

EXISTING LEGAL DESCRIPTIONS:

Parcel 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 and except that part shown as Parcel 332 on Minnesota Department of Transportation Right of Way Plat No. 27-238.

AND

Parcel 2:
Lot 1, Block 1, A. G. BOGEN'S PORTLAND AVENUE ADDITION except that part shown as Parcel 333D on Minnesota Department of Transportation Right of Way Plat Numbered 27-238.

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 56,576 square feet.

PROPOSED AREA:

Site Area Lot 1, Block 1, LAS CUATRO MILPAS equals 56,576 square feet = 1.299 acres.

NOTES CORRESPONDING TO EASEMENTS:

- (10) Easements for utilities and drainage as shown on the recorded plat.
(Parcel 2) (AS SHOWN ON SURVEY)
- (11) Easement for utility purposes set forth in Quit Claim Deed in favor of the Village of Bloomington filed December 19, 1961 as Document No. T679154. (Parcel 2) (AS SHOWN ON SURVEY)
12. Final Certificate in favor of the State of Minnesota for Highway purposes filed November 8, 1963 as Document No. T747524. (Parcel 1 and 2) (NOT ON OR TOUCHING SURVEYED PROPERTY)
- (13) Final Certificate in favor of the State of Minnesota for Highway purposes filed January 17, 1966 as Document No. T836078. (Parcel 1) (AS SHOWN ON SURVEY)
- (14) Easement in favor of the City of Bloomington for sidewalk purposes over the East ten feet set forth in Quit Claim Deed filed February 17, 1978, as Document No. T1260708. (Parcel 2) (AS SHOWN ON SURVEY)
15. Acknowledgment filed June 23, 2020, as Document No. T05719960 between J&B Holdings, LLC, McClure Properties LLC and Royal Credit Union. (Parcel 1) (NON-SURVEY MATTER)
16. 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. (Parcel 1) (NON-SURVEY MATTER)
17. 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. (Parcel 1) (NON-SURVEY MATTER)
18. UCC Fixture Financing Statement filed on October 7, 2021 as Document number T5884675, between J&B Holdings LLC, debtor, and Coulee Bank, secured party. (Parcel 1) (NON-SURVEY MATTER)
- (19) Declaration of Access and Underground Utility Easement filed March 17, 2022, as Document No. T5929796. (Parcel 2) (AS SHOWN ON SURVEY)
20. Mortgage dated March 16, 2022, filed March 17, 2022, as Document No. T5929798, executed by McClure Properties LLC to Royal Credit Union to secure an original amount of \$1,125,000.00. (Parcel 2) (NON-SURVEY MATTER)
21. Assignment of Rents dated March 16, 2022, filed March 17, 2022, as Document No. T5929799, executed by McClure Properties LLC to Royal Credit Union. (Parcel 2) (NON-SURVEY MATTER)
22. Terms and Conditions of Contract for Deed between McClure Properties LLC, Seller(s), and J&B Holdings LLC, Buyer(s), dated March 16, 2022, filed March 17, 2022, as Document No. T5929800. Original amount of contract is \$1,589,000.00. (Parcel 2) (NON-SURVEY MATTER)
23. Assignment of Land Sale Contract between McClure Properties LLC, grantor and Royal Credit Union, lender filed March 17, 2022, as Document No. T5930067. (Parcel 2) (NON-SURVEY MATTER)
- (24) Minnesota Department of Transportation Right of Way Plat No. 27-238 filed September 15, 2022 as Document No. T5972727. Temporary easement end date December 1, 2028. (Parcel 1 and 2) (AS SHOWN ON SURVEY)

SITE ADDRESS

415 and 431 East 78th Street
Bloomington, Minnesota 55420

OWNERS

J & B Holdings, LLC &
McClure Properties LLC

CONTACT

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

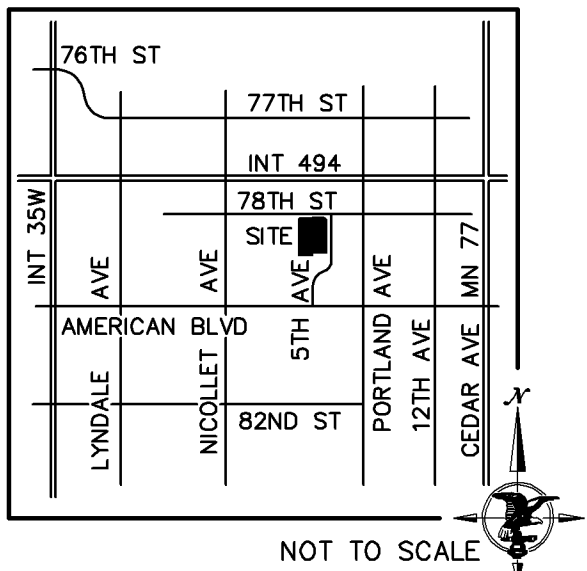
SURVEYOR

Harry S. Johnson Co., Inc.

CONTACT

Tom Hodorff (952) 884-5341
9063 Lyndale Avenue South,
Bloomington, Minnesota 55420

VICINITY MAP



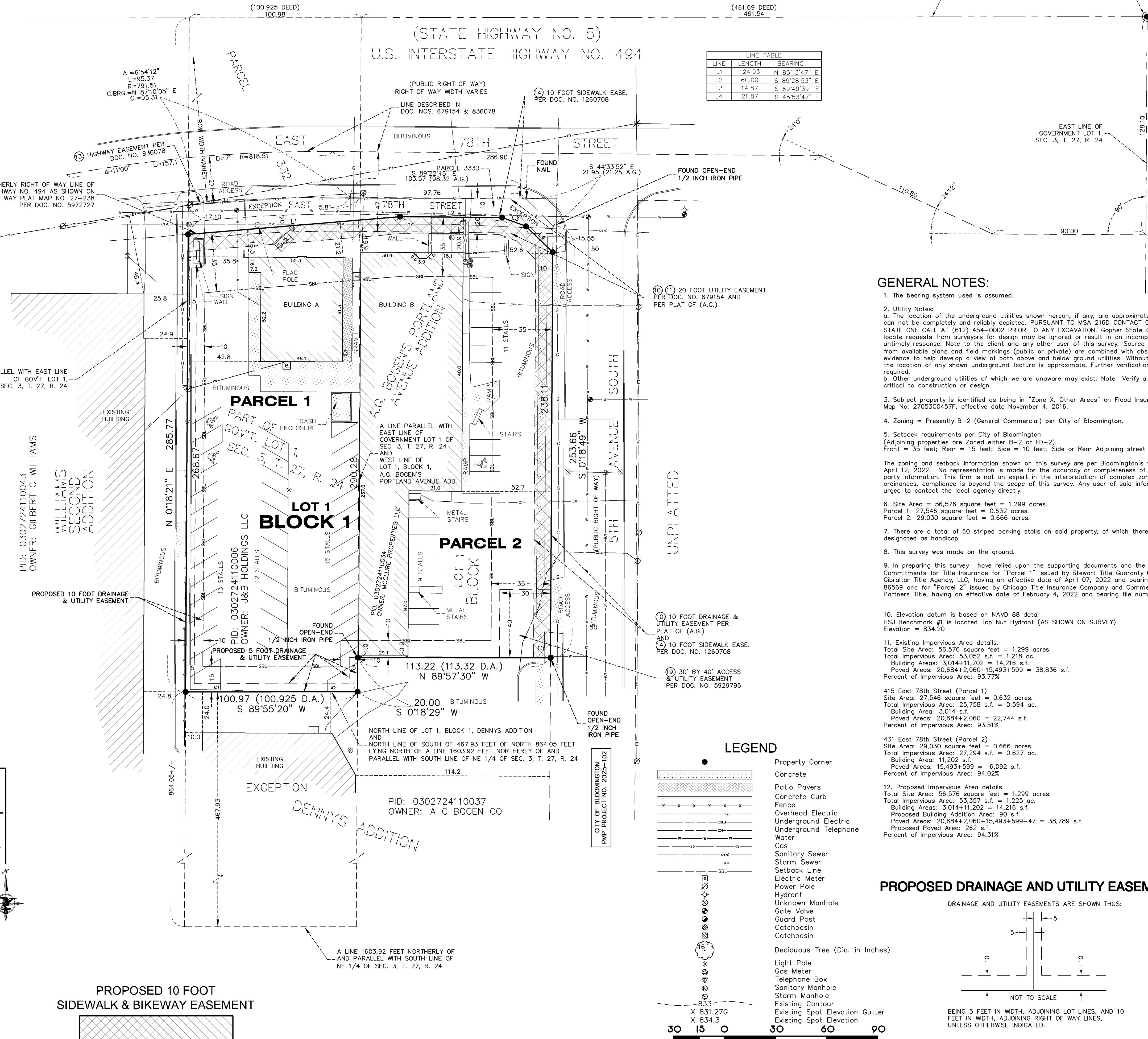
BUILDING DETAILS:

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

PL202400188
PL2024-188



GENERAL NOTES:

1. The bearing system used is assumed.
2. 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 21B0 CONTACT GOPHER STATE ONE CALL AT (812) 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.
3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27053C00457F, effective date November 4, 2016.
4. Zoning = Presently B-2 (General Commercial) per City of Bloomington.
5. 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.
6. Site Area = 56,576 square feet = 1.299 acres.
Parcel 1: 27,546 square feet = 0.632 acres.
Parcel 2: 29,030 square feet = 0.666 acres.
7. There are a total of 60 striped parking stalls on said property, of which there are 3 designated as handicap.
8. This survey was made on the ground.
9. 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: 56,576 square feet = 1.299 acres.
Total Impervious Area: 53,052 s.f. = 1.218 ac.
Building Area: 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: 93.77%

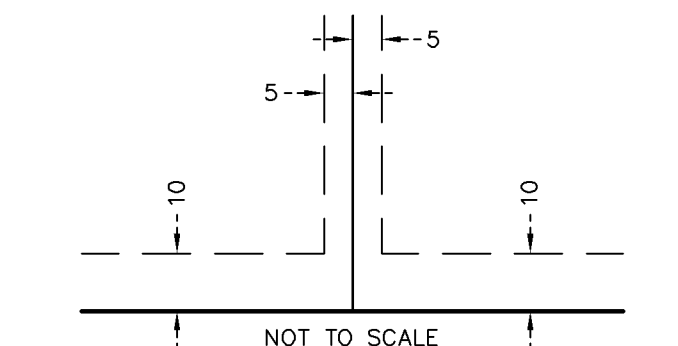
415 East 78th Street (Parcel 1)
Site Area: 27,546 square feet = 0.632 acres.
Total Impervious Area: 25,758 s.f. = 0.594 ac.
Building Area: 3,014 s.f.
Paved Areas: 20,684+2,060 = 22,744 s.f.
Percent of Impervious Area: 93.51%

431 East 78th Street (Parcel 2)
Site Area: 29,030 square feet = 0.666 acres.
Total Impervious Area: 27,294 s.f. = 0.627 ac.
Building Area: 11,202 s.f.
Paved Areas: 15,493+599 = 16,092 s.f.
Percent of Impervious Area: 94.02%

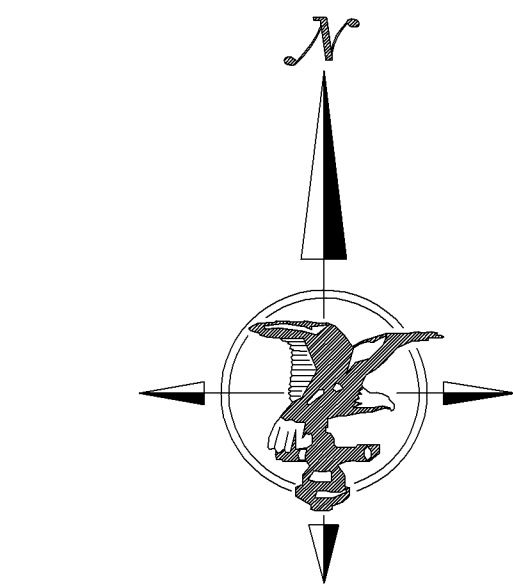
12. Proposed Impervious Area details.
Total Site Area: 56,576 square feet = 1.299 acres.
Total Impervious Area: 53,357 s.f. = 1.225 ac.
Building Area: 3,014+11,202 = 14,216 s.f.
Proposed Building Addition Area: 90 s.f.
Paved Areas: 20,684+2,060+15,493+599-47 = 38,789 s.f.
Proposed Paved Area: 262 s.f.
Percent of Impervious Area: 94.31%

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:	
11-16-22	new title & per comments
10-3-24	new description & per comments

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 &
MCCLURE PROPERTIES 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.hjsurveyors.com

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Sheet No.	1 OF 2

Parcel 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 and except that part shown as Parcel 332 on Minnesota Department of Transportation Right of Way Plat No. 27-238.

Parcel 2:
Lot 1, Block 1, A. G. BOGEN'S PORTLAND AVENUE ADDITION except that part shown
as Parcel 333D on Minnesota Department of Transportation Right of Way Plat
Numbered 27-238.

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

The total number of Lots is equal to 1, The total area is 56,576 square feet.

Site Area Lot 1, Block 1, LAS CUATRO MILPAS equals 56,576 square feet = 1.299 acres.

Property Corner

Concrete

Patio Pavers

Concrete Curb

Fence

Overhead Electric

Underground Electric

Underground Telephone

Water

Gas

Sanitary Sewer

Storm Sewer

Setback Line

Electric Meter

Power Pole

Hydrant

Unknown Manhole

Gate Valve

Guard Post

Catchbasin

Catchbasin

Deciduous Tree (Dia. in Inches)

Light Pole

Gas Meter

Telephone Box

Sanitary Manhole

Storm Manhole

Existing Contour

Existing Spot Elevation Gutter

Existing Spot Elevation

833

X 831.27G

X 834.3

30 15 0 30 60 90

SCALE IN FEET

[illegible]

1. The bearing system used is assumed.

2. Utility Notes:
a. The location of the underground utilities shown herein, if any, are approximate only and can not be completely and reliably depicted. PURSUANT TO ISA 2160 CONTACT Gopher STATE ONE CALL (811) 454-2020 PRIOR TO ANY EXCAVATION. Gopher State One Call location 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 determine the location of utilities. The location of utilities shown on the map 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.

3. Subject property is identified as being in "Zone X, Other Areas" on Flood Information Rate Map No. 27053C0457F, effective date November 4, 2016.

4. Zoning = Presently B-2 (General Commercial) per City of Bloomington.

5. Setback requirements per City of Bloomington
(Adjoining properties are Zoned either B-2 or FD-2).
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Parcel 2: 29,030 square feet = 0.666 acres.

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8. This survey was made on the ground.

9. In preparing this survey I have relied upon the supporting documents and the Commitment to Title Insurance by Stewart Title Guaranty Company and Guaranty Title Agency, LLC, having an effective date of October 30, 2022 and bearing file number 87263.

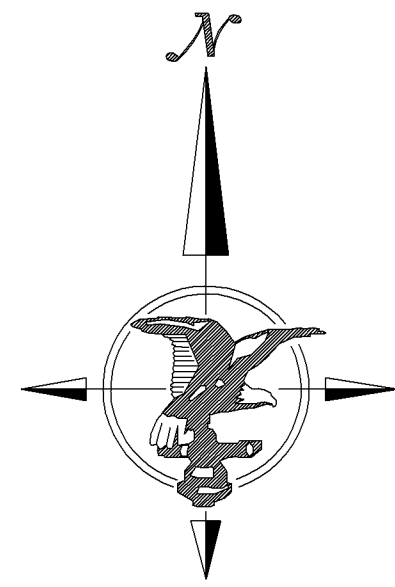
NOT TO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

5' 5'

NOT TO SCALE

BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 20 FEET IN WIDTH, ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED.



Date:	
11-16-22	new title & per comments
10-3-24	new descriptions & per comments

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

J & B HOLDINGS, LLC &
MCCLURE PROPERTIES LLC

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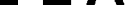
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R.T. DOC. NO. _____



Amber Bougie, Registrar of Titles By: _____ Deputy



HARRY S. JOHNSON
LAND SURVEYORS