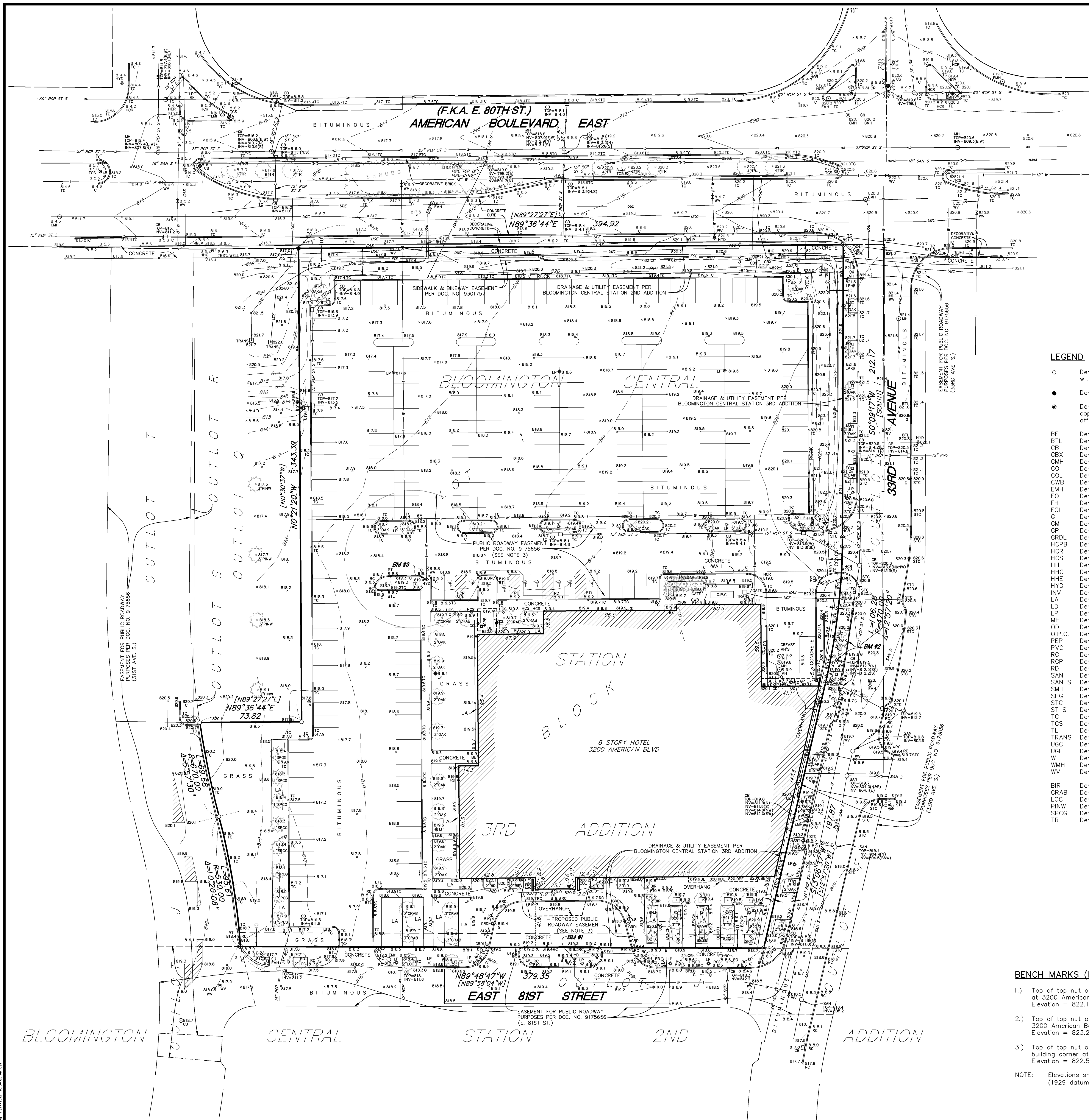




DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 1, Bloomington Central Station 3rd Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

PLAT RECORDING INFORMATION

The plat of Bloomington Central Station 3rd Addition was filed of record on June 18, 2014, as Document No. 10088913.

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

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 NOTES

- 1.) Survey coordinate basis: Hennepin County Coordinate System
- 2.) No indication of wetland delineation by a qualified wetland specialist has been located or observed on site.
- 3.) Per Easement and Maintenance Agreement Doc. No. 9175656 an amendment is proposed which will eliminate the Easement For Public Roadway Purposes over Outlot P, modify the proposed Temporary Construction Easement and modify the Easement for Public Roadway Purposes, as noted on the survey.

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 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 153032462.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

AREA

Area = 202,103 square feet or 4.640 acres

LEGEND

- Denotes iron monument set marked with P.L.S. No. 15480
- Denotes found iron monument
- ⦿ Denotes 1.17 inch diameter brass colored copper magnetized marker with disc cap affixed stamped LS-15480 set
- BE Denotes building entrance
- BTL Denotes beaver tail curb
- CB Denotes catch basin
- CBX Denotes communication box
- CMH Denotes communication manhole
- CO Denotes cleanup
- COL Denotes building column
- COB Denotes concrete wall base
- EMH Denotes electric manhole
- EO Denotes electric outlet
- FIH Denotes fire hookup
- FOL Denotes fiber optic line
- G Denotes gutter
- GM Denotes gas meter
- GP Denotes guard post
- GRDL Denotes ground light
- HCPB Denotes handicap door push button
- HCR Denotes handicap ramp
- HCS Denotes handicap sign
- HCH Denotes hand hole
- HHE Denotes communication hand hole
- HHE Denotes electric hand hole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LA Denotes landscaping
- LD Denotes loading dock
- LP Denotes light pole
- MH Denotes manhole
- OD Denotes overhead door
- O.P.C. Denotes outdoor power center
- PEP Denotes polyethylene pipe
- PVC Denotes polyvinylchloride pipe
- RC Denotes ribbon curb
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- SFC Denotes water spigot
- STC Denotes surmountable curb
- TS Denotes storm sewer
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TL Denotes traffic light
- TRANS Denotes transformer
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- W Denotes water line
- WMH Denotes water manhole
- WV Denotes water valve
- BIR Denotes Birch tree
- CRAB Denotes Crabapple tree
- LOC Denotes Locust tree
- PINW Denotes White Pine tree
- SPCC Denotes Colorado Green Spruce tree
- TR Denotes deciduous tree

BENCH MARKS (BM)

- 1.) Top of top nut of fire hydrant south of main entrance to building at 3200 American Boulevard on north side of East 81st Street. Elevation = 822.12 feet
- 2.) Top of top nut of fire hydrant near northeast building corner at 3200 American Boulevard on west side of 33rd Avenue. Elevation = 823.21 feet
- 3.) Top of top nut of fire hydrant 50 feet +/- northwest of northwest building corner at 3200 American Boulevard. Elevation = 822.50 feet

NOTE: Elevations shown are based on City of Bloomington benchmarks (1929 datum)

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 18th day of November, 2015

SUNDE LAND SURVEYING, LLC.

By: Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision	By	Date
MAP		
Drawing Title:		
AS-BUILT SURVEY FOR MCGOUGH CONSTRUCTION 3200 AMERICAN BLVD., BLOOMINGTON, MN		
Main Office: 1001 East Bloomington Freeway (55W) • Suite 118 Bloomington, Minnesota 55420-3420 952-881-2455 (Fax: 952-888-9526) West Office: Mankato, North Dakota 701-663-5562		
Project: 2012-004-D	Bk/Pg: 925/22	Date: 11/18/2015
Township: 27	Range: 23	Section: 6
File: 2012040001.dwg		Sheet: 1 of 1

