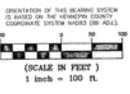
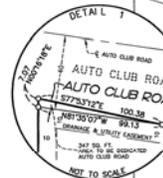
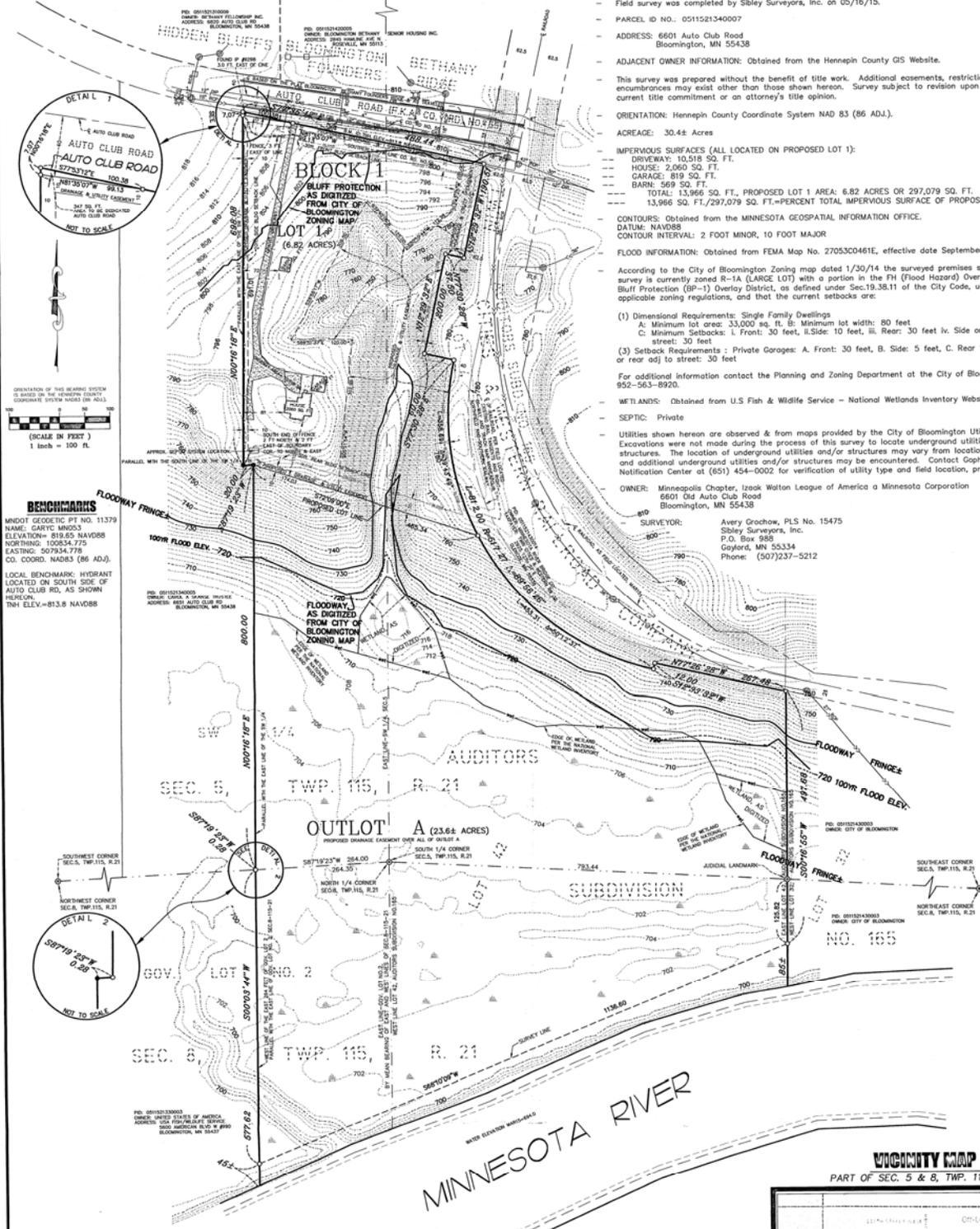


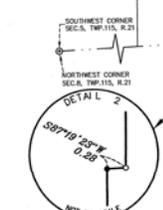
PRELIMINARY PLAT: MN VALLEY ISAAK WALTON LEAGUE

NOTES

- Field survey was completed by Sibley Surveyors, Inc. on 05/15/15.
- PARCEL ID NO.: 0511521340007
- ADDRESS: 6601 Auto Club Road, Bloomington, MN 55438
- ADJACENT OWNER INFORMATION: Obtained from the Hennepin County GIS Website.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- ORIENTATION: Hennepin County Coordinate System NAD 83 (86 ADJ).
- ACREAGE: 30.4± Acres
- IMPERVIOUS SURFACES (ALL LOCATED ON PROPOSED LOT 1):
 - DRIVEWAY: 10,518 SQ. FT.
 - HOUSE: 2,060 SQ. FT.
 - GARAGE: 819 SQ. FT.
 - BARN: 569 SQ. FT.
 - TOTAL: 13,966 SQ. FT., PROPOSED LOT 1 AREA: 6.82 ACRES OR 297,079 SQ. FT.
 - 13,966 SQ. FT./297,079 SQ. FT.=PERCENT TOTAL IMPERVIOUS SURFACE OF PROPOSED LOT 1= 4.7%
- CONTOURS: Obtained from the MINNESOTA GEOSPATIAL IMPERVIOUS OFFICE.
- DATUM: NAVD83
- CONTOUR INTERVAL: 2 FOOT MINOR, 10 FOOT MAJOR
- FLOOD INFORMATION: Obtained from FEMA Map No. 27053C0461E, effective date September 2, 2004.
- According to the City of Bloomington Zoning map dated 1/30/14 the surveyed premises shown on this survey is currently zoned R-1A (LARGE LOT) with a portion in the FH (Flood Hazard) Overlay Zone and the Bluff Protection (BP-1) Overlay District, as defined under Sec.19.38.11 of the City Code, under the applicable zoning regulations, and that the current setbacks are:
 - (1) Dimensional Requirements: Single Family Dwellings
 - A. Minimum lot area: 33,000 sq. ft. B. Minimum lot width: 80 feet
 - C. Minimum Setbacks: I. Front: 30 feet, II. Side: 10 feet, III. Rear: 30 feet iv. Side or rear adj. to street: 30 feet
 - (3) Setback Requirements: Private Garages: A. Front: 30 feet, B. Side: 5 feet, C. Rear: 10 feet, D. Side or rear adj. to street: 30 feet
- For additional information contact the Planning and Zoning Department of the City of Bloomington at 952-563-8920.
- WETLANDS: Obtained from U.S Fish & Wildlife Service - National Wetlands Inventory Website.
- SEPTIC: Private
- Utilities shown hereon are observed & from maps provided by the City of Bloomington Utilities Department. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- OWNER: Minneapolis Chapter, Izaak Walton League of America a Minnesota Corporation
6601 Old Auto Club Road
Bloomington, MN 55438



BENCHMARKS
 MNDOT GEODETIC PT. NO. 11379
 NAME: GARYC MND03
 ELEVATION= 819.65 NAVD83
 NORTHING: 100834.775
 EASTING: 507934.775
 CO. COORD. NAD83 (86 ADJ.)
 LOCAL BENCHMARK: HYDRANT
 LOCATED ON SOUTH SIDE OF
 AUTO CLUB RD, AS SHOWN
 HEREON.
 TRN ELEV.=813.8 NAVD83



- LEGEND**
- DENOTES HENNEPIN COUNTY SECTION CORNER MONUMENT
 - DENOTES IRON PIPE FOUND
 - DENOTES IRON PIPE SET BY PLS NO. 15475
 - DENOTES CATCH BASIN
 - DENOTES DRAINAGE MANHOLE
 - ⊙ DENOTES HYDRANT
 - ⊕ DENOTES GATE VALVE
 - ⊖ DENOTES WET LAND
 - DENOTES BUILDING SETBACK LINE
 - DENOTES EXISTING STORM SEWER
 - DENOTES EXISTING WATER MAIN
 - DENOTES UNDERGROUND GAS LINE
 - DENOTES UNDERGROUND CABLE LINE

LEGAL DESCRIPTION PER CERT. NO. 587505

The following described land situated in the County of Hennepin and State of Minnesota:

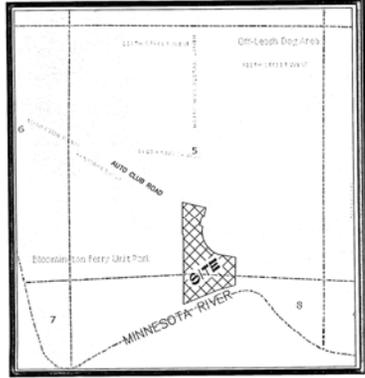
Par 1: Lot 42, Auditor's Subdivision No. 165, the East line of which lot is marked in part by a Judicial Landmark set at the Northwest corner of Lot 32, said Auditor's Subdivision, by another Judicial Landmark set at the intersection of said East line with the South line of Section 5, Township 115, Range 21 and by a third Judicial Landmark set on said East line at a point therein 199.8 feet Southerly along said line from the next previously mentioned Judicial Landmark.

Par 2: The East 264.00 feet of Government Lot 2, Section 8, Township 115, Range 21.

Par 3: That part of the East 1/4 of the Southwest Quarter of Section 5, Township 115, Range 21, described as beginning at the Southeast corner of said Southwest Quarter; thence West along the South line of said Southwest Quarter 264 feet; thence North parallel with the East line of said Southwest Quarter 800 feet; thence West, parallel with the South line of said Southwest Quarter 20 feet; thence North, parallel with the East line of said Southwest Quarter to the Southwesterly line of County Road No. 165; thence Easterly along said Southwesterly line to the East line of said Southwest Quarter; thence South along said East line to the point of beginning.

VICINITY MAP

PART OF SEC. 5 & 8, TWP. 115, R. 21



PRELIMINARY PLAT FOR
 ISAAK WALTON LEAGUE
 PART OF SW 1/4-SECS. 5, 6, 7, 8 & LOT 2-SECS. 8 & LOT 42-AUDITORS SUBD. NO. 165 ALL IN TWP. 115, R. 21
 HENNEPIN COUNTY, MINNESOTA

SCALE: 1 INCH = 100 FEET

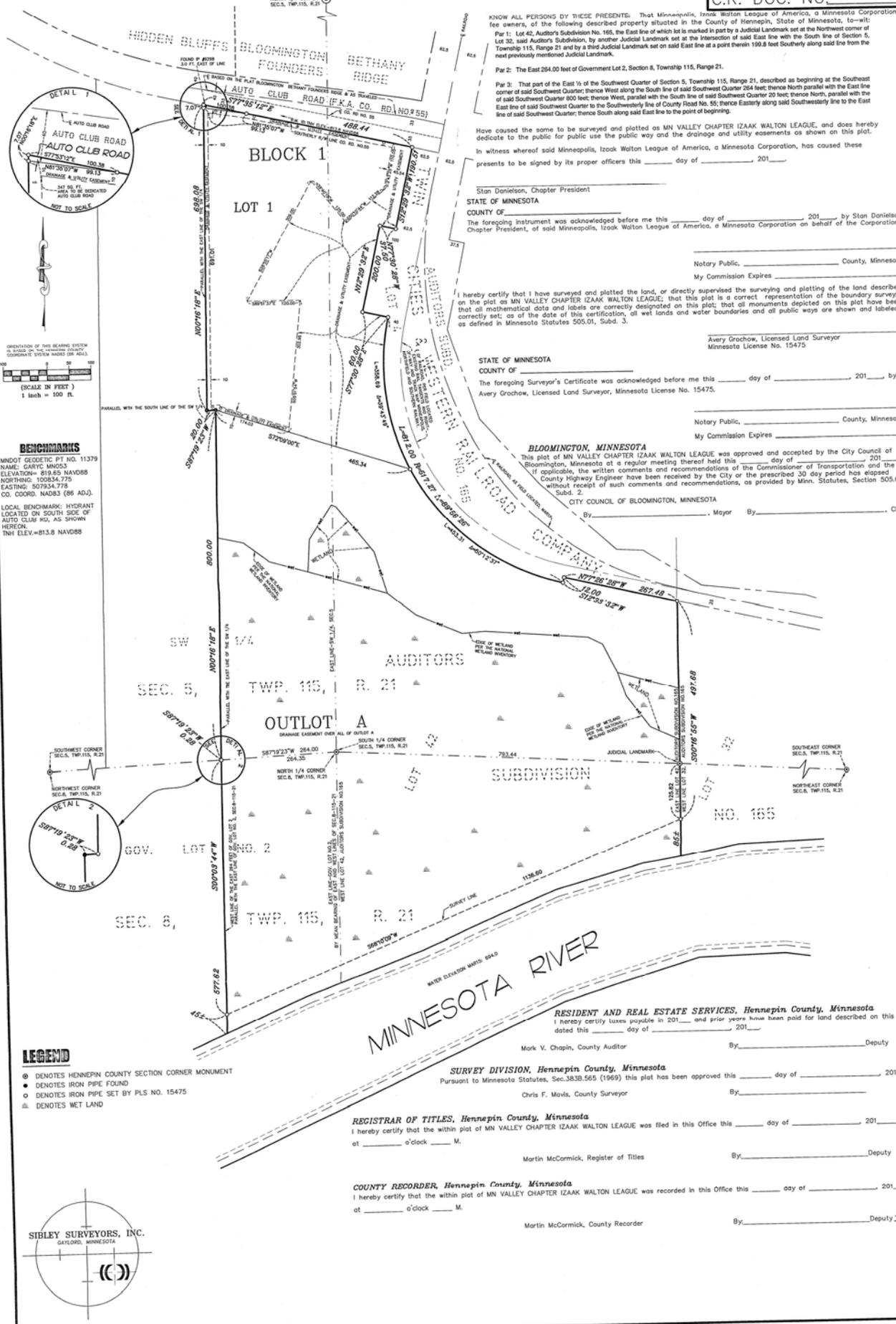
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Avery Grochow
 AVERY GROCHOW, LS
 DATE: 5/15/15
 REGISTRATION NO.: 15475

HENNEPIN COUNTY, MINNESOTA
 (NOT TO SCALE)

MN VALLEY CHAPTER ISAAK WALTON LEAGUE

R.T. DOC. NO. _____
C.R. DOC. NO. _____



KNOW ALL PERSONS BY THESE PRESENTS: That Minneapolis, Izaak Walton League of America, a Minnesota Corporation, fee owners, of the following described property situated in the County of Hennepin, State of Minnesota, to-wit:

Par 1: Lot 42, Auditor's Subdivision No. 165, the East line of which lot is marked in part by a Judicial Landmark set at the Northwest corner of said Southwest Quarter, Section 5, Township 115, Range 21 and by a third Judicial Landmark set on said East line at a point therein 199.8 feet Southwesterly along said line from the next previously mentioned Judicial Landmark.

Par 2: The East 284.00 feet of Government Lot 2, Section 8, Township 115, Range 21.

Par 3: That part of the East 1/4 of the Southwest Quarter of Section 5, Township 115, Range 21, described as beginning at the Southeast corner of said Southwest Quarter; thence West along the South line of said Southwest Quarter 264 feet; thence North parallel with the East line of said Southwest Quarter 500 feet; thence West, parallel with the South line of said Southwest Quarter 20 feet; thence North, parallel with the East line of said Southwest Quarter to the Southwesterly line of County Road No. 55; thence East along said Southwesterly line to the East line of said Southwest Quarter; thence South along said East line to the point of beginning.

Have caused the same to be surveyed and plotted as MN VALLEY CHAPTER ISAAK WALTON LEAGUE, and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Minneapolis, Izaak Walton League of America, a Minnesota Corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 201____.

Stan Danielson, Chapter President
STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 201____ by Stan Danielson, Chapter President, of said Minneapolis, Izaak Walton League of America, a Minnesota Corporation on behalf of the Corporation.

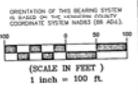
Notary Public, _____ County, Minnesota
My Commission Expires _____

I hereby certify that I have surveyed and plotted the land, or directly supervised the surveying and plotting of the land described on the plat as MN VALLEY CHAPTER ISAAK WALTON LEAGUE; 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 correctly set; as of the date of this certification, all wet lands and water boundaries and all public ways are shown and labeled as defined in Minnesota Statutes 505.01, Subd. 3.

Avery Grochow, Licensed Land Surveyor
Minnesota License No. 15475
STATE OF MINNESOTA
COUNTY OF _____
The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 201____ by Avery Grochow, Licensed Land Surveyor, Minnesota License No. 15475.

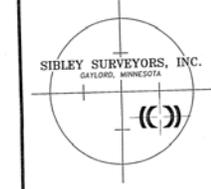
Notary Public, _____ County, Minnesota
My Commission Expires _____

BLOOMINGTON, MINNESOTA
This plat of MN VALLEY CHAPTER ISAAK WALTON LEAGUE was approved and accepted by the City Council of Bloomington, Minnesota at a regular meeting thereof held this _____ day of _____, 201____.
If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.
CITY COUNCIL OF BLOOMINGTON, MINNESOTA
By _____ Mayor By _____ Clerk



BENCHMARKS
MNDOT GEODETIC PT NO. 11379
NAME: GANYX MNDOS
ELEVATION: 619.65 NAVD83
NORTHING: 100834.775
EASTING: 507934.775
CO. COORD. NAD83 (86 ADJ.)
LOCAL BENCHMARK: HYDRANT
LOCATED ON SOUTH SIDE OF
AUTO CLUB RD. AS SHOWN
HEREON.
TNI ELEV.=613.8 NAVD83

LEGEND
● DENOTES HENNEPIN COUNTY SECTION CORNER MONUMENT
● DENOTES IRON PIPE FOUND
○ DENOTES IRON PIPE SET BY PLS NO. 15475
■ DENOTES WET LAND



RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota
I hereby certify taxes payable in 201____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 201____.

Mark V. Chapin, County Auditor By _____ Deputy
SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to Minnesota Statutes, Sec. 363B.565 (1969) this plat has been approved this _____ day of _____, 201____.

Chris F. Mavis, County Surveyor By _____
REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of MN VALLEY CHAPTER ISAAK WALTON LEAGUE was filed in this Office this _____ day of _____, 201____ at _____ o'clock _____ M.

Martin McCormick, Register of Titles By _____ Deputy
COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of MN VALLEY CHAPTER ISAAK WALTON LEAGUE was recorded in this Office this _____ day of _____, 201____ at _____ o'clock _____ M.

Martin McCormick, County Recorder By _____ Deputy