

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

12/08/25 SURVEY ISSUED

PROFESSIONAL SIGNATURE

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.

 Dillon J. Tevis - PLS

License No. 62268
 Date 12/08/25

QUALITY CONTROL

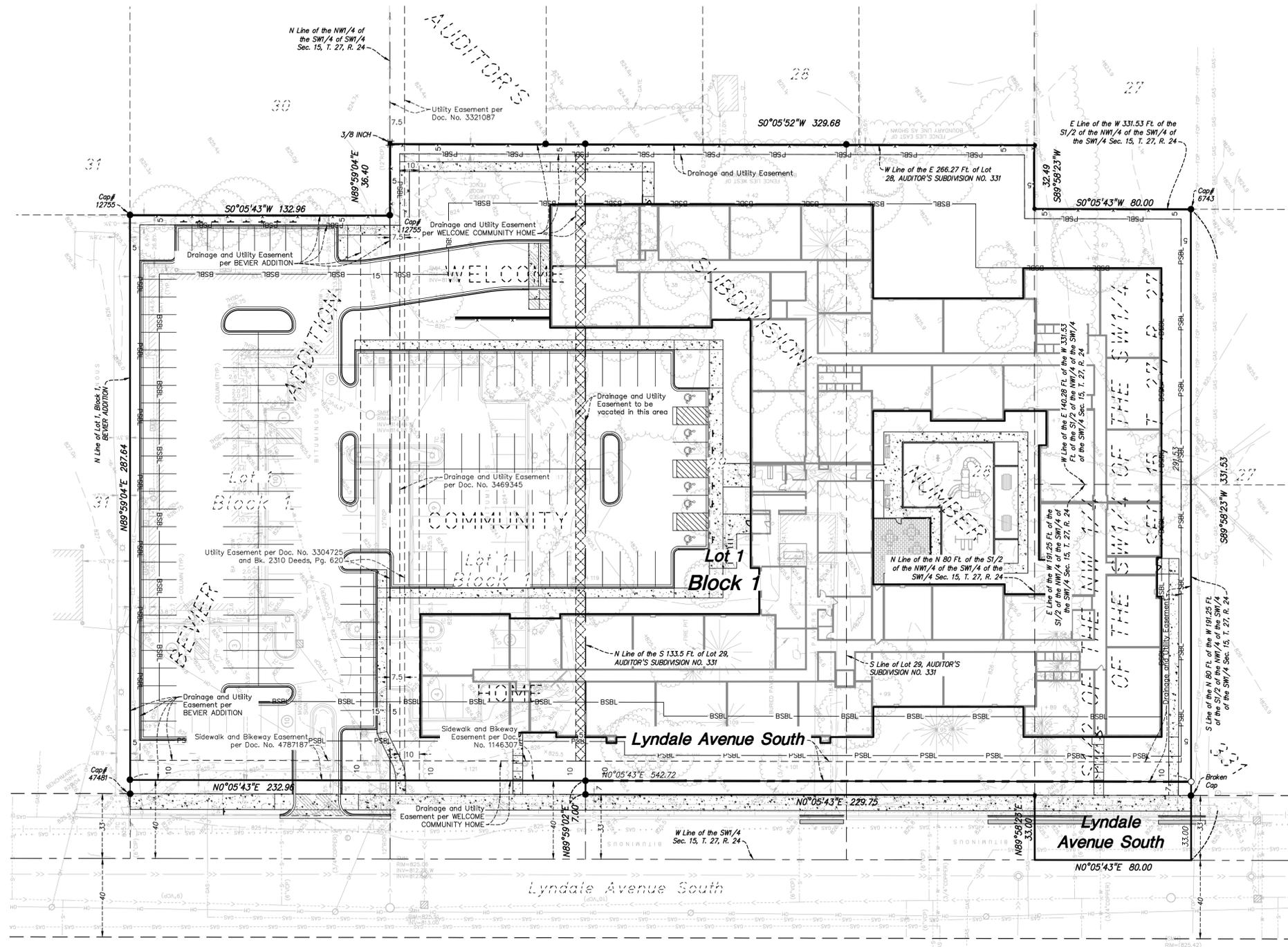
Loucks Project No. 250438
 Project Lead DJT
 Drawn By NRS
 Checked By DJT
 Field Crew CMS/SRK

VICINITY MAP



PRELIMINARY PLAT

1 OF 1



LEGEND

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- FOUND PINCH TOP
- ★ FOUND REBAR
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- ⊕ GATE VALVE
- ⊕ AIR CONDITIONING UNIT
- ⊕ CURB STOP
- ⊕ DISABLED PARKING STALL
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ GUARD POST
- ⊕ GUY WIRE
- ⊕ HAND HOLE
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ ROOF DRAIN
- ⊕ SERVICE CLEANOUT
- ⊕ SIGN
- ⊕ TELEPHONE PEDESTAL
- ⊕ TRAFFIC SIGNAL
- ⊕ UTILITY VALVE
- ⊕ PARKING STALL COUNT
- STORM SEWER
- SANITARY SEWER
- MAPPED SANITARY SEWER
- MAPPED SANITARY SEWER SERVICE
- MAPPED WATERMAIN
- MAPPED WATER SERVICE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- MAPPED UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- MAPPED UNDERGROUND GAS
- ABANDONED UNDERGROUND GAS
- OVERHEAD UTILITY
- CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- EXISTING BUILDING OVERHANG
- CONTOUR
- SPOT ELEVATION
- TREE LINE / DRIP LINE
- SCHEDULE B II ITEM
- INFORMATION AS SHOWN ON PLANS NOT FIELD VERIFIED
- TIE DISTANCES ARE SHOWN ON SIDE WITH FEATURE MEASURED TO PROPERTY LINE
- BUILDING SETBACK LINE

LEGAL DESCRIPTION

- Parcel 1:**
 Lot 1, Block 1, Welcome Community Home, Hennepin County, Minnesota.
 Torrens Property
 Certificate of Title No. 1107352
- Parcel 2:**
 The South 133.5 feet of Lot 29, AUDITOR'S SUBDIVISION NO. 331, Hennepin County, Minnesota.
 Abstract Property
- Parcel 3:**
 That part of Lot 28, AUDITOR'S SUBDIVISION NO. 331, lying West of the East 266.27 thereof, Hennepin County, Minnesota,
 Abstract Property
- Parcel 4:**
 The North 80 feet of the West 191.25 feet of the South 1/2 of the Northwest Quarter of the Southwest Quarter of Section 15, Township 27, Range 24.
 Torrens Property
 Certificate of Title No. 1107353
- Parcel 5:**
 The North 80 feet of the East 140.28 feet of the West 331.53 feet of the South 1/2 of the Northwest quarter of the Southwest quarter of Section 15, Township 27, Range 24.
 Torrens Property
 Certificate of Title No. 1107353
- Parcel 6:**
 Lot 1, Block 1, BEVER ADDITION, Hennepin County, Minnesota.
 Abstract Property

GENERAL NOTES

- SURVEYOR:**
 Loucks
 7200 Hemlock Lane, Suite 300
 Maple Grove, MN 55330
 763-424-5505
- OWNER/DEVELOPER:**
 Real Estate Equities
 579 Selby Avenue
 Saint Paul, MN 55102
 651-389-3800
- Prepared December 08, 2025.
 - The address, as disclosed in documents provided to the surveyor, obtained by the surveyor, or observed while conducting the fieldwork is 9955, 10001, 10009, 10017, 10027 & 10029 Lyndale Avenue South, Bloomington, Minnesota 55420.
 - The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).
 - Originating Benchmark: MNDOT Benchmark DONALD, located in Bloomington, at the junction of West Bloomington Fairway and West 90th Street in Bloomington, 283.3 feet south of West 90th Street, 20.5 feet west of West Bloomington Fairway, 37.7 feet northeast of a fire hydrant, 1.5 feet east of a witness post. Elevation = 838.22 feet (NGVD29)
 Site Benchmark: Top nut of fire hydrant at the northwest corner of the site as shown hereon. Elevation = 829.04 feet (NGVD29)
 - This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27053C0458F, Community Panel No. 2752300458F, effective date of November 4, 2016.
 - The field work was completed on August 20, 2025.

ZONING INFORMATION

Current Zoning:
 Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Bloomington Zoning Map and City Code, on September 30, 2025, information for the subject property is as follows:

Zone B-2 (9955 Lyndale Avenue South)
 Setbacks: Front 35 feet, Side 10 feet, Rear 15 feet, abutting residential 50 feet;

Zone R-1 (10001, 10009, 10017, 10027 & 10029 Lyndale Avenue South)
 Setbacks: Front 30 feet, Side 10 feet (5 feet for garages and accessory buildings not connected to water or sanitary sewer), Rear 30 feet

Proposed Zoning: RM-50(PD)

Proposed Setbacks:

Building	Parking
Front 40 feet	Front 20 feet
Side 15 feet	Side 5 feet
Rear 30 feet	Rear 5 feet

SITE DATA

Areas:
 Right of Way Dedication Area = 4,808 +/- square feet or 0.11 +/- acres
 Net Property Area = 168,405 +/- square feet or 3.87 +/- acres
 Total Property Area = 173,213 +/- square feet or 3.98 +/- acres

