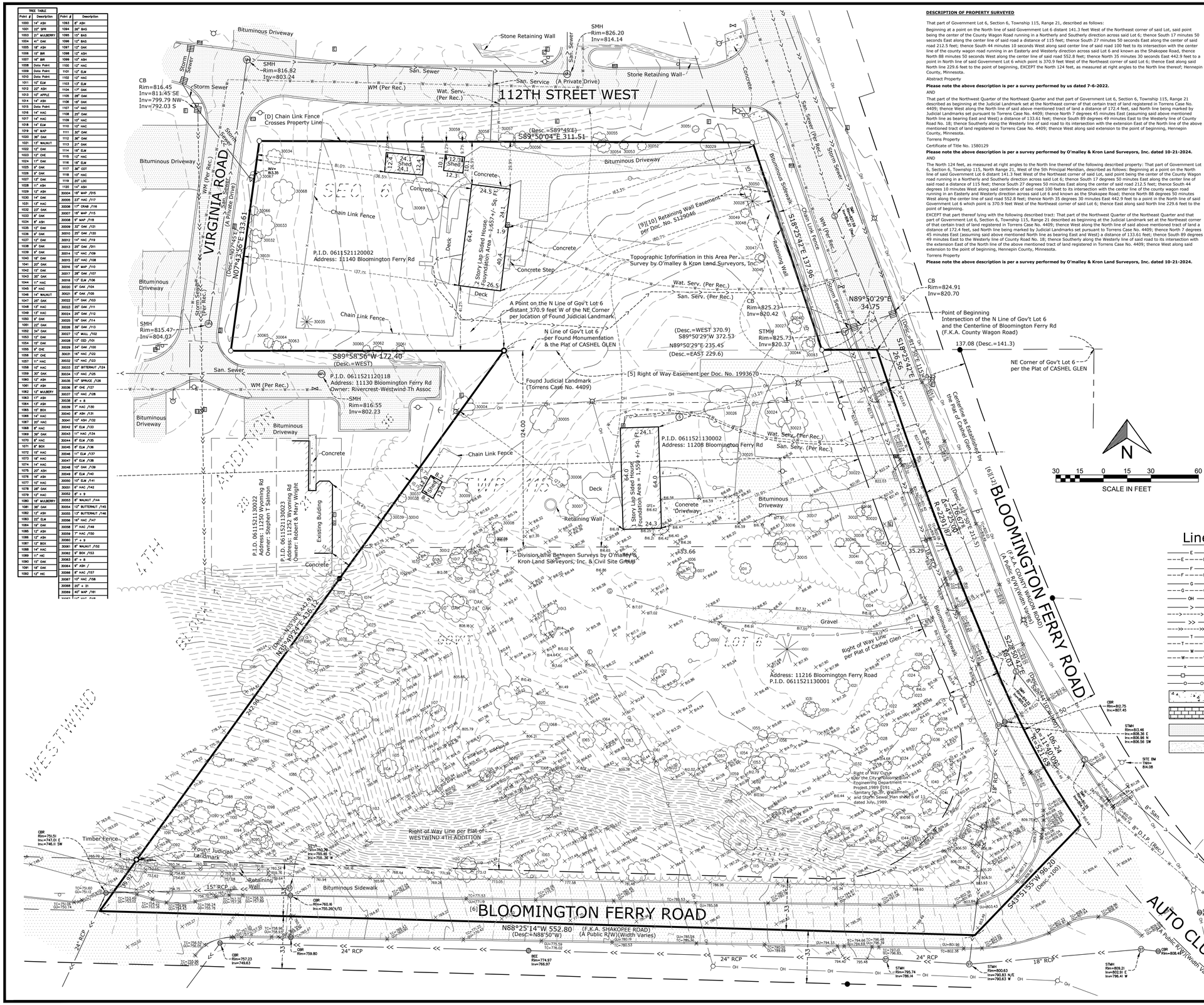
TREE TABLE			
Point #	Description	Point #	Description
1000	14" ASH	1063	8" W. WILLOW
1001	22" SPR.	1064	26" BAS.
1003	21" MULBERRY	1095	15" BAS
1004	41" OAK	1096	12" BAS
1005	18" ASH	1097	12" OAK
1006	15" BIR	1098	12" ASH
1007	18" BIR	1099	10" ASH
1008	Data Point	1100	Data Point
1009	Data Point	1101	12" ELM
1010	Data Point	1102	12" HAC
1011	10" ELM	1103	13" OAK
1012	22" ASH	1104	17" OAK
1013	10" APPLE	1105	28" OAK
1014	14" ASH	1106	14" OAK
1015	Data Point	1107	14" HAC
1016	14" HAC	1108	25" OAK
1017	14" HAC	1109	10" HAC
1018	14" ELM	1110	10" HAC
1019	16" MAP	1111	30" OAK
1020	30" OAK	1112	26" OAK
1021	13" WALNUT	1113	24" OAK
1022	12" OAK	1114	18" ELM
1023	12" CHE	1115	12" HAC
1024	17" OAK	1116	18" ELM
1025	8" OAK	1117	36" COT
1026	8" OAK	1118	10" HAC
1027	8" OAK	1119	30" CDC
1028	11" ASH	1120	14" ASH
1029	12" ASH	30004	18" MAP /315
1030	14" OAK	30005	23" HAC /117
1031	13" HAC	30006	17" CRAB /116
1032	23" OAK	30007	18" MAP /115
1033	9" OAK	30008	9" MAP /118
1034	8" ASH	30009	33" OAK /121
1035	12" OAK	30010	25" OAK /120
1036	8" OAK	30012	14" HAC /119
1037	12" OAK	30013	25" OAK /101
1039	8" OAK	30014	12" HAC /109
1040	18" OAK	30015	22" HAC /108
1041	20" OAK	30016	19" MAP /110
1042	15" OAK	30017	28" OAK /107
1043	30" OAK	30018	13" ELM /106
1044	11" HAC	30020	9" OAK /104
1045	9" HAC	30021	8" OAK /105
1046	14" WALNUT	30022	17" OAK /103
1047	20" OAK	30023	35" OAK /111
1048	13" HAC	30024	25" OAK /112
1049	13" HAC	30025	18" OAK /114
1050	8" OAK	30026	36" OAK /113
1051	22" OAK	30027	15" MULL /102
1052	34" OAK	30028	13" CED /101
1053	12" OAK	30029	24" OAK /100
1054	15" OAK	30031	16" HAC /122
1055	8" CHE	30032	12" HAC /123
1056	10" CHE	30033	23" BITERNUT /124
1057	11" HAC	30034	13" HAC /125
1058	10" HAC	30035	10" SPRUCE /126
1059	30" OAK	30036	8" CHE /127
1060	12" ASH	30037	12" HAC /128
1061	12" ASH	30038	8" + 8
1062	12" ASH	30039	7" HAC /130
1063	11" ASH	30040	8" ASH /131
1064	13" ASH	30041	10" ASH /132
1065	15" BOX	30042	8" ELM /133
1066	14" HAC	30043	11" HAC /134
1067	20" HAC	30044	8" ELM /135
1068	8" HAC	30045	8" ELM /136
1069	30" OAK	30046	11" ELM /137
1070	8" HAC	30047	8" ELM /138
1071	8" BOX	30048	10" OAK /139
1072	15" HAC	30049	8" ELM /140
1073	18" HAC	30050	10" ELM /141
1074	14" HAC	30051	6" HAC /142
1075	20" ASH	30052	6" + 8
1076	18" ASH	30053	8" WALNUT /144
1077	10" HAC	30054	13" BUTTERNUT /145
1078	28" OAK	30055	13" BUTTERNUT /146
1079	12" HAC	30056	16" HAC /147
1080	18" MULBERRY	30057	7" HAC /149
1081	38" OAK	30058	7" HAC /150
1082	12" ASH	30059	7" HAC /151
1083	22" ELM	30060	7" + 9
1084	18" OAK	30061	8" WALNUT /152
1085	12" ASH	30062	8" BOX /153
1086	12" ASH	30063	8" + 8
1087	12" BOX	30064	9" ASH /
1088	14" HAC	30066	8" HAC /157
1089	11" HC	30067	10" HAC /158
1090	15" OAK	30068	20" + 21
1091	18" OAK	30069	40" MAP /191
1092	12" HC		



Linetype & Symbol Legend

- ELECTRIC LINE
- ELECTRIC LINE (RECORD)
- FIBER/COMM. LINE
- FIBER/COMM. LINE (RECORD)
- GASMAIN
- GASMAIN (RECORD)
- OVERHEAD UTILITIES
- SANITARY SEWER
- SANITARY SEWER (RECORD)
- STORM SEWER
- STORM SEWER (RECORD)
- TELEPHONE LINE
- TELEPHONE LINE (RECORD)
- WATERMAIN
- WATERMAIN (RECORD)
- CHAINLINK FENCELINE
- WOODEN FENCELINE
- GUARDRAIL
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRICAL METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- HYDRANT
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL
- UTILITY VAULT
- UTILITY MANHOLE
- ELECTRICAL OUTLET
- HAND HOLE
- BOLLARD
- FLAG POLE
- FUEL TANK
- HANDICAP SYMBOL
- CAST IRON MONUMENT
- LIGHT POLE
- MAIL BOX
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- SB SOIL BORING
- FOUND IRON MONUMENT
- SET IRON MONUMENT

DESCRIPTION OF PROPERTY SURVEYED

That part of Government Lot 6, Section 6, Township 115, Range 21, described as follows:

Beginning at a point on the North line of said Government Lot 6 distant 141.3 feet West of the Northeast corner of said Lot, said point being the center of the County Wagon Road running in a Northerly and Southerly direction across said Lot 6; thence South 17 minutes 50 seconds East along the center line of said road a distance of 115 feet; thence South 27 minutes 50 seconds East along the center of said road 212.5 feet; thence South 44 minutes 10 seconds West along said center line of said road 100 feet to its intersection with the center line of the county wagon road running in an Easterly and Westerly direction across said Lot 6 and known as the Shakopee Road; thence North 88 minutes 50 seconds West along the center line of said road 552.8 feet; thence North 35 minutes 30 seconds East 442.9 feet to a point in North line of said Government Lot 6 which point is 370.9 feet West of the Northeast corner of said Lot 6; thence East along said North line 229.6 feet to the point of beginning, EXCEPT the North 124 feet, as measured at right angles to the North line thereof; Hennepin County, Minnesota.

Abstract Property

Please note the above description is per a survey performed by us dated 7-6-2022.

AND

That part of the Northwest Quarter of the Northeast Quarter and that part of Government Lot 6, Section 6, Township 115, Range 21 described as beginning at the Judicial Landmark set at the Northeast corner of that certain tract of land registered in Torrens Case No. 4409; thence West along the North line of said above mentioned tract of land a distance of 172.4 feet, said North line being marked by Judicial Landmarks set pursuant to Torrens Case No. 4409; thence North 7 degrees 45 minutes East (assuming said above mentioned North line as bearing East and West) a distance of 133.61 feet; thence South 89 degrees 49 minutes East to the Westerly line of County Road No. 18; thence Southerly along the Westerly line of said road to its intersection with the extension East of the North line of the above mentioned tract of land registered in Torrens Case No. 4409; thence West along said extension to the point of beginning, Hennepin County, Minnesota.

Torrens Property

Certificate of Title No. 1580129

Please note the above description is per a survey performed by O'malley & Kron Land Surveyors, Inc. dated 10-21-2024.

AND

The North 124 feet, as measured at right angles to the North line thereof of the following described property: That part of Government Lot 6, Section 6, Township 115, North Range 21, West of the 5th Principal Meridian, described as follows: Beginning at a point on the North line of said Government Lot 6 distant 141.3 feet West of the Northeast corner of said Lot, said point being the center of the County Wagon road running in a Northerly and Southerly direction across said Lot 6; thence South 17 degrees 50 minutes East along the center line of said road a distance of 115 feet; thence South 27 degrees 50 minutes East along the center of said road 212.5 feet; thence South 44 degrees 10 minutes West along said centerline of said road 100 feet to its intersection with the center line of the county wagon road running in an Easterly and Westerly direction across said Lot 6 and known as the Shakopee Road; thence North 88 degrees 50 minutes West along the center line of said road 552.8 feet; thence North 35 degrees 30 minutes East 442.9 feet to a point in the North line of said Government Lot 6 which point is 370.9 feet West of the Northeast corner of said Lot 6; thence East along said North line 229.6 feet to the point of beginning.

EXCEPT that part thereof lying with the following described tract: That part of the Northwest Quarter of the Northeast Quarter and that part of Government Lot 6, Section 6, Township 115, Range 21 described as beginning at the Judicial Landmark set at the Northeast corner of that certain tract of land registered in Torrens Case No. 4409; thence West along the North line of said above mentioned tract of land a distance of 172.4 feet, said North line being marked by Judicial Landmarks set pursuant to Torrens Case No. 4409; thence North 7 degrees 45 minutes East (assuming said above mentioned North line as bearing East and West) a distance of 133.61 feet; thence South 89 degrees 49 minutes East to the Westerly line of County Road No. 18; thence Southerly along the Westerly line of said road to its intersection with the extension East of the North line of the above mentioned tract of land registered in Torrens Case No. 4409; thence West along said extension to the point of beginning, Hennepin County, Minnesota.

Torrens Property

Please note the above description is per a survey performed by O'malley & Kron Land Surveyors, Inc. dated 10-21-2024.

GENERAL SURVEY NOTES

1. Please note the purpose of this survey exhibit is to combine a survey performed by us fo the southern portion of the described property dated 7-6-2022 with a survey performed by O'malley & Kron Land Surveying dated 10-21-2024 provided to us by the client.
1. Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
2. Elevations are based on the NGVD 29 Datum per a survey performed by us dated 7-6-2022. Site Benchmark is the top nut of a fire hydrant located on the Southeast side of Bloomington Ferry Road. Elevation=814.08 Feet.
   Please note that the northern portion of the subject property was surveyed by O'malley & Kron Land Surveying, Inc. dated 10-21-2024 using the NAVD 88 Datum.
   We have lowered their survey 0.15 feet to match the NGVD 29 Datum.
3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. 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. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
4. Site Address: 11216 Bloomington Ferry Road, Bloomington, Minnesota 55438.
5. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0442F, effective date of November 4, 2016.
6. The Gross land area is 200,511 +/- square feet or 4.603 +/- acres.
7. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Hennepin County Interactive Property Map.

SURVEY REPORT

1. Northern parcel
   We note the following per a survey by O'malley & Kron Land Surveying, Inc. dated 10-21-2024 which was prepared with the benefit of a Commitment for Title Insurance issued by CHB Title, LLC as agent for Old Republic National Title Insurance Company, File No. 62488, dated September 18, 2024. We note the following with regards to Schedule B of the herein referenced Title Commitment.

   [9]. Terms and conditions of Easement for Retaining Wall Purposes, filed October 31, 2013, as Document No. 5129046 (As to Parcel 1) (touches subject property as graphically shown).

   [10]. Terms and conditions of Court Order, Court File No. 27-CV-13-15904, filed December 16, 2013, as Document No. 5140054. (As to Parcel 1) (Permanent easement same as Document No. 5129046, temporary easement not shown, expired November 15, 2014).

   11. Terms and conditions of Memorial Plat, filed July 2, 2018, as Document No. 5541649. (As to Parcel 1) (Survey for Torrens Case No. 4409).

   [12]. Terms and conditions of Easement for Right-Of Way, filed October 27, 1939, as Document No. 1993670 (As to Parcel 2) (Touches subject property as graphically shown).

   13. Terms and conditions of Lower Minnesota River Watershed District Flood Plans Regulations, filed August 27, 1968, as Document No. 3731992 (As to Parcel 2) (No area described in document, cannot be graphically shown).

2. Southern Parcel
   We note the following per a survey by us dated 7-6-2022 which was prepared with the benefit of a Commitment for Title Insurance issued by Edina Realty Title as agent for Commonwealth Land Title Insurance Company, File No. 521133, dated January 22, 2007. We note the following with regards to Schedule B of the herein referenced Title Commitment:
   a. Item no.'s 1-4, and 7 are not survey related.
   b. The following are numbered per the referenced title commitment:
      [5]. There is an easement for Right of Way purposes over that part of the property described as the Northerly 2 rods, as shown by Document No. 1993670 in Book 1451 of Deeds, page 499.
      Easement is located over the middle portion of the subject property, as shown hereon.
      [6]. Subject to Public Roads over the Easterly, Southeasterly and Southerly boundary lines.
      We have not been provided with documentation containing a description of said Public Roads. We have shown the public road right of ways per the plats of Westwind 4th Addition and Cashel Glen, as well as curve data from a City of Bloomington Engineering Department plan sheet as noted hereon.
   2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
      [A]. We have assumed the location of the North line of Government Lot 6 per the plat of Cashel Glen together with found monumentation.
      [B]. We have assumed the found Judicial Landmark per Torrens Case 4409 to be the "point in North line of said Government Lot 6 which point is 370.9 feet West of the Northeast corner of said Lot 6" from the description. We have not been provided with documentation of said Torrens Case 4409. Said documentation may or may not change the location of the boundary of subject property.
   C. The property description provided appears to have errors in the bearing calls. Bearing calls in the provided description refer only to minutes/seconds instead of degrees/minutes/seconds. Client council may wish to pursue this matter further to clear any ambiguity in said description.
   [D]. Chain link fence crosses the north line of the subject property, as shown hereon.

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

PROJECT
11216 Bloomington Ferry Road
Bloomington, Hennepin Count, Minnesota 55438

CLIENT
Ryan Johnson
11700 Normandale Boulevard, Bloomington, MN 55438

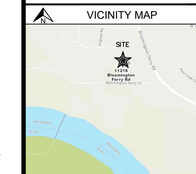
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 1-15-2026 LICENSE NO. 44565

QA/QC

FIELD CREW	SW & DO
DRAWN BY	DJP/CJ
REVIEWED BY	RLS
UPDATED BY	

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION
1-16-26	Additional Topo Points

PROJECT NO.: 25185.00

BOUNDARY & TOPOGRAPHIC EXHIBIT

V1.0

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