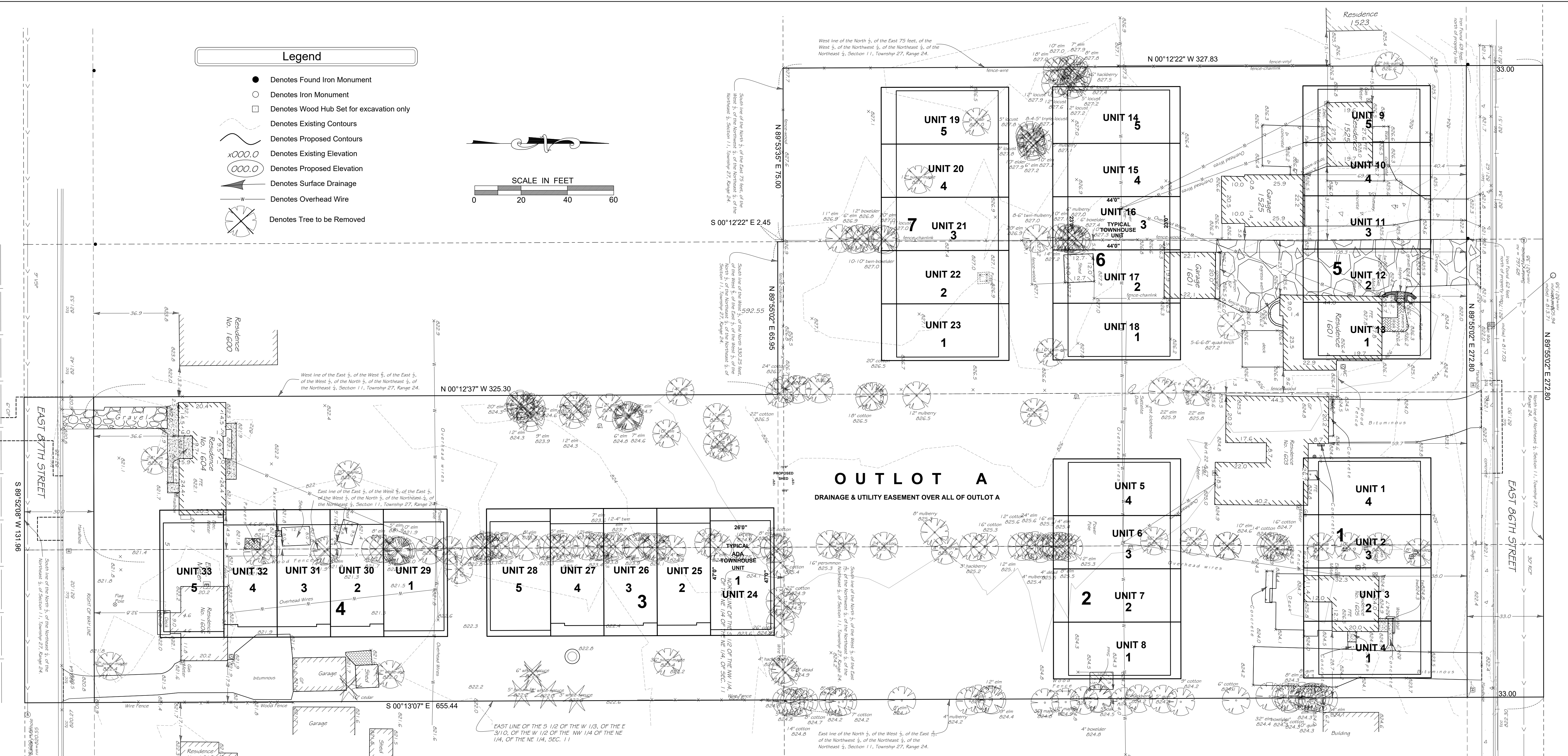
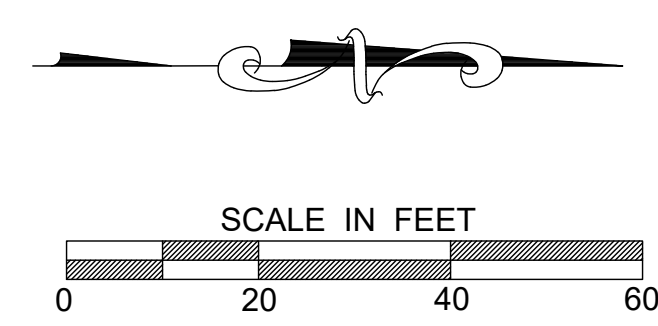


Legend

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- ~ Denotes Existing Contours
- - - Denotes Proposed Contours
- x000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- ← Denotes Surface Drainage
- W — Denotes Overhead Wire
- ⊗ Denotes Tree to be Removed



Legal Description

1525 86th St E - PID No. 1102724110009
 The North half of the East 75 feet of the West half of the Northwest quarter of the Northeast quarter of the Northeast quarter of Section 11, Township 27, Range 24, Hennepin County, Minnesota.

and
 1601 86th St E - PID No. 1102724110008
 The West half of the North 330.25 feet of the West two fifths of the East half of the West half of the North half of the Northeast quarter of the Northeast quarter of Section 11, Township 27, Range 24, Hennepin County, Minnesota.

and
 1603 86th St E - PID No. 1102724110007
 The North 330.25 feet of the East half of the West two fifths of the East half of the West half of the North half of the Northeast quarter of the Northeast quarter of Section 11, Township 27, Range 24, Hennepin County, Minnesota.

and
 1605 86th St E - PID No. 1102724110006
 The North half of the West third of the East three tenths of the Northwest Quarter of the Northeast quarter of the Northeast quarter of Section 11, Township 27, Range 24, Hennepin County, Minnesota.

and
 1604 87th St E - PID No. 1102724110021
 That part of the East half of the West two fifths of the East half of the West half of the North Half of the Northeast quarter of the Northeast quarter of Section 11, Township 27, Range 24, Hennepin County, Minnesota lying South of the North 330.25 feet thereof.

and
 1606 87th St E - PID No. 1102724110022
 That part of the South half of the West one third of the East three tenths of the West Half of the North Half of the Northeast quarter of the Northeast quarter of Section 11, Township 27, Range 24, Hennepin County, Minnesota.

Zoning & Development Information

Property Currently Zoned: R-1 Single Family Residential
 Proposed Zoning: PUD Planned Unit Development

Proposed Number of Lots = 34 (includes Outlot A)
 Area of proposed: See Tabulation
 Right-of-Way dedication = 12,961 sq.ft

Proposed Number of Townhouse Units = 33
 Area of typical Townhouse Unit = 1081 sq.ft
 Typical dimensions of Units 2'3" x 47'
 See Site Plan for additional information.

Lot Area Tabulation

BLOCK 1
 Lot 1 Block 1 = 1347.5 sq.ft
 Lot 2 Block 1 = 1265 sq.ft
 Lot 3 Block 1 = 1265 sq.ft
 Lot 4 Block 1 = 1347.5 sq.ft

BLOCK 2
 Lot 1 Block 2 = 1347.5 sq.ft
 Lot 2 Block 2 = 1265 sq.ft
 Lot 3 Block 2 = 1265 sq.ft
 Lot 4 Block 2 = 1347.5 sq.ft

BLOCK 3
 Lot 1 Block 3 = 1512.5 sq.ft
 Lot 2 Block 3 = 1265 sq.ft
 Lot 3 Block 3 = 1265 sq.ft
 Lot 4 Block 3 = 1512.5 sq.ft

BLOCK 4
 Lot 1 Block 4 = 1512.5 sq.ft
 Lot 2 Block 4 = 1265 sq.ft
 Lot 3 Block 4 = 1265 sq.ft
 Lot 4 Block 4 = 1265 sq.ft

BLOCK 5
 Lot 1 Block 5 = 1347.5 sq.ft
 Lot 2 Block 5 = 1265 sq.ft
 Lot 3 Block 5 = 1265 sq.ft
 Lot 4 Block 5 = 1265 sq.ft
 Lot 5 Block 5 = 1347.5 sq.ft

BLOCK 6
 Lot 1 Block 6 = 1347.5 sq.ft
 Lot 2 Block 6 = 1265 sq.ft
 Lot 3 Block 6 = 1265 sq.ft
 Lot 4 Block 6 = 1265 sq.ft
 Lot 5 Block 6 = 1347.5 sq.ft

BLOCK 7
 Lot 1 Block 7 = 1347.5 sq.ft
 Lot 2 Block 7 = 1265 sq.ft
 Lot 3 Block 7 = 1265 sq.ft
 Lot 4 Block 7 = 1265 sq.ft
 Lot 5 Block 7 = 1347.5 sq.ft

Outlot A = 54,869 sq.ft
 Right of Way Dedication = 12,961 sq.ft

Development Personnel Contacts

Developer
 Twin Win 1 LLC
 1652 118th Ave. NE
 Blaine, MN 55449
 phone: 320-2377411
 Attn: Lien Lam

Civil Engineer:
 Demarc, Surveying & Engineering
 7601 73rd Avenue N.
 Brooklyn Park, MN 55428
 phone 763-560-3093
 Attn: Jeff Prasch
 e-mail: gregprasch@demarcinc.com

Surveyor:
 Demarc, Surveying and Engineering
 7601 73rd Avenue N.
 Brooklyn Park, MN 55428
 Attn: Greg Prasch
 phone: 763-560-3093
 e-mail: gregprasch@demarcinc.com

Architect:
 HL Architects
 51 11th Ave. South
 Waite Park, MN 56378
 phone: 320-2377411
 email:

Miscellaneous Notes

- 1 Title insurance commitment showing property description and any encumbrances of record not provided, survey subject to change. The only easements shown are from plats of record or information provided by client.
- 2 Property Address: 1525, 1601, 1603 & 1605 East 86th Street & 1604 & 1606 East 87th Street
- 3 PID No.: 1102724110009, 1102724110008, 1102724110007, 1102724110006, 1102724110021 & 1102724110022
- 4 Total Area of Parcel = 111,210 sq. ft. (2.55 acres)
- 5 Property located in Section 11, Township 27, Range 24, Hennepin County, Minnesota.
- 6 Orientation of bearings are based on coordinates supplied by the Hennepin County Surveyors office.
- 7 Benchmark: Hennepin County GPS (NAVD88 Geoid188)

| | | | |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------|
| FIELD BY: | I certify that this plan, specification, 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. | Revisions: | 4/8/2026 additional property 5/20/2026 add lots |
| DRAWN BY: | AH | | |
| CHECKED BY: | GRP | Signed: Gregory R. Prasch Registration No. 24992 | |

DEMARC
 LAND SURVEYING & ENGINEERING
 7601 73rd Avenue North (763) 560-3093
 Minneapolis, Minnesota 55428 Demarcinc.com

SURVEY PREPARED FOR:
TWIN WIN 1 LLC

LOCATION OF PROPERTY:
 1525 & 1601 & 1603 & 1605 East 86th Street
 1604 & 1606 East 87th Street
 Bloomington, MN, 55425

TYPE OF SURVEY
PRELIMINARY PLAT
86TH BLOOMINGTON FLATS

| |
|-----------------|
| PROJECT: 91040D |
| FB No: |
| SHEET NO. |
| 1 OF 1 |

86TH BLOOMINGTON FLATS

C. R. DOC. NO. _____

R. T. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That E & T Property, LLC, a Minnesota limited liability company, owner of the following described property:

The North 330.25 feet of the East half of the West two fifths of the East half of the West half of the North half of the Northeast quarter of the Northeast quarter of Section 11, Township 27, Range 24,

And that Twin Win 1, LLC, a Minnesota limited liability company, owner of the following described property:

The North half of the East 75 feet of the West half of the Northwest quarter of the Northeast quarter of the Northeast quarter of Section 11, Township 27, Range 24.

AND The West half of the North 330.25 feet of the West two fifths of the East half of the West half of the North half of the Northeast quarter of the Northeast quarter of Section 11, Township 27, Range 24.

AND The North half of the West one third of the East three tenths of the Northwest Quarter of the Northeast quarter of the Northeast quarter of Section 11, Township 27, Range 24.

AND That part of the East half of the West two fifths of the East half of the West half of the North Half of the Northeast quarter of the Northeast quarter of Section 11, Township 27, Range 24, Hennepin County, Minnesota lying South of the North 330.25 feet thereof.

AND That part of the South half of the West one third of the East three tenths of the West Half of the North Half of the Northeast quarter of the Northeast quarter of Section 11, Township 27, Range 24, Hennepin County, Minnesota. (torrens)

Has caused the same to be surveyed and platted as 86TH BLOOMINGTON FLATS and does hereby dedicate to the public for public use public ways and the drainage and utility easements as created by this plat.

In witness whereof said E & T Property, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this this _____ day of _____, 20____.

Signed: E & T Property, LLC

By _____ its Manager
Lien Lam

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Lien Lam, its Manager of E & T Property, LLC, a Minnesota limited liability company, on behalf of the company.

Signature of Notary _____ (Notary's Printed Name) _____

Notary Public, _____ County, Minnesota My commission expires _____

In witness whereof said Twin Win 1, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this this _____ day of _____, 20____.

Signed: Twin Win 1, LLC

By _____ its Manager
Tuyen Nguyen

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Tuyen Nguyen, its Manager of Twin Win 1, LLC, a Minnesota limited liability company, on behalf of the company.

Signature of Notary _____ (Notary's Printed Name) _____

Notary Public, _____ County, Minnesota My commission expires _____

I Jeffrey A. Prasch do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Jeffery A. Prasch, Licensed Land Surveyor
Minnesota License No. 52706

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on this _____ day of _____, 20____ by Jeffrey A. Prasch.

Signature of Notary _____ (Notary's Printed Name) _____

Notary Public, _____ County, Minnesota My commission expires _____

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA

This plat of 86TH BLOOMINGTON FLATS was approved and accepted by the City Council of the City of Bloomington, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Bloomington, Minnesota

By _____ Mayor

By _____ City Manager

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Daniel Rogan, Hennepin County Auditor

By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, Hennepin County Surveyor

By _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of 86TH BLOOMINGTON FLATS was recorded in this office this _____ day of _____, 20____, at _____ o'clock _____ M.

Amber Bougie, Hennepin County Recorder

By _____ Deputy

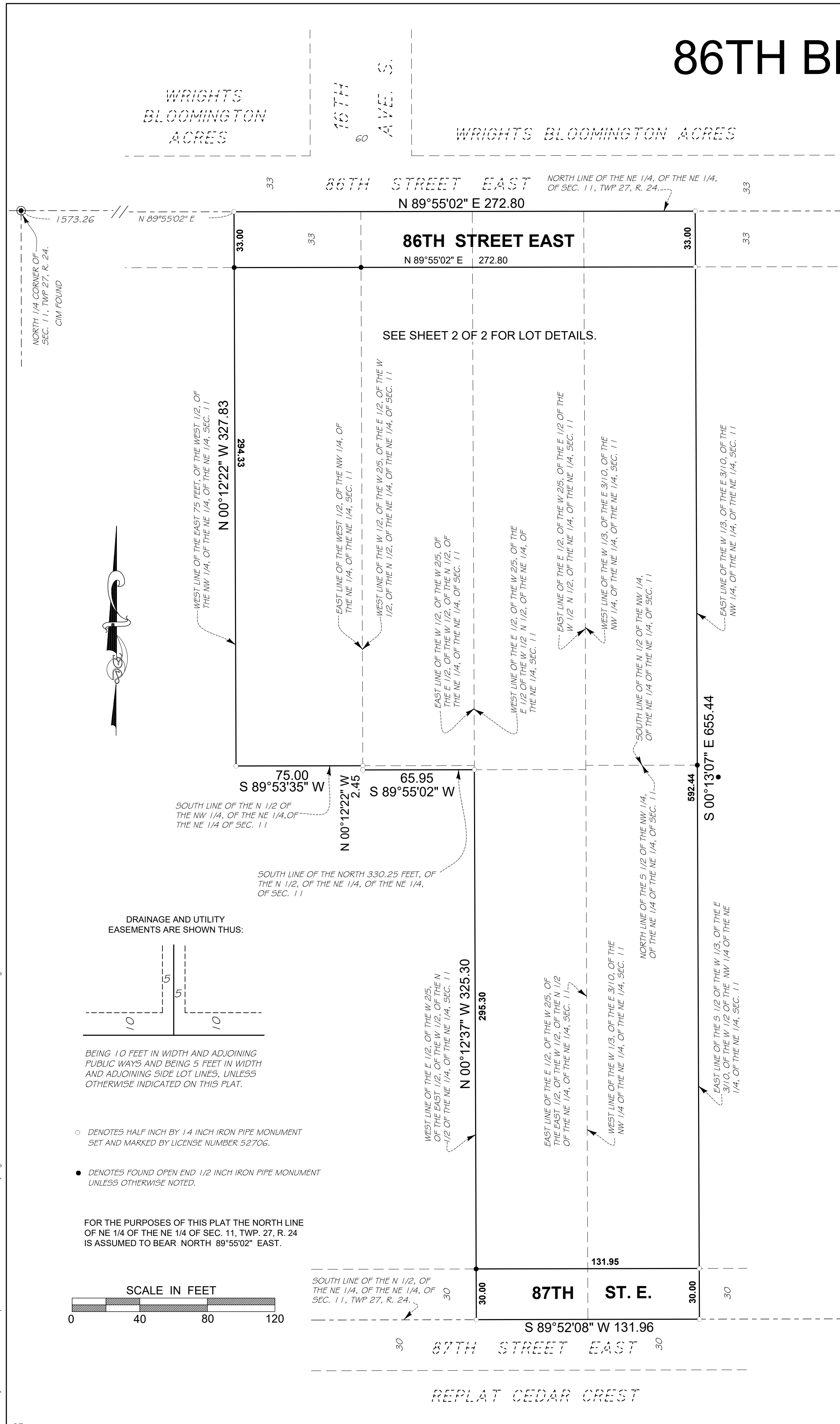
REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of 86TH BLOOMINGTON FLATS was filed in this office this _____ day of _____, 20____, at _____ o'clock _____ M.

Amber Bougie, Registrar of Titles

By _____ Deputy

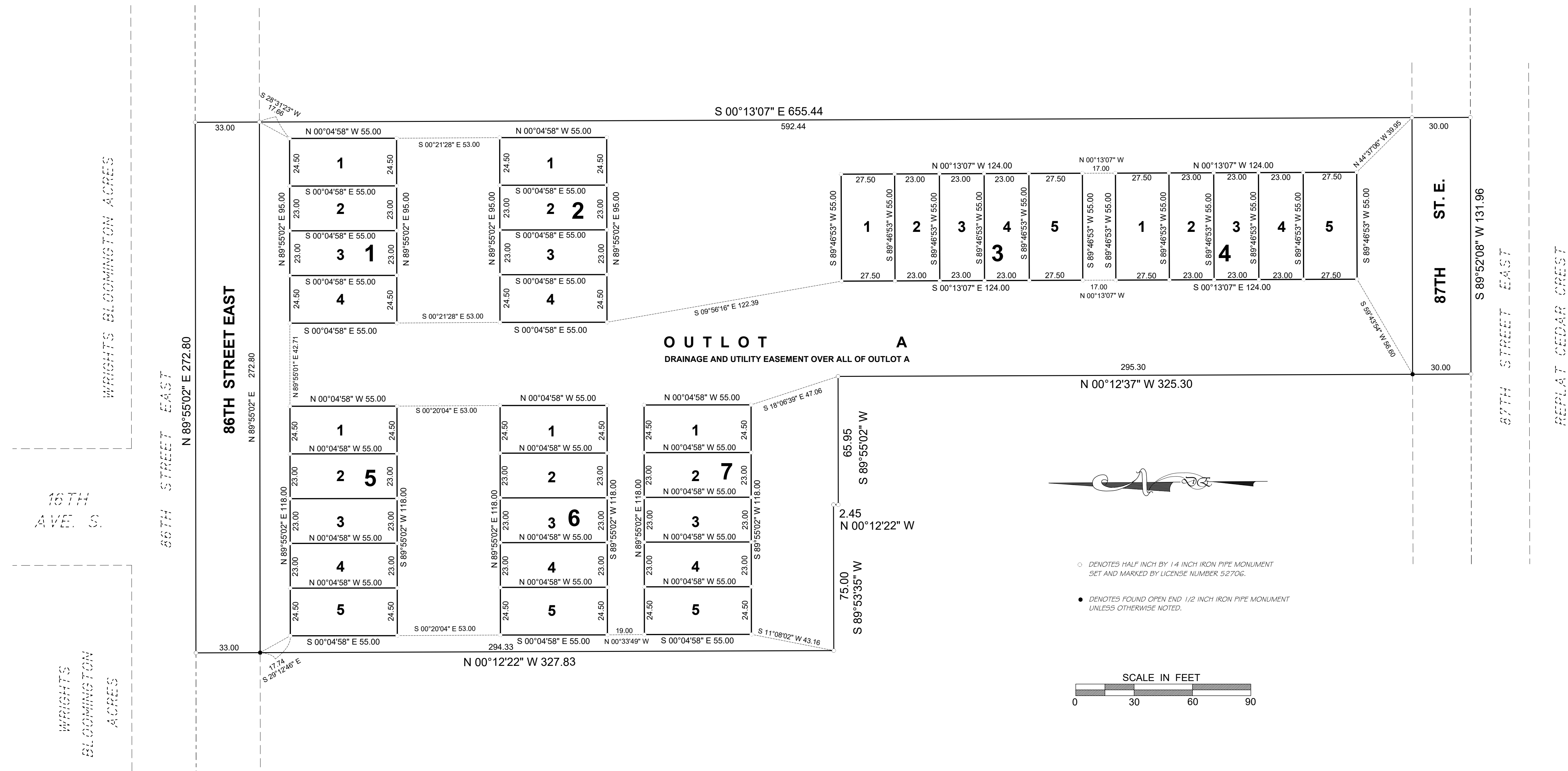
F:\survey\11-27-24 - hennepin\1603 1604 1605\01 CAD\01 Source\04 Final Plat.dwg



86TH BLOOMINGTON FLATS

C. R. DOC. NO. _____

R. T. DOC. NO. _____



WRIGHTS BLOOMINGTON ACRES

16TH AVE. G.

WRIGHTS BLOOMINGTON ACRES

87TH ST. E.

87TH STREET EAST

REPLAT CEDAR CREST

- DENOTES HALF INCH BY 1/4 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 52706.
- DENOTES FOUND OPEN END 1/2 INCH IRON PIPE MONUMENT UNLESS OTHERWISE NOTED.

