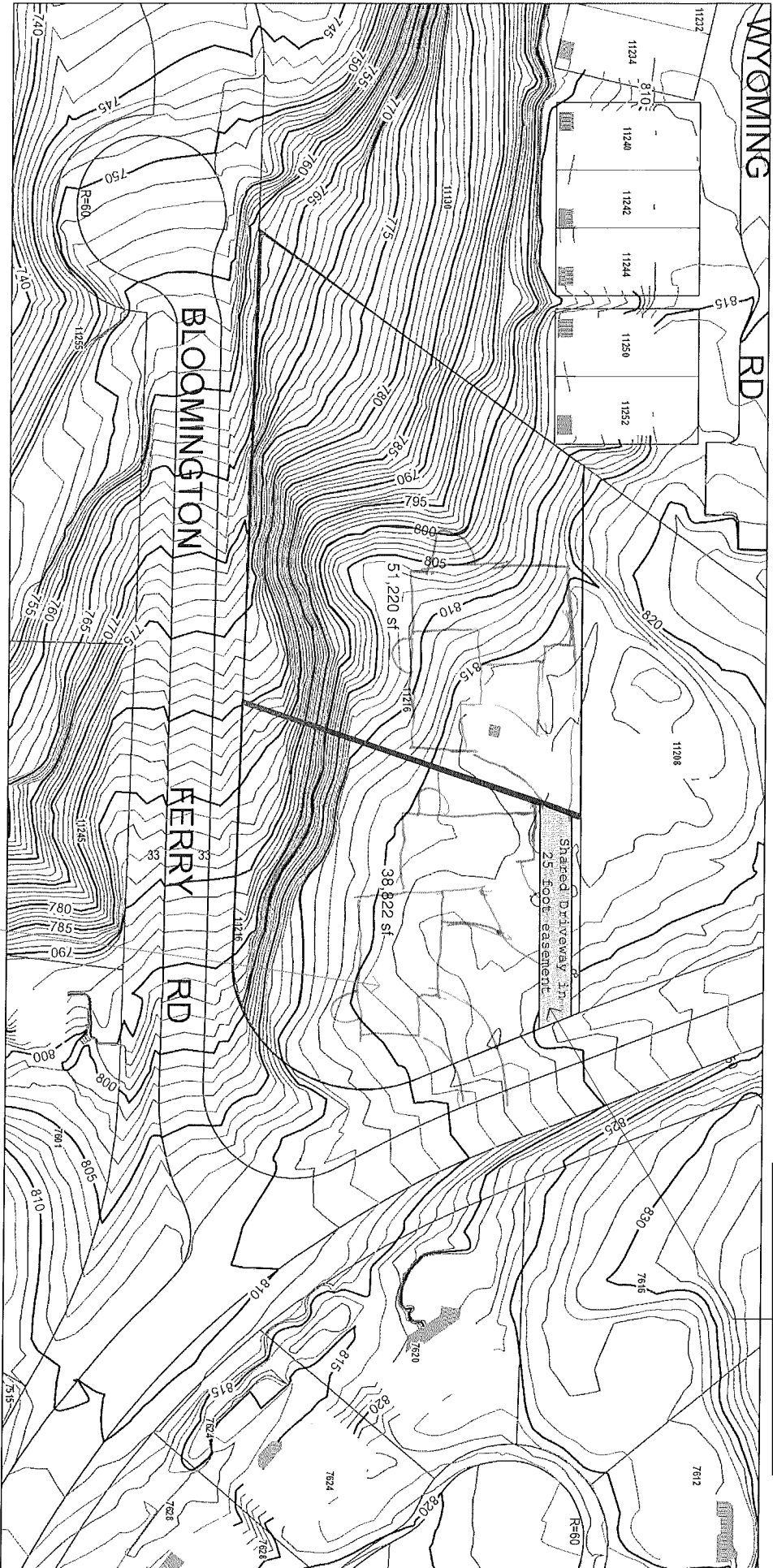


Hydrant coverage within 150' of the structures is required.

Emergency vehicle access road/cul-de-sac is required based on the proposed 4 unit plan.

CASE FILE #PL201700215

11216 Bloomington Ferry Road



Subdivide one lot into two lots for two new single family dwellings. A shared common driveway is proposed.

1 inch = 60 feet

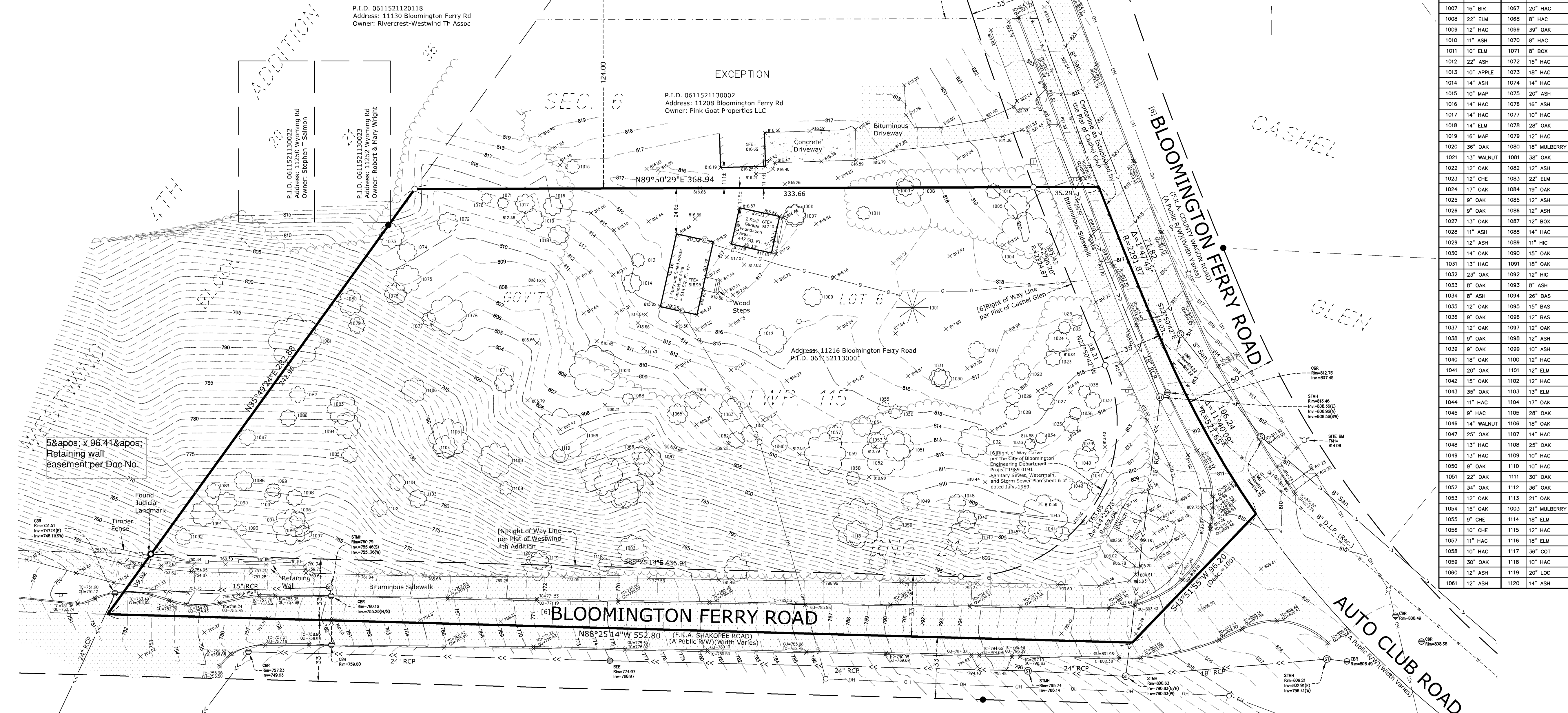
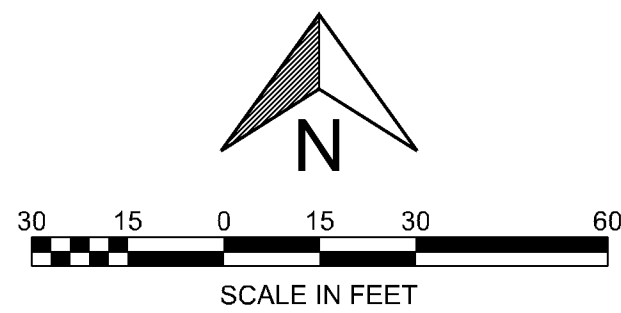
As designs for the two-family dwellings evolves, please follow up with staff so we can review the designs in relationship with the two family dwelling

The results of the archaeological investigation may have a dramatic impact on siting structures. The sketch depicts a dwelling where the investigation report notes a potential burial mound.

Driveway should intersect that multi-use trail and roadway with a 90 degree angle to improve sight lines.

Must meet 2020 MN State Building Code

SAC review by MET council will be required.



**DESCRIPTION OF PROPERTY SURVEYED**

That part of Government Lot 6, Section 6, Township 115, Range 21, described as follows:  
 Beginning at a point on the North line of said Government Lot 6 distant 141.3 feet West of the Northeast corner of said Lot 6; said point being the center of the County Wagon Road running in a Northerly and Southerly direction across said Lot 6; thence South 17 minutes 50 seconds East along the center line of said road a distance of 115 feet; thence South 27 minutes 50 seconds East along the center of said road 212.5 feet; thence South 44 minutes 10 seconds West along said center line of said road 100 feet to its intersection with the center line of the county wagon road running in an Easterly and Westerly direction across said Lot 6 and known as the Shakopee Road, thence North 88 minutes 50 seconds West along the center line of said road 552.8 feet; thence North 35 minutes 30 seconds East 442.9 feet to a point in North line of said Government Lot 6 which point is 370.9 feet West of the Northeast corner of said Lot 6; thence East along said North line 229.6 feet to the point of beginning, EXCEPT the North 124 feet, as measured at right angles to the North line thereof; Hennepin County, Minnesota.

Abstract Property

**GENERAL SURVEY NOTES**

- Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of a fire hydrant located on the Southeast side of Bloomington Ferry Road. Elevation=814.08 Feet.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. 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. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

**ALTA/NSPS LAND TITLE SURVEY NOTES**  
(numbered per Table A)

- Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- Site Address: 11216 Bloomington Ferry Road, Bloomington, Minnesota 55438.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0442F, effective date of November 4, 2016.
- The Gross land area is 88,002 +/- square feet or 2.020 +/- acres.
- The current Zoning for the subject property was not provided.
- Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
- (a) Exterior dimensions of buildings at ground level as shown hereon.  
(b)(1) Square footage of exterior footprint of buildings at ground level as shown hereon.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Hennepin County GIS.

**SURVEY REPORT**

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Edina Realty Title as agent for Commonwealth Land Title Insurance Company, File No. 521133, dated January 22, 2007. We note the following with regards to Schedule B of the herein referenced Title Commitment:
  - Item no.'s 1-4, and 7 are not survey related.
  - The following are numbered per the referenced title Commitment:
    - There is an easement for Right of Way purposes over that part of the property described as the Northerly 2 rods, as shown by Document No. 1993670 in Book 1451 of Deeds, page 499. Easement lies north of and does not appear to affect subject property, as shown hereon. Subject to Public Roads over the Easterly, Southeasterly and Southerly boundary lines. We have not been provided with documentation containing a description of said Public Roads. We have shown the public road right of ways per the plats of Westwind 4th Addition and Cashel Glen, as well as curve data from a City of Bloomington Engineering Department plan sheet as noted hereon.

- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
  - We have assumed the location of the North line of Government Lot 6 per the plat of Cashel Glen together with found monumentation.
  - We have assumed the found Judicial Landmark per Torrens Case 4409 to be the "point in North line of said Government Lot 6 which point is 370.9 feet West of the Northeast corner of said Lot 6" from the description. We have not been provided with documentation of said Torrens Case 4409. Said documentation may or may not change the location of the boundary of subject property.
  - The property description provided appears to have errors in the bearing calls. Bearing calls in the provided description refer only to minutes/seconds instead of degrees/minutes/seconds. Client council may wish to pursue this matter further to clear any ambiguity in said description.

**ALTA CERTIFICATION**

To: Ryan Johnson; Peter Ice; Edina Realty Title; and Commonwealth Land 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 2021 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, 6(a), 7(a), 7(b)(1), 8, and 13 of Table A thereof.  
 The fieldwork was completed on 6-15-2021.  
 Dated this 6th day of July, 2021.

Rory L. Synsteliën  
 rory@civilsitegroup.com

Minnesota License No. 44565

The tree survey will help determine whether or not additional tree plantings will be necessary post construction. Section 21.301.14 establishes preservation requirements - removal or disturbance of significant trees on lots or proposed lots in the R-1, R1-A and RS-1 Zoning Districts beyond 50% of the total inches DBH of significant trees on the lot or proposed lot requires reforestation at a 1 to 1.25 inch ratio.

Point #	Description	Point #	Description
1000	14" ASH	1062	12" MULBERRY
1001	22" SPR	1063	17" ASH
1004	41" OAK	1064	13" ASH
1005	18" ASH	1065	15" BOX
1006	15" BIR	1066	14" HAC
1007	16" BIR	1067	20" HAC
1008	22" ELM	1068	8" HAC
1009	12" HAC	1069	39" OAK
1010	11" ASH	1070	8" HAC
1011	10" ELM	1071	8" BOX
1012	22" ASH	1072	15" HAC
1013	10" APPLE	1073	18" HAC
1014	14" ASH	1074	14" HAC
1015	10" MAP	1075	20" ASH
1016	14" HAC	1076	16" ASH
1017	14" HAC	1077	10" HAC
1018	14" ELM	1078	28" OAK
1019	16" MAP	1079	12" HAC
1020	36" OAK	1080	18" MULBERRY
1021	13" WALNUT	1081	38" OAK
1022	12" OAK	1082	12" ASH
1023	12" CHE	1083	22" ELM
1024	17" OAK	1084	19" OAK
1025	9" OAK	1085	12" ASH
1026	9" OAK	1086	12" ASH
1027	13" OAK	1087	12" BOX
1028	11" ASH	1088	14" HAC
1029	12" ASH	1089	11" HIC
1030	14" OAK	1090	15" OAK
1031	13" HAC	1091	18" OAK
1032	23" OAK	1092	12" HIC
1033	8" OAK	1093	8" ASH
1034	8" ASH	1094	26" BAS
1035	12" OAK	1095	15" BAS
1036	9" OAK	1096	12" BAS
1037	12" OAK	1097	12" OAK
1038	9" OAK	1098	12" ASH
1039	9" OAK	1099	10" ASH
1040	18" OAK	1100	12" HAC
1041	20" OAK	1101	12" ELM
1042	15" OAK	1102	12" HAC
1043	35" OAK	1103	13" ELM
1044	11" HAC	1104	17" OAK
1045	9" HAC	1105	28" OAK
1046	14" WALNUT	1106	18" OAK
1047	25" OAK	1107	14" HAC
1048	13" HAC	1108	25" OAK
1049	13" HAC	1109	10" HAC
1050	9" OAK	1110	10" HAC
1051	22" OAK	1111	30" OAK
1052	34" OAK	1112	36" OAK
1053	12" OAK	1113	21" OAK
1054	15" OAK	1114	21" MULBERRY
1055	9" CHE	1115	18" ELM
1056	10" CHE	1116	12" HAC
1057	11" HAC	1117	18" ELM
1058	10" HAC	1118	36" COT
1059	30" OAK	1119	10" HAC
1060	12" ASH	1120	20" LOC
1061	12" ASH	1121	14" ASH

**Linetype & Symbol Legend**

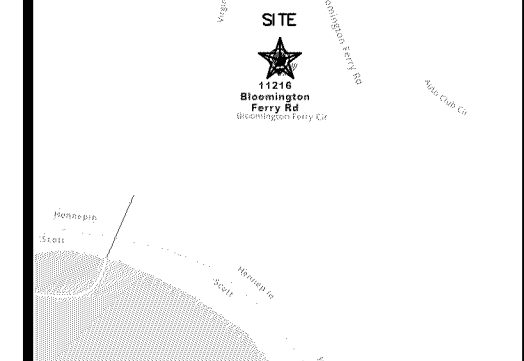
—E—E—E—	ELECTRIC LINE (RECORD)	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
---F---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC MANHOLE	⊠	UTILITY MANHOLE
---G---	GASMAIN (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	ELECTRICAL OUTLET
---H---	OVERHEAD UTILITIES	⊠	GAS METER	⊠	HAND HOLE
---I---	SANITARY SEWER (RECORD)	⊠	GAS MANHOLE	⊠	ELECTRICAL METER
---J---	STORM SEWER (RECORD)	⊠	GAS VALVE	⊠	FIBER/COMM. MANHOLE
---K---	TELEPHONE LINE (RECORD)	⊠	ROOF DRAIN	⊠	POWER POLE
---L---	WATERMAIN (RECORD)	⊠	SEWER CLEAN OUT	⊠	GUY WIRE
---M---	CHAINLINK FENCELINE	⊠	SANITARY MANHOLE	⊠	⊠
---N---	WOODEN FENCELINE	⊠	STORM MANHOLE	⊠	⊠
---O---	GUARDRAIL	⊠	CATCH BASIN	⊠	⊠
⊠	CONCRETE SURFACE	⊠	FLARED END SECTION	⊠	⊠
⊠	PAVER SURFACE	⊠	TELEPHONE BOX	⊠	⊠
⊠	BITUMINOUS SURFACE	⊠	TELEPHONE MANHOLE	⊠	⊠
⊠	GRAVEL/LANDSCAPE SURFACE	⊠	TRAFFIC SIGNAL	⊠	⊠
		⊠	HYDRANT	⊠	⊠
		⊠	FIRE CONNECTION	⊠	⊠
		⊠	POST INDICATOR VALVE	⊠	⊠
		⊠	WATER MANHOLE	⊠	⊠
		⊠	WELL	⊠	⊠

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.

RORY L. SYNSTELIEN  
 DATE 7-06-2022 LICENSE NO. 44565

FIELD CREW	SW & DO
DRAWN BY DJP/CJ	
REVIEWED BY RLS	
UPDATED BY	

**VICINITY MAP**



**REVISION SUMMARY**

DATE	DESCRIPTION

**ALTA/NSPS LAND TITLE SURVEY**

**V1.0**