

EXISTING LEGAL DESCRIPTIONS:

"PARCEL 1" [P.1]

That part of Government Lot 1, Section 3, Township 27, Range 24 described as follows:
Commencing at a point in the North line of Government Lot 1, a distance of 461.69 feet West from the Northeast corner of said Government Lot 1; thence west along said North line a distance of 100.925 feet; thence South and parallel with the East line of said Government Lot 1, a distance of 864.05 feet more or less to a point which is a distance of 1603.92 feet North from the South line of the Northeast Quarter of said Section 3, thence East and parallel with the South line of the Northeast Quarter to the intersection with the line drawn from point of beginning parallel with the East line of the said Northeast quarter; thence North in a straight line to the point of beginning; except the South 467.93 feet thereto.

Torrens Property per Certificate of Title No: 1531577

AND

"PARCEL 2" [P.2]

Lot 1, Block 1, A.G. Bogen's Portland Avenue Addition

Torrens Property per Certificate of Title No: 1540344

Note: Parcel designations added by Surveyor for informational purposes only and are not to be interpreted as an integral part of the property descriptions.

TO BE PLATTED AS:

Lot 1, Block 1, LAS CUATRO MILPAS, Hennepin County, Minnesota.

SUBDIVISION SUMMARY:

The total number of Lots is equal to 1, The total area is 59,609 square feet.

PROPOSED AREA:

Site Area Lot 1, Block 1, LAS CUATRO MILPAS equals 59,609 square feet = 1.368 acres.

NOTES CORRESPONDING TO EASEMENTS:

"PARCEL 1" [P.1]

9. Rights of tenants under unrecorded leases, and of other occupants, and property owned by such tenants and/or occupants. (NON-SURVEY MATTER)

10. Final Certificate in favor of the State of Minnesota for Highway purposes filed November 8, 1963 as Document No. 1747524. (NOT ON OR TOUCHING SURVEYED PROPERTY)

(11) Final Certificate in favor of the State of Minnesota for Highway purposes filed January 17, 1966 as Document No. 1836078. (AS SHOWN ON SURVEY)

12. Acknowledgement filed June 23, 2020, as Document No. T05719960 between J&B Holdings, LLC, McClure Properties LLC and Royal Credit Union. (NON-SURVEY MATTER)

13. Mortgage dated September 24, 2021, filed October 7, 2021, as Document No. T5884673, executed by J&B Holdings LLC, a Minnesota limited liability company to Coulee Bank to secure an original amount of \$840,000.00. (NON-SURVEY MATTER)

14. Assignment of Rents dated September 24, 2021, filed October 7, 2021, as Document No. T5884674, executed by J&B Holdings LLC, a Minnesota limited liability company to Coulee Bank. (NON-SURVEY MATTER)

15. UCC Fixture Financing Statement filed on October 7, 2021 as Document number T5884675, between J&B Holdings LLC, debtor, and Coulee Bank, secured party. (NON-SURVEY MATTER)

"PARCEL 2" [P.2]

(10) Subject to drainage and utility easements as shown on the recorded plat (shown as recital on Certificate of Title). (AS SHOWN ON SURVEY)

(11) Easement for utility purposes, in favor of the Village of Bloomington, as set forth in Quit Claim Deed dated December 6, 1960, filed December 19, 1961, as Document No. 679154. (AS SHOWN ON SURVEY)

12. Rights and easement for trunk highway purposes, in favor of the State of Minnesota, acquired in Condemnation, as evidenced by Final Certificate dated August 28, 1963, filed November 8, 1963, as Document No. 747524. (NOT ON OR TOUCHING SURVEYED PROPERTY)

(13) Terms and conditions of easement for sidewalk purposes, in favor of the City of Bloomington, as set forth in Quit Claim Deed dated February 14, 1978, filed February 17, 1978, as Document No. 1260708. (AS SHOWN ON SURVEY)

(14) Granting an easement for access and underground utility purposes (shown as recital on Certificate of Title No. 1540344) effective date January 13, 2022 and filed March 22, 2022, as Document No. 5929796. (AS SHOWN ON SURVEY)

Note: Not part of Title Commitment for Parcel 2.

SITE ADDRESS

415 and 431 East 78th Street
Bloomington, Minnesota 55420

OWNER

J & B Holdings, LLC
CONTACT
James Barjer (651) 417-6395
PO Box 17072
Minneapolis, Minnesota 55417

SURVEYOR

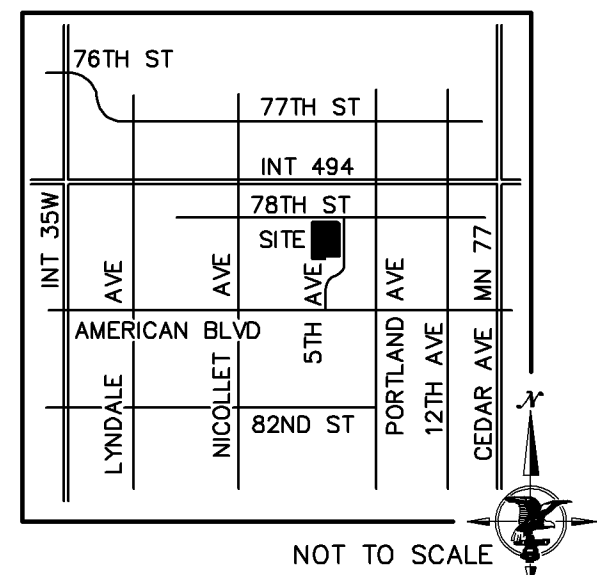
Harry S. Johnson Co., Inc.
CONTACT
Tom Hodorff (952) 884-5341
9063 Lyndale Avenue South.
Bloomington, Minnesota 55420

BUILDING DETAILS:

BUILDING A:
415 EAST 78TH STREET
1-STORY BUILDING
FOOTPRINT AREA = 3,014 SQ. FT.

BUILDING B:
431 EAST 78TH STREET
1-STORY BUILDING
FOOTPRINT AREA = 11,202 SQ. FT.

VICINITY MAP



EXISTING LEGAL DESCRIPTION:

That part of Government Lot 1, Section 3, Township 27, Range 24 described as follows:
Commencing at a point in the North line of Government Lot 1, a distance of 461.69 feet West from the Northeast corner of said Government Lot 1; thence west along said North line a distance of 100.925 feet; thence South and parallel with the East line of said Government Lot 1, a distance of 864.05 feet more or less to a point which is a distance of 1603.92 feet North from the South line of the Northeast Quarter of said Section 3, thence East and parallel with the South line of the Northeast Quarter to the intersection with the line drawn from point of beginning parallel with the East line of the said Northeast quarter; thence North in a straight line to the point of beginning; except the South 467.93 feet thereto.

Torrens Property per Certificate of Title No: 1531577

AND

Lot 1, Block 1, A.G. Bogen's Portland Avenue Addition

Torrens Property per Certificate of Title No: 1540344

TO BE PLATTED AS:

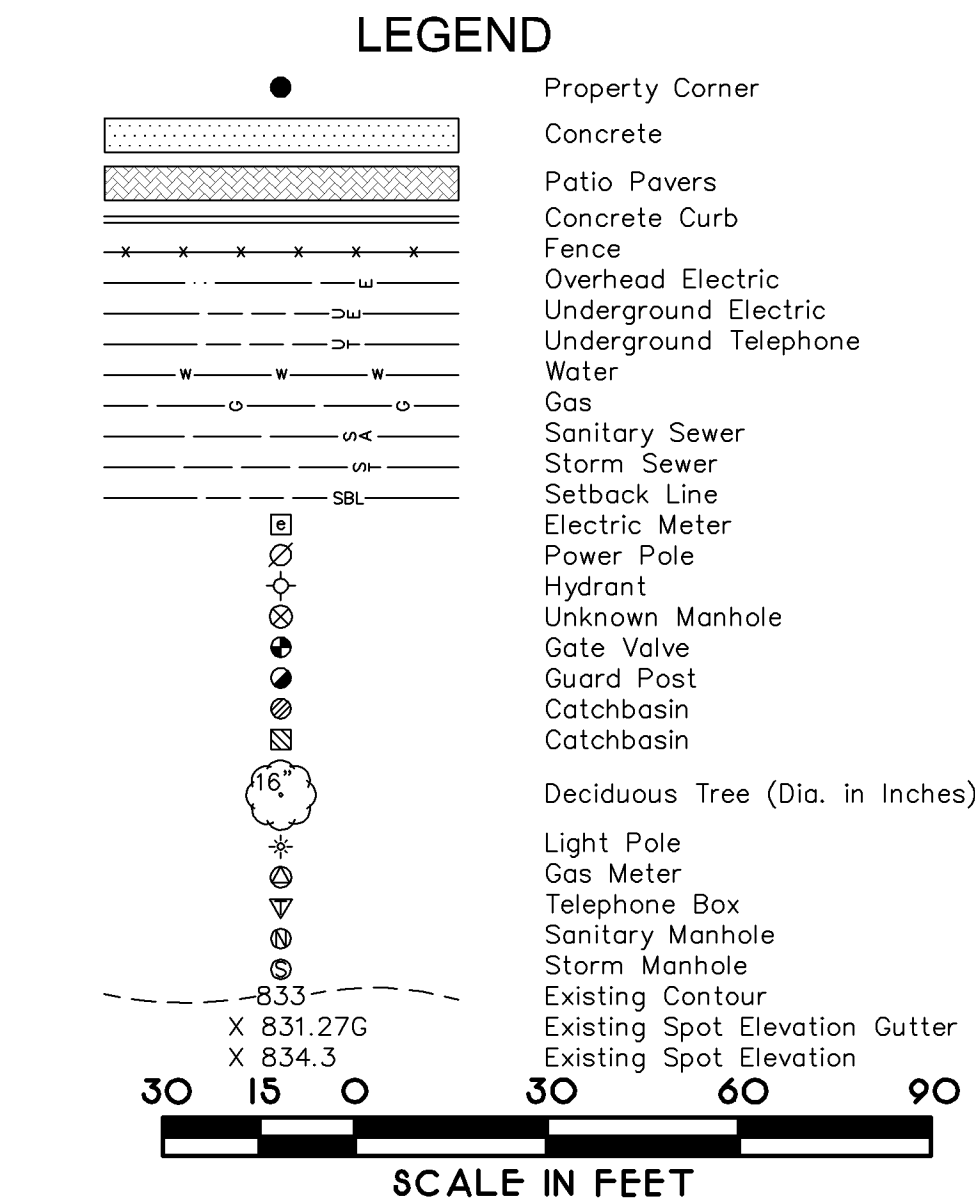
Lot 1, Block 1, LAS CUATRO MILPAS, Hennepin County, Minnesota.

SUBDIVISION SUMMARY:

The total number of Lots is equal to 1, The total area is 59,609 square feet.

PROPOSED AREA:

Site Area Lot 1, Block 1, LAS CUATRO MILPAS equals 59,609 square feet = 1.368 acres.



SITE ADDRESS
415 and 431 East 78th Street
Bloomington, Minnesota 55420

OWNER
J & B Holdings, LLC

CONTACT
James Barjer (651) 417-6395
PO Box 17072
Minneapolis, Minnesota 55417

SURVEYOR
Harry S. Johnson Co., Inc.

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Tom Hodorff (952) 884-5341
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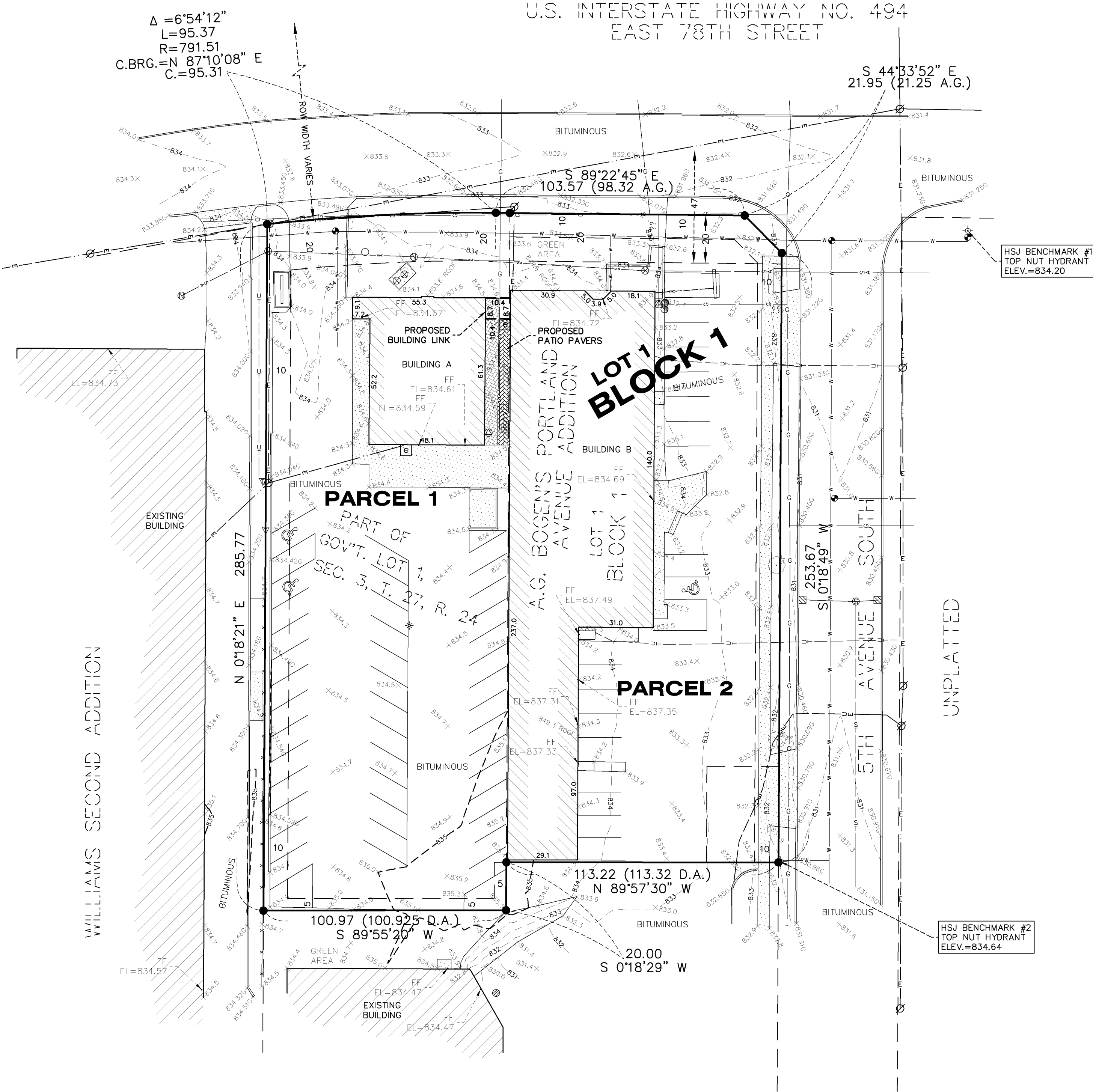
BUILDING DETAILS:

BUILDING A:
415 EAST 78TH STREET
1-STORY BUILDING
FOOTPRINT AREA = 3,014 SQ. FT.

BUILDING B:
431 EAST 78TH STREET
1-STORY BUILDING
FOOTPRINT AREA = 11,202 SQ. FT.

PRELIMINARY PLAT OF: LAS CUATRO MILPAS

PL202200181



GENERAL NOTES:

- The bearing system used is assumed.
- Utility Notes:
a. The location of the underground utilities shown hereon, if any, are approximate only and can not be completely and reliably depicted. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION. Gopher State One Call locate requests from surveyors for design may be ignored or result in an incomplete or untimely response. Note to the client and any other user of this survey: Source information from available plans and field markings (public or private) are combined with observed evidence to help develop a view of both above and below ground utilities. Without excavation, the location of any shown underground feature is approximate. Further verification may be required.
b. Other underground utilities of which we are unaware may exist. Note: Verify all utilities critical to construction or design.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27053C0457F, effective date November 4, 2016.
- Zoning = Presently B-2 (General Commercial) per City of Bloomington.
- Setback requirements per City of Bloomington
(Adjoining properties are Zoned either B-2 or FD-2).
Front = 35 feet; Rear = 15 feet; Side = 10 feet; Side or Rear Adjoining street = 35 feet
- The zoning and setback information shown on this survey are per Bloomington's webpage on April 12, 2022. No representation is made for the accuracy or completeness of said third party information. This firm is not an expert in the interpretation of complex zoning ordinances, compliance is beyond the scope of this survey. Any user of said information is urged to contact the local agency directly.
- Site Area = 59,609 square feet = 1.368 acres.
- There are a total of 60 striped parking stalls on said property, of which there are 3 designated as handicap.
- This survey was made on the ground.
- In preparing this survey I have relied upon the supporting documents and the Commitments for Title Insurance for "Parcel 1" issued by Stewart Title Guaranty Company and Gibraltar Title Agency, LLC, having an effective date of April 07, 2022 and bearing file number 86569 and for "Parcel 2" issued by Chicago Title Insurance Company and Commercial Partners Title, having an effective date of February 4, 2022 and bearing file number 59596.

10. Elevation datum is based on NAVD 88 data.
HSJ Benchmark #1 is located Top Nut Hydrant (AS SHOWN ON SURVEY)
Elevation = 834.20

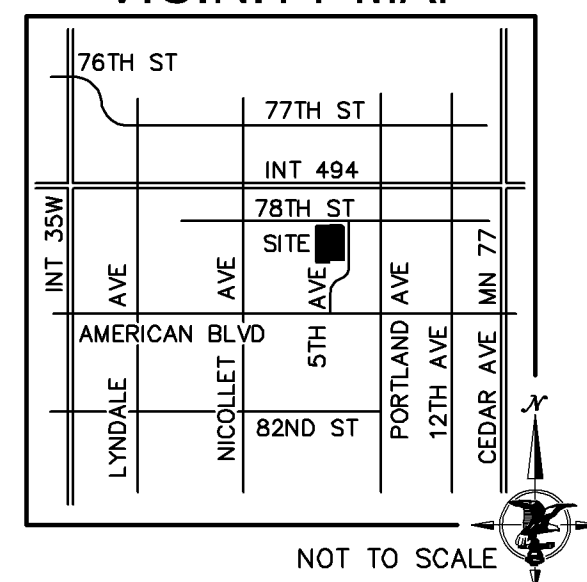
11. Existing Impervious Area details.
Total Site Area: 59,609 s.f.
Total Impervious Area: 53,052 s.f.
Building Areas: 3,014+11,202 = 14,216 s.f.
Paved Areas: 20,684+2,060+15,493+599 = 38,836 s.f.
Percent of Impervious Area: 89.00%

415 East 78th Street
Site Area: 29,190 s.f.
Total Impervious Area: 25,758 s.f.
Building Area: 3,014 s.f.
Paved Areas: 20,684+2,060 = 22,744 s.f.
Percent of Impervious Area: 88.24%

431 East 78th Street
Site Area: 30,419 s.f.
Total Impervious Area: 27,294 s.f.
Building Area: 11,202 s.f.
Paved Areas: 15,493+599 = 16,092 s.f.
Percent of Impervious Area: 89.73%

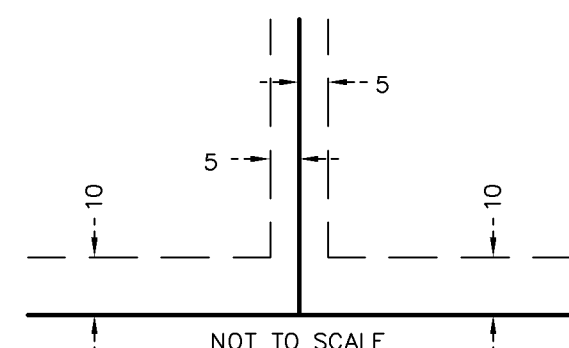
12. Proposed Impervious Area details.
Total Site Area: 59,609 s.f.
Total Impervious Area: 53,357 s.f.
Building Areas: 3,014+11,202 = 14,216 s.f.
Proposed Building Addition Area: 90 s.f.
Paved Areas: 20,684+2,060+15,493+599-47 = 38,789 s.f.
Proposed Paved Area: 262 s.f.
Percent of Impervious Area: 89.51%

VICINITY MAP

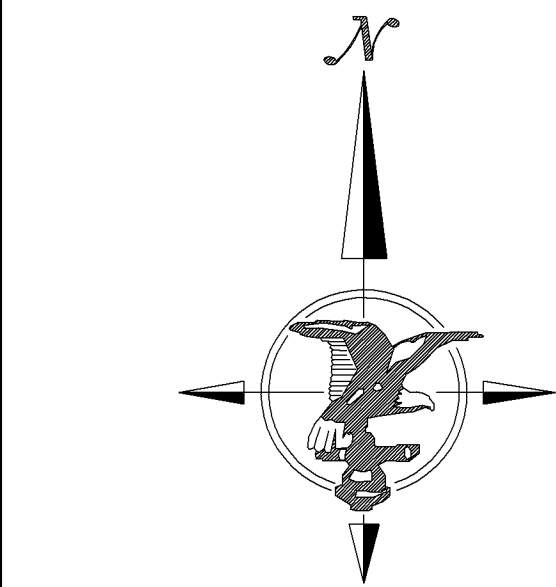


PROPOSED DRAINAGE AND UTILITY EASEMENTS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10 FEET IN WIDTH, ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED.



SCALE: 1 INCH = 30 FEET

REVISIONS

Date:	

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 11, 2022

PRELIMINARY PLAT OF LAS CUATRO MILPAS

For:
J & B HOLDINGS, LLC

SITE:
LAS CUATRO MILPAS

415 & 431 EAST 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 952-884-5344

www.hsjsurveyors.com

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