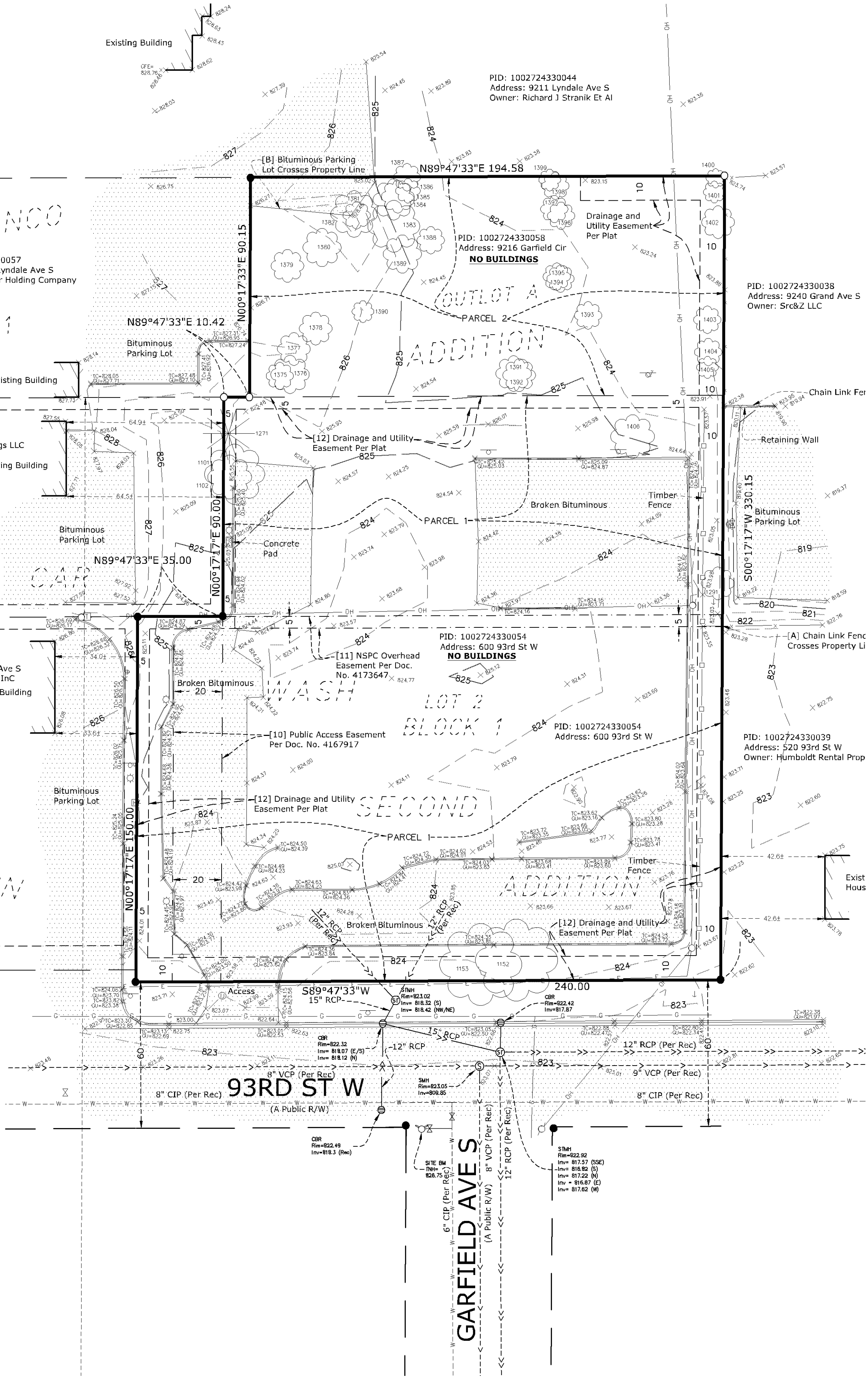


Tree Table		Tree Table	
Point #	Raw Description	Point #	Raw Description
1101	TRD 22 ELM	1387	TRD 10 ELM Z
1102	TRD 16 ELM	1388	TRD 10 ELM Z
1152	TRD 30 MAP	1389	TRD 14 ELM Z
1153	TRD 30 MAP Z	1390	TRD 8 ELM
1399	TRD 8 ELM Z	1391	TRD 13 ELM
1271	TRC 18 SPR	1392	TRD 12 ELM
1375	TRD 10 ELM	1393	TRD 10 ELM
1291	TRD 12 ELM	1394	TRD 10 ELM
1376	TRD 14 BOX	1395	TRD 10 ELM Z
1377	TRD 12 ELM	1396	TRD 10 ELM
1378	TRD 12 ELM	1397	TRD 10 ELM
1379	TRD 12 COT	1398	TRD 10 ELM Z
1380	TRD 14 ELM	1400	TRD 7 ELM
1381	TRD 17 ELM Z	1401	TRD 8 ELM
1382	TRD 10 ELM Z	1402	TRD 12 ELM
1383	TRD 19 ELM Z	1403	TRD 10 ELM
1384	TRD 15 ELM Z	1404	TRD 10 ELM
1385	TRD 12 ELM Z	1405	TRD 8 ELM
1386	TRD 9 ELM Z	1406	TRD 16 ELM



DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:
Lot 2, Block 1, Colonial Car Wash Second Addition, Hennepin County, Minnesota.

Abstract Property

Parcel 2:
Outlot A, Danco Addition

Torrens 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 on the fire hydrant located at the southwest quadrant of the intersection of 93rd St W and Garfield Ave S, as shown hereon. Elevation = 826.75.
- 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: 600 93rd Street W & 9216 Garfield Circle, Bloomington, MN 55420.
- 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. 27053C0458F, effective date of November 4th, 2016.
- The Gross land area is 71,989 +/- square feet or 1.653 +/- acres.
- (a) Exterior dimensions of buildings at ground level as shown hereon. Please note, no buildings were observed on subject property while conducting the fieldwork.
- Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
- We did not observe any parking stripes on subject property.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Hennepin County Property Interactive Map.

SURVEY REPORT

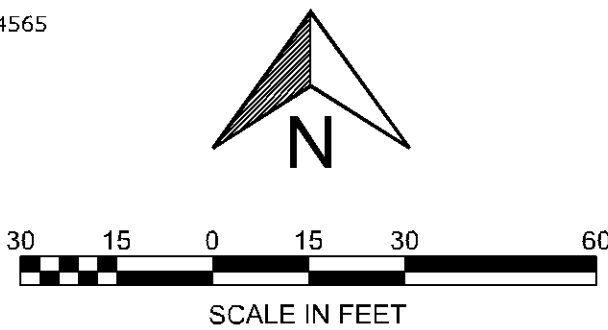
- Parcel 1: This map and report was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-1119627-1-MPLS, dated March 13th, 2022. We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - Item no.'s 1-8, and 13 are not survey related.
 - The following are numbered per the referenced title Commitment:
 - Drainage and utility easements as shown on the recorded plat of Colonial Car Wash 1st Addition, recorded August 19, 1969, as Document No. 3790240. Partially vacated by Ordinance No. 75-52, dated September 29, 1975, recorded October 23, 1975, as Document No. 4171842. **Remaining easements under the easements dedicated in Colonial Car Wash Second Addition noted in number 12 below.**
 - Easement in favor of the City of Bloomington as contained in Quit Claim Deed September 25, 1975, recorded October 6, 1975, as Document No. 4167917. **20 foot Public Access Easement located on the westerly portion of subject property, as shown hereon.**
 - Easements in favor of Northern States Power Company as contained in Overhead Easement dated October 28, 1975, recorded October 31, 1975, as Document No. 4173647. **5 foot Utility Easement crosses through the middle portion of the subject property, as shown hereon.**
 - Drainage and utility easements as shown on the recorded plat of Colonial Car Wash Second Addition recorded January 23, 1976, as Document No. 4189077. **Located around the perimeter of subject property, as shown hereon.**
- Parcel 2: This map and report was prepared without the benefit of a Commitment for Title Insurance. The property description shown hereon is per Hennepin County tax records and may not be the description of record. There may be easements or other matters of record we are unaware of and thus not shown here.
 - We have shown hereon the drainage and utility easements per the plat of Danco Addition.
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - Chain link fence crosses east property line, as shown hereon.
 - Bituminous parking lot crosses the northwest property line, as shown hereon.

ALTA CERTIFICATION

To: Loren Gross, Joyce G. Anderson, and James J. Gross, as tenants in common; MWF Properties LLC, a Minnesota limited liability company; 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 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, 7(a), 8, 9, and 13 of Table A thereof.
The fieldwork was completed on 05-9-2022.
Dated this 25th day of May, 2022.

Rory L. Synstelen
rory@civilsitegroup.com

Minnesota License No. 44565



Linetype & Symbol Legend

—E—	ELECTRIC LINE	Ⓜ	AIR CONDITIONER	Ⓜ	UTILITY VAULT
- - -E- - -	ELECTRIC LINE (RECORD)	Ⓜ	CABLE TV BOX	Ⓜ	UTILITY MANHOLE
-F-	FIBER/COMM. LINE	Ⓜ	ELECTRIC MANHOLE	Ⓜ	ELECTRICAL OUTLET
-F-F-	FIBER/COMM. LINE (RECORD)	Ⓜ	ELECTRIC TRANSFORMER	Ⓜ	HAND HOLE
-G-	GASMAIN	Ⓜ	ELECTRICAL METER	Ⓜ	BOLLARD
-G-G-	GASMAIN (RECORD)	Ⓜ	FIBER/COMM. MANHOLE	Ⓜ	FLAG POLE
-OH-	OVERHEAD UTILITIES	Ⓜ	POWER POLE	Ⓜ	FUEL TANK
->-	SANITARY SEWER	Ⓜ	GUY WIRE	Ⓜ	HANDICAP SYMBOL
->->-	SANITARY SEWER (RECORD)	Ⓜ	GAS METER	Ⓜ	GAS VALVE
->->->-	STORM SEWER	Ⓜ	GAS MANHOLE	Ⓜ	ROOF DRAIN
-T-	TELEPHONE LINE	Ⓜ	GAS VALVE	Ⓜ	SEWER CLEAN OUT
-T-T-	TELEPHONE LINE (RECORD)	Ⓜ	ROOF DRAIN	Ⓜ	SANITARY MANHOLE
-W-	WATERMAIN	Ⓜ	SEWER CLEAN OUT	Ⓜ	STORM MANHOLE
-W-W-	WATERMAIN (RECORD)	Ⓜ	SANITARY MANHOLE	Ⓜ	CATCH BASIN
-x-	CHAINLINK FENCELINE	Ⓜ	STORM MANHOLE	Ⓜ	FLARED END SECTION
-□-	WOODEN FENCELINE	Ⓜ	TELEPHONE BOX	Ⓜ	TELEPHONE MANHOLE
-○-	GUARDRAIL	Ⓜ	TELEPHONE MANHOLE	Ⓜ	TRAFFIC SIGNAL
Ⓜ	CONCRETE SURFACE	Ⓜ	HYDRANT	Ⓜ	FIRE CONNECTION
Ⓜ	PAVER SURFACE	Ⓜ	POST INDICATOR VALVE	Ⓜ	WATER MANHOLE
Ⓜ	BITUMINOUS SURFACE	Ⓜ	WATER MANHOLE	Ⓜ	WATER VALVE
Ⓜ	GRAVEL/LANDSCAPE SURFACE	Ⓜ	WELL		

600 93rd Street West
& 9216 Garfield Circle
Bloomington, Hennepin County, MN 55420

MWF Properties LLC

7645 Lyndale Avenue South, Minneapolis, MN 55423

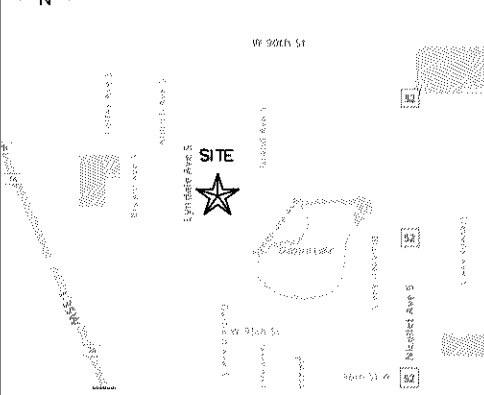
PROJECT

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 05-25-2022 LICENSE NO. 44565

QA/QC	
FIELD CREW	DO
DRAWN BY	LB
REVIEWED BY	CJ
UPDATED BY	

VICINITY MAP



REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NO.: 22173.00

ALTA/NSPS LAND
TITLE SURVEY

V1.0