

**DESCRIPTION OF PROPERTY SURVEYED**  
 (Per Warranty Deed Doc. No. 6410837)  
 Lot 1, Block 1, New B Addition, according to the recorded plat thereof on file or record in the office of the County Recorder, Hennepin County, Minnesota.

**EXCEPT**  
 (Per Final Certificate Document No. 8393192, that part acquired by the State of Minnesota in fee simple absolute in Parcel 6)

That part of Lot 1, Block 1, NEW B ADDITION, according to the recorded plat thereof on file and of record in the office of the County Recorder in a for Hennepin County, Minnesota; which lies easterly of Line 1 described below:

Line 1. Commencing at a point on the south line of the Northwest Quarter of the Northwest Quarter of Section 6, Township 27 North, Range 23 West on the MAP of the MILITARY RESERVATION of FORT SNELLING MINNESOTA 1857, distant 205 feet westerly of the southeast corner thereof; thence run northerly, parallel with the east line of said Northwest Quarter of the Northwest Quarter to its intersection with the south line of said Lot 1 and the point of beginning of Line 1 to be described; thence continue northerly on the last described course for 12.27 feet; thence easterly to a point distant 150.00 feet westerly (measured at right angles) of a point on the east line of said Northwest Quarter of the Northwest Quarter, distant 70.00 feet northerly of the southeast corner thereof; thence northeasterly to a point distant 98.00 feet westerly (measured at right angles) of a point on said east line, distant 118.00 feet northerly of said southeast corner; thence northerly, parallel with said east line, for 221.00 feet; thence northeasterly to a point distant 87.00 feet westerly (measured at right angles) of a point on said east line, distant 458.00 feet northerly of said southeast corner; thence northerly to a point distant 83.00 feet westerly (measured at right angles) of a point on said east line, distant 622.00 feet northerly of said southeast corner; thence northerly to a point on the north line of said Lot 1, distant 19.00 feet northwesterly, measured along said north lot line, of the most northerly point of the most easterly line of said Lot 1 and there terminating.

**PLAT RECORDING INFORMATION**  
 The plat of NEW B ADDITION was filed for record on October 17, 1991, as Document No. 5836251.

[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

**TITLE COMMITMENT**  
 This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

**GENERAL NOTE**  
 1.) Survey coordinates and bearing basis: Hennepin County Coordinate System [NAD83 1986 (non HARN values)]

**UTILITY NOTES**

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 212563679 and 212563771.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

**AREA**  
 Area = 545,849 square feet or 12.531 acres.

**LEGEND**

- Denotes iron monument set marked with P.L.S. No. 44900
- Denotes found iron monument unless otherwise noted

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.

Dated this 18th day of October, 2021

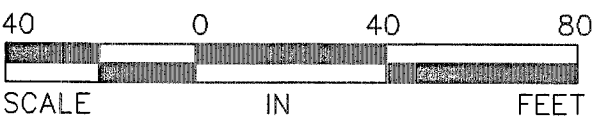
SUNDE LAND SURVEYING, LLC  
 By: Arlee J. Carlson, P.L.S., Minn. Lic. No. 44900

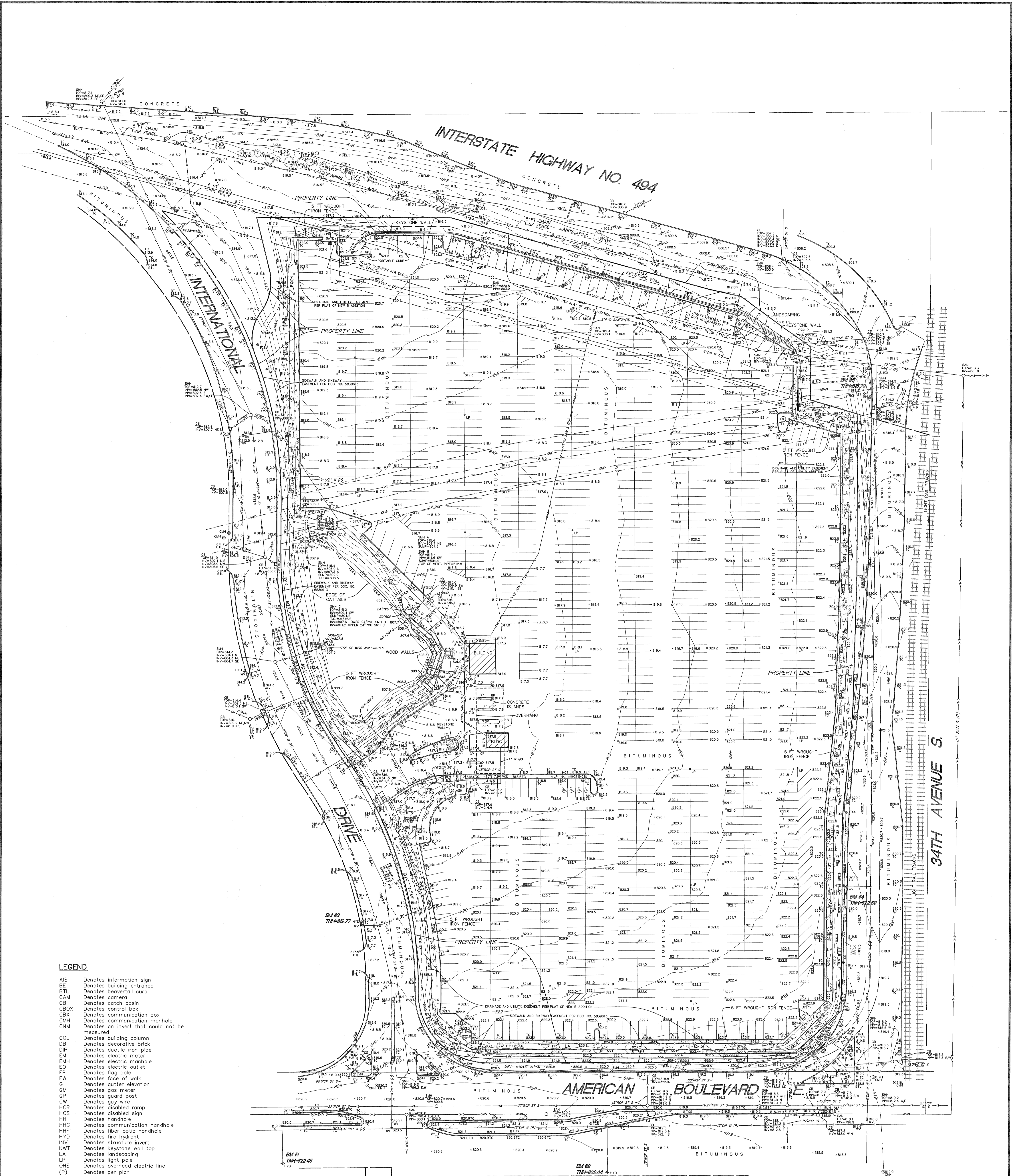
Revision	By	Date

Drawing Title:  
**BOUNDARY LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR:**  
**Park 'N Go**  
 7901 Sunde Drive, Bloomington, MN

**SUNDE LAND SURVEYING**  
 Main Office:  
 9001 East Bloomington Freeway (35W) • Suite 118  
 Bloomington, Minnesota 55420-3435  
 952-881-2450 (Fax: 952-888-9526)  
 www.sunde.com

Project: 24-265-B Bk/Pg: 1024/37 Date: 10/18/2021  
 Township: 27 Range: 23 Section: 06  
 File: 242602001.dwg Sheet: 1 of 2





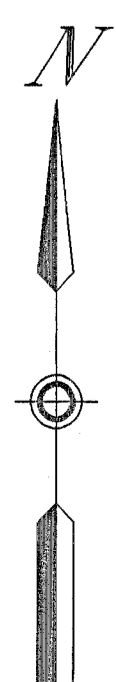
**LEGEND.**

- AIS Denotes information sign
- BE Denotes building entrance
- BT Denotes beaverkill curb
- CAM Denotes camera
- CB Denotes catch basin
- CBOX Denotes control box
- CBX Denotes communication box
- CMH Denotes communication manhole
- CNM Denotes an invert that could not be measured
- COL Denotes building column
- DB Denotes decorative brick
- DIP Denotes ductile iron pipe
- EM Denotes electric meter
- EMH Denotes electric manhole
- EO Denotes electric outlet
- FP Denotes flag pole
- FW Denotes face of walk
- G Denotes gutter elevation
- GM Denotes gas meter
- GP Denotes guard post
- GW Denotes guy wire
- HCR Denotes disabled ramp
- HCS Denotes disabled sign
- HH Denotes handhole
- HHC Denotes communication handhole
- HHF Denotes fiber optic handhole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LOC Denotes locust tree
- LA Denotes landscaping
- LP Denotes light pole
- ONE Denotes overhead electric line
- (P) Denotes per plan
- PKS Denotes parking sign
- PP Denotes power pole
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SAN C Denotes sanitary cleanout
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- STC Denotes surmountable concrete curb
- TAD Denotes truncated domes plate
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TL Denotes traffic light
- T.O.W Denotes top of weir wall
- TRANS Denotes transformer
- TT Denotes transmission tower
- UCG Denotes underground communication line
- UOE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WV Denotes water valve
- BAS Denotes Basswood tree
- COT Denotes Cottonwood tree
- CRAB Denotes Crabapple tree
- LOC Denotes Locust tree
- MPL Denotes Maple tree
- PINR Denotes Red Pine tree
- SPOG Denotes Colorado Green Spruce tree
- TR Denotes deciduous tree

**BENCHMARKS (BM)**  
(NGVD 29)

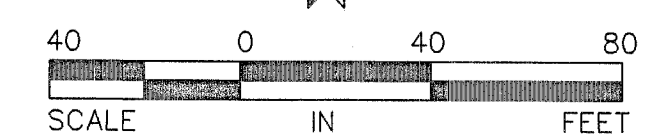
- 1.) Top of top nut of fire hydrant on the south side of American Boulevard, 1st hydrant west of International Drive. Elevation = 822.45 feet
- 2.) Top of top nut of fire hydrant on the south side of American Boulevard, 1st hydrant east of International Drive. Elevation = 822.44 feet
- 3.) Top of top nut of fire hydrant on the west side of International Drive, 1st hydrant north of American Boulevard. Elevation = 819.77 feet
- 4.) Top of top nut of fire hydrant on the west side of 34th Ave, 1st hydrant north of American Boulevard. Elevation = 822.69 feet
- 5.) Top of top nut of fire hydrant on the west side of 34th Ave, 3rd hydrant north of American Boulevard. Elevation = 815.79 feet

BLOOMINGTON CENTRAL  
STATION 4TH ADDITION



Dated this 18th day of October, 2021

Certified by: *Arlee J. Carlson*  
Arlee J. Carlson, L.S. Minn. Lic. No. 44900



**SUNDE LAND SURVEYING**  
www.sunde.com

Main Office: 9001 East Bloomington Freeway (35W) • Suite 118  
Bloomington, Minnesota 55425-3435  
652-881-2452 (Fax: 652-881-9200)

File: 942609001.dwg Sheet: 2 of 2

# INTERSTATE HIGHWAY NO. 494

# INTERNATIONAL

# 34TH AVENUE S

**Minimum 2.75 Acres**  
**Minimum 120,000 sf**  
**Parking Ramp**  
**Minimum 1000 Parking Spaces**

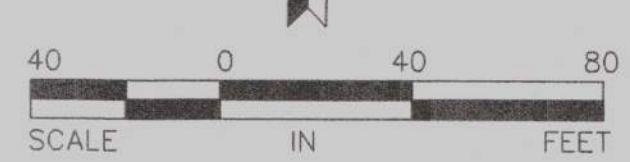
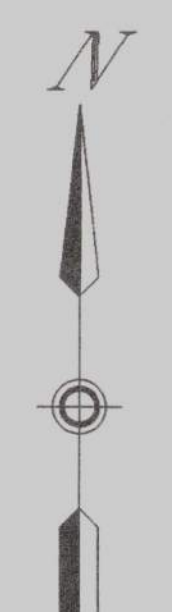
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Dated this 18th day of October, 2021  
 Certified by: *Ailee J. Carlson*  
 Ailee J. Carlson, L.S. Minn. Lic. No. 44900

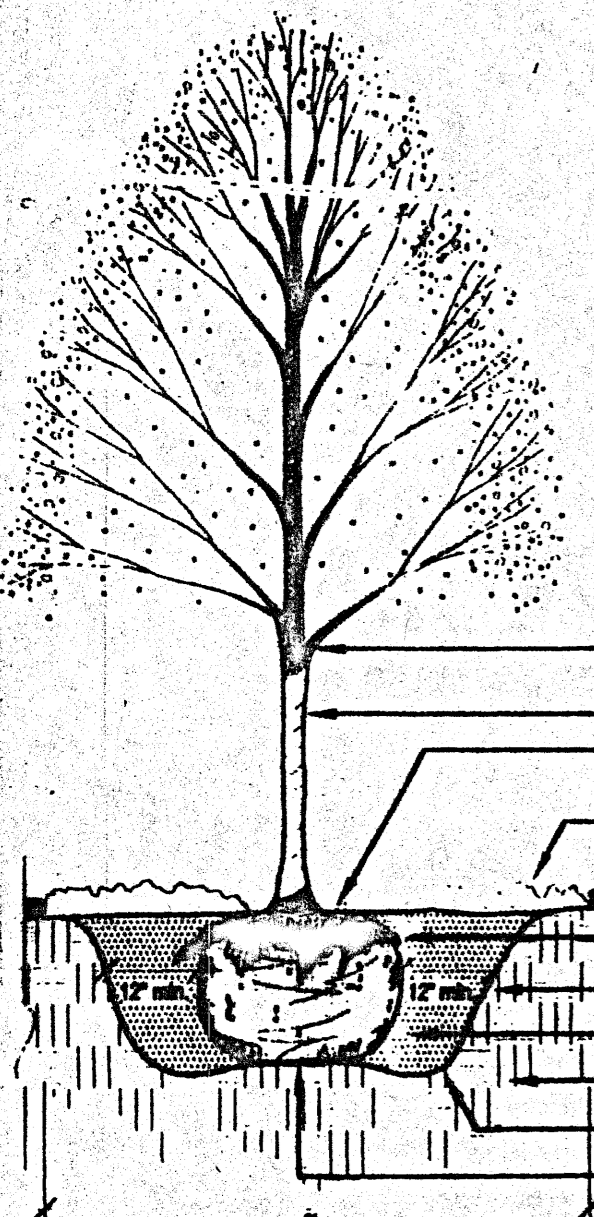
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 www.sunde.com  
 File: 9426001.dwg  
 Sheet: 2 of 2

FOUND CAST IRON MONUMENT  
NW COR OF SEC. 6, T.27, R. 23

N. LINE OF SEC. 6, T.27, R. 23

INTERSTATE HIGHWAY NO. 494

INTERNATIONAL



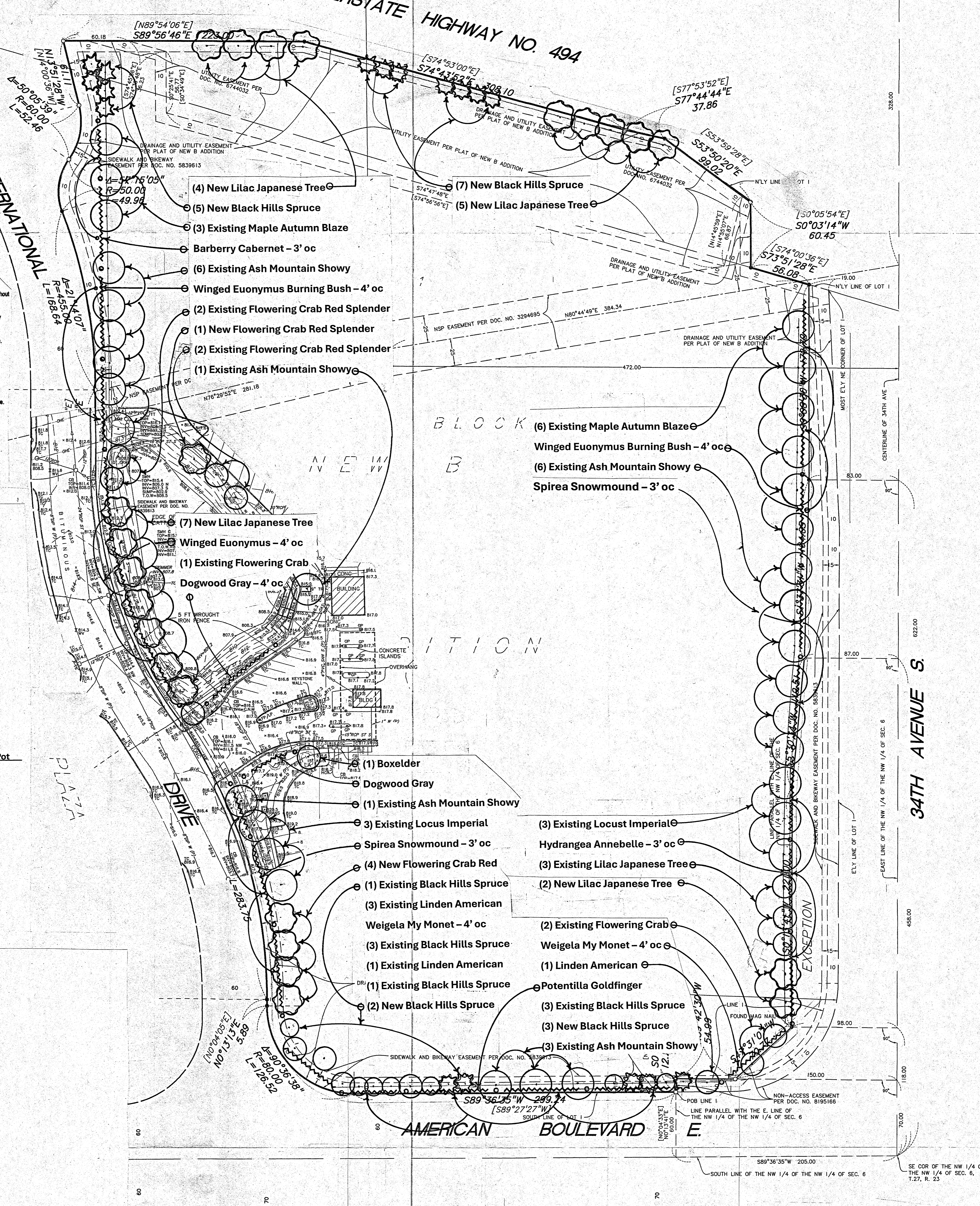
Section View

- Maintain tree in a plumb position throughout warranty period.
- Tree wrap to first branch.
- Match grade at which tree was originally grown with proposed grade.
- Straddled hardwood mulch - 6" depth, 8" diameter (NO contact with tree trunk).
- Proposed grade.
- Remove burlap from top 1/3 of root ball.
- Overdig hole a minimum of 12".
- Backfill with native soil.
- Undisturbed subgrade.
- Scarify bottom and sides of planting hole.
- Set root ball on subgrade.

Tree Planting Detail

NOT TO SCALE

Qty.	Common Name	Size
(16)	Existing Ash Mountain Snowy	NA
(9)	Existing Maple Autumn Blaze	NA
(3)	Existing Flowering Crab Red Splendor	NA
(3)	Existing Lilac Japanese Tree	NA
(5)	Existing Linden American	NA
(6)	Existing Locust Imperial	NA
(1)	Existing Boxelder	NA
(9)	Existing Black Hills Spruce	NA
(5)	New Flowering Crab Red Splendor	2 1/2"
(18)	New Lilac Japanese Tree	2 1/2"
(17)	New Black Hills Spruce	18" Pot
<b>92 Trees</b>		
(40)	Dogwood Gray - 4' oc	#2
(80)	Winged Euonymus - 4' oc	#2
(55)	Spirea Snowmound - 3' oc	#2
(55)	Barberry Cabernet - 3' oc	#2
(40)	Weigela My Monet - 4' oc	#2
(80)	Hydrangea Annabelle - 3' oc	#2
(106)	Potentilla Goldfinger - 3' oc	#2
<b>456 Bushes/Shrubs</b>		



BLOOMINGTON CENTRAL STATION 4TH ADDITION

# Landscape Planting Plan

Park 'N Go of Minnesota  
7901 International Drive  
Bloomington, Minnesota

