

DESCRIPTION OF PROPERTY SURVEYED
 (Per Certificate of Title No. 1372660 - Hennepin County, Minnesota)

Lot 2, Block 1, Alpha Business Center
 Subject to utility and drainage easements as shown on the plot;
 And

(Per Certificate of Title No. 1347057 - Hennepin County, Minnesota)
 Lot 1, Block 1, R. E. Murray 1st Addition
 The North and South lines of the above described tract have been judicially determined and have been marked by Judicial Landmarks pursuant to Torrens Case, No. 3819;

Subject to drainage and utility easements as shown on the plot;
 And

(Per Certificate of Title No. 1347376 - Hennepin County, Minnesota)
 Lot 1, Block 1, Bird And Cronin Addition,
 Subject to an easement for the installation and maintenance of storm sewer, utility and drainage facilities over, upon, under and across the East 10 feet and the West 10 feet of the plot of Bird and Cronin Addition as shown in deed Doc. No. 890412, Files of Registrar of Titles;

Subject to drainage and utility easements as shown on the plots;
 The boundaries of the above described plot have been judicially determined pursuant to order entered herein;
 And

(Per Certificate of Title No. 1347056 - Hennepin County, Minnesota)
 The East 302.71 feet of the following described tract: All of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 27, Range 24 West of the 4th P. M. except the South 26 acres thereof.

Subject to an easement over, upon and across the East 30 feet thereof for Street purposes as shown in deed Doc. No. 961401;

Subject to an easement for the installation and maintenance of storm sewer, utility and drainage purposes over, upon, under and across the West 10 feet thereof as shown in deed Doc. No. 961401;

GENERAL NOTES

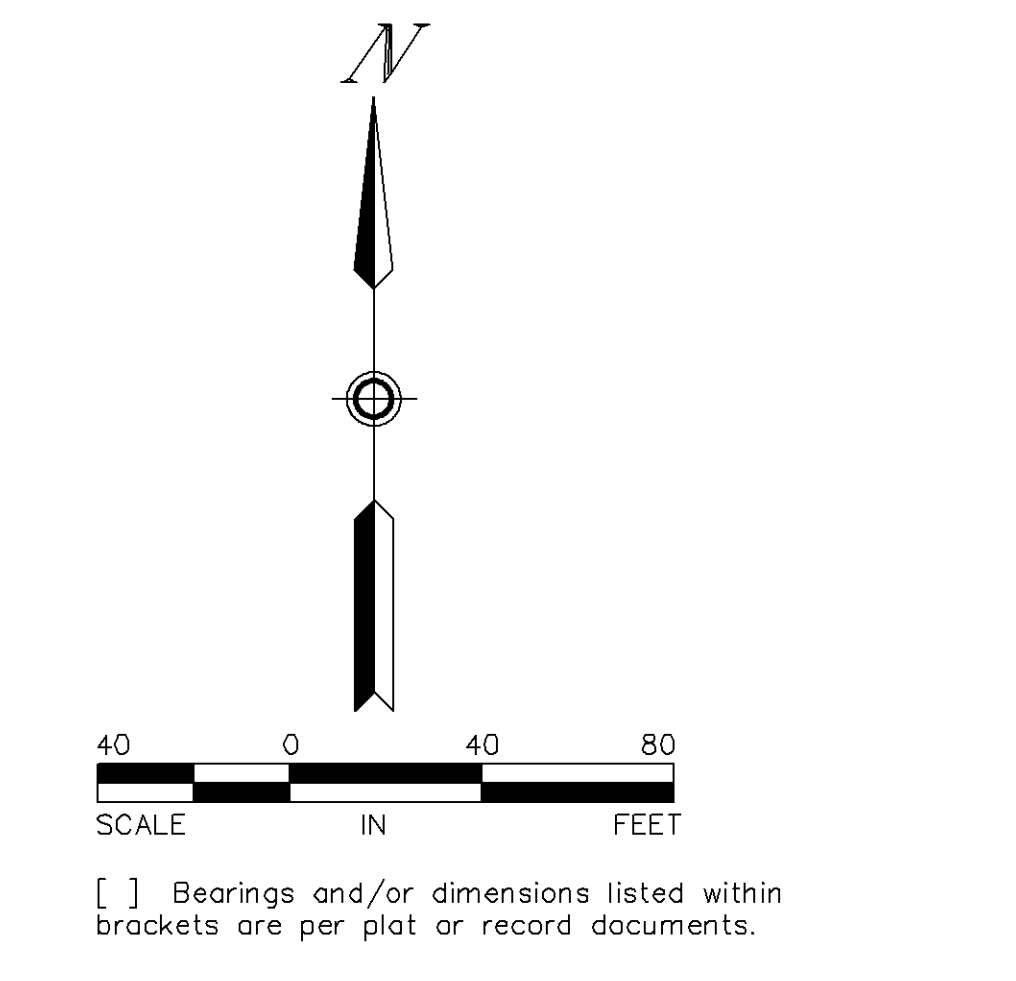
- 1.) This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.
- 2.) Survey coordinate basis: Hennepin County Coordinate System NAD 83 (1986 Adj.)
- 3.) No Buildings Observed on the surveyed property in the process of conducting the fieldwork.
- 4.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax Information web site.
- 5.) At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.
- 6.) All Drainage and Utility Easements dedicated in Lot 1, Block 1, R.E. MURRAY 1ST ADDITION, Lot 1, Block 1, BIRD AND CRONIN ADDITION and Lot 2, Block 1, ALPHA BUSINESS CENTER, are proposed to be vacated.

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, looking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request 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 190370101.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

LEGEND

BM	Denotes benchmark
BTC	Denotes top of bituminous curb
BTL	Denotes beaver tail curb
CB	Denotes catch basin
CBDB	Denotes control box
CBX	Denotes communication box
CMH	Denotes communication manhole
DIP	Denotes ductile iron pipe
EB	Denotes electric box
EMH	Denotes electric manhole
EVO	Denotes evergreen tree
FOL	Denotes fiber optic line
G	Denotes gutter
GW	Denotes guy wire
HCR	Denotes handicapped ramp
HYD	Denotes fire hydrant
INV	Denotes structure invert
JLM	Denotes Judicial Landmark
LP	Denotes light pole
MH	Denotes manhole
OHE	Denotes overhead electric line
(P)	Denotes per plan/not field verified
PKS	Denotes parking sign
PLP	Denotes power pole
PPLP	Denotes power pole with transformer
PPT	Denotes power pole with transformer
PVC	Denotes polyvinyl chloride pipe
RCP	Denotes reinforced concrete pipe
SAN	Denotes sanitary sewer
SAN S	Denotes sanitary manhole
SB	Denotes soil boring
SMH	Denotes storm manhole
ST S	Denotes storm sewer
STC	Denotes top of surmountable curb
T/C	Denotes top of concrete curb
TCS	Denotes traffic control sign
TNH	Denotes top of tap nut of fire hydrant
TR	Denotes deciduous tree
TRANS	Denotes transformer box
UGC	Denotes underground communication line
UGE	Denotes underground electric line
UGG	Denotes underground gas
WL	Denotes water line
WV	Denotes water valve



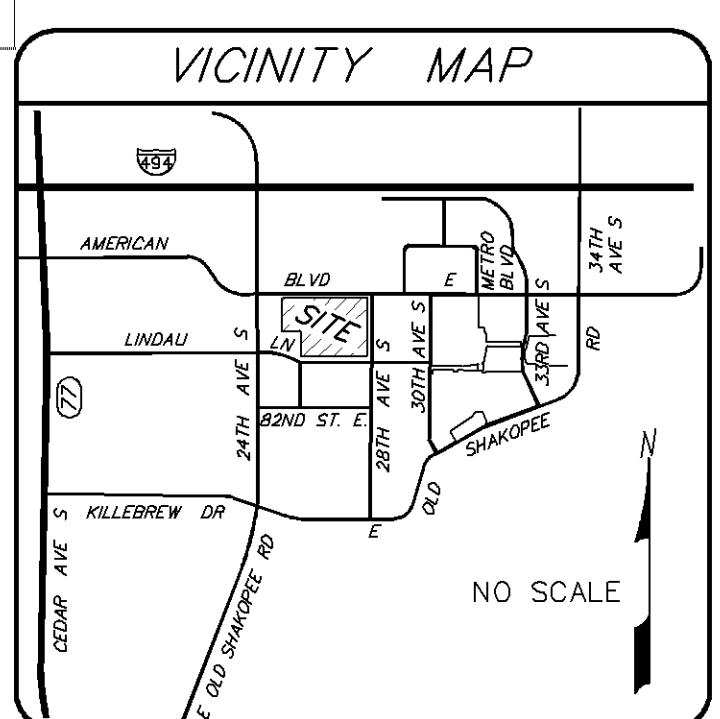
PRELIMINARY
 Date: 1/14/2020

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 ##? day of January, 2020
 SUNDE LAND SURVEYING, LLC.
 By: Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

- BENCHMARKS (BM)**
 (NGVD 29)
- 1.) Top of top nut of first fire hydrant east of 24th Ave. S. on south side of American Blvd. Elevation = 818.30 feet
 - 2.) Top of top nut of first fire hydrant south of American Blvd. on west side of 28th Ave. S. Elevation = 813.00 feet
 - 3.) Top of top nut of second fire hydrant south of American Blvd. on west side of 28th Ave. S. Elevation = 814.06 feet

AREAS
 Gross Area: 686,015 Sq. Ft. or 15.749 Acres.
 Net Area (Excludes Street easements and "Declared Public Right-of-Way"): 624,180 Square Feet or 14.329 Acres.

Proposed:
 Dedicated Right-of-Way: 79,958 Sq. Ft. or 1.836 Acres.
 Lot 1: 293,841 Sq. Ft. or 6.746 Acres.
 Lot 2: 100,915 Sq. Ft. or 2.317 Acres.
 Lot 3: 78,023 Sq. Ft. or 1.791 Acres.
 Lot 4: 133,278 Sq. Ft. or 3.060 Acres.
 Lots Total: 606,057 Sq. Ft. or 13.913 Acres.



OWNER/APPLICANT
 Port Authority of the City of Bloomington
 1500 West Old Shakopee Rd.
 Bloomington, MN

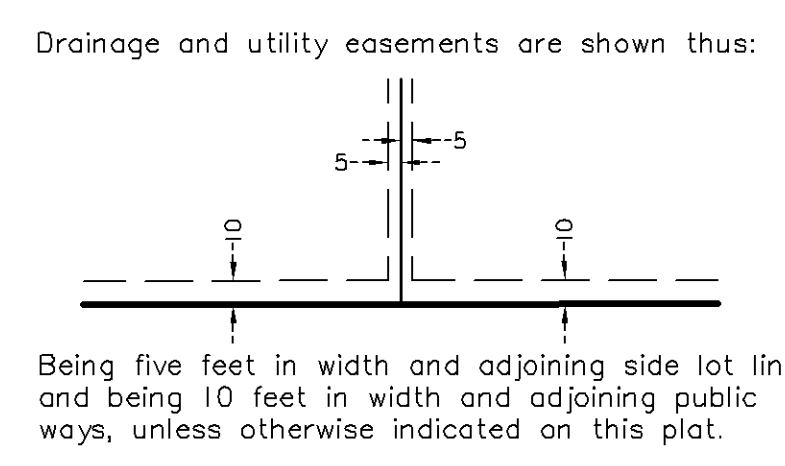
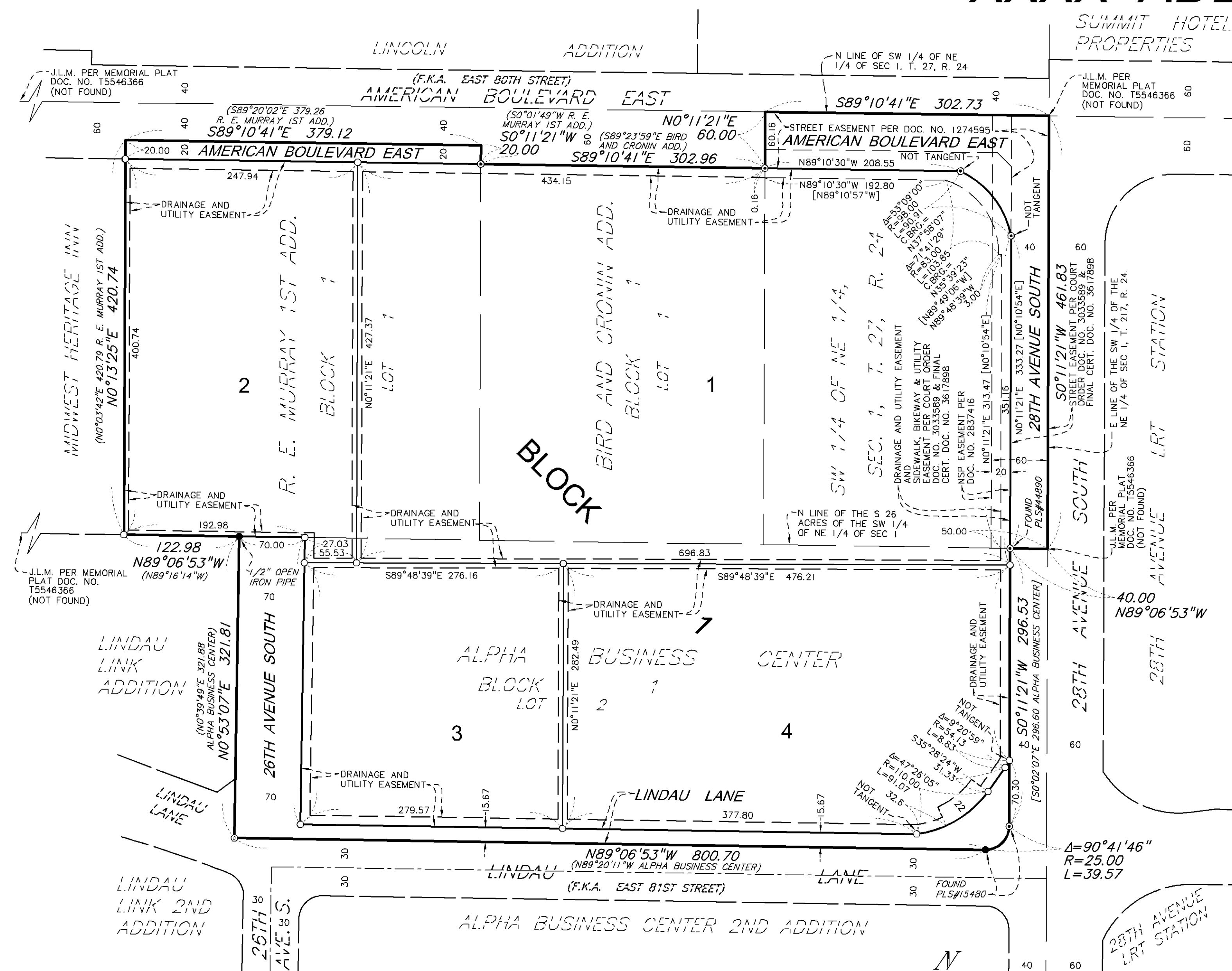
Drawing Title: **PRELIMINARY PLAT OF XXXX ADDITION**

SUNDE LAND SURVEYING
 Main Office: 9001 East Bloomington Freeway (35W) Suite 118
 Bloomington, Minnesota 55420-1435
 952-881-2455 (Fax: 952-888-9528)
 www.sunde.com

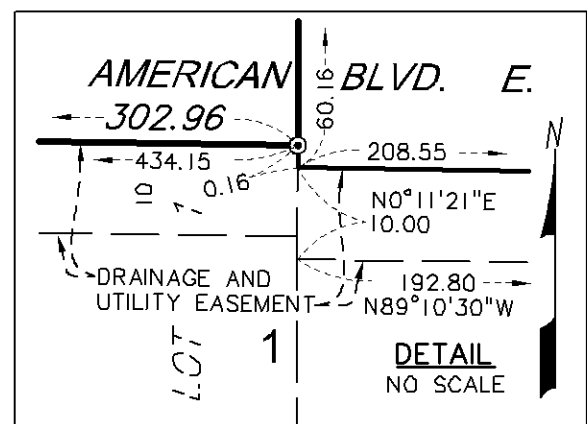
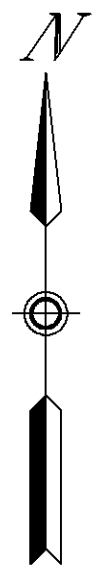
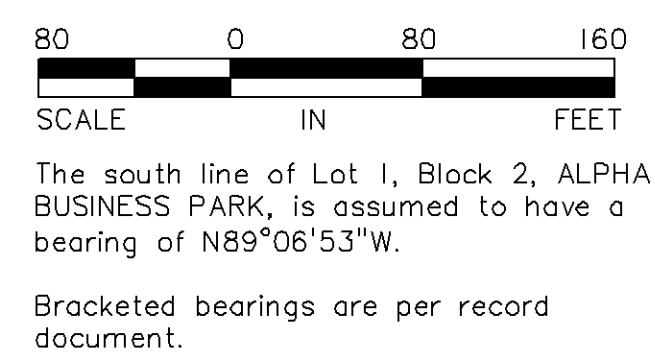
Project: 2019-014 Bl./Pg: 761/72 Date: 1/14/2020
 Township: 27 Range: 24 Section: 01 Sheet: 1 of 2
 File: 2019014 Pre Plat.dwg

XXXX ADDITION

R.T. DOC. NO. _____



- LEGEND**
- Denotes found iron monument
 - Denotes iron monument set marked with P.L.S. No. 44900
 - ⊙ Denotes mag nail set with disc marked with license no. 44900
 - ⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900 set, unless otherwise noted



KNOW ALL MEN BY THESE PRESENTS: That City of Bloomington, a Minnesota municipal corporation, owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lot 2, Block 1, Alpha Business Center
 And
 Lot 1, Block 1, R. E. Murray 1st Addition
 The North and South lines of the above described tract have been judicially determined and have been marked by Judicial Landmarks pursuant to Torrens Case, No. 3819;
 And
 Lot 1, Block 1, Bird And Cronin Addition,
 The boundaries of the above described plat have been judicially determined pursuant to order entered herein;
 And
 The East 302.71 feet of the following described tract: All of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 27, Range 24 West of the 4th P. M. except the South 26 acres thereof.
 The boundaries of the above described tract have been judicially determined and the corners marked by judicial monuments pursuant to order entered herein;

SUMMIT HOTEL PROPERTIES

Has caused the same to be surveyed and platted as XXXXX ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said City of Bloomington, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this ____ day of _____, 202__.

SIGNED: City of Bloomington, a Minnesota municipal corporation
 Mayor _____ City Manager _____

STATE OF _____
 COUNTY OF _____
 This instrument was acknowledged before me this ____ day of _____, 202__ by _____ its Mayor, and by _____ its City Manager of The City of Bloomington, a Minnesota municipal corporation, on behalf of said corporation.

Signature _____
 Print Notary's name _____
 Notary Public, _____ County, _____
 My Commission Expires _____

I, Arlee J. Carlson, 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 this 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 _____, 202__.

Arlee J. Carlson, Land Surveyor
 Minnesota License No. 44900

STATE OF MINNESOTA
 COUNTY OF _____
 This instrument was acknowledged before me this ____ day of _____, 202__, by Arlee J. Carlson.

Signature _____
 Print Notary's name _____
 Notary Public, _____ County, _____
 My Commission Expires _____

BLOOMINGTON, MINNESOTA
 This plat of XXXX ADDITION was approved and accepted by the City Council of the City of Bloomington, Minnesota, at a regular meeting thereof held this ____ day of _____, 202__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY 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 _____, 202__.

Mark V. Chapin, County Auditor By _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota
 Pursuant to Minnesota Statutes, Sec. 383B.565 (1969), this plat has been approved this ____ day of _____, 20__.

Chris F. Mavis, County Surveyor By _____

REGISTRAR OF TITLES, Hennepin County, Minnesota
 I hereby certify that the within plat of XXXX ADDITION was filed in this office this ____ day of _____, 20__ at _____ o'clock ____M.

Martin McCormick, Registrar of Titles BY: _____, Deputy

PRELIMINARY
 Date: 1/14/2020

