

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company National Commercial Services Commitment for Title Insurance File No. NCS-1193310-MPLS, commitment date September 11, 2023)

Outlot 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.

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

TITLE COMMITMENT

First American Title Insurance Company National Commercial Services Commitment for Title Insurance File No. NCS-1193310-MPLS, commitment date September 11, 2023, was relied upon as to matters of record.

GENERAL NOTE

1.) Survey coordinate basis: Hennepin County Coordinate System NAD 83 1986 ADJ

UTILITY NOTES

- 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.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 232550513.
- 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
- (h) Dimensional requirements.
- (1) 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)
- Not shown on survey
 - Not shown on survey
 - Not shown on survey
 - Removed
 - Not shown on survey
 - Top of top nut of second fire hydrant north of Lindau Ln. on the east side of 30th Ave.
Elevation = 817.60 feet
 - Top of top nut of fire hydrant in the southwest quadrant of 30th Ave. and American Blvd.
Elevation = 813.23 feet
 - Top of top nut of first fire hydrant east of 30th Ave. on the south side of American Blvd.
Elevation = 814.47 feet
 - Removed
 - Not shown on survey

SITE ADDRESS

3001 American Blvd. E.,
Bloomington, Minnesota.

AREAS

PROPOSED LOTS:

Lot 1, Block 1: 101,677 sq. ft. or 2.334 acres
Outlot A: 81,110 sq. ft. or 1.862 acres
Total: 182,787 sq. ft. or 4.196 acres

OWNERS

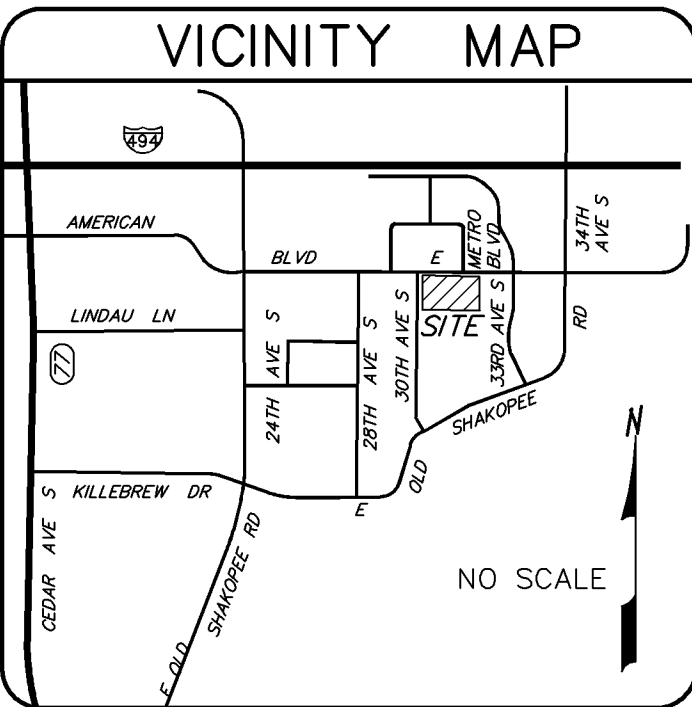
BCS GD West, LLC
[Outlot B, BLOOMINGTON CENTRAL STATION 7TH ADDITION (that portion formerly contained in Outlot U, Bloomington Central Station 2nd Addition)]

Bloomington Central Station, LLC
[Outlot B, BLOOMINGTON CENTRAL STATION 7TH ADDITION (that portion formerly contained in Outlot B, Bloomington Central Station 2nd 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 12th day of December, 2023

SUNDE LAND SURVEYING, LLC

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

updated site conditions	kdk	12/12/2023
Revision	By	Date
	KDK	

Drawing Title:
PRELIMINARY PLAT OF:

BLOOMINGTON CENTRAL STATION
9TH ADDITION

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Project: 85-161-KH7	Bk/Pg: 1124	Date: 12/12/2023
Township: 27	Range: 23	Section: 06
File: 85161KH7-PREIMPLAT.dwg		Sheet: 1 of 1

