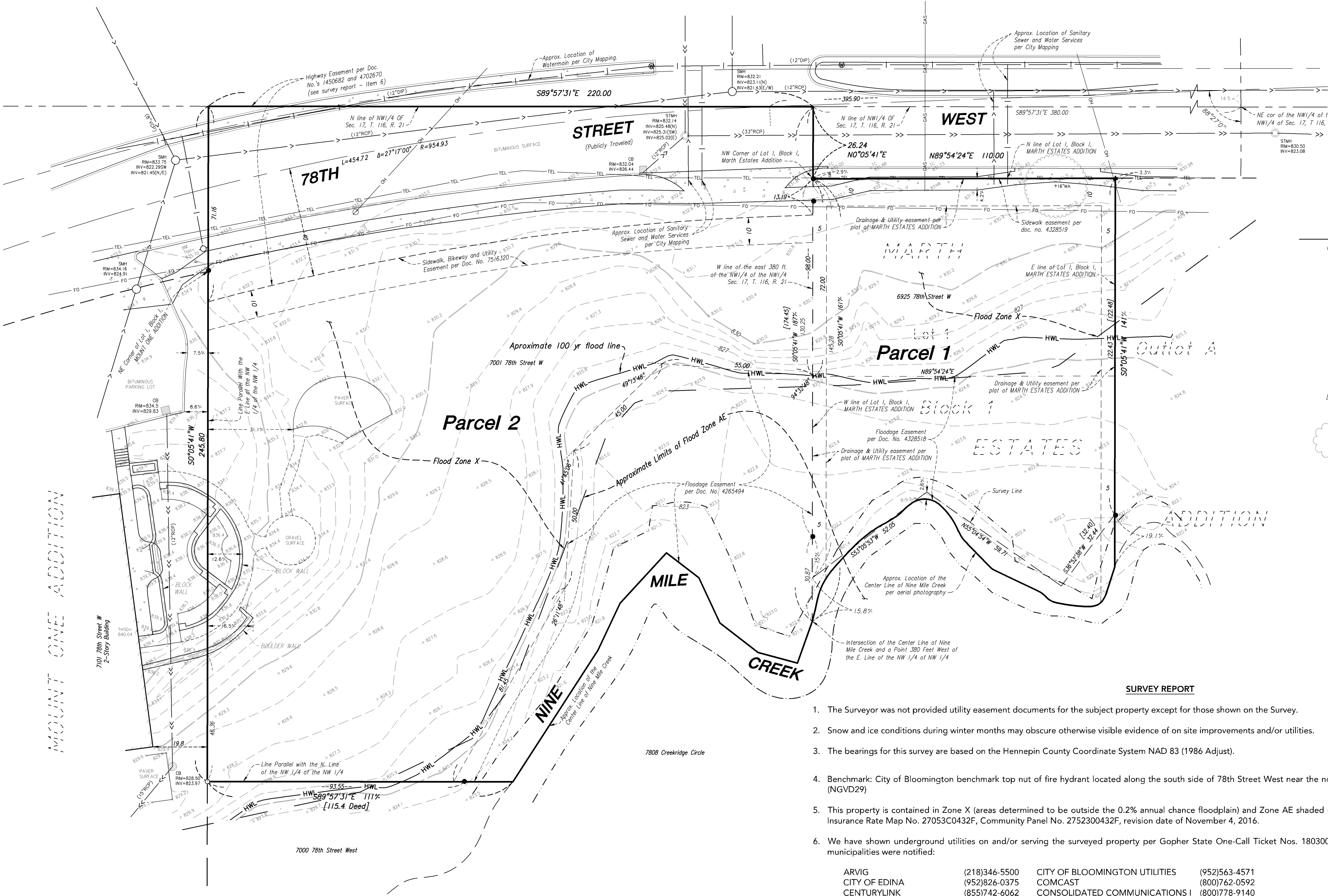




SURVEY LEGEND	
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	HYDRANT
	GATE VALVE
	POWER POLE
	SPOT ELEVATION
	DENOTES IRON MONUMENT FOUND
	DENOTES NAIL MONUMENT FOUND
	PER DEED
	MAPLE
	DECIDUOUS TREE
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	UNDERGROUND CABLE TV
	UNDERGROUND ELECTRIC
	UNDERGROUND FIBER OPTIC
	UNDERGROUND GAS
	UNDERGROUND TELEPHONE
	OVERHEAD UTILITY
	CONCRETE CURB
	CONCRETE
	CONTOUR
	100 YEAR FLOOD PLAIN LINE
	FLOOD ZONE LINE

SURVEY REPORT

- The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.
- Snow and ice conditions during winter months may obscure otherwise visible evidence of on site improvements and/or utilities.
- The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).
- Benchmark: City of Bloomington benchmark top nut of fire hydrant located along the south side of 78th Street West near the northwest corner of the site. Elevation = 835.70 (NGVD29)
- This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) and Zone AE shaded (area of 1% annual chance of flood) per Flood Insurance Rate Map No. 27053C0432F, Community Panel No. 2752300432F, revision date of November 4, 2016.
- We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 180300158 & 180300177. The following utilities and municipalities were notified:

ARVIG	(218)346-5500	CITY OF BLOOMINGTON UTILITIES	(952)563-4571
CITY OF EDINA	(952)826-0375	COMCAST	(800)762-0592
CENTURYLINK	(855)742-6062	CONSOLIDATED COMMUNICATIONS I	(800)778-9140
LIGHTCORE	(855)742-6062	WINDSTREAM COMMUNICATIONS	(800)289-1901
CENTER POINT ENERGY	(406)541-9571	MNDOT	(651)366-5750
SPRINT/LONG DISTANCE	(800)521-0579	LEVEL 3 COMMUNICATIONS	(877)366-8344
XCEL ENERGY	(800)848-7558	ZAYO BANDWIDTH	(888)267-1063
- Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
- The locations of underground utility lines shown hereon is an approximation based on available maps, unless otherwise noted on the survey.
- Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.
- Easements for utilities and drainage as shown on the recorded plat of MARTH ESTATES ADDITION, are shown hereon around the perimeter of Parcel 1.
- Document No. 4328518 is an easement for floodage purposes, in favor of the City of Bloomington, a municipal corporation, as created in document dated October 7, 1977, filed October 27, 1977, is shown hereon lying in the southern portion of the Parcel 1.
- Document No. 4328519 is an easement for sidewalk purposes, in favor of the City of Bloomington, a municipal corporation, as created in document dated October 7, 1977, filed October 27, 1977, is shown lying southerly of the north lot line of the Parcel 1.
- Easement for highway purposes per Document No. 1450682, as conveyed to the City of Bloomington per Document No. 4702670 is shown hereon across the north side of Parcel 2. It appears that there may have been a scrivener's error in the legal description for this document as it does not fit the adjoining platted right-of-way locations
- Document No. 4265494 is a floodage easement in favor of the City of Bloomington and is shown hereon in the southeasterly corner of Parcel 2.
- Document No. 7516320 is a sidewalk, bikeway and utility easement and is shown hereon directly south of the highway easement across the north side of Parcel 2.
- The 100 year flood plain was determined from information provided by Nine Mile Creek Watershed. 100 year flood plain elevation for subject property is 825.4 (NGVD29)

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Parcel 1
Lot 1, Block 1, MARTH ESTATES ADDITION, Hennepin County, Minnesota.

Abstract Property

Parcel 2

Commencing at a point on the North line of Section 17, Township 116, Range 21, Hennepin County, Minnesota, distant 380 feet West of the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section; thence North along said North line 220 feet; thence South parallel with the East line of said Northwest Quarter of Northwest Quarter 245.8 feet; thence East parallel with the North line of said Section 115.4 feet to center line of Nine Mile Creek; thence Northeasterly along said center line to a point 380 feet West of the East line of said Northwest Quarter of Northwest Quarter; thence North 174.45 feet to beginning; subject to Old State Highway No. 5, now known as West 78th Street.

Hennepin County, Minnesota
Abstract Property

Note:

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company Title Insurance Company, File No. 39795, dated February 18, 2015 (Parcel 1) and the Owner's Proforma issued by Commercial Partners Title, LLC as agent for Stewart Title Guaranty Company, File No. 37920, received March 25, 2014 (Parcel 2).

7001 & 6925
78th St. West

Bloomington, MN 55439

FRAUENSHUH
COMMERCIAL REAL
ESTATE

7101 WEST 78TH STREET
BLOOMINGTON, MN 55439

LOUCKS

PLANNING
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CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

03/13/18 SURVEY ISSUED

PROFESSIONAL SIGNATURE

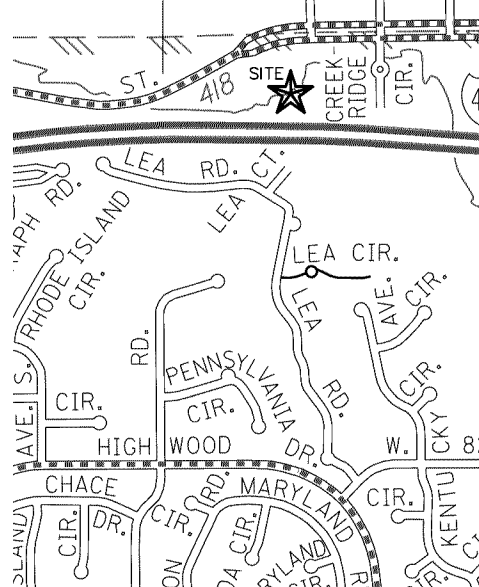
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

License No. 17255
Date 03/12/18

QUALITY CONTROL

Locks Project No. 14004B
Project Lead HDN
Drawn By NRS
Checked By HDN
Field Crew BS/BP

VICINITY MAP



BOUNDARY
AND
TOPOGRAPHIC
SURVEY

1 OF 1

