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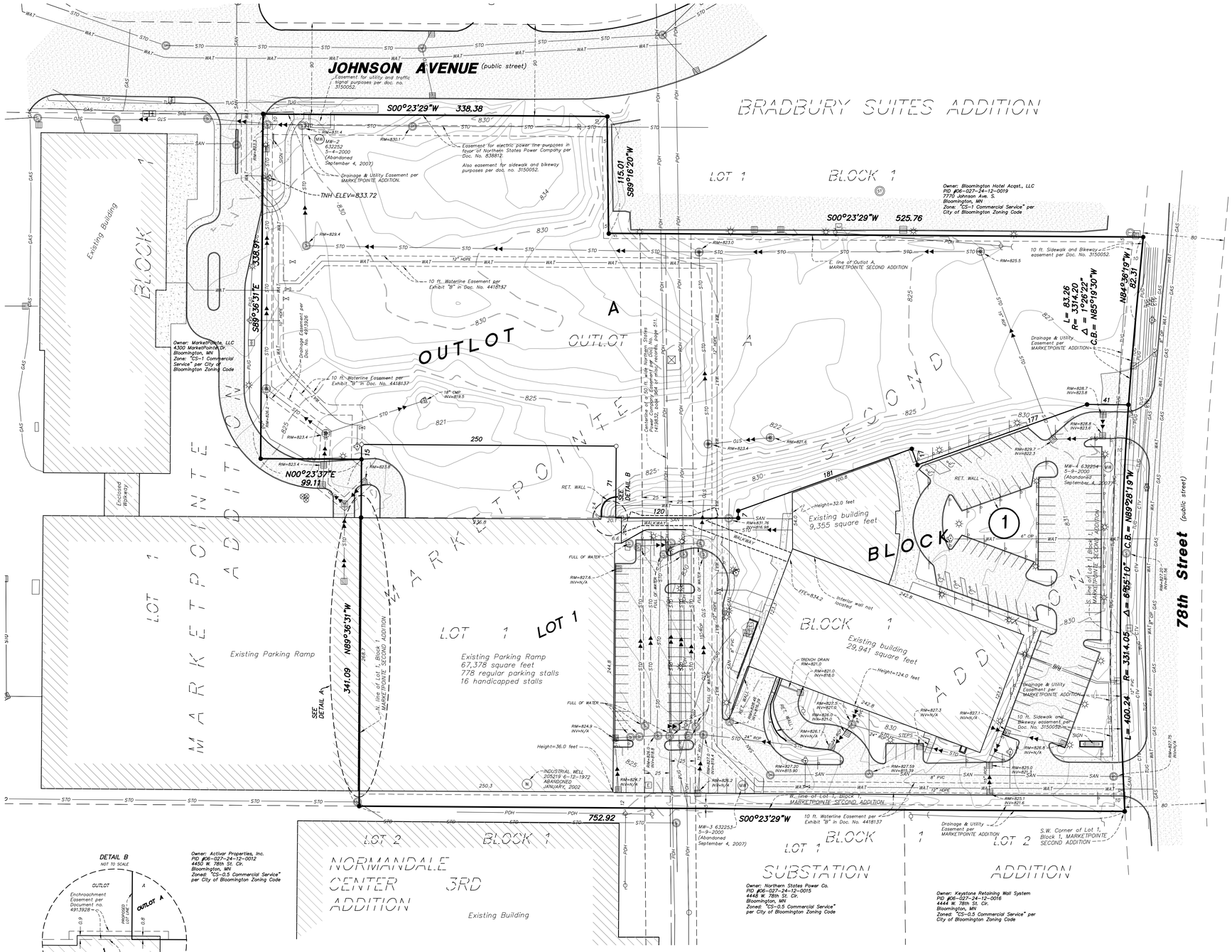
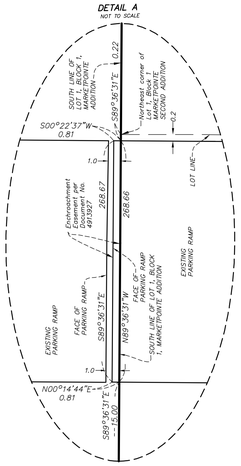
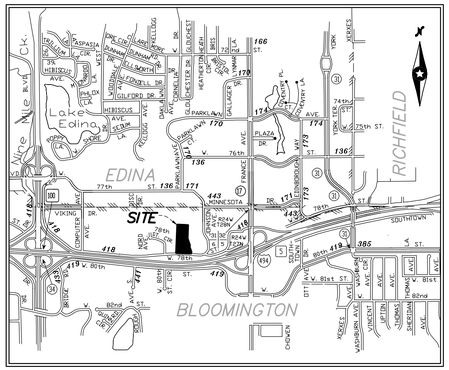
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



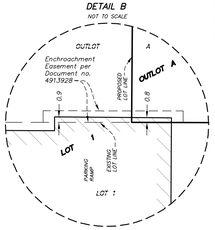
DETAIL A
NOT TO SCALE



VICINITY MAP
NO SCALE



DETAIL B
NOT TO SCALE



LEGAL DESCRIPTION PER TITLE COMMITMENT:

Lot 1, Block 1, MarketPointe Second Addition, according to the recorded plat thereof, and situate in Hennepin County, Minnesota, together with the appurtenant easements contained in that certain Declaration of Easements dated April 8, 1999, filed April 27, 1999, as Document No. 3150056 as amended by Amendment of Declaration of Easement dated August 20, 2007, filed August 21, 2007, as Document No. 4418137 and by Second Amendment of Declaration of Easements dated August 31, 2007, filed September 6, 2007, as Document No. 4423605; together with the appurtenant easements contained in that certain Parking Easement Agreement dated September 29, 2010, filed February 10, 2011, as Document No. 4833615 as amended by Amendment to Parking Easement Agreement dated December 22, 2011, filed December 29, 2011, as Document No. 4913930; together with the appurtenant easements contained in that certain Encroachment Easement Agreement dated December 22, 2011, filed December 29, 2011, as Document No. 4913927; and together with the appurtenant easements contained in that certain Encroachment Easement Agreement dated December 22, 2011, filed December 29, 2011, as Document No. 4913928.

Being registered land as is evidenced by Certificate of Title No. 1345082.

AND

Outlot A, MarketPointe Second Addition, according to the recorded plat thereof, and situate in Hennepin County, Minnesota, together with the appurtenant easements contained in that certain Declaration of Easements dated April 8, 1999, filed April 27, 1999, as Document No. 3150056 as amended by Amendment of Declaration of Easement dated August 20, 2007, filed August 21, 2007, as Document No. 4418137 and by Second Amendment of Declaration of Easements dated August 31, 2007, filed September 6, 2007, as Document No. 4423605.

Being registered land as is evidenced by Certificate of Title No. 1345083.

SURVEYOR'S NOTES:

1. This survey was performed with benefit of Old Republic National Title Insurance Title Commitment No. ORTE742955 (supplemental No. 1), having an effective date of February 10, 2016, at 7:00 A.M.
2. Site Address: 4400 78th Street West (Parcel 1) and 4300 78th Street West (Parcel 2)
3. Floodplain information is per the City of Bloomington Planning & Zoning Department.

   The subject property lies within Zone X (Areas determined to be outside the 0.2% annual chance floodplain.) per FEMA community panel No. 27053C0452E, dated September 2, 2004.
4. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (Gopher One-Call ticket number: 16047032 & 160470323)
5. Zoning and Setback requirements are per a zoning letter provided by the City of Bloomington, Minnesota, dated 10/10/2011. The property is currently zoned "(CS-1)(PD)" Commercial Services, Planned Development. No search for setback information was made by the Surveyor.
7. Elevations shown are based upon NAVD 88

AREA SUMMARY
Total site area: 11.17 ac. (486,431 s.f.)
Outlot A: 5.28 ac. (229,800 s.f.)
Lot 1, Block 1: 5.89 ac. (256,631 s.f.)

Bearings shown are based upon the record plat of MARKETPOINTE SECOND ADDITION, Hennepin County, Minnesota.

○ Denotes 1/2 inch by 14 inch iron monument set and marked by License No. 45873

● Denotes found iron monument.

50 0 50 100 150
Scale in feet

SURVEYOR:
Westwood Professional Services, Inc.
3701 12th Street North, Suite 206
St. Cloud, Minnesota 56303
Ph- (320)253-9495

DEVELOPER/ENGINEER:
Ryan A+E, Inc.
50 South Tenth Street, Suite 300
Minneapolis, MN 55403-2012

I hereby certify that this plan 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.

Nathan H. Carlson
Date: 3/1/16 License No. 45873

LEGEND

MW	MONITORING WELL	W	WELL		CURB & GUTTER	—SAN—	SANITARY SEWER
TV	CABLE TV BOX		STORM MANHOLE		CONCRETE SURFACE	—STO—	STORM SEWER
	STREET LITE		STEEL/WOOD POST		BUILDING	—TUG—	TELEPHONE UNDERGROUND
	POWER POLE	E	ELECTRIC MANHOLE		BITUMINOUS SURFACE	—WAT—	WATERMAIN
E	ELECTRIC BOX		ELECTRIC TOWER		GATE VALVE	—GAS—	UNDERGROUND GAS LINE
	CATCH BASIN	S	SANITARY MANHOLE		HYDRANT	—POH—	POWER OVERHEAD
						—PUG—	POWER UNDERGROUND
						—CTV—	UNDERGROUND CABLE TV

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Westwood
Phone (320) 253-9495 3701 12th Street North, Suite 206
Fax (320) 253-8737 St. Cloud, MN 56303
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

Revisions:
3/1/2016 – Revise Utils and Lot Line (NAS)

Crew:	LCM
Checked:	TTS
Drawn:	NAS
Record Drawing by/date:	

Prepared for:

Ryan A+E, Inc.
Minneapolis, MN

MARKETPOINTE THIRD ADDITION

Bloomington, Minnesota

Preliminary Plat