

BOUNDARY, LOCATION, TOPOGRAPHIC & UTILITY SURVEY FOR:
BLOOMINGTON HOUSING AND REDEVELOPMENT AUTHORITY

PL202400051
PL2024-51

PROPERTY DESCRIPTION

Lot 1, and the east one-half (1/2) of Lot 2, Curtis Addition to Osborn according to the recorded plat thereof on file and of record in the of the County Recorder in and for Hennepin County, Minnesota.
(Per Warranty Deed Document No. 4402169)

And

The West Half of Lot 2, and all of Lots 3, 4 and 5, and Lots 18 and 19 the West 50 Feet thereof, Curtis Addition to Osborn Heath according recorded plat thereof on file or of record in the office of the County Recorder in and for said County.
(Per Certificate of Title 459603)

And

Lot 6, Curtis Addition to Osborn Heath, according to the recorded plat th Hennepin County, Minnesota.
(Certificate of Title 614185)

And

Lot Seven (7), "Curtis Addition to Osborn Heath", according to the plat t now on file and of record in the office of the County Recorder in and Hennepin County, Minnesota.
(Per Warranty Deed Document No. 3038995, Book 2110, Page 526)

And

Lots Eight (8), Nine (9), Ten (10), Eleven (11) and the West Fifty (50) of Lots Eighteen (18) and Nineteen (19), "Curtis Addition to Osborn Heath" i ng to the plat thereof on file and of record in the office of the Count order in and for Hennepin County, Minnesota.
(Per Warranty Deed Document No. 3056997, Book 2153, Page 139)

UTILITIES

ELECTRIC:

Northern States Power Company
1518 Chestnut Avenue - Room 116
Minneapolis, Minnesota 55403
Phone: 330-6170

TELEPHONE:

Northwestern Bell Telephone
224 South 5th Street
Minneapolis, Minnesota 55402
Phone: Dial "0" ask for Zenith 2345
(buried cable service)

SANITARY, STORM SEWER & WATER SER

City of Bloomington
9750 James Ave. So.
Bloomington, Minnesota 55420
Phone: 831-5811

GAS:

Minneapolis Gas
700 Linden Avenue
Minneapolis, Minnesota 55403
Phone: 372-7013

NOTES

Locations of all utilities shown are approximate only. Please contact utility anies for exact locations before any digging is done.

This surveyor is unaware of any easements affecting the above described pr Survey is subject to revision upon receipt of a current title insurance com or attorney's title opinion.

LEGEND

STM.S.	Denotes storm sewer	O.U.T.E.	Denotes underground telephone
SAN.S.	Denotes sanitary sewer	O.H.E.L.C.	Denotes overhead electric
W.	Denotes watermain	TOP.	Denotes top of rim elevation
M.H.	Denotes manhole	INV.	Denotes invert elevation
C.B.	Denotes catch basin	I.C.	Denotes top of curb elevation
HYD.	Denotes fire hydrant	G.	Denotes gutter elevation
P.P.	Denotes power pole	L.P.	Denotes light pole
GAS.	Denotes gas main	G.V.	Denotes gate valve

BENCHMARK

Top of top out of hydrant on Lyndale Ave. So. along west edge of property.
Elevation - 627.54 Feet (NGVD 1929)

CASE FILE COPY

We hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, from or on said land.

Dated this 3rd day of July, 1986

SUNDE LAND SURVEYING, INC.

By: *Edward W. Sunde*
Edward W. Sunde, R.L.S. Reg. No. 2512

9457 A 08

Sunde Land Surveying Inc.

SITE / GRADING PLAN

MCDONALDS BLOOMINGTON 3RD ADDITION

SCALE 0 20 40 FEET

Ensure code compliant sprinkler protection throughout.

Must meet 2020 MN State Building Code

Must meet 2020 MN Accessibility Code.

SAC review by MET council will be required.

Provide a detailed code analysis with the plans.

Are there restrooms in the tenant space? Fixture counts shall meet Table 2902.1 of 2020 MN Building Code.

A building permit is required due to this being a new occupancy.

An Environmental Health Plan Review application will be required if any food or drink is offered for sale or free.

Exhibit "A1"

