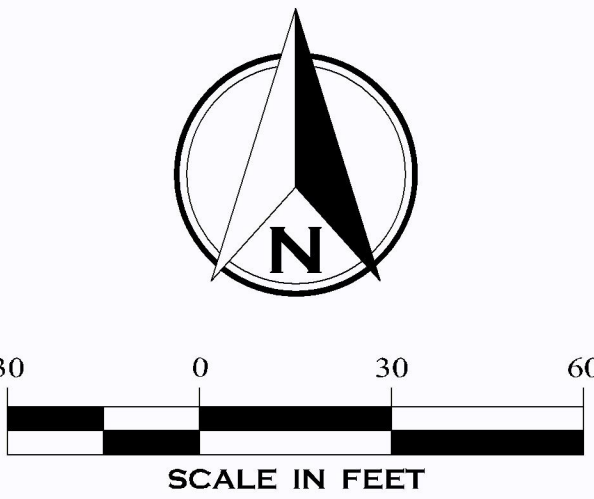


EXISTING CONDITION SURVEY FOR:
CITY OF BLOOMINGTON



LEGEND	
---	Fence
OE---	Overhead Electric
E---	Electric
FO---	Fiber Optic
SS---	Sanitary Sewer
ST---	Storm Sewer
W---	Water Main
G---	Gas Line
[Symbol]	Retaining Wall
[Symbol]	Electrical Outlet
[Symbol]	Utility Vault
[Symbol]	Telephone Pedestal
[Symbol]	Electrical Transformer
[Symbol]	Storm Catch Basin
[Symbol]	Storm Catch Basin
[Symbol]	Sanitary Manhole
[Symbol]	Storm Manhole
[Symbol]	Light Pole
[Symbol]	Power Pole
[Symbol]	Hydrant
[Symbol]	Gate Valve
[Symbol]	Gas Valve
[Symbol]	Guard Post
X 800.0	Existing Elevation
X 900.0TC	Top of Curb Elevation
X 900.0G	Gutter Elevation
X 900.0TW	Top of Wall Elevation
X 900.0	Existing Contour
[Symbol]	Sat Mag Nail
[Symbol]	Found Iron Monument
[Symbol]	Sat Iron Monument
[Symbol]	Inscribed R.L.S 15230

PROPERTY DESCRIPTIONS:

PARCEL 1
Lot 1, Block 1, LEE STAMPING 1ST ADDITION,
Hennepin County, Minnesota.

PARCEL 2
Lot 2, Block 1, LEE STAMPING 1ST ADDITION,
Hennepin County, Minnesota.

LOT AREA CALCULATION:

PARCEL 1
Lot Area = 78,225 SF or 1.80 Acres

EXISTING IMPERVIOUS SURFACE:
Building = 18,023 SF
Curb, Asphalt, Concrete = 23,778 SF
Total = 41,801 SF
Existing Impervious Surface = 53.4%

PARCEL 2
Lot Area = 78,256 SF or 1.80 Acres

EXISTING IMPERVIOUS SURFACE:
Building = 35,615 SF
Building Overhangs = 260 SF
Curb, Asphalt, Concrete = 29,552 SF
Total = 65,427 SF
Existing Impervious Surface = 83.6%

GENERAL NOTES:

- Existing building dimensions are measured to siding and not building foundation.
- No title commitment was provided and no research was performed for any easements not shown on this survey.
- Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gopher State One Call or a private utility locator should be contacted to locate utilities on site before excavation.

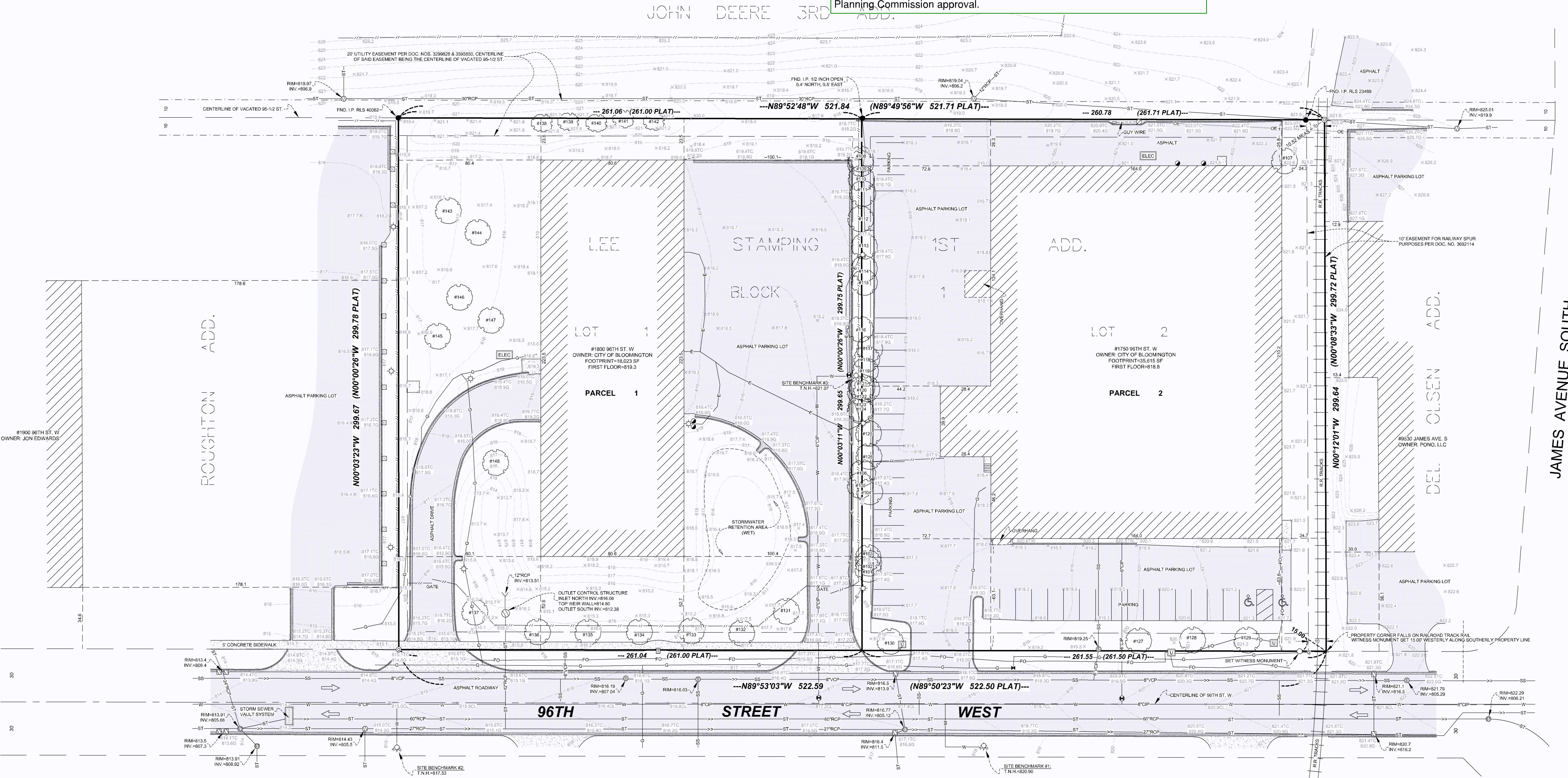
PL202400146
PL2024-146

- Applicable zoning codes for the future building include, but may not be limited to:
- 19.49 Exceptions to construction requirements
 - 19.63.08 Exterior Materials and Finish
 - 21.206.02 Limited Industry (I-2) District
 - 21.209 Use Tables
 - 21.301.01 Development intensity
 - 21.301.02 Structure placement
 - 21.301.04 Sidewalks
 - 21.301.07 Exterior lighting
 - 21.301.10 Height
 - 21.301.15 Landscaping and screening
 - 21.301.16 Exterior storage
 - 21.301.17 Refuse handling
 - 21.301.18 Screening of roof-mounted equipment
 - 21.301.19 Accessory Buildings
 - 21.302.06 Institutional Use Standards
 - 21.501.01 Final Site and Building Plans

Type I plat would go to City Council for approval. Future site plan would require Planning Commission approval.

TREE INVENTORY			
NUMBER	TYPE	D.B.H.	NOTES
#101	ELM	12"18"	
#102	ELM	14"	
#103	ELM	12"	
#104	ELM	6"(2)8"	
#105	ELM	6"	
#106	ELM	6"	
#107	ELM	20"	
#108	ELM	6"	
#109	ELM	6"	
#110	ELM	8"	
#111	ELM	8"	
#112	ELM	8"	
#113	ELM	16"	
#114	ELM	12"	
#115	ELM	6"(4)	
#116	ELM	6"(4)	
#117	ELM	6"(4)	
#118	ELM	6"	
#119	ELM	6"10"12"	
#120	ELM	6"	
#121	ELM	6"	
#122	ELM	6"	
#123	ELM	6"	
#124	ELM	6"	

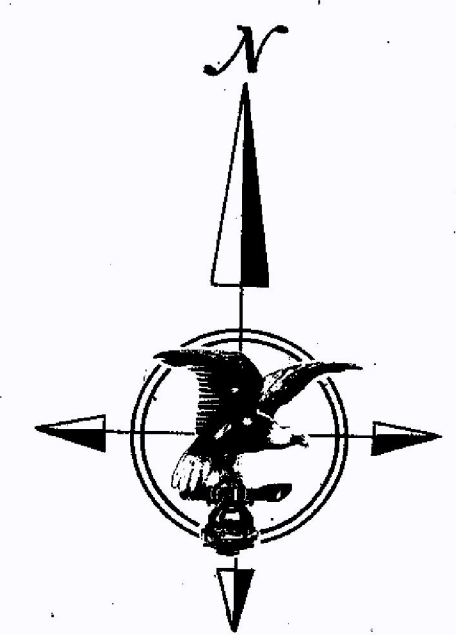
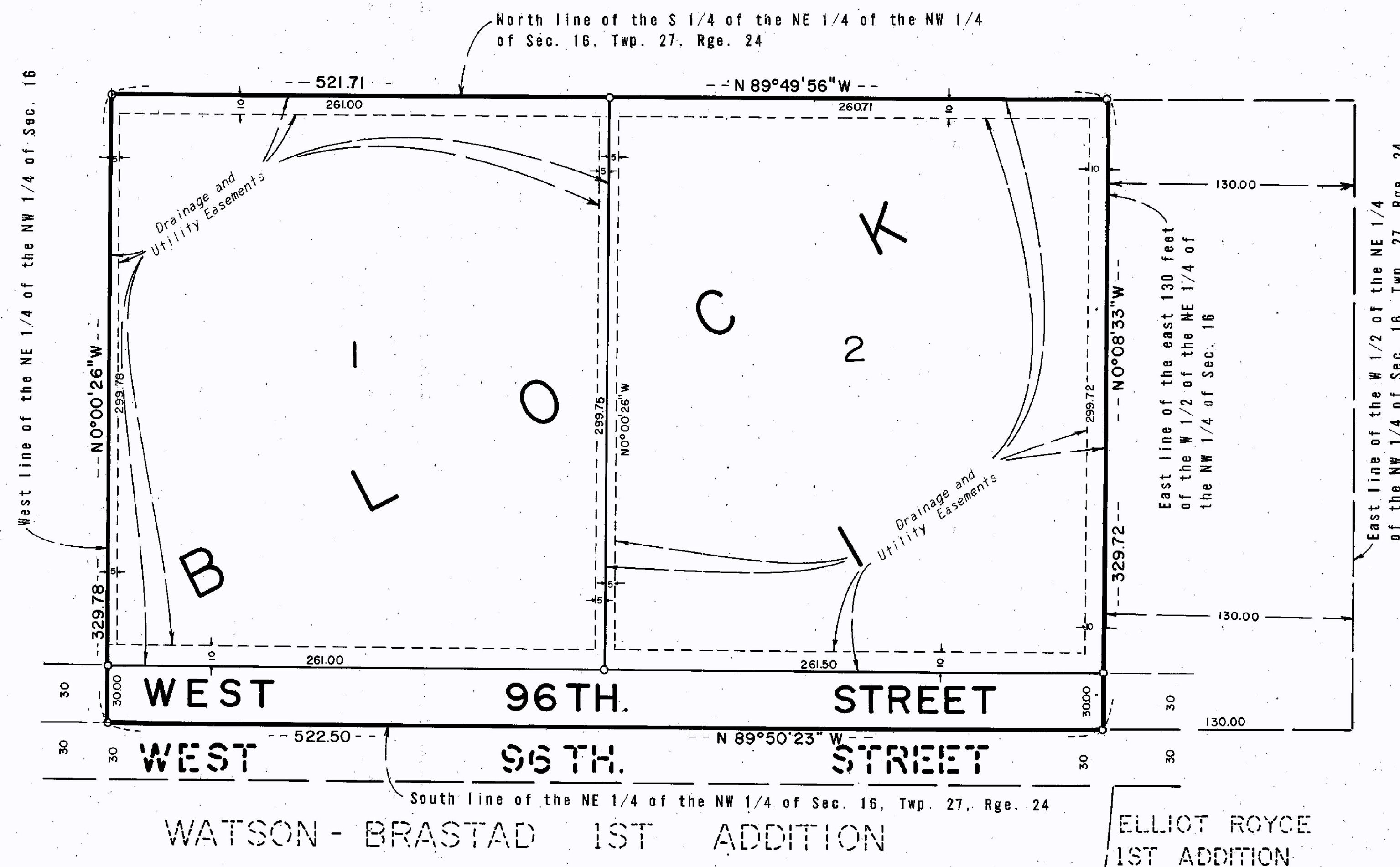
TREE INVENTORY			
NUMBER	TYPE	D.B.H.	NOTES
#125	ELM	6"(2)	
#126	ELM	6"8"	
#127	ELM	15"	
#128	MAPLE	10"15"	
#129	ELM	12"	
#130	ELM	26"	
#131	MAPLE	12"	
#132	MAPLE	12"	
#133	MAPLE	12"	
#134	MAPLE	12"	
#135	MAPLE	12"	
#136	MAPLE	12"	
#137	MAPLE	12"	
#138	ARBORVITAE	6"	
#139	ARBORVITAE	6"	
#140	ARBORVITAE	6"	
#141	ARBORVITAE	6"	
#142	ARBORVITAE	6"	
#143	OAK	10"	
#144	OAK	10"	
#145	OAK	8"	
#146	OAK	8"	
#147	OAK	12"	
#148	OAK	10"	



What is projected timeline to submit for site plan approval and start construction on the new facility? Do you intend to wait to record the plat until after demolition of existing buildings? Final plat approval would expire after two years of approval (with opportunity for additional year extension). This may impact when you want to submit the application and record the plat.

JOB NO.	SCALE	SITE BENCHMARKS	SITE ADDRESS	REVISIONS	DATE
228-24	1" = 30'		1750 & 1800 96th St. W Bloomington, MN 55431		
BOOK/PAGE	DRAWN CME	#1: T.N.H. on the south side of 96th St. W, first hydrant west of James St. Elevation = 820.90 (NAVD 88). #2: T.N.H. on the south side of 96th St. W, second hydrant west of James St. Elevation = 817.53 (NAVD 88). #3: T.N.H. 155' northerly of the southeast property corner of 1800 96th St. W. Elevation = 821.07 (NAVD 88).			
SHEET	REFERENCE				
1 of 1 24x36					
			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. W. BROWN LAND SURVEYING, INC. WOODROW A. BROWN, R.L.S. MN REG 15230		
			DATED: 06-25-2024		
			W. BROWN LAND SURVEYING, INC. 8030 OLD CEDAR AVENUE SO., SUITE 228 BLOOMINGTON, MN 55425 PH: (952) 854-4055 WBROWNLANDSURVEYING.COM EMAIL: INFO@WBROWNLANDSURVEYING.COM		

LEE STAMPING 1ST ADDITION



SCALE: 1 INCH = 50 FEET
O DENOTES IRON MONUMENT
BEARINGS SHOWN ARE BASED ON AN ASSUMED DATUM

KNOW ALL MEN BY THESE PRESENTS: That Joseph Moses and Frances Moses, husband and wife, owners and proprietors, of the following described property, situate in the County of Hennepin, State of Minnesota, to wit:

West Half of the South Quarter of the Northeast Quarter of the Northwest Quarter, lying West of the East 130 feet thereof, Section 16, Township 27, Range 24.

And The Equitable Life Assurance Society of the United States, a New York corporation, mortgagee of the following described property situate in the County of Hennepin, State of Minnesota, to wit:

West Half of the South Quarter of the Northeast Quarter of the Northwest Quarter, lying West of the East 130 feet thereof, Section 16, Township 27, Range 24, except the West 261.00 feet thereof.

Have caused the same to be surveyed and platted as LEE STAMPING 1ST ADDITION, and do hereby donate and dedicate to the public for public use forever, the street, the drainage and utility easements as shown on the plat.

In witness whereof Joseph Moses and Frances Moses, husband and wife, have hereunto set their hands and seals this 19 day of JUNE A.D., 1973.

And The Equitable Life Assurance Society of the United States, a New York corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 13 day of September, A.D., 1973.

IN PRESENCE OF:
Witness Linda Hastings Witness Betty G. Altmeyer Joseph Moses Joseph Moses
Witness Earl G. Fisher Witness Joyce L. Ruble Frances Moses Frances Moses

SIGNED:
The Equitable Life Assurance Society of the United States
Witness Michael J. Cheripka Witness Brenda G. Boyd T. J. Fitzgerald Assistant Vice President
Witness Josephine Hannon Witness Ma C. DeMay Dorothy M. DeMay Assistant Secretary

State of Minnesota On this 19 day of JUNE A.D., 1973; before me, a Notary Public, within and for said County and State, personally appeared Joseph Moses and Frances Moses, husband and wife, to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

James C. McLean
Notary Public, Hennepin County, Minnesota
My Commission Expires AUG 25 1973

State of New York On the 13 day of September A.D., 1973, before me, a Notary Public, within and for said County and State, personally appeared T. J. Fitzgerald and Dorothy M. DeMay to me personally known, who being by me each duly sworn did say that they are Assistant Vice President and Assistant Secretary respectively, of The Equitable Life Assurance Society of the United States, the corporation named in the foregoing instrument, that the seal affixed to said instrument is the corporate seal of said corporation, that the instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said T. J. Fitzgerald and Dorothy M. DeMay acknowledge said instrument to be the free act and deed of said corporation.

WALTER F. ALLEN
Notary Public, State of New York
Qualified in Kings Co. No. 24-5053000
Cert. Filed in New York County
Commission Expires March 30, 1974

I hereby certify that I have surveyed the property described on this plat as LEE STAMPING 1ST ADDITION: that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated; and that there are no wet lands to be designated on said plat.

Arvid T. Bodin
Arvid T. Bodin, Land Surveyor
Minn. Reg. No. 9396

State of Minnesota The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 14 day of June A.D., 1973.

Wesley B. Baillie
Notary Public, Hennepin County, Minnesota
Expires April 11, 1978
Notary Public, Hennepin County, Minnesota
My Commission Expires April 11, 1978

The plat of LEE STAMPING 1ST ADDITION was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof held this day of A.D., 1973.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA
By: Mayor By: Manager

Pursuant to Chapter 810, Minnesota Laws of 1969, this plat has been approved this day of A.D., 1973.

By: Elmer J. Peterson, Hennepin County Surveyor

