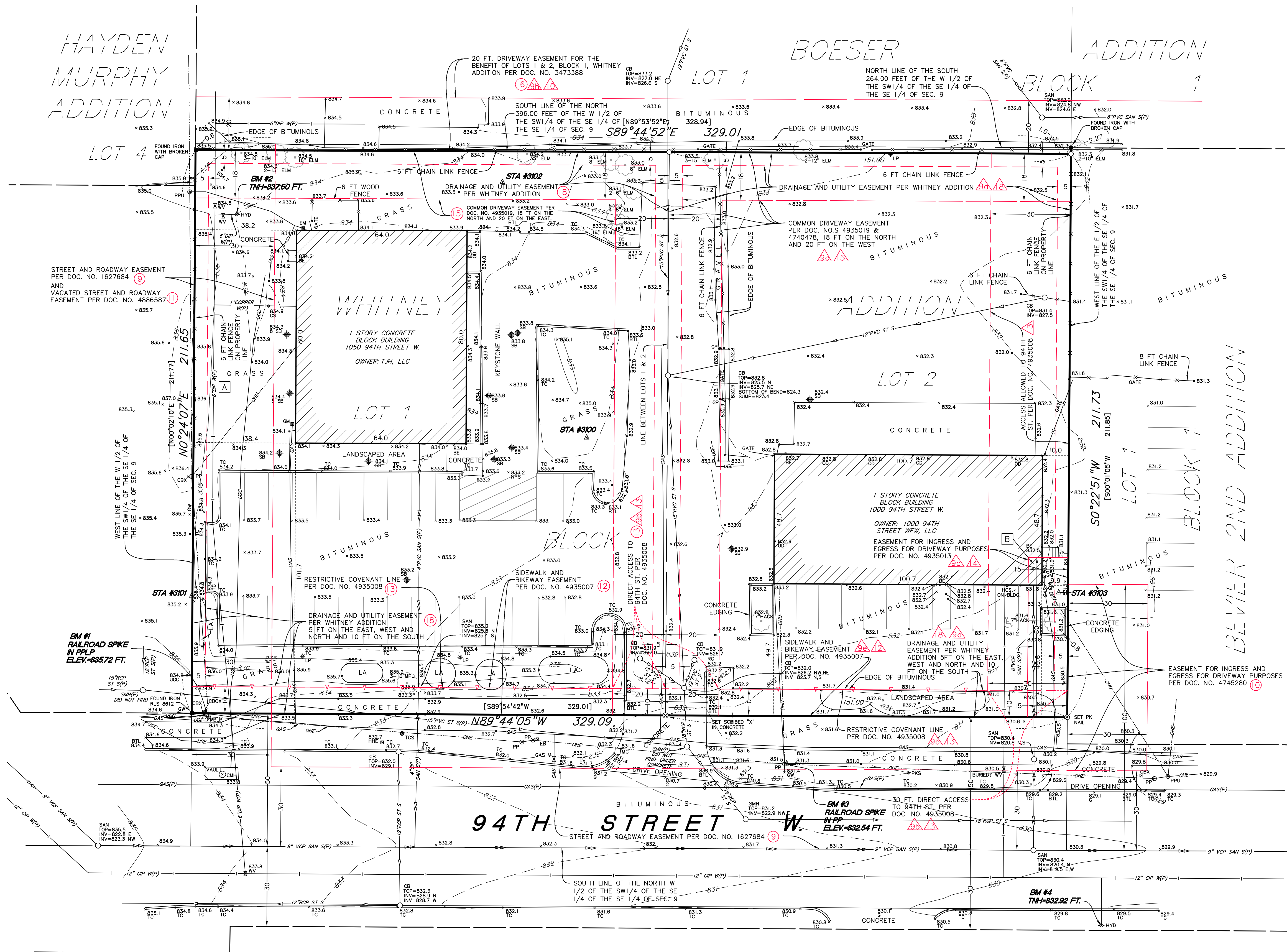




GENERAL NOTES

- Survey coordinate basis: Hennepin County ground feet, based on the Minnesota Coordinate System, Southern Zone, NAD83, 1986 adjustment.
- There are no proposed changes in street right of way lines per the City of Bloomington Planning Department. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

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 243260639, 243260655, 243192548 and 243200920.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

ZONING NOTES

- Zoning information shown hereon is per zoning letter dated October 22, 2024 prepared by City of Bloomington, Planning Division, for 1000 94th Street.

1) Zoning and Comprehensive Land Use Plan Designation:
The Property is zoned I-3 (General Industry) and subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Industrial. The Zoning and Comprehensive Land Use Plan maps can be viewed at <https://www.bloomingtonmn.gov/plan/zoning-guide-plan-maps>.

The adjoining property use, zoning, and Comprehensive Plan designations are:

Direction	Use	Zoning	Comprehensive Plan
North	Industrial Office	I-3	Industrial
Warehouse	(General Industry)		

2) Conformance with Current Zoning Requirements:
The Property use is an auto repair use in the I-3 Zoning District. The Planning and Zoning reviews on file include but are not limited to the following:

- September 25, 2008 - Conditional use permit for Class II Motor Vehicle sales (Case #07073A-08)
- October 8, 2009 - Conditional use permit for heavy equipment sales (Case 07073A-09)

In 1996, the City Council approved a parking lot and security lighting ordinance, which required full compliance with the City Code at a future date. Currently, City Code compliance is required by December 31, 2024. Therefore, this site may require upgrades to the parking lot and building entries to comply with these requirements.

Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Item 6(a) of Table A specifies "current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements". Only those items set forth in said letter have been listed.

PARKING

37 Regular Spaces
1 Disabled Space
38 Total Spaces

AREA

69,657 square feet or 1.599 acres

FLOOD ZONE NOTE

- The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map No. 27053C0458F, dated November 4, 2016, Community No. 275230. This information was obtained from the FEMA Map Service Center web site.

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

- A** Possible encroachments are indicated on survey with boxed letters as listed below.

- Water line lies outside of Drainage and Utility easement along west property line.
- 1000 94th Street W. building encroaches onto Easement Doc. No. 4935013.

BENCHMARKS (BM)

(NAVD 88)

- Top of top railroad spike in the north side power pole near southwest property corner of Lot 1, Block 1, Whitney Addition.
Elevation = 835.72 feet
- Top of top nut of fire hydrant 23 $\frac{1}{2}$ feet westerly of the northwest corner of 1050 94th St. W. building.
Elevation = 837.60 feet
- Top of top railroad spike in the east side power pole 68 $\frac{1}{2}$ feet south of the southwest corner of 1000 94th St. W. building.
Elevation = 832.54 feet
- Top of top nut of 1st fire hydrant east of East Bloomington Freeway on the south side of 94th Street W.
Elevation = 832.92 feet

DESCRIPTION OF PROPERTY SURVEYED OWNER: THJ, LLC
(Per First American Title Insurance Company Commitment for Title Insurance Commitment No. 1661178, commitment date August 11, 2024)
Lot 1, Block 1, WHITNEY ADDITION, Hennepin County, Minnesota.
NOTE: This property is Abstract.

PLAT RECORDING INFORMATION

The plat of WHITNEY ADDITION was filed of record on October 16, 1984 as Document No. 4934940.

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

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance Commitment No. 1661178, commitment date August 11, 2024, was relied upon as to matters of record.

Schedule B Exceptions:

- (1)** Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.
- An easement for street and roadway and incidental purposes in the document recorded January 3, 1931 as Doc. No. 1627684 of Official Records. (shown on survey) (1) Area also describes area on the West line which was vacated. However, the vacation does not include utility rights.
 - The terms and provisions contained in the document entitled "Deed of Appurtenant Easement" recorded October 7, 1982 as Doc. No. 4745280 of Official Records. (shown on survey)
 - The terms and provisions contained in the document entitled "Ordinance No. 84-16" recorded May 1, 1984 as Doc. No. 4886587 of Official Records. (shown on survey)
 - An easement for sidewalk and bikeway and incidental purposes in the document recorded October 17, 1984 as Doc. No. 4935007 of Official Records. (shown on survey)
 - The terms and provisions contained in the document entitled "Declaration of Covenants and Restrictions" recorded October 17, 1984 as Doc. No. 4935008 of Official Records. (restrictive covenant line shown on survey)
 - The terms and provisions contained in the document entitled "Deed of Appurtenant Easement" recorded October 17, 1984 as Doc. No. 4935013 of Official Records. (shown on survey)
 - The terms and provisions contained in the document entitled "Declaration of Common Driveway Easement" recorded October 17, 1984 as Doc. No. 4935019 of Official Records. (shown on survey)
 - The terms and provisions contained in the document entitled "Order and Decree of Registration" recorded December 14, 2001 as Doc. No. 3473388 of Official Records. (shown on survey)
 - Rights of adjoining owners in the use and possession of a common driveway over the land and other land.
 - Drainage and utility easement(s) as shown on the plat of Whitney Addition. (shown on survey)

DESCRIPTION OF PROPERTY SURVEYED OWNER: 1000 94TH STREET WFW, LLC
(Per First American Title Insurance Company Commitment for Title Insurance Commitment No. 1664317, commitment date October 05, 2024)
Lot 2, Block 1, WHITNEY ADDITION, Hennepin County, Minnesota.
NOTE: This property is Torrens, the Torrens Certificate No. is 1319569.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance Commitment No. 1664317, commitment date October 05, 2024, was relied upon as to matters of record.

Schedule B Exceptions:

- (1)** Exceptions are indicated on survey with numbers in triangles, unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.
- (1)** The following Recital appears in the Certificate of Title, and will be carried forward to any Certificate of Title:
- Subject to a drainage and utility easement as contained in the dedication clause and as shown in the plat of Whitney Addition; (shown on survey)
 - Subject to covenants and restrictions contained in County Recorder Document No. 4935008; (restrictive covenant line shown on survey)
 - Subject to a driveway easement over the Westerly 20 feet and the Northerly 18 feet of the land for the benefit of Lot 1, Block 1, Whitney Addition, Lot 1, Block 1, Boeser Addition, and Lot 1, Block 1, BeVier 2nd Addition, County Recorder Document No. 4935019, and as modified by Decree in Torrens Case No. 20883, Document No. 4740478; (shown on survey)
 - Subject to a nonexclusive easement for ingress and egress for driveway purposes, over the East 15 feet of the South 60 feet of the land for the benefit of Lot 1, Block 1, BeVier 2nd Addition, County Recorder Document No. 4935013; (shown on survey)
 - Subject to a public sidewalk and bikeway easement over the South 20 feet of the land, in favor of the City of Bloomington, County Recorder Document No. 4935007; (shown on survey)
 - Subject to a Conditional Use Permit issued by the City of Bloomington, County Recorder Document No. 9194111;
 - Subject to a Conditional Use Permit issued by the City of Bloomington, County Recorder Document No. 9437266;
 - Subject to an unrecorded lease in favor of Kassick Motors, Inc., a Minnesota corporation, dated August 22, 1994, as later amended, for a term ending September 30, 2012. Together with a non-exclusive driveway easement over Lot 1, Block 1, Boeser Addition, Document No. 3473388; (shown on survey)
- (1)** The terms, provisions and easement(s) contained in the document entitled "Order and Decree of Registration" recorded December 14, 2001 as Doc. No. 3473388 of Official Records. (shown on survey)
- (1)** The terms, provisions and easement(s) contained in the document entitled "Order and Decree of Registration" recorded March 25, 2010 as Doc. No. 14740478 of Official Records.
- (2)** The terms, provisions and easement(s) contained in the document entitled "Easement" recorded October 17, 1984 as Doc. No. 4935007 of Official Records. (shown on survey)
- (3)** Covenants, conditions, restrictions and easements in the document recorded October 17, 1984 as Doc. No. 4935008 of Official Records. (restrictive covenant line shown on survey)
- (4)** The terms, provisions and easement(s) contained in the document entitled "Deed of Appurtenant Easement" recorded October 17, 1984 as Doc. No. 4935013 of Official Records. (shown on survey)
- (5)** The terms, provisions and easement(s) contained in the document entitled "Declaration of Common Driveway Easement" recorded October 17, 1984 as Doc. No. 4935019 of Official Records. (shown on survey)
- (6)** The terms and provisions contained in Conditional Use Permit recorded October 15, 2008, as Doc. No. 9194111.
- (7)** The terms and provisions contained in Conditional Use Permit recorded October 27, 2009, as Doc. No. A9347266
- (8)** Drainage and utility easement(s) as shown on the plat Whitney Addition (shown on survey)

SURVEYOR'S CERTIFICATION

To: Kwik Trip, Inc., a Wisconsin corporation and First American Title Insurance Company d/b/a Tri County Abstract and Title Guaranty:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 14, 17 and 18 of Table A thereof. The fieldwork was completed on December 18, 2024.

Date of Plat or Map: 10th day of January, 2025.

SUNDE LAND SURVEYING, LLC.

By: *Arlee J. Carlson*
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900



[X] Address comments from Kwik Trip		JMD	01/10/2025
[X] Revision		BY	Date
Originally dated: 12/23/2024		JMD	
Drawing Title: ALTA / NSPS LAND TITLE SURVEY FOR: KWIK TRIP, INC.			
OF: 1000 & 1050 94TH STREET W. BLOOMINGTON, MN			
SUNDE LAND SURVEYING www.sundes.com		Main Office: 9001 East Bloomington Freeway (39W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-888-9526)	
Project: 83-163-C Township: 027 Range: 024 Section: 09		Date: 01/10/2025 Sheet: 1 of 1	

