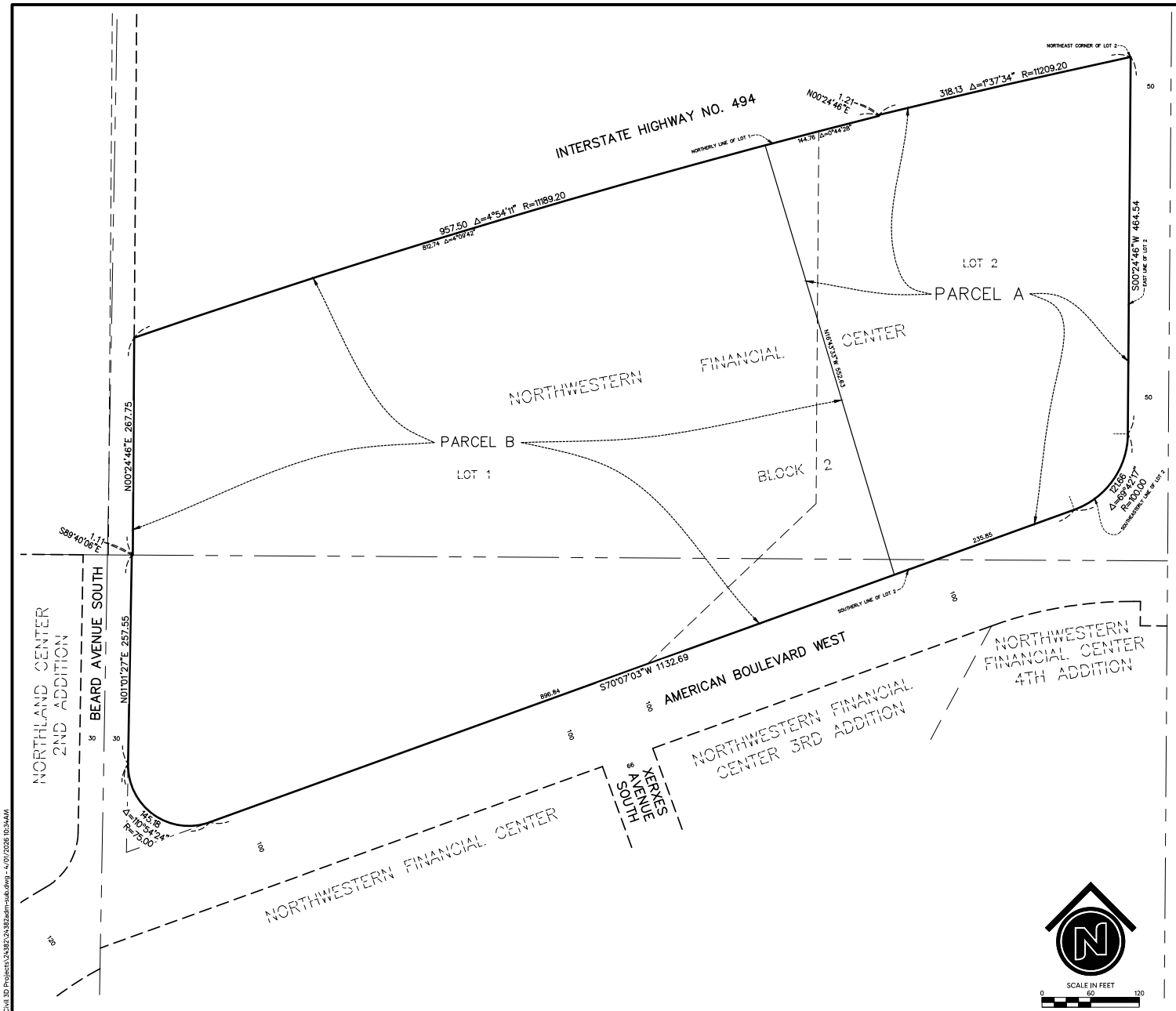

EXISTING PROPERTY DESCRIPTIONS

(PID NO. 05-027-24-21-0002)
Lot 1, Block 2, NORTHWESTERN FINANCIAL CENTER, according to the plat thereof, Hennepin County, Minnesota.

The Registered portion being described as follows:

That part of Lot 1, Block 2, Northwestern Financial Center embraced within that part of the North Half of the Northwest Quarter of Section 5, Township 27, Range 24, described as beginning at a point on the North line thereof 859.375 feet West along said North line from the Northeast corner of the Northwest Quarter of said Section 5; thence West along said North line 445.5 feet; thence South, parallel to the East line of said Northwest Quarter, to the South line of the North Half of the Northwest Quarter of said Section 5; thence East along said South line 445.5 feet, more or less, to an intersection with a line drawn South, parallel to the East line of said Northwest Quarter from the point of beginning; thence North along said last described parallel line to the point of beginning.

AND

(PID NO. 05-027-24-21-0003)
Lot 2, Block 2, NORTHWESTERN FINANCIAL CENTER, according to the plat thereof, Hennepin County, Minnesota

PROPOSED DESCRIPTION FOR PARCEL A

That part of Lots 1 and 2, Block 2, NORTHWESTERN FINANCIAL CENTER, according to the plat thereof, Hennepin County, Minnesota, lying easterly of the following described line:

Commencing at the northeast corner of said Lot 2; thence on an assumed bearing of South 00 degrees 24 minutes 46 seconds West, along the east line of said Lot 2, a distance of 464.54 feet; thence 121.66 feet along the southeasterly line of said Lot 2, being a tangential curve concave to the northwest having a central angle of 69 degrees 42 minutes 17 seconds and a radius of 100.00 feet; thence South 70 degrees 07 minutes 03 seconds West, along the southerly line of said Lot 2, a distance of 235.85 feet to the point of beginning of the line to be described, thence North 16 degrees 43 minutes 33 seconds West, a distance of 552.63 feet the the northerly line of said Lot 1, and said described line there terminating.

PROPOSED DESCRIPTION FOR PARCEL B

Lots 1 and 2, Block 2, NORTHWESTERN FINANCIAL CENTER, according to the plat thereof, Hennepin County, Minnesota, EXCEPT that part lying easterly of the following described line:

Commencing at the northeast corner of said Lot 2; thence on an assumed bearing of South 00 degrees 24 minutes 46 seconds West, along the east line of said Lot 2, a distance of 464.54 feet; thence 121.66 feet along the southeasterly line of said Lot 2, being a tangential curve concave to the northwest having a central angle of 69 degrees 42 minutes 17 seconds and a radius of 100.00 feet; thence South 70 degrees 07 minutes 03 seconds West, along the southerly line of said Lot 2, a distance of 235.85 feet to the point of beginning of the line to be described, thence North 16 degrees 43 minutes 33 seconds West, a distance of 552.63 feet the the northerly line of said Lot 1, and said described line there terminating.

The Registered portion being described as follows:

That part of Lot 1, Block 2, Northwestern Financial Center embraced within that part of the North Half of the Northwest Quarter of Section 5, Township 27, Range 24, described as beginning at a point on the North line thereof 859.375 feet West along said North line from the Northeast corner of the Northwest Quarter of said Section 5; thence West along said North line 445.5 feet; thence South, parallel to the East line of said Northwest Quarter, to the South line of the North Half of the Northwest Quarter of said Section 5; thence East along said South line 445.5 feet, more or less, to an intersection with a line drawn South, parallel to the East line of said Northwest Quarter from the point of beginning; thence North along said last described parallel line to the point of beginning.

NOTES

1. The bearing system is based on the east line of Lot 2, Block 2, NORTHWESTERN FINANCIAL CENTER which is assumed to bear South 00 degrees 24 minutes 46 seconds West.
2. The gross area of the Existing property is 16.71 Acres or 728,001 square feet.
   The gross area of the Parcel A is 4.69 Acres or 204,415 square feet.
   The gross area of the Parcel B is 12.02 Acres or 523,586 square feet.

SURVEYOR'S CERTIFICATE

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.

Signed this 16th day of March, 2026

Marcus F. Hampton, MN Lic. No. 47481

HILL INCORPORATED
2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
marcus@mnhill.com
www.mnhill.com

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: _____ Reg.No. _____

GALLERY BLOOMINGTON
BLOOMINGTON, MINNESOTA

ADMINISTRATIVE LOT SPLIT
FOR
CHASE DEVELOPMENT, INC

DRAWN BY
PLM

DATE
03/16/2026

REVISIONS

CAD FILE
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PROJECT NO.
24360

C200

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