

OWNER
Frauenshuh Companies

CONTACT
Dean Williamson (952) 829-3472
7101 West 78th Street
Bloomington, Minnesota 55439

PL201800194
PL2018-194

Legend:

- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Right Of Access
- Electric Meter
- Electric Box
- Electric Manhole
- Hydrant
- Gate Valve
- Catchbasin
- Catchbasin
- Storm Manhole
- Light Pole
- Telephone Box
- Sanitary Manhole
- Existing Contour
- Existing Spot Elevation
- Gutter
- Existing Spot Elevation

Map Details:

- Spot Elevations: 856.23, 856.270, 934.3, 906.
- Coordinates: X 851.27G, X 934.3.
- Scale: SCALE IN FEET (0 to 90 feet).
- Other labels: MOST N/L, LO, BRAEMAN CO., JUDICIAL, NW, 30, 15, 0, 30, 60, 90.

3. The bearing system used is assumed.
2. The location of the underground utilities shown hereon, if any, are approximate only. BASE FLOOD TO MSA 216D CONTACT Gopher State ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Subject property is identified as being in both "Zone X, Other Areas" AND "Zone AE, Base Flood elevation determined" on Flood Insurance Rate Map No. 27053C0432F, effective date November 4, 2016. (BASE FLOOD ELEVATION IS THE 828 CONTOUR, AS SHOWN, PER NINE MILE CREEK WATERSHED DISTRICT)
4. Site Area = 129,087 square feet = 2.964 acres.
5. There are a total of 54 striped parking stalls on said property, of which there are 3 designated as handicap.
6. All field measurements matched recorded dimensions within the precision requirements of ALTA/NSPS specifications.
7. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and NSPS.
8. There is no observable evidence of cemeteries in the field or of record.
9. The surveyor was not provided zoning information by the client pursuant to Table A Items 6a or 6b.
10. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Commercial Partners Title, LLC and Stewart Title Guaranty Company, having an effective date of March 8, 2018 and bearing file number 542534, and for Parcels 1 and 2 I have relied upon the supporting documents and the Commitment for Title Insurance issued by Commercial Partners Title, LLC and Stewart Title Guaranty Company, having an effective date of March 4, 2018 and bearing file number 54184 Second Supplemental.
11. There are no visible party walls and no party walls designated by the client or by recorded Party Wall Agreements on subject property pursuant to Table A Item 10.
12. Distance to nearest intersection, approximately 200 feet easterly to Gleason Road.
13. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
14. The Surveyor is unaware of any proposed changes to street right of ways. There was no observed evidence of recent street or sidewalk construction or repairs while conducting the field work.
15. There is no observable evidence of recent street or sidewalk construction or repairs.
16. There are no visible markings denoting wetlands as delineated by appropriate authorities.
17. There are no easements or servitudes of record or any observed during the field inspection that benefit subject property pursuant to Table A Item 19 except as shown.

18. Elevation datum is based on City of Bloomington benchmark (NGVD 29).
Benchmark is located TNH NE Corner of site (1st Hydrant West of Geeson Rd. on So. side of W. 78th St.)
Elevation = 835.70 (AS SHOWN ON SURVEY)
HSJ Benchmark is located Top of Nail
Elevation = 836.44 (AS SHOWN ON SURVEY)

19. Zoning = Presently B-1 (Neighborhood Office District) within FH (Flood Hazard Overlay District) per City of Bloomington.

20. Setback requirements per City of Bloomington.
Front = 35 feet; Rear = 15 feet; Side = 10 feet

EXISTING LEGAL DESCRIPTION:
 Lot 1, Block 1, Mount One Addition, Hennepin County, Minnesota. Torrens Property
 Parcel 1:
 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 said Section; thence West 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 the center line of Nine Mile Creek; thence Northeast 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 the point of beginning; except State Highway, Hennepin County, Minnesota. Abstract Property
 Parcel 2:
 Lot 1, Block 1, Marth Estates Addition, Hennepin County, Minnesota. Abstract Property

TO BE PLATTED AS:
 Lot 1, Block 1, FRAUENSHUH 2ND ADDITION, Hennepin County, Minnesota.

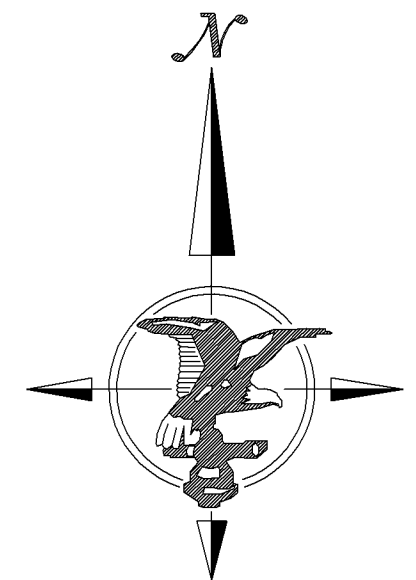
SUBDIVISION SUMMARY:
 The total number of lots is equal to 1. The total area is 129,087 square feet.

PROPOSED AREA:
 Site Area Lot 1, Block 1, FRAUENSHUH 2ND ADDITION equals 120,107 square feet = 2.758 acres.

NOTES CORRESPONDING TO EASEMENTS:
 (LOT 1, BLOCK 1, MOUNT ONE ADDITION)
 (1) Easement for utilities and drainage as shown on the recorded plat of Mount One Addition. (AS SHOWN ON SURVEY)
 (2) Easement for electric transmission lines, in favor of Northern States Power Company, a Minnesota corporation, as created in document dated January 9, 1967, filed January 13, 1967, as Document No. 3642016, in Book 2577 of Deeds, Page 633. (Shown by recital on the Certificate of Title) (AS SHOWN ON SURVEY)
 (3) Easement for channel change purposes, in favor of the State of Minnesota, as created in document dated August 2, 1967, filed May 29, 1968, as Document No. 3758775. (Shown by recital on the Certificate of Title) (AS SHOWN ON SURVEY)
 (4) Easement for communications system, in favor of Northwestern Bell Telephone Company, an Iowa corporation, as created in document dated May 27, 1986, filed May 29, 1986, as Document No. 5113476. (Shown by recital on the Certificate of Title) (AS SHOWN ON SURVEY)
 (5) Easement for driveway purposes, for the benefit of adjacent properties to the East, as created in document dated October 28, 1997, filed November 19, 1997, as Document No. 6811800. (AS SHOWN ON SURVEY)
 (6) Easement for sidewalk and bikeway purposes, in favor of the City of Bloomington, a Minnesota municipal corporation, as created in document dated October 28, 1997, filed December 11, 1997, as Document No. 6821256. (AS SHOWN ON SURVEY)
 (7) Terms and conditions set forth in Declaration of Covenants and Restrictions Regarding Minimum Allowable Basement Floor Elevation dated April 29, 1998, filed May 26, 1999, as Document No. 3162240, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (AS SHOWN ON SURVEY)
 (8) Easement for sidewalk, bikeway and utility purposes, in favor of the City of Bloomington, a Minnesota municipal corporation, as created in document dated June 2, 2001, filed August 2, 2001, as Document No. 3417898. (AS SHOWN ON SURVEY)
 19. Memorial Plat filed February 13, 1998, as Document No. 2887824. (MONUMENTS FOUND AS SHOWN ON SURVEY, REGISTERS PROPERTY)
 (20) Rights of the State of Minnesota in and to that portion of the insured premises lying below the natural high water mark of, and rights of other riparian owners to the uninterrupted flow of Nine Mile Creek, as evidenced in Memorial Plat filed February 13, 1998, as Document No. 2887824. (NOTHING TO GRAPHICALLY SHOW)
 (21) Subject to the consequences of changes in the shoreline of Nine Mile Creek, which forms a boundary of premises. (AS SHOWN ON SURVEY)
 23. Terms and conditions of unrecorded Lease by and between FMC Partners LLC and Frauenshuh Inc. dated December 3, 2014. (NON-SURVEY MATTER)
 24. The following appear as memorials on the Certificate of Title. While the Company will affirmatively insure that the terms and conditions of these instruments no longer affect title to the property, neither Commercial Partners Title, LLC nor Stewart Title Guaranty Company will undertake to have the memorials removed from the Certificate of Title:
 a) Real Estate Mortgage (With Future Advance Clause) filed August 13, 1997, as Document No. 6771158 (Abstract). (NON-SURVEY MATTER)
 25. NOTE: The Northwesterly and Southwesterly boundary lines of said Land have been marked by Judicial Landmarks set pursuant to Order in Torrens Case No. 20253 (shown as a recital on the Certificate of Title) and as depicted on Memorial Plat filed February 13, 1998, as Document No. 2887824. (MONUMENTS FOUND AS SHOWN ON SURVEY, REGISTERS PROPERTY)

NOTES CORRESPONDING TO EASEMENTS:
 (PARCELS 1 AND 2)
 (9) Easement for highway purposes, in favor of the State of Minnesota, contained in Final Certificate filed November 14, 1927, as Document No. 1450882, in Book 271, Page 239. Conveyed to the City of Bloomington by Quit Claim Deed dated August 1, 1978, filed February 25, 1982, as Document No. 4702670. (Parcel 1) (AS SHOWN ON SURVEY)
 (10) Easement for floodage purposes, in favor of the City of Bloomington, contained in Quit Claim Deed dated February 1, 1977, filed February 9, 1977, as Document No. 4265494. (Parcel 1) (AS SHOWN ON SURVEY)
 (11) Easement for sidewalk, bikeway, and utility purposes, in favor of the City of Bloomington, contained in Easement dated June 21, 2001, filed August 2, 2001, as Document No. 7516320. (Parcel 1) (AS SHOWN ON SURVEY)
 12. Rights of the public and the State of Minnesota in and to that portion of the insured premises lying below the natural high water mark of Nine Mile Creek. (NON-SURVEY MATTER)
 13. Any claim based upon the assertion that some portion of the Land has been brought within or removed from the boundaries thereof by an avulsive movement of Nine Mile Creek or has been formed by accretion to any such portion. (Parcel 1) (NON-SURVEY MATTER)
 (15) Easements for utilities and drainage as shown on the recorded plat of Marth Estates Addition. (Parcel 2) (AS SHOWN ON SURVEY)
 (16) Easement for floodage purposes, in favor of the City of Bloomington, a municipal corporation, as created in Quit Claim Deed dated October 7, 1977, filed October 27, 1977, as Document No. 4328518. (Parcel 2) (AS SHOWN ON SURVEY)
 (17) Easement for sidewalk purposes, in favor of the City of Bloomington, a municipal corporation, as created in Quit Claim Deed dated October 7, 1977, filed October 27, 1977, as Document No. 4328519. (Parcel 2) (AS SHOWN ON SURVEY)

IMPERVIOUS CALCULATIONS:
 Existing Impervious Area details:
 Total Site Area: 119,053 square feet
 Total Impervious Area: 39,735 square feet
 Building Area: 8,595 square feet
 Driveway/Parking Area: 26,128 square feet
 Patio Areas: 2,087 square feet
 Sidewalk Areas: 2,925 square feet
 Percent of Impervious Area: 33.38%



SCALE: 1 INCH = 30 FEET

REVISIONS

Date:	
6/18/18	rev. proposed parking and Lot 1
7/17/18	rev. per comments
7/25/18	floodplain elevations & drainage esmt.

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

Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: April 23, 2018

**PRELIMINARY PLAT of
FRAUENSHUH
2ND ADDITION**

For:

FRAUENSHUH
COMPANIES

SITE:

6925, 7001 & 7101 WEST 78TH STREET
BLOOMINGTON, MINNESOTA

HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5341

www.hsjsurveyors.com

Book 655	File No. 1-3-7806PP
Page 31	W.O. Number 2018204
CAD Technician CT	

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FRAUENSHUH 2ND ADDITION

R.T. DOC. NO.
C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That FMC Partners, LLC, a Minnesota limited liability company, fee owner, of the following described property situated in the County of Hennepin, State of Minnesota, to-wit:

the registered portion described as follows:

Lot 1, Block 1, MOUNT ONE ADDITION.
The Northwesternly and Southwesternly boundary lines of said land have been marked by Judicial Landmarks set pursuant to Order in Torrens Case No. 20253.

the abstract portion described as follows:

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 West 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 the center line of Nine Mile Creek; thence Northeastly 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 the point of beginning.

Lot 1, Block 1, MARTH ESTATES ADDITION.

Has caused the same to be surveyed and platted as FRAUENSHUH 2ND ADDITION and does hereby dedicate to the public, for public use forever, the public way and easements as shown on this plat for drainage and drainage and utility purposes only.

In witness whereof, said FMC Partners, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Signed: FMC Partners, LLC

_____. Its: _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____, by _____, its _____ of FMC Partners, LLC, a Minnesota limited liability company, on behalf of the company.

_____. Signature _____ Printed Name _____

Notary Public, _____ County, Minnesota

My Commission Expires _____

I, Thomas E. Hodorff, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

_____. Thomas E. Hodorff, Licensed Land Surveyor
Minnesota License No. 23677

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by Thomas E. Hodorff.

_____. Signature _____ Printed Name _____

Notary Public, _____ County, Minnesota

My Commission Expires _____

BLOOMINGTON, MINNESOTA

This plat of FRAUENSHUH 2ND ADDITION was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By: _____ Mayor By: _____ City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this ____ day of _____, 20____.

Mark V. Chapin, County Auditor

By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this ____ day of _____, 20____.

Chris F. Mavis, County Surveyor

By: _____

REGISTRAR OF TITLES, Hennepin Country, Minnesota

I hereby certify that the within plat of FRAUENSHUH 2ND ADDITION was filed in this office this ____ day of _____, 20____, at _____ o'clock __M.

Martin McCormick, Registrar of Titles

By: _____ Deputy

COUNTY RECORDER, Hennepin Country, Minnesota

I hereby certify that the within plat of FRAUENSHUH 2ND ADDITION was recorded in this office this ____ day of _____, 20____, at _____ o'clock __M.

Martin McCormick, County Recorder

By: _____ Deputy

NORTH LINE OF
NW 1/4 OF NW 1/4 OF
SEC. 17, T. 116, R. 21

POINT 600 FEET WEST OF
NE CORNER OF NW 1/4 OF NW 1/4 OF
SEC. 17, T. 116, R. 21

S 89°57'31" E 2651.85

WEST 78TH STREET

S 89°57'31" E 220.00

SET "MAG" NAIL

FOUND OPEN-END 1/2" IRON PIPE

POINT 380 FEET WEST OF
NE CORNER OF NW 1/4 OF NW 1/4 OF
SEC. 17, T. 116, R. 21

WEST 78TH STREET

S 89°57'31" E 380.00

NE CORNER OF
NW 1/4 OF NW 1/4 OF
SEC. 17, T. 116, R. 21

EAST LINE OF
NW 1/4 OF NW 1/4 OF
SEC. 17, T. 116, R. 21

FOUND CAST IRON MONUMENT
NORTHWEST CORNER
OF SEC. 17, T. 116, R. 21

WEST 78TH STREET

C.L. = 277.10
C.BRG. = N 68°35'52" E
L=278.27
R=875.99
Δ=18°12'03"

NOT TANGENT

N 6°52'30" E 86.20

JLM

BRAEMAR INVESTMENT
CO. 1ST ADDITION

N 43°25'39" W 258.08

LOT 1
BLOCK 1

MOUNT ONE ADDITION

LINE PARALLEL WITH EAST LINE
OF NW 1/4 OF NW 1/4 OF
SEC. 17, T. 116, R. 21

FOUND OPEN-END 1/2" IRON PIPE
(JUDICIAL LANDMARK NOT FOUND)

NOT TANGENT

LINE PARALLEL WITH EAST LINE
OF NW 1/4 OF NW 1/4 OF
SEC. 17, T. 116, R. 21

LOT 1
BLOCK 1

ADDITION

PARTNERSHIP

FOUND CAPPED
1/2" IRON PIPE
MARKED 26724

CRICK

LIMITED

APPROXIMATE CENTERLINE
OF NINE MILE CREEK

RIDGE

CREEK

APPROXIMATE CENTERLINE
OF NINE MILE CREEK

EDGE OF WATER
LOCATED ON APRIL 10, 2009
ELEVATION = 823.5 FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

LEGEND:

- DENOTES SET IRON MONUMENT
EVIDENCED BY 1/2 INCH BY 14 INCH
IRON PIPE MARKED R.L.S. 23677, UNLESS
OTHERWISE NOTED
- DENOTES FOUND 1/2" IRON PIPE
MARKED 41578, UNLESS OTHERWISE NOTED
- ⊙ DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT
- JLM ⊕ DENOTES FOUND JUDICIAL LANDMARK SET PER
TORRENS CASE NO. 20253
- ⊕ BENCH MARK: TOP NUT HYDRANT, CITY OF
BLOOMINGTON ID 57-012, 1ST HYDRANT WEST OF
GLEASON ROAD ON SOUTH SIDE OF WEST 78TH
STREET.
ELEVATION - 835.70 FEET (NGVD 29)
LOCATION AS SHOWN

HIGHEST WATER ELEVATION OF NINE MILE CREEK,
ELEVATION NOT AVAILABLE.

THE NORTH LINE OF NW 1/4 OF NW 1/4 OF
SEC. 17, T. 116 N., R. 21 W. IS ASSUMED
TO HAVE A BEARING OF S 89°57'31" E.


HARRY S. JOHNSON
LAND SURVEYORS