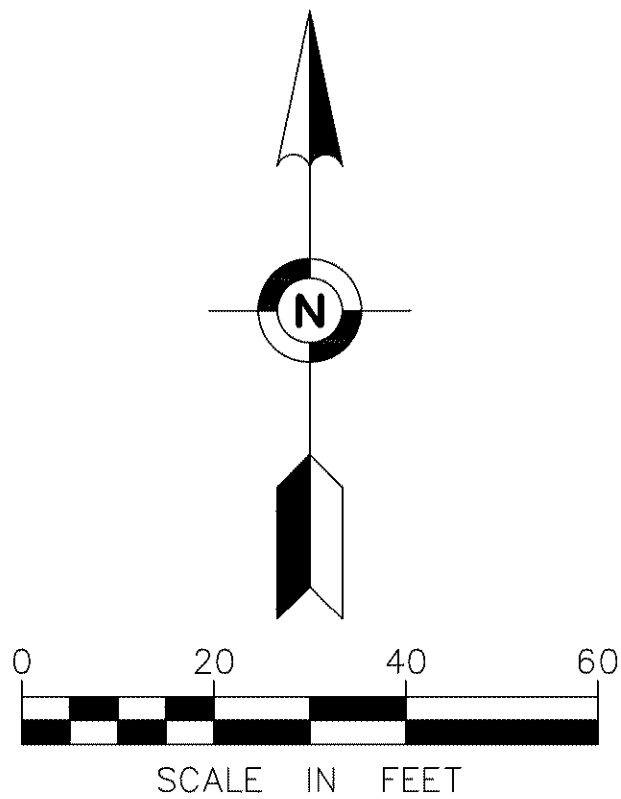
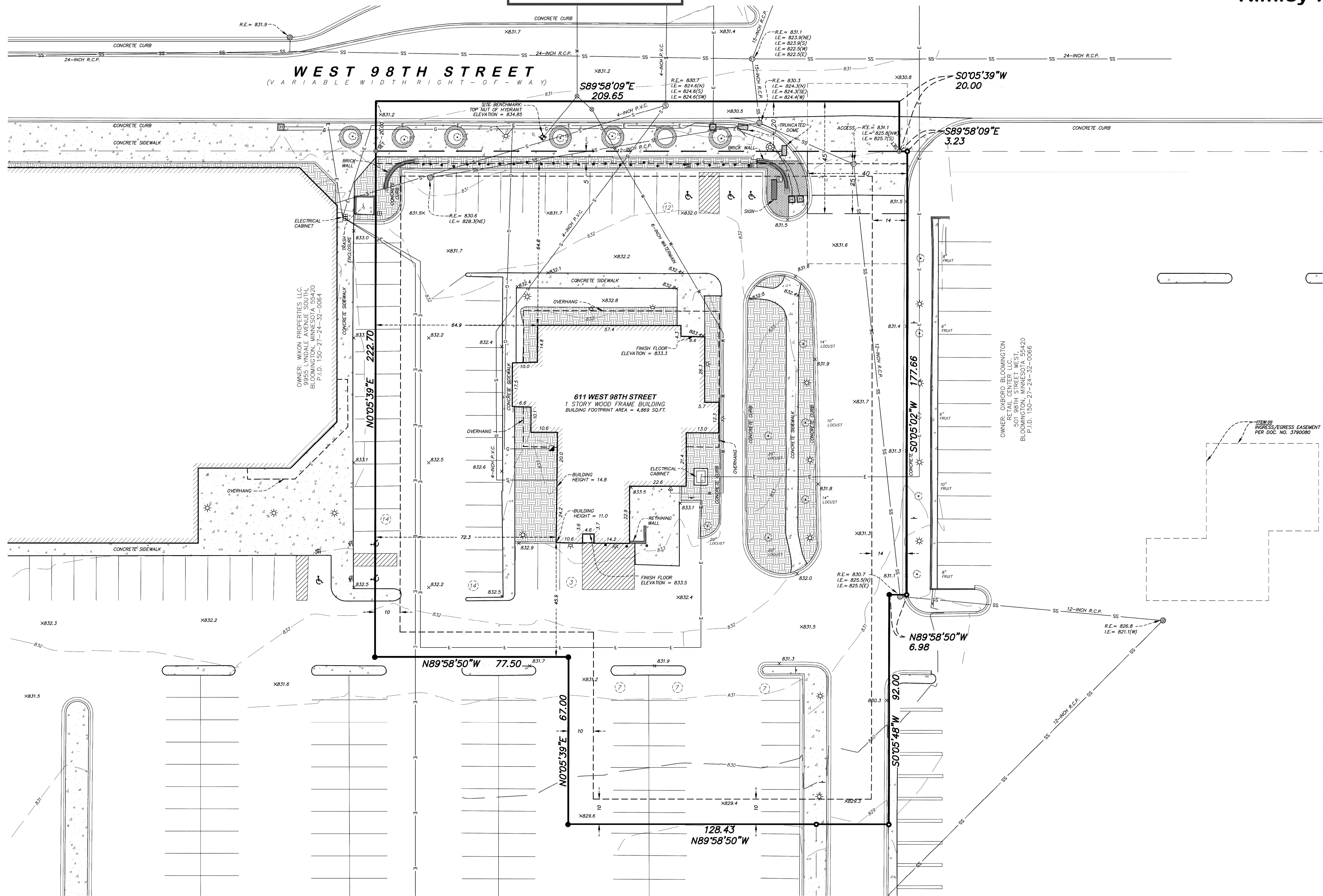


CASE #PL2020-14



- FOUND IRON MONUMENT
⊙ SET IRON MONUMENT MARKED
WITH LICENSE NUMBER 47476
⊙ SET PK NAIL

LEGEND

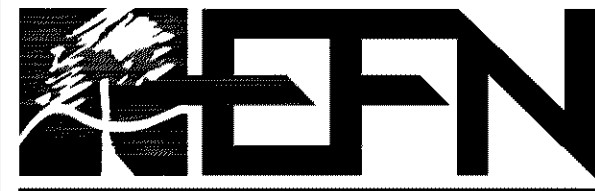
- ⊙ SANITARY MANHOLE
⊙ STORM MANHOLE
⊙ CATCH BASIN
⊙ AUTO SPRINKLER
⊙ GATE VALVE
⊙ HYDRANT
⊙ BUILDING LIGHT
⊙ ELECTRIC BOX
⊙ ELECTRIC METER
⊙ HANDHOLE
⊙ LIGHT
⊙ SEMAPHORE
⊙ GAS METER
⊙ SIGN
⊙ BOLLARD
⊙ HANDICAPPED PARKING SPACE
⊙ HANDICAPPED PARKING SIGN
⊙ METAL COVER
⊙ PARKING COUNT
⊙ WROUGHT IRON FENCE
— SANITARY SEWER
— STORM SEWER
— WATERMAIN
— UNDERGROUND ELECTRIC
— UNDERGROUND GAS
x 920.1 SPOT ELEVATION
— EXISTING CONTOUR LINE
⊙ OR ⊙ TREE
BITUMINOUS SURFACE
CONCRETE SURFACE
LANDSCAPE SURFACE

FIELD BOOK	PAGE	FIELDWORK CHIEF: IC DRAWN BY: RRR CHECKED BY: ER	REVISIONS		
2587	62		NO.	DATE	DESCRIPTION
DRAWING NAME: 38651.dwg					
JOB NO. 38651					
FILE NO. 5831					

ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:
Kimley-Horn & Associates, Inc.

PROPERTY ADDRESS:
611 98th Street West
Bloomington, Minnesota 55420



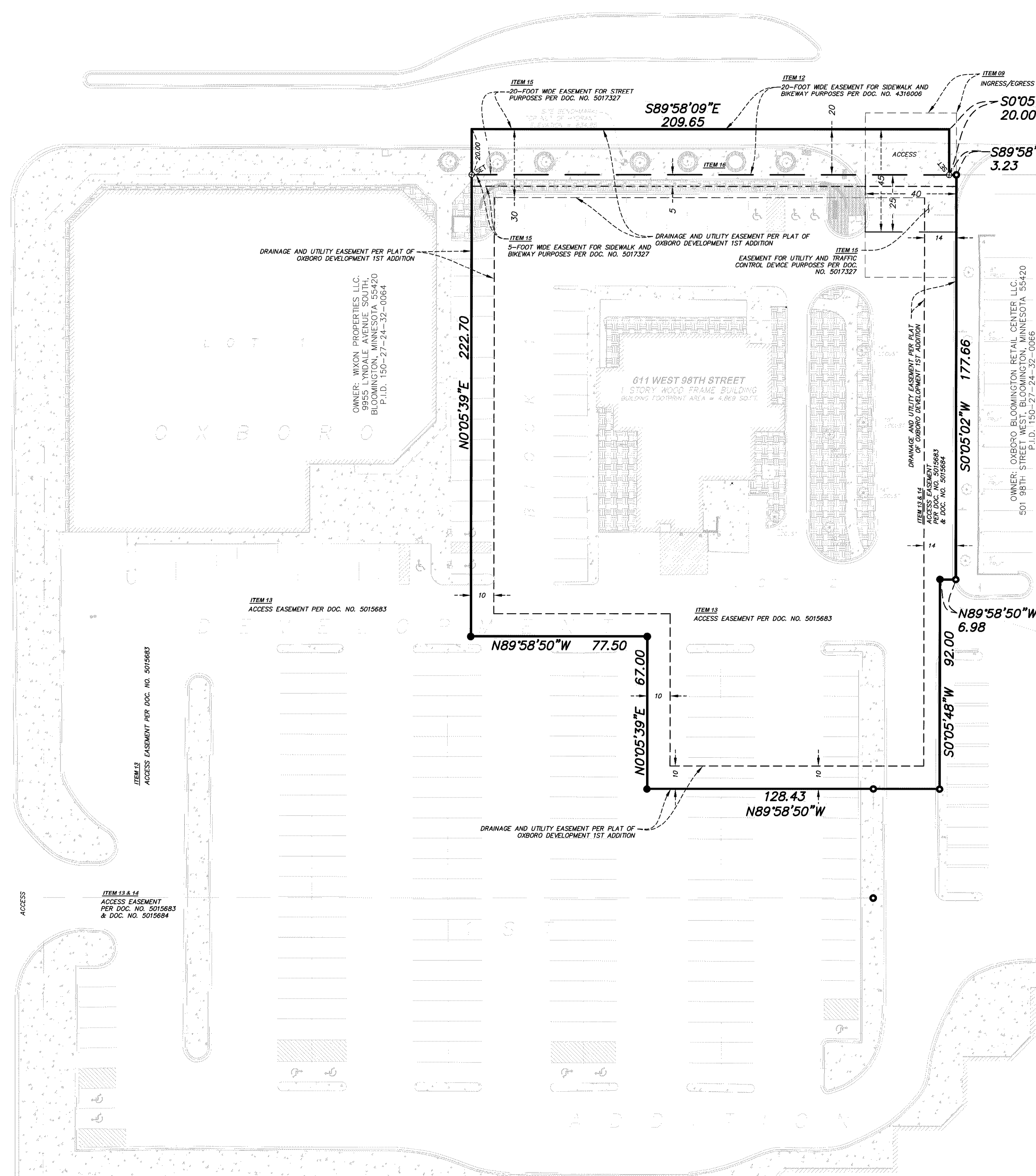
Egan, Field & Nowak, Inc.
land surveyors since 1872

1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM

COPYRIGHT © 2019 BY EGAN, FIELD & NOWAK, INC.

SEE SHEET 2 FOR SITE IMPROVEMENTS

LYNDALE AVENUE SOUTH



CASE #PL2020-14

ALTA/NSPS LAND TITLE SURVEY FOR:

Kimley-Horn & Associates, Inc.

LEGAL DESCRIPTION:

Lot 2, Block 1, Oxboro Development 1st Addition, Hennepin County, Minnesota.
(Abstract Property)

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-962891-MPLS dated May 22, 2019 at 8:00 a.m.

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The address of the property described hereon is 611 98th Street West, Bloomington, Minnesota 55420
- The property described hereon lies within Flood Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27053C 0458 F, dated November 04, 2016.
- The total area of the property described hereon is 55,773 square feet or 1.2804 acres. The area of the property hereon described less areas used for right-of-way purposes is 51,580 square feet or 1.1841 acres.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "OXBORO MNDT" GSID Station # 11642
Elevation = 835.53 feet. (NAVD88)

SITE BENCHMARK: Top nut of hydrant located in the southeast quadrant of the intersection of West 98th Street and Lyndale Avenue South.
Elevation = 834.85 feet. (NAVD88)

- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- Exterior building dimensions are depicted hereon.
- The exterior building footprint area at ground level is depicted hereon.
- The measured building height are depicted hereon.
- Substantial features observed in the process of conducting the fieldwork are depicted hereon.
- As of the date of this survey the property described hereon contains a total of 69 parking spaces of which 64 are standard spaces, and 5 are handicapped spaces.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 19193433. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The names of adjoining owners according to current tax records are depicted hereon.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
- The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.

SURVEY ITEMS PER SCHEDULE B:

ITEM 09: Terms, conditions restrictions and easements as contained in Agreement between Dworsky & Dworsky, a partnership; and The Wilton Company, a partnership, in favor of Bloomington Kinney Shoe Corp., a Minnesota corporation, dated August 12, 1969, recorded August 18, 1969 as Document No. 3790080.

Assigned by Dworsky & Dworsky, a partnership; and The Wilton Company, a partnership, to Pillsbury Realty Holding Company, a Delaware corporation, by Assignment dated November 19, 1976, recorded December 3, 1976 as Document No. 42506563.

Said terms, conditions restrictions and easements affect the surveyed property. The first easement for ingress/egress purposes described in said document is depicted hereon. The second easement for ingress/egress purposes described in said document is not contiguous with the surveyed property. Said second easement lies approximately 96 feet east of the surveyed property and is depicted on sheet 2 of 2 for reference.

ITEM 10: Terms, conditions, covenants, restrictions and easements as contained in Mutual Easement Agreement by and between Summit Land Company and Pillsbury Realty Holding Company, a Delaware corporation, dated November 23, 1976, recorded December 3, 1976 as Document No. 42506551.

Said terms, conditions, covenants, obligations and easements affect and benefit the surveyed property. Said easements appear to grant ingress/egress rights across the surveyed property and adjoining properties to the south, east and west for the purposes of accessing West 98th Street and Lyndale Avenue South. Said easements are undefined and not depicted hereon.

ITEM 11: Terms, conditions and easements as contained in Easement Deed between Dworsky & Dworsky, a partnership; and The Wilton Company, a partnership, in favor of Pillsbury Realty Holding Company, a Delaware corporation, and Summit Land Company, a Minnesota corporation, dated November 19, 1976, recorded December 3, 1976 as Document No. 42506552.

Said terms, conditions, covenants, obligations and easements affect and benefit the surveyed property. Said easements appear to grant ingress/egress rights across the surveyed property and adjoining properties to the south, east and west for the purposes of accessing Harriet Avenue South (now vacated). Said easements are undefined and not depicted hereon.

ITEM 12: Easement for sidewalk and bikeway purposes as contained in Quit Claim Deed from Poppin Fresh Pies, Inc., an Iowa corporation, to the City of Bloomington dated September 12, 1977, recorded September 14, 1977 as Document No. 4316006.

Said easement affects the surveyed property and is depicted hereon.

ITEM 13: Terms, conditions, covenants, obligations and easements including lien rights, as contained in Mutual Easement and Maintenance Agreement between Vicorp Bakery Restaurants, Inc., a Iowa corporation, and Burger Brothers Properties, a Minnesota general partnership, dated July 17, 1985, recorded July 23, 1985 as Document No. 50156683.

Said terms, conditions, covenants, obligations and easements affect and benefit the surveyed property. Said easements are undefined. The approximate location of the access easements contained in said document are depicted hereon. The parking easements contained in said document appear to intend to include the parking areas south and west of the surveyed property. Refer to the exhibits contained in said document for reference.

ITEM 14: Terms, conditions, covenants, obligations and easements including lien rights, as contained in Mutual Easement, Construction, and Maintenance Agreement among the Housing and Redevelopment Authority in and for the City of Bloomington, VICORP Bakery Restaurants, Inc., a Iowa corporation, and Burger Brothers Properties, a Minnesota general partnership, dated July 17, 1985, recorded July 23, 1985 as Document No. 50156684.

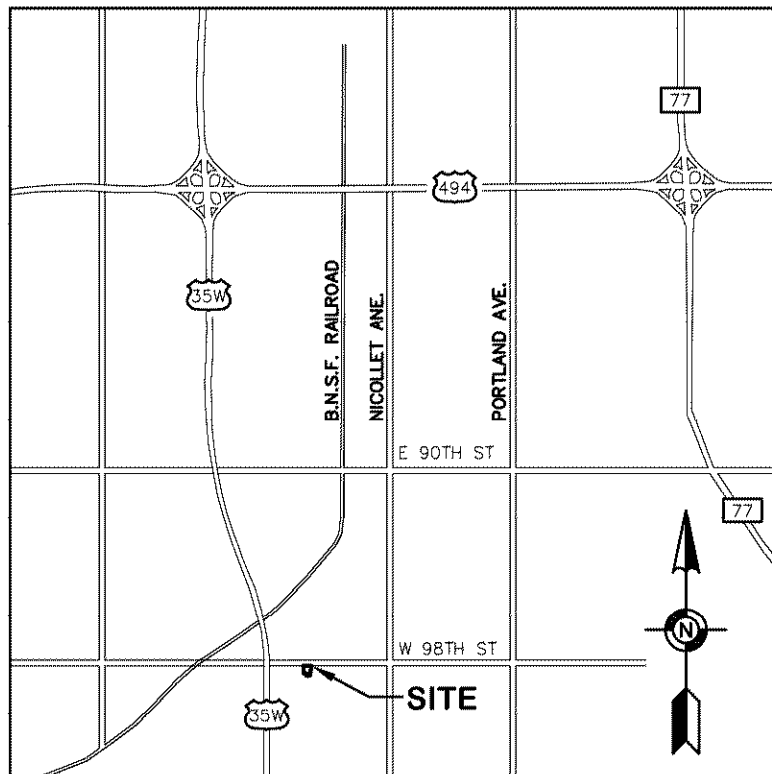
Said terms, conditions, covenants, obligations and easements affect and benefit the surveyed property. Said easements are undefined. The approximate location of the access easements contained in said document are depicted hereon. The parking easements contained in said document appear to intend to include all parking areas within the development. Refer to the exhibits contained in said document for reference.

ITEM 15: Easements for street, sidewalk and bikeway, and utility and traffic control purposes in favor of the City of Bloomington as contained in Easement dated July 22, 1985, recorded July 26, 1985 as Document No. 5017327.

Said easements affect the surveyed property and are depicted hereon.

ITEM 16: Subject to Hennepin County State Aid Highway No. 1, Plat 64 recorded July 22, 1986 as Document No. 5132878.

The location of Hennepin County State Aid Highway No. 1, Plat 64 is entirely embraced within the area of West 98th street (as dedicated) and within the 20-foot wide easement for street purposes described in document number 5017327 (See Item 15).



VICINITY MAP

NOT TO SCALE

CERTIFICATION:

To Dematteo Management, Inc. a Massachusetts Corporation, and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, and 19 of Table A thereof. The fieldwork was completed on July 17, 2019.

Date of Plat or Map: July 23, 2019

Eric A. Roeser
Minnesota License No. 47476
eroeser@efnsurvey.com

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
2587	62	IC	NO.	DATE	DESCRIPTION
DRAWING NAME: 38651.dwg	38651	DRAWN BY: RRR			
		CHECKED BY: ER			
JOB NO.	38651				
FILE NO.	5831				

ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:

Kimley-Horn & Associates, Inc.

PROPERTY ADDRESS:

611 98th Street West
Bloomington, Minnesota 55420



1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM

COPYRIGHT © 2019 By EGAN, FIELD & NOWAK, INC.