PL202400102

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83–2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company National Commercial Services, Commitment No. NCS–1218137–MPLS dated April 29, 2024 at 7:30 AM.
3. The surveyed property has direct access to Penn Avenue, Southtown Drive & American Boulevard West, all being public right of ways.
4. The angular rotation measured clockwise from record bearings depicted on the plat of Southtown Shopping Center 3rd Addition to this survey is 00 degrees 07 minutes 10 seconds.
5. The address of the property described hereon is 7803 Penn Avenue South, Bloomington, Minnesota 55431.
6. The property described hereon lies within Flood Zone "X" (areas of minimal flood hazard) per Federal Insurance Rate Map No. 27053C 0456 F, dated November 4, 2016.
7. The total area of the property described hereon is 1,609,228 square feet or 36.9428 acres.
8. The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

   BENCHMARK: Top of MNDOT Geodetic Monument "Embassy".
   Elevation = 857.10 feet. (NAVD88)

   SITE BENCHMARK: Top nut of Hydrant located South of 7801 Southtown Drive. (See sheet 3)
   Elevation = 834.46 feet. (NAVD88)
9. As of the date of this survey the property described hereon contains a total of 1,772 parking spaces of which 1,715 are standard spaces and 57 are handicapped spaces.
10. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket Nos. 241141957 & 241142101. 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. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

SURVEY ITEMS PER SCHEDULE B:

ITEM 12: Drainage and utility easements as shown on the recorded plat of Southtown Shopping Center 3rd Addition, recorded March 27, 1995, as Document No. 6517123.
Said easements affect the surveyed property and are depicted hereon.

ITEM 13: Drainage and utility easements as shown on the recorded plat of Southtown Shopping Center 2nd Addition, recorded December 24, 1991, as Document No. 5858322, portions of which were vacated by Ordinance No. 95–20, a certified copy of which was recorded December 14, 1995, as Document No. 6512058.
Said easements that have not been vacated affect the surveyed property and are depicted hereon (see North line of surveyed property).

ITEM 14: Easement for sidewalk and bikeway purposes in favor of the City of Bloomington, as contained in Easement dated April 2, 1985, recorded April 11, 1985, as Document No. 4984008.
Said easements affect the surveyed property and are depicted hereon.

ITEM 15: Easement to erect and maintain temporary snow fences upon lands adjacent to highway acquired by the State of Minnesota in condemnation, as evidenced of record by Final Certificate dated May 24, 1963, recorded May 28, 1963, in Book 2391 of Deeds, page 211, as Document No. 3408720, and by Final Certificate dated July 26, 1963, recorded August 9, 1963, in Book 2402 of Deeds, page 154, as Document No. 3422775.
The right to erect and maintain temporary snow fences exists along the north line of the surveyed property.

ITEM 16: Easement for storm sewer in favor of the Village of Bloomington, as contained in Quit Claim Deed dated June 12, 1958, recorded September 19, 1958, in Book 2181 of Deeds, page 427, as Document No. 3137801.
Said easement does not affect the surveyed property and is depicted hereon for reference.

ITEM 17: Easement for gas mains, service pipes, and appurtenances thereto, in favor of Minneapolis Gas Company, as contained in Easement dated June 3, 1960, recorded June 10, 1960, in Book 2258 of Deeds, page 138, as Document No. 3236759. Amended by Amendment to Easement dated December 24, 1991, recorded December 24, 1991, as Document No. 5858337.
Said easement affects the surveyed property and is depicted hereon.

ITEM 18: Easement for gas mains, service pipes, and appurtenances thereto, in favor of Minneapolis Gas Company, as contained in Easement dated October 6, 1964, recorded December 1, 1964, in Book 2471 of Deeds, page 510, as Document No. 3514151.
Said easement affects the surveyed property and is depicted hereon.

ITEM 19: Easement for electric transmission lines, and rights incidental thereto, in favor of Northern States Power Company, as contained in instrument dated October 31, 1923, recorded December 11, 1923, in Book 1034 of Deeds, page 395, as Document No. 1186581. License to encroach onto said easement granted to Kraus–Anderson, Incorporated, by Encroachment License dated November 28, 1973, recorded December 12, 1973, as Document No. 4058064, and by Encroachment License Agreement dated August 20, 1996, recorded October 4, 1996, as Document No. 6643311.
Said easement for transmission line purposes per Doc. No. 1186581 affects the surveyed property and is depicted hereon. Said encroachment license agreement affects the surveyed property. The area affected by said agreement is depicted hereon.

ITEM 20: Easement for electric transmission lines, and rights incidental thereto, in favor of Northern States Power Company, as contained in Easement dated December 3, 1952, recorded March 20, 1953, in Book 1954 of Deeds, page 455, as Document No. 2802866.
Said easement affects Lot 2, Block 1, SOUTHTOWN SHOPPING CENTER 2ND ADDITION (1800 American Boulevard W Parcel) and does not affect the surveyed property. Said easement is depicted hereon for reference.

ITEM 21: Easement for sanitary sewer purposes for the benefit of Lot 1, Block 1, Sam and Estelle Rosenberg 1st Addition, as contained in Quit Claim Deed dated February 5, 1975, recorded February 13, 1975, as Document No. 4128452. Amended by Amendment No. 1 to Easement Agreement dated December 22, 1995, recorded December 27, 1995, as Document No. 6516750, and by Amendment No. 2 to Easement Agreement dated March 13, 1996, recorded March 15, 1996, as Document No. 6549984.
Said easement per Doc. No. 6549984 affects the surveyed property and is depicted hereon.

ITEM 22: Easement for utility and traffic signal purposes in favor of the City of Bloomington, as contained in Quit Claim Deed dated April 1, 1981, recorded May 8, 1981, as Document No. 4641980.
Said easement affects Lot 1, Block 1, SOUTHTOWN SHOPPING CENTER 4TH ADDITION (7901 Penn Avenue S Parcel) and does not affect the surveyed property. Said easement is depicted hereon for reference.

ITEM 23: Easement for sanitary sewer in favor of Steak and Ale of Minnesota, Inc., as contained in Easement Agreement dated December 16, 1981, recorded June 3, 1982, as Document No. 4720041.
Said easement affects the surveyed property and is depicted hereon.

SURVEY ITEMS PER SCHEDULE B:

ITEM 24: Utility easement in favor of the City of Bloomington, as contained in Quit Claim Deed dated October 17, 1966, recorded February 14, 1967, in Book 2579 of Deeds, page 525, as Document No. 3645185.
Said easement affects the surveyed property and is depicted hereon. The temporary easements contained in said document expired on October 1, 1967.

ITEM 25: Easement for sidewalk and bikeway purposes in favor of the City of Bloomington, as contained in Easement dated July 23, 1982, recorded August 5, 1982, as Document No. 4732298.
Said easement is fully embraced within the right of way of American Boulevard West (FKA West 80th Street) and does not affect the surveyed property. No plottable items to depict.

ITEM 26: Easement for utility and traffic control device purposes in favor of the City of Bloomington, as contained in Easement dated October 4, 1989, recorded November 8, 1989, as Document No. 5593085.
Said easement affects the surveyed property and is depicted hereon.

ITEM 27: Easement for ingress and egress for the benefit of part of Lot 1, Block 1, Southtown Shopping Center, as contained in Access Easement Agreement (North) dated December 24, 1991, recorded December 24, 1991, as Document No. 5858330. Amended by Amendment No. 1 to Access Easement Agreement (North) dated December 28, 1995, recorded December 28, 1995, as Document No. 6517340.
Said easement benefits Lot 1, Block 1, SOUTHTOWN SHOPPING CENTER 4TH ADDITION (7901 Penn Avenue S Parcel). Said easement affects the surveyed property and is depicted hereon.

ITEM 28: Easement for ingress and egress for the benefit of part of Lot 1, Block 1, Southtown Shopping Center, as contained in Access Easement Agreement (South) dated December 24, 1991, recorded December 24, 1991, as Document No. 5858331. Amended by Amendment No. 1 to Access Easement Agreement (South) dated December 28, 1995, recorded December 28, 1995, as Document No. 6517341.
Said easement benefits Lot 1, Block 1, JIFFY LUBE ADDITION (7999 Penn Avenue S Parcel). Said easement affects the surveyed property and is depicted hereon.

ITEM 29: Easement for parking motor vehicles for the benefit of Lot 2, Block 1, Southtown Shopping Center 2nd Addition, as contained in Declaration of Parking Easement dated December 24, 1991, recorded December 24, 1991, as Document No. 5858332.
Said easement affects the surveyed property and is depicted hereon.

ITEM 30: Easement for ingress and egress for the benefit of Lot 2, Block 1, Southtown Shopping Center 2nd Addition, as contained in Declaration of Access Easement dated December 24, 1991, recorded December 24, 1991, as Document No. 5858329.
Said easement affects the surveyed property and is depicted hereon.

ITEM 31: Easements for street purposes, for sidewalk and bikeway purposes, for sidewalk, bikeway and utility purposes, for sidewalk, bikeway, utility and traffic control device purposes, and for traffic control device purposes, all in favor of the City of Bloomington, as contained in Easement dated December 24, 1991, recorded December 24, 1991, as Document No. 5858333.
The easements contained in said document that affect the surveyed property are depicted hereon. All other easements that are embraced within dedicated rights of way do not affect the surveyed property and are not depicted hereon.

ITEM 32: Easement for sidewalk, bikeway, traffic signal, and transportation facility purposes in favor of the City of Bloomington, as contained in Easement dated December 28, 1995, recorded December 28, 1995, as Document No. 6517342.
Said easement affects the surveyed property and is depicted hereon.

ITEM 33: Easement for sidewalk, utility and traffic control device purposes in favor of the City of Bloomington, as contained in Easement dated June 13, 1996, recorded June 14, 1996, as Document No. 6589698.
Said easement affects the surveyed property and is depicted hereon.

ITEM 34: Terms and conditions of Development Agreement dated December 18, 1995, recorded December 21, 1995, as Document No. 6514891. Amended by First Amendment to Development Agreement dated August 3, 2015, recorded August 28, 2015, as Document No. A10232457.
Said agreement affects the surveyed property. No plottable items to depict.

ITEM 35: Terms and conditions of Planned Development Agreement dated October 21, 1991, recorded December 23, 1991, as Document No. 5858292.
Said agreement affects the surveyed property. No plottable items to depict.

ITEM 36: Terms and conditions of Ordinance No. 2000–24, a certified copy of which was recorded October 3, 2000, as Document No. 7362933.
Said ordinance adopts an official map identifying portions of parcels needed for the Penn Avenue interchange. Said ordinance only identifies areas, but no acquisition process was executed through this ordinance. No plottable items to depict.

ITEM 37: Permanent easement for wall maintenance purposes, limitation of access to Interstate Highway No. 494 and/or Southtown Drive, and limitation of access to Penn Avenue South, all acquired by the City of Bloomington in condemnation, as evidenced of record by Final Certificate dated November 18, 2002, recorded November 20, 2002, as Document No. 7865761.
Said wall maintenance easement affects the surveyed property and is depicted hereon. Said limitations of access to Interstate Highway 494 and Penn Avenue affect the surveyed property. The locations of said limitations of access are depicted hereon.

ITEM 38: Permanent easements for sidewalk, bikeway and utility purposes and for utility and traffic signal facility purposes acquired by the City of Bloomington in condemnation, as evidenced of record by Final Certificate dated February 24, 2004, recorded February 26, 2004, as Document No. 8300361.
Said easement affects the surveyed property and is depicted hereon.

ITEM 39: Covenant Not to Compete in favor of McDonald's Corporation dated May 17, 1996, recorded May 20, 1996, as Document No. 6576737.
Said covenant affects the surveyed property. No plottable items to depict.

ITEM 40: Lease by and between Southtown Center, Inc., a Minnesota corporation, as Landlord, and Montgomery Ward & Co., Incorporated, an Illinois corporation, dated July 10, 1957, recorded March 20, 1958, in Book 799 of Misc., page 366, as Document No. 3109440. Amended by Supplemental Agreement dated February 26, 1960, recorded May 31, 1960, in Book 860 of Misc., page 542, as Document No. 3235012, by Supplemental Agreement dated June 23, 1960, recorded September 12, 1960, in Book 869 of Misc., page 597, as Document No. 3251411, by Supplemental Agreement dated August 10, 1960, recorded January 9, 1961, in Book 879 of Misc., page 5, as Document No. 3272347, and by Supplemental Agreement dated January 7, 1966, recorded April 26, 1966, in Book 1037 of Misc., page 107, as Document No. 3600965. Tenant's interest assigned to G.R. Herberger's, Inc., a Delaware corporation, by Assignment of Lease and Assumption Agreement dated October 29, 1998, recorded November 2, 1998, as Document No. 6995929. As affected by Subordination, Non– Disturbance and Attornment Agreement dated June 9, 2016, recorded June 22, 2016, as Document No. A10325927.

ITEM 41: Unrecorded sublease dated July 7, 1989, by and between Montgomery Ward & Co., Incorporated, as Landlord, and Toys "R" Us, Inc., a Delaware corporation, as Tenant, as evidenced of record by Memorandum of Lease dated July 7, 1989, recorded August 29, 1989, as Document No. 5568236.

SURVEY ITEMS PER SCHEDULE B:

ITEM 42: Lease by and between Kraus–Anderson, Incorporated, a Minnesota corporation, as Landlord, and Minnesota Fabrics, Inc., a Minnesota corporation, as Tenant, dated July 26, 1991, recorded September 27, 1991, as Document No. 5829451. Amended by unrecorded letter agreement dated August 12, 1996, as to Tenant, and August 30, 1996, as to Landlord, and by unrecorded Amendment No. 2 to Lease dated May 17, 2001, as evidenced of record by Memorandum of Amendment No. 2 to Lease by and between Kraus–Anderson, Incorporated, a Minnesota corporation, as Landlord, and Hancock Fabrics, Inc., a Delaware corporation, successor by merger to Minnesota Fabrics, Inc., a Minnesota corporation, as Tenant, dated May 17, 2001, recorded June 12, 2001, as Document No. 7486492. Amended by Memorandum of Amendment No. 3 dated August 26, 2010, recorded September 13, 2010, recorded September 13, 2010, as Document No. A9558774.

ITEM 43: Unrecorded Ground Lease dated February 5, 1996, amended May 8, 1996, by and between Kraus–Anderson, Incorporated, a Minnesota corporation, as Landlord, and McDonald's Corporation, a Delaware corporation, as Tenant, as evidenced of record by Memorandum of Lease dated May 8, 1996, recorded May 20, 1996, as Document No. 6576736. Supplemented by Supplement to Lease dated August 29, 1996, recorded February 13, 1997, as Document No. 6699722.
Said lease affects the surveyed property. The location of the described lease area is depicted hereon.

ITEM 44: Unrecorded lease dated January 16, 1996, by and between Kraus–Anderson, Incorporated, a Minnesota corporation, as Landlord, and Kohl's Department Stores, Inc., a Delaware corporation, as Tenant, as evidenced of record by Memorandum of Lease dated May 15, 1996, recorded May 23, 1996, as Document No. 6578521.

ITEM 45: Unrecorded lease dated September 6, 1995, by and between Kraus–Anderson, Incorporated, a Minnesota corporation, as Landlord, and Norstar Bagel Bakeries, Inc., a Minnesota corporation, as Tenant, as evidenced of record by Memorandum of Lease dated June 5, 1996, recorded June 26, 1996, as Document No. 6597726. The Tenant's interest was collaterally assigned to Banknorth, National Association, by Collateral Assignment of Lease dated January 30, 2004, recorded September 16, 2004, as Document No. 8438503.

ITEM 46: Unrecorded Agreement of Lease dated May 5, 1997, by and between Kraus–Anderson, Incorporated, a Minnesota corporation, as Landlord, and Bed Bath & Beyond Inc., a New York corporation, as Tenant, as evidenced of record by Memorandum of Lease dated May 5, 1997, recorded May 27, 1997, as Document No. 6738116. As affected by Subordination, Nondisturbance and Attornment Agreement dated June 9, 2016, recorded June 9, 2016, as Document No. A10320702. As affected by Amendment to Memorandum of Lease dated March 23, 2017, recorded August 23, 2017, as Document No. A1047644.

ITEM 47: Unrecorded lease dated October 1, 1996, as amended by lease amendments dated June 11, 1997, and March 18, 1998, by and between Kraus–Anderson, Incorporated, a Minnesota corporation, as Landlord, and AMF Bowling Centers, Inc., a Virginia corporation, as Tenant, as evidenced of record by Short Form Lease dated May 28, 1998, recorded July 16, 1998, as Document No. 6930986. As affected by Subordination, Nondisturbance and Attornment Agreement dated June 9, 2016, recorded June 9, 2016, as Document No. A10320701.

ITEM 48: Unrecorded Shopping Center Lease Agreement dated June 30, 2004, by and between Kraus–Anderson, Incorporated, a Minnesota corporation, as Landlord, and Apple American Limited Partnership of Minnesota, a Minnesota limited partnership, as Tenant. As affected by Landlord Agreement dated October 27, 2010, recorded November 8, 2010, as Document No. A9582679.

ITEM 49: Unrecorded Leases in favor of Panda Express, Inc., a California corporation, Tenant, as evidenced by Subordination, Non–Disturbance and Attornment Agreement dated September 17, 2010, recorded October 10, 2010, as Document No. A9573969.

ITEM 50: Mortgage and Security Agreement and Fixture Financing Statement dated June 9, 2016, recorded June 9, 2016, as Document No. A10320698, between Kraus–Anderson, Incorporated, a Minnesota corporation, Mortgagor, and Thrivent Financial for Lutherans, Mortgagor, in the original amount of $20,000,000.00.

ITEM 51: Assignment of Leases and Rents dated June 9, 2016, recorded June 9, 2016, as Document No. A10320699, between Kraus–Anderson, Incorporated, a Minnesota corporation, Assignor, and Thrivent Financial for Lutherans, Assignee.

ITEM 52: Unrecorded Lease between Kraus–Anderson, Incorporated, Landlord, and TJX Companies, Inc., Tenant, as evidenced by Short Form Lease Agreement dated November 5, 1982, recorded February 3, 1983, as Document No. 4770020. As amended by First Amendment to Short Form Lease dated November 5, 1991, recorded December 23, 1991, as Document No. 5858291. As affected by Subordination, Non–Disturbance and Attornment Agreement dated June 15, 2016, recorded June 20, 2016, as Document No. A10324930.

ITEM 53: Terms and conditions of a Lease between Kraus–Anderson, Incorporated, a Minnesota corporation, Lessor, and Verizon Wireless, Lessee, as evidenced by Memorandum of Lease Supplement dated November 21, 2016, recorded November 28, 2016, as Document No. A10385060.
Said lease affects the surveyed property. The location of said lease is not described and the approximate locations of the utility centerline and pole are depicted hereon.

There are time limit terms associated with said lease that involve renewal processes. See document for more information

ITEM 54: Terms and conditions of a Lease between Kraus–Anderson, Incorporated, a Minnesota corporation, Lessor, and Verizon Wireless, Lessee, as evidenced by Memorandum of Lease Supplement dated November 21, 2016, recorded November 28, 2016, as Document No. A10385093.
Said lease affects the surveyed property. The location of said lease is not described and its approximate locations of the utility centerline and pole are depicted hereon.

There are time limit terms associated with said lease that involve renewal processes. See document for more information.

ITEM 55: Terms and conditions of Conditional User Permit as contained in Planning Commission Resolution No. 2017–1 dated January 12, 2017, recorded February 15, 2017, as Document No. A10413528.
Said conditional use permit affects the surveyed property. No plottable items to depict.

ITEM 56: Easements in favor of the City of Bloomington as contained in Easement dated April 24, 2019, recorded May 23, 2019, as Document No. A10661199.
Said easement affects the surveyed property and is depicted hereon.

ITEM 57: Easements in favor of the Metropolitan Council as contained in Final Certificate dated March 29, 2022, recorded April 20, 2022, as Document No. 11099706.
Said easements affect the surveyed property and depicted hereon. The temporary easements contained in said document expired on June 30, 2021.

ITEM 58: Easements in favor of Minnesota Department of Transportation as contained in Temporary Easement Agreement dated December 29, 2023, recorded January 2, 2024, as Document No. 11254904.
Said temporary easement affects the surveyed property and is depicted hereon. Said temporary easement expires December 1, 2028.

ITEM 59: Rights of tenants under unrecorded leases.

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket Nos. 241142101 & 241141957.

ARVIG
AT&T TRANSMISSION
BEST BUY COMPANY
CENTER POINT ENERGY
CITY OF BLOOMINGTON UTILITIES
CITY OF BLOOMINGTON TRAFFIC
CITY OF RICHFIELD
COMCAST
CENTURYLINK – CTLQL
CONSOLIDATED COMMUNICATIONS I
HENNEPIN COUNTY PUBLIC WORKS
METRO TRANSIT FACILITIES
MCI
MNDOT
SPRINT/COGENT COMMUNICATIONS
VERIZON WIRELESS
XCEL ENERGY
ZAYO BANDWIDTH

PRELIMINARY PLAT FOR:
Kimley Horn & Associates, Inc.

EXISTING LEGAL DESCRIPTION:

Lot 1, Block 1, Southtown Shopping Center 3rd Addition, Hennepin County, Minnesota.

Abstract Property.

PROPOSED LEGAL DESCRIPTIONS:

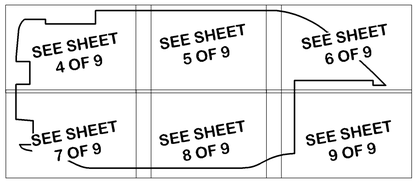
Lot 1, Lot 2, Lot 3 & Lot 4, Block 1, SOUTHTOWN SHOPPING CENTER 5TH ADDITION, Hennepin County, Minnesota.

PROPOSED LOT SUMMARY:

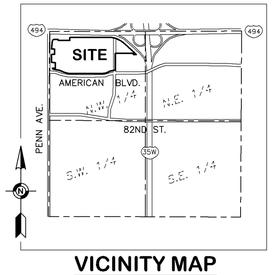
Lot 1, Block 1:	21.5870 Acres	940,329 Square Feet
Lot 2, Block 1:	4.6414 Acres	202,180 Square Feet
Lot 3, Block 1:	5.4063 Acres	235,497 Square Feet
Lot 4, Block 1:	5.3081 Acres	231,222 Square Feet
Total:	36.9428 Acres	1,609,228 Square Feet

SHEET LAYOUT DETAIL:

SEE SHEETS 3 THROUGH 8 FOR SITE IMPROVEMENTS



SECTION 04, T 27 N, R 24 W



VICINITY MAP

NO SCALE

CERTIFICATION:

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.

Date of survey: May 15, 2024.
Date of signature: June 14, 2024.

Eric A. Roeser
Minnesota License No. 47476
eroeser@efnsurvey.com

FIELD BOOK	PAGE

DRAWING NAME: 39947 2024 Preliminary Plat.dwg
JOB NO. 39947
FILE NO.

FIELDWORK CHIEF: AV
DRAWN BY: DAV, CAT
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/06/27	REVISED PROPOSED PROPERTY LINES

PRELIMINARY PLAT
OF
SOUTHTOWN SHOPPING CENTER 5TH ADDITION

SURVEY FOR:
Kimley Horn & Associates, Inc.

PROPERTY ADDRESS:
7803 Penn Avenue South
Bloomington, Minnesota 55431

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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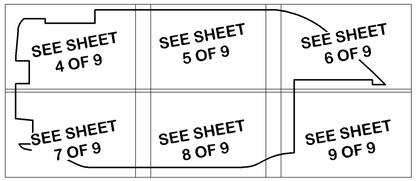
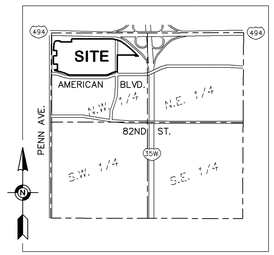
PL202400102

SHEET LAYOUT DETAIL:

SEE SHEETS 4 THROUGH 9 FOR SITE IMPROVEMENTS



SECTION 04, T 27 N, R 24 W



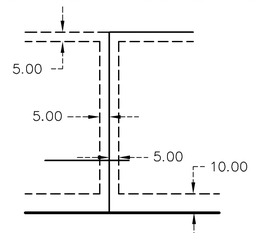
VICINITY MAP
NO SCALE

GENERAL SURVEY NOTES:

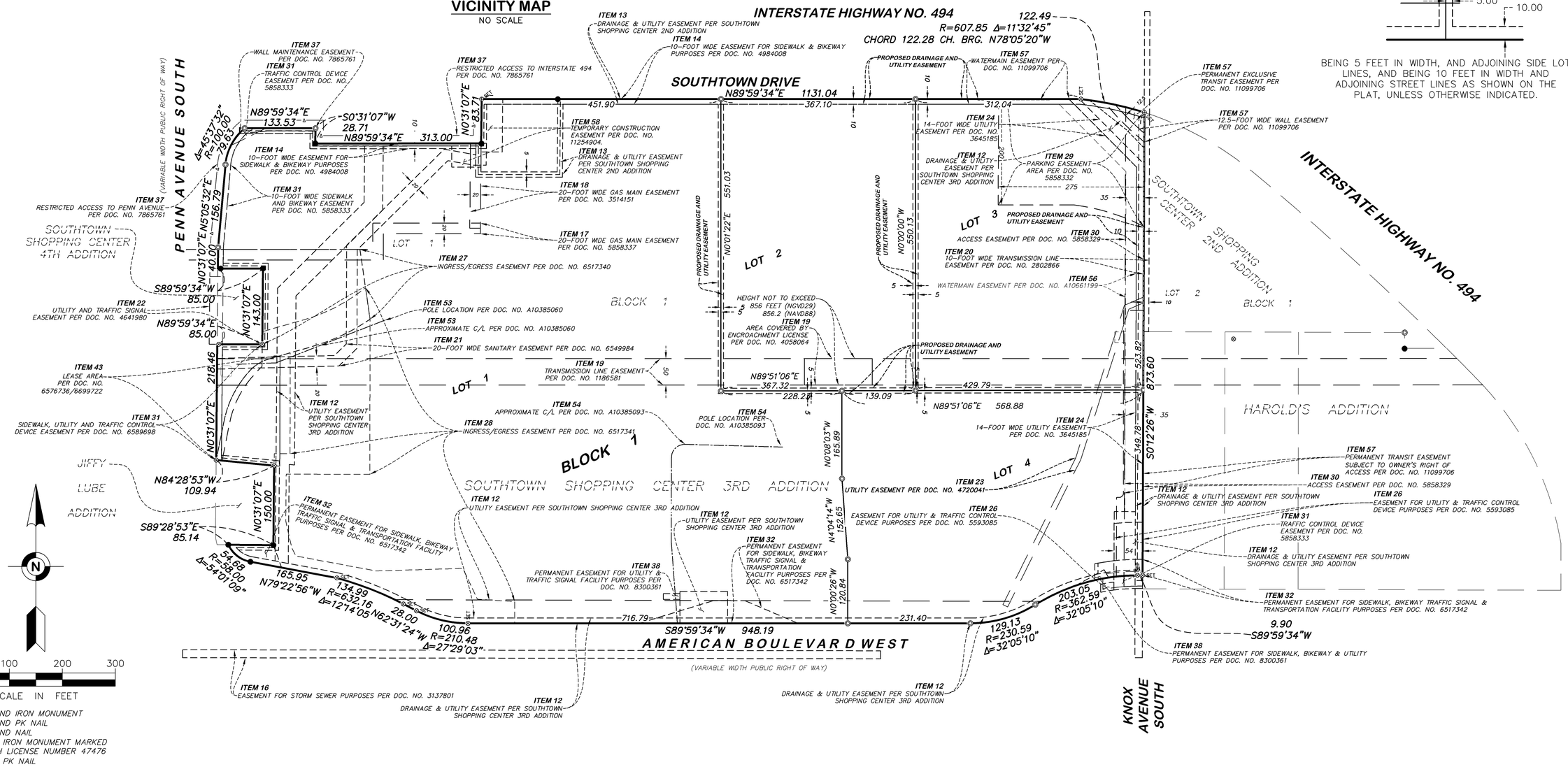
1. The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83–2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company National Commercial Services, Commitment No. NCS–1218137–MPLS dated April 29, 2024 at 7:30 AM.
3. The surveyed property has direct access to Penn Avenue, Southtown Drive & American Boulevard West, all being public right of ways.
4. The angular rotation measured clockwise from record bearings depicted on the plat of Southtown Shopping Center 3rd Addition to this survey is 00 degrees 07 minutes 10 seconds.

PRELIMINARY PLAT FOR:
Kimley Horn & Associates, Inc.

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.



FIELD BOOK	PAGE

DRAWING NAME: 39947 2024 Preliminary Plat.dwg
JOB NO. 39947
FILE NO.

FIELDWORK CHIEF: AV
DRAWN BY: DAV, CAT
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/06/27	REVISED PROPOSED PROPERTY LINES

PRELIMINARY PLAT
OF
SOUTHTOWN SHOPPING CENTER 5TH ADDITION

SURVEY FOR:

Kimley Horn & Associates, Inc.

PROPERTY ADDRESS:

7803 Penn Avenue South
Bloomington, Minnesota 55431

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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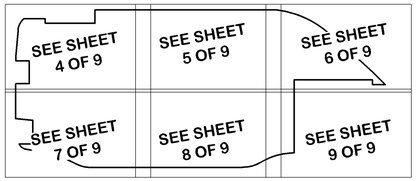
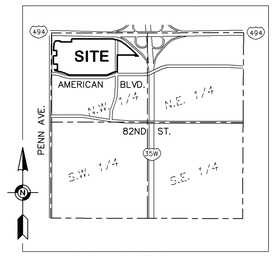
PL202400102

SHEET LAYOUT DETAIL:

SEE SHEETS 4 THROUGH 9 FOR SITE IMPROVEMENTS



SECTION 04, T 27 N, R 24 W



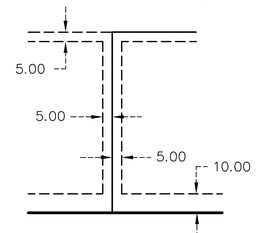
VICINITY MAP
NO SCALE

GENERAL SURVEY NOTES:

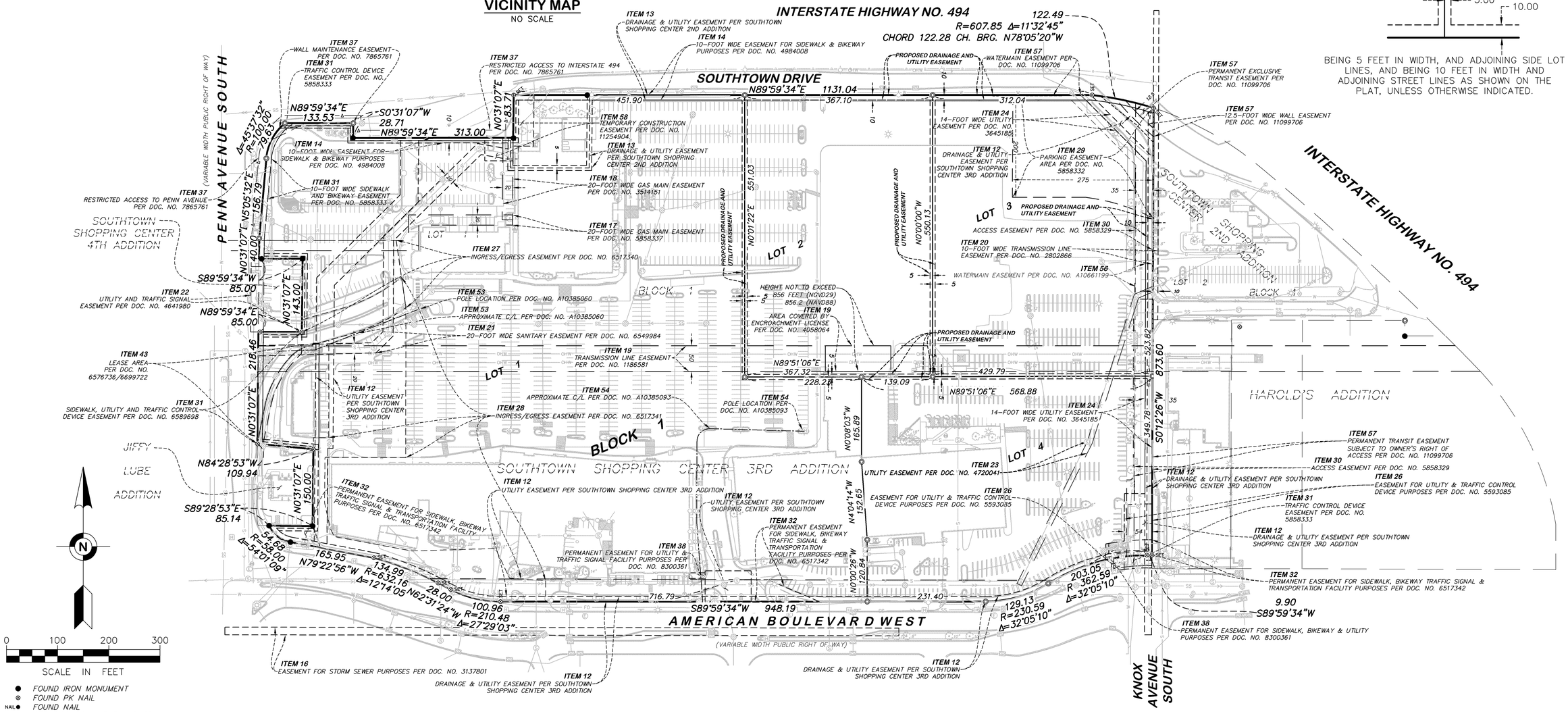
1. The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83–2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company National Commercial Services, Commitment No. NCS–1218137–MPLS dated April 29, 2024 at 7:30 AM.
3. The surveyed property has direct access to Penn Avenue, Southtown Drive & American Boulevard West, all being public right of ways.
4. The angular rotation measured clockwise from record bearings depicted on the plat of Southtown Shopping Center 3rd Addition to this survey is 00 degrees 07 minutes 10 seconds.

PRELIMINARY PLAT FOR:
Kimley Horn & Associates, Inc.

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.



FIELD BOOK	PAGE

DRAWING NAME: 39947 2024 Preliminary Plat.dwg
JOB NO. 39947
FILE NO.

FIELDWORK CHIEF: AV
DRAWN BY: DAV
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/06/27	REVISED PROPOSED PROPERTY LINES

PRELIMINARY PLAT
OF
SOUTHTOWN SHOPPING CENTER 5TH ADDITION

SURVEY FOR:

Kimley Horn & Associates, Inc.

PROPERTY ADDRESS:

7803 Penn Avenue South
Bloomington, Minnesota 55431

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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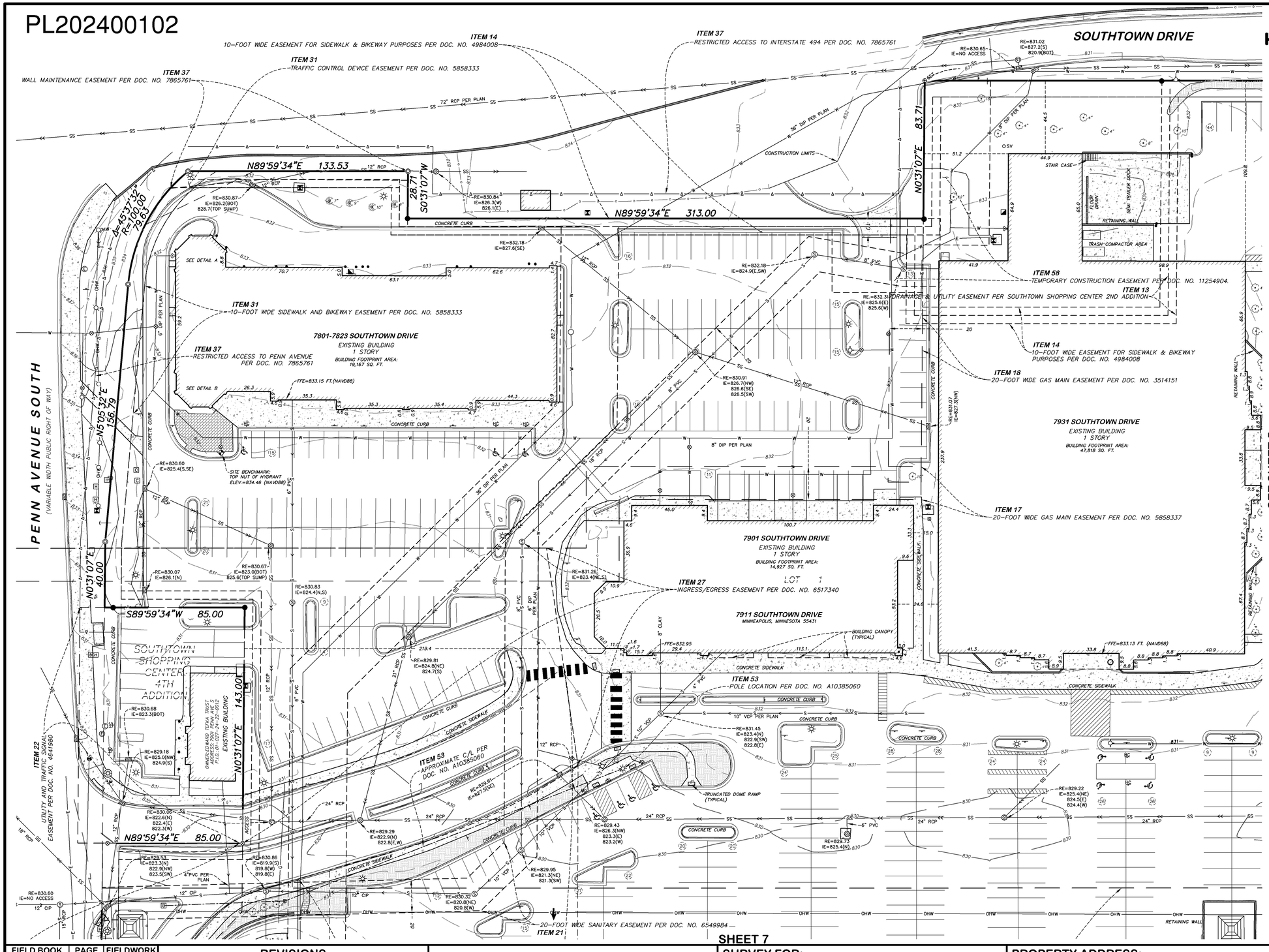
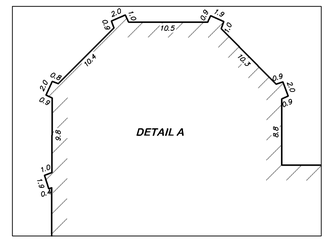
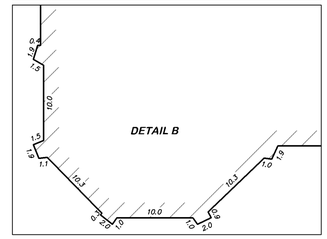
PL202400102

PRELIMINARY PLAT FOR:
Kimley Horn & Associates, Inc.







LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- POST INDICATOR VALVE
- ELECTRIC BOX
- LIGHT
- SEMAPHORE
- COMMUNICATION BOX
- GAS METER
- SIGN
- PEDESTRIAN POST
- BOLLARD
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND GAS
- EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE SURFACE
- RETAINING WALL
- * INVERT MEASUREMENT NOT ACCESSIBLE. ELEVATIONS SHOWN PER RECORD DRAWINGS.

0 30 60 90

SCALE IN FEET

- FOUND IRON MONUMENT
- FOUND PK NAIL
- FOUND NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET PK NAIL

SHEET 7

FIELD BOOK	PAGE

DRAWING NAME: 39947 2024 Preliminary Plat.dwg
JOB NO. 39947
FILE NO.

FIELDWORK CHIEF: AV
DRAWN BY: DAV
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/06/27	REVISED PROPOSED PROPERTY LINES

PRELIMINARY PLAT
OF
SOUTHTOWN SHOPPING CENTER 5TH ADDITION

SURVEY FOR:

Kimley Horn & Associates, Inc.

PROPERTY ADDRESS:

7803 Penn Avenue South
Bloomington, Minnesota 55431

Egan, Field & Nowak, Inc.
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
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land surveyors since 1872

PL202400102

SOUTHTOWN SHOPPING CENTER 5TH ADDITION

C.R. DOC. NO. _____

KNOW ALL BY THESE PRESENTS: That Kraus–Anderson, Incorporated, a Minnesota corporation, owner of the following described property:

Lot 1, Block 1, Southtown Shopping Center 3rd Addition, Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as SOUTHTOWN SHOPPING CENTER 5TH ADDITION, and does hereby dedicate to the public for public use the drainage and utility easements created by this plat.

In witness whereof said Kraus–Anderson, Incorporated, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____ , 20___.

Signed: Kraus–Anderson, Incorporated, a Minnesota corporation,

BY _____ , _____ of Kraus–Anderson, Incorporated, a Minnesota corporation.

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____ , 20___ , by _____ , _____ of Kraus–Anderson, Incorporated, a Minnesota corporation.

_____
Signature of Notary

_____
Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

I Eric A. Roeser 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 _____ , 20___.

_____
Eric A. Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20___ , by Eric A. Roeser, a Licensed Land Surveyor.

_____
Signature of Notary

_____
Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA

This plat of SOUTHTOWN SHOPPING CENTER 5TH ADDITION was approved and accepted by the City Council of the City of Plymouth, Minnesota at a regular meeting thereof held

this _____ day of _____ , 20___ , 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 _____ , Clerk

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 _____ , 20___.

Daniel Rogan, County Auditor By _____ , Deputy

SURVEY DIVISION
Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____ , 20___.

Chris F. Mavis, County Surveyor By _____

COUNTY RECORDER
Hennepin County, Minnesota

I hereby certify that the within plat of KATE LORRAINE was recorded in this office this _____ day of _____ , 20___ , at o'clock__.M.

Amber Bougie, County Recorder By _____ , Deputy

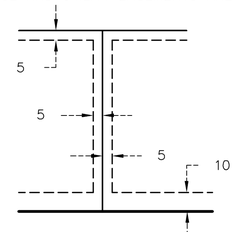
Egan, Field & Nowak, Inc.
land surveyors since 1872

PL202400102

SOUTHTOWN SHOPPING CENTER 5TH ADDITION

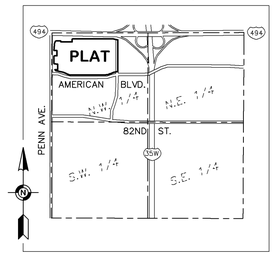
C.R. DOC. NO. _____

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.

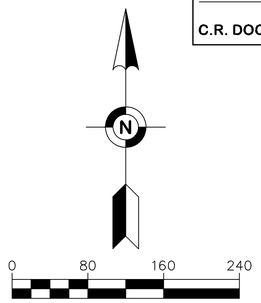
SECTION 04, T 27 N, R 24 W



VICINITY MAP
NO SCALE

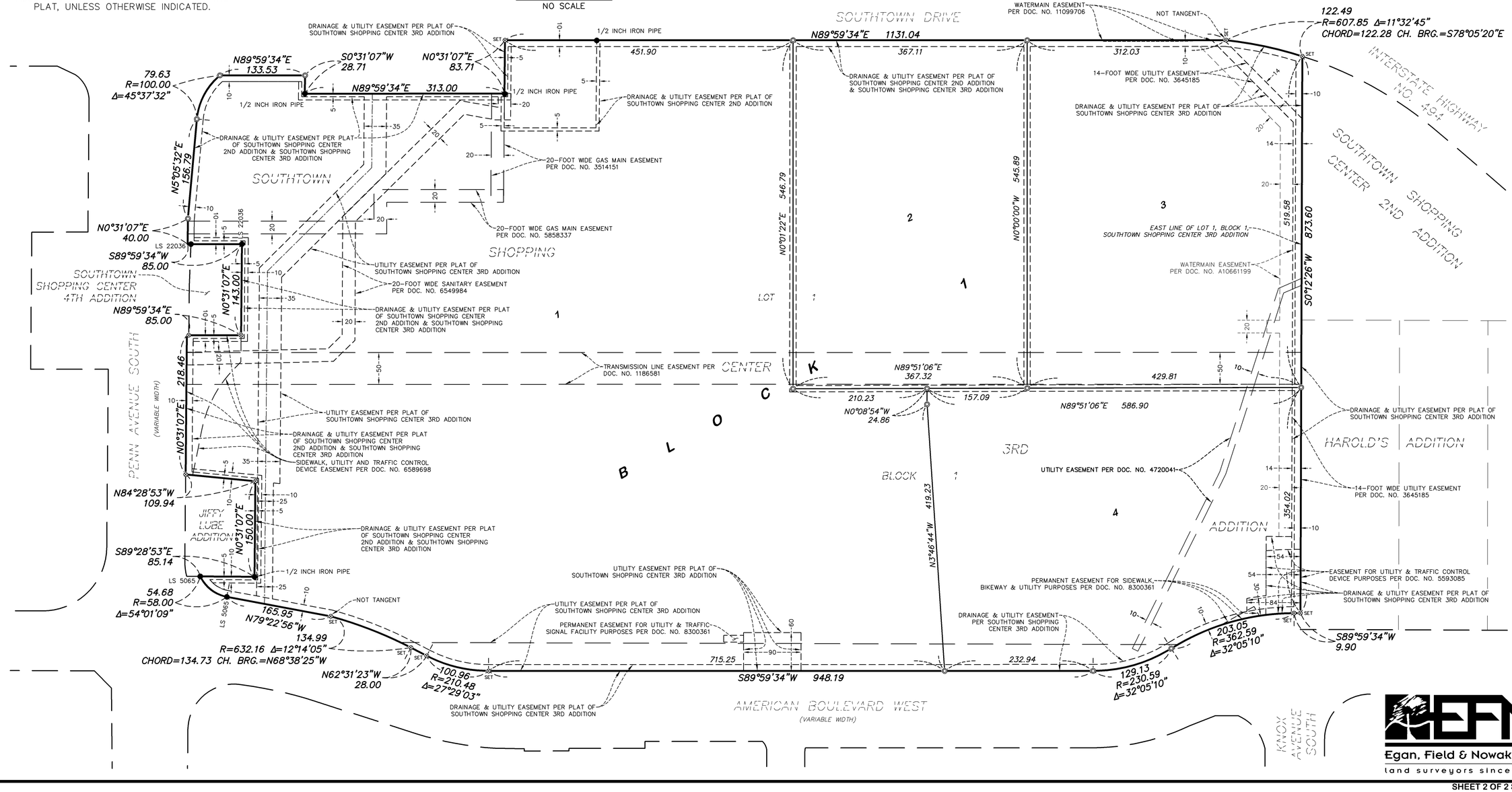
- ● DENOTES FOUND MONUMENT AS NOTED
- ⊗ DENOTES FOUND PK NAIL, UNLESS OTHERWISE NOTED
- ◎ DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 47476
- ⊗ SET DENOTES SET PK NAIL

INTERSTATE HIGHWAY NO. 494
(VARIABLE WIDTH)



SCALE IN FEET
1 INCH = 80 FEET

THE EAST LINE OF LOT 1, BLOCK 1, SOUTHTOWN SHOPPING CENTER 3RD ADDITION, HENNEPIN COUNTY, MINNESOTA IS ASSUMED TO BEAR SOUTH 00 DEGREES 12 MINUTES 26 SECONDS WEST



Egan, Field & Nowak, Inc.
land surveyors since 1872