ.FT.
TOTAL	7.076 AC.	308,232,111 SQ.FT.

OWNER:

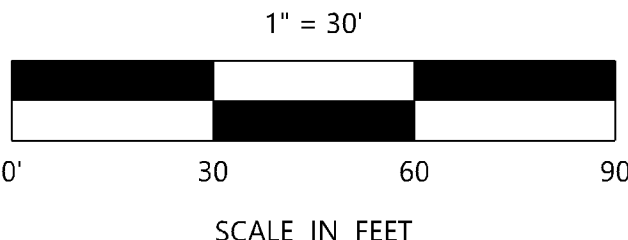
LIT REAL ESTATE COMPANY
PID: 1711621210004

SURVEYOR/ENGINEER

Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite #300
Minnetonka, Minnesota 55343

LEGEND

BOUNDARY LINE	SANITARY MANHOLE	POWER POLE	SAN	SANITARY SEWER
LOT LINE	CATCH BASIN	HAND HOLE/JUNCTION BOX	STO	STORM SEWER
RIGHT-OF-WAY LINE	FLARED END SECTION	MISCELLANEOUS PEDESTAL	FENCE LINE	FENCE LINE
ADJACENT LINE	CULVERT	SIGN	CONTROLLED ACCESS	CONTROLLED ACCESS
EASEMENT LINE	HYDRANT	TREE LINE	FEMA BOUNDARY LINE	FEMA BOUNDARY LINE
BUILDING OR PARKING SETBACK LINE	GATE VALVE	GAS LINE	CURB & GUTTER	CURB & GUTTER
FOUND MONUMENT (SEE LABEL)	GLY WIRE	POWER OVERHEAD	CONCRETE SURFACE	CONCRETE SURFACE
			BITUMINOUS SURFACE	BITUMINOUS SURFACE
			WETLAND	WETLAND



DESIGNED	SSA
CHECKED	SSA
DRAWN	AWW
ISSUED FOR PERMIT	AWW
CITY RESUBMITTAL	AWW
DATE	11/14/2023

PREPARED FOR:
ENCLAVE DEVELOPMENT
300 23RD AVE. E. SUITE 300
FARGO, ND 58078

PROJECT LOCATION: THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
SHAWN S. ADAMS
DATE 07/10/2024 LICENSE NO. 42797

ENCLAVE BLOOMINGTON 78TH STREET
BLOOMINGTON, MN

Westwood
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Phone: (952) 892-5422
Fax: (952) 892-5420
www.westwoodpros.com

NINE MILE WEST FOURTH ADDITION PRELIMINARY PLAT

SHEET NUMBER:

C201

DATE: 01/10/2024

PROJECT NUMBER: 0043990.00

ENCLAVE BLOOMINGTON 78TH STREET