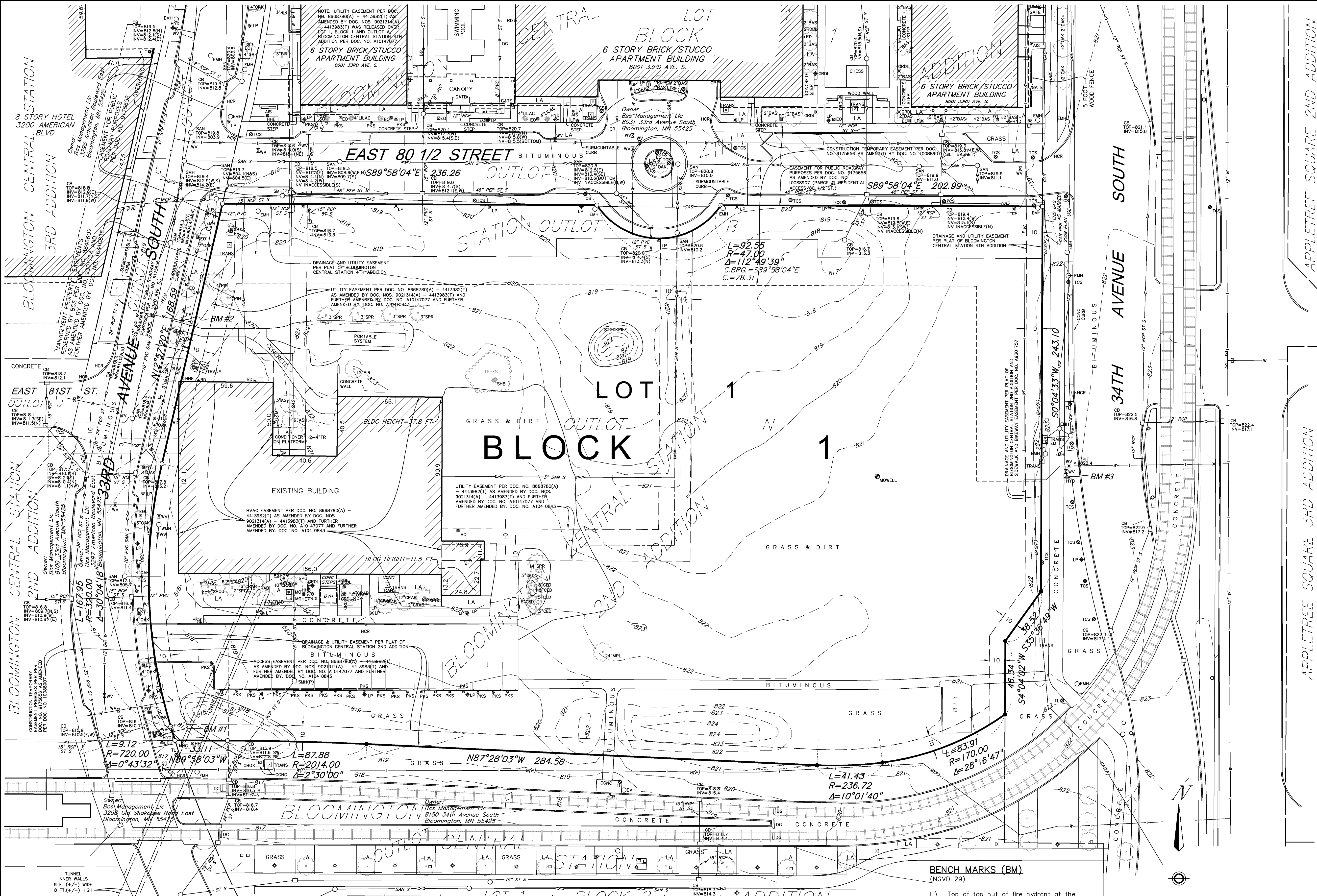




DESCRIPTION OF PROPERTY SURVEYED
(Per First American Title Insurance Company, Commitment for Title Insurance Commitment No. NCS-866016-MPLS, effective date August 16, 2017)

Parcel 1:
Outlot B, Bloomington Central Station 4th Addition, Hennepin County, Minnesota.
(Abstract Property)

Parcel 2:
Outlot N, Bloomington Central Station 2nd Addition, Hennepin County, Minnesota.
(Abstract Property)

GENERAL NOTES

- Survey bearing basis: Bloomington Central Station 4th Addition.
- First American Title Insurance Company, Commitment for Title Insurance Commitment No. NCS-866016-MPLS, effective date August 16, 2017, was relied upon as to matters of record.
- Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.

LEGEND

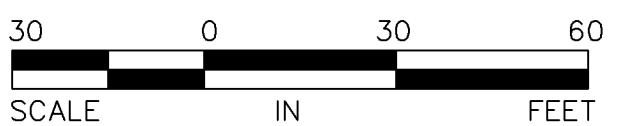
○	Denotes iron monument set marked with P.L.S. No. 15480
●	Denotes found iron monument marked with P.L.S. No. 18418
AC	Denotes air conditioner
AIS	Denotes advertising/information sign
BE	Denotes building entrance
BTL	Denotes beaver tail curb
CB	Denotes catch basin
CBOX	Denotes control box
COL	Denotes building column
DB	Denotes decorative brick
DG	Denotes drain grate
DIP	Denotes ductile iron pipe
EM	Denotes electric meter
EMH	Denotes electric manhole
EO	Denotes electric outlet
FD	Denotes fire hookup
G	Denotes gutter
GAS	Denotes underground gas line
GM	Denotes gas meter
GP	Denotes guard post
GRDL	Denotes ground light
HCPB	Denotes handicap door push button
HCR	Denotes hand curb
HH	Denotes hand hole
HHC	Denotes communication hand hole
HHE	Denotes electric hand hole
HYD	Denotes fire hydrant
INV	Denotes structure invert
LA	Denotes landscaping
LP	Denotes light pole
MC	Denotes metal cover
MOWELL	Denotes monitor well
OD	Denotes overhead door
PEP	Denotes polyethylene pipe
(P)	Denotes per plan/not field verified
PKS	Denotes parking sign
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
SPG	Denotes spigot
ST S	Denotes storm sewer
STC	Denotes surmountable top of curb
TC	Denotes top of curb
TCS	Denotes traffic control sign
TL	Denotes traffic light
TPIT	Denotes test pit
TRANS	Denotes transformer
UGC	Denotes underground communication line
UGE	Denotes underground electric line
VP	Denotes vent pipe
W	Denotes water line
WMH	Denotes water manhole
WV	Denotes water valve
BAS	Denotes Basswood tree
BIR	Denotes Birch tree
CED	Denotes Cedar tree
CRAB	Denotes Crabapple tree
MPL	Denotes Maple tree
PIN	Denotes Pine tree
SPCG	Denotes Colorado Green Spruce tree
SPR	Denotes Spruce tree
TR	Denotes deciduous tree

I hereby certify that this sketch, 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 October, 2017
SUNDE LAND SURVEYING, LLC.
By: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

BENCH MARKS (BM)
(NCVD 29)

- Top of top nut of fire hydrant at the northeast quadrant of 33rd Avenue and L.R.T. tracks. Elevation = 819.54 feet
- Top of top nut of fire hydrant on the east side of 33rd Avenue, the first south of 80 1/2 Street. Elevation = 821.47 feet
- Top of top nut fire hydrant on the west side of 34th Avenue, the first south of 80 1/2 street. Elevation = 825.70 feet



ZONING
The subject property is zoned: HX-R (High intensity mixed use with Residential) with Planned Development Overlay District.
There is no minimum building setback required from property lines fronting public streets.
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.
(per the City of Bloomington, Minnesota web site on October 11, 2017)

OWNER
Bloomington Central Station, LLC

APPLICANT
Kimley-Horn and Associates, Inc.
2550 University Avenue West
Suite 238N
St. Paul, MN 55114

Attn: Thomas Lincoln
Phone: 651-645-4197

SITE ADDRESS
8041 & 8051 33rd Ave. S.,
Bloomington, Minnesota.

AREAS
185,756 sq. ft. or 4.264 acres
Total impervious surface area = 32,720 sq. ft.
32,720/185,756 = 17.6% impervious surface

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

Revision	By	Date
	DJF	

Drawing Title:
**PRELIMINARY PLAT OF:
BLOOMINGTON CENTRAL STATION
6TH ADDITION**

SUNDE LAND SURVEYING
www.sunde.com

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9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
Branch Office:
Cloquet, Minnesota 218-499-8267

Project: 2017-106
Township: 27 Range: 24 Section: 01
File: 2017106 Pre Plat.dwg

Bk/Pg: 1124/01
Date: 10/12/2017
Sheet: 1 of 1