

| ISSUE RECORD | | | |
|--------------|--------|-----------------|-----------------|
| ISSUE # | DATE | DESCRIPTION | APPROVAL REVIEW |
| 1 | 7/1/16 | DRG REVISION #1 | |
| 2 | 7/1/16 | DRG REVISION #1 | |
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| | | | |
| | | | |

NOT FOR CONSTRUCTION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Landscape Architect under the laws of the State of Minnesota.

KEVIN PEEFFER

REGISTRATION NO: 46100 DATE: 07/08/2016

SHEET TITLE:
**LANDSCAPE
SITE PLAN**

SHEET NO:
L101

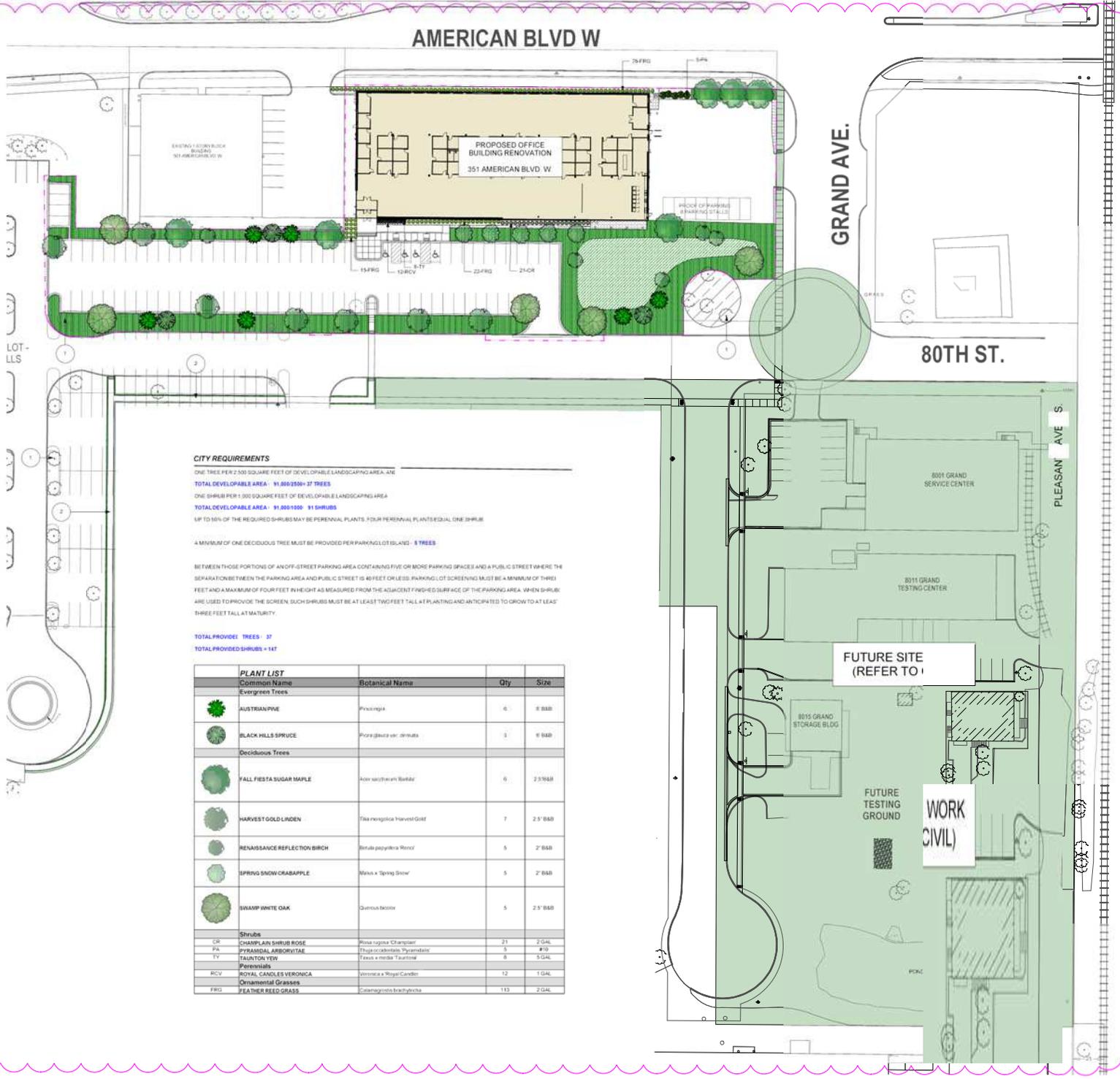
DRAWN BY: CLR CHECKED BY: KVP
JOB NO: 0000 DATE: 07/09/2016

AMERICAN BLVD W

GRAND AVE.

80TH ST.

PLEASANT AVE S



CITY REQUIREMENTS

ONE TREE PER 2,500 SQUARE FEET OF DEVELOPABLE LANDSCAPING AREA. AND
TOTAL DEVELOPABLE AREA = 91,800/2500 = 37 TREES
 ONE SHRUB PER 1,000 SQUARE FEET OF DEVELOPABLE LANDSCAPING AREA
TOTAL DEVELOPABLE AREA = 91,800/1000 = 91 SHRUBS
 UP TO 10% OF THE REQUIRED SHRUBS MAY BE PERENNIAL PLANTS. FOUR PERENNIAL PLANTS EQUAL ONE SHRUB.

A MINIMUM OF ONE DECIDUOUS TREE MUST BE PROVIDED PER PARKING LOT ISLAND. **8 TREES**

BETWEEN THOSE PORTIONS OF AN OFF-STREET PARKING AREA CONTAINING FIVE OR MORE PARKING SPACES AND A PUBLIC STREET WHERE THE SEPARATION BETWEEN THE PARKING AREA AND PUBLIC STREET IS 40 FEET OR LESS, PARKING LOT SCREENING MUST BE A MINIMUM OF THREE FEET AND A MAXIMUM OF FOUR FEET IN HEIGHT AS MEASURED FROM THE ADJACENT FINISHED SURFACE OF THE PARKING AREA. WHEN SHRUBS ARE USED TO PROVIDE THE SCREEN, SUCH SHRUBS MUST BE AT LEAST TWO FEET TALL AT PLANTING AND ANTICIPATED TO GROW TO AT LEAST THREE FEET TALL AT MATURITY.

TOTAL PROVIDED TREES = 37
TOTAL PROVIDED SHRUBS = 147

| PLANT LIST | | | |
|------------------------------|----------------------------------|-----|------------|
| Common Name | Botanical Name | Qty | Size |
| Evergreen Trees | | | |
| AUSTRIAN PINE | Pinus nigra | 4 | 8' B&B |
| BLACK HILLS SPRUCE | Picea glauca var. mariana | 3 | 8' B&B |
| Deciduous Trees | | | |
| FALL FIESTA SUGAR MAPLE | Acer saccharum 'Spectabilis' | 6 | 2 1/2" B&B |
| HARVEST GOLD LINDEN | Tilia tomentosa 'Harvest Gold' | 7 | 2 1/2" B&B |
| RENAISSANCE REFLECTION BIRCH | Betula papyrifera 'Renee' | 5 | 2" B&B |
| SPRING SNOW CRABAPPLE | Malus x 'Spring Snow' | 5 | 2" B&B |
| SWAMP WHITE OAK | Quercus bicolor | 5 | 2 1/2" B&B |
| Shrubs | | | |
| CHAMPLAIN SHRUB ROSE | Rosa rugosa 'Champlain' | 21 | 2 GAL |
| PYRAMIDAL ARBOVITAE | Thuja occidentalis 'Pyramidalis' | 5 | #10 |
| TANLATOR YEW | Taxus x media 'Tanlator' | 5 | 5 GAL |
| Perennials | | | |
| ROYAL CANDLES VERONICA | Veronica x 'Royal Candles' | 12 | 1 GAL |
| Ornamental Grasses | | | |
| SEA THER REED GRASS | Cortaderia brachyotcha | 113 | 2 GAL |

LEGEND

- TURF BED
- INFILTRATION BASH WITH 30% 1/2" S&B
- DEVELOPABLE AREA

KEY NOTES

- 1 EXISTING TREE (REFER TO CIVIL SURVEY)
- 2 NEW ASPHALT PATH (REFER TO CIVIL)

NOTES

- REFER TO GRADING PLAN FOR GRADES AND EROSION CONTROL.
- ALL EXISTING PLANTINGS SHALL BE PROTECTED PRIOR TO CONSTRUCTION WITH FENCING. REFER TO DETAIL 15.302
- ALL DISTURBED AREAS SHALL BE SEEDDED SOONEST IF LANDSCAPE PLANTING ARE NOT PLANNED.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED UNLESS OTHERWISE NOTED. LANDSCAPE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING PLANT MATERIAL.
- ALL PLANTING & LANDSCAPE CO SITE CHARGED BY OWNER.
- REFER TO L100
- REFER TO SPEC

UNTIL ESTABLISHED

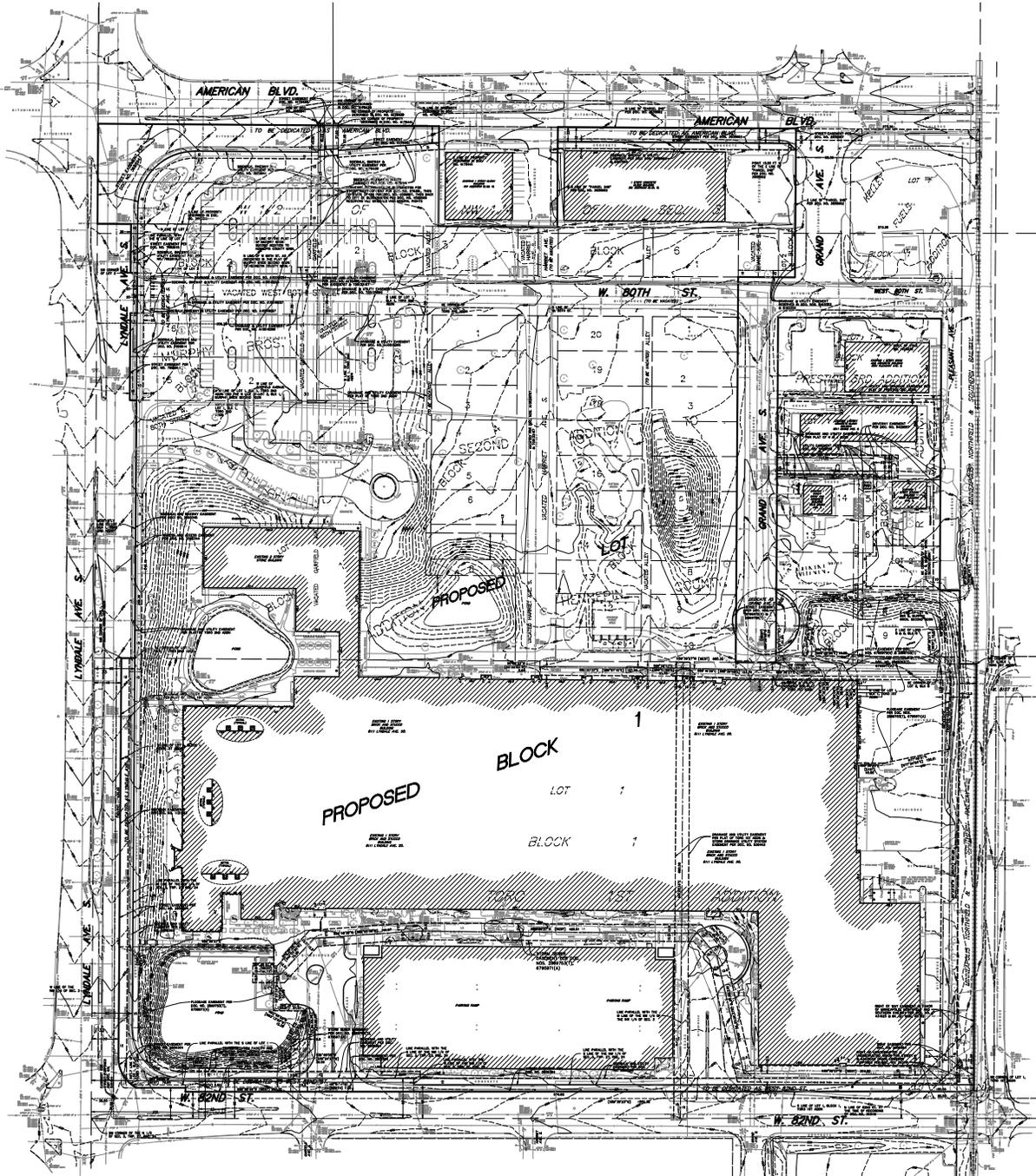
REAR SHALL RECEIVE 4" OF SHREDDED MULCH

TRACTOR SHALL REPAIR ALL DAMAGE TO THE PLANTING OPERATION AT NO COST TO

FOR SITE NOTES

FOR FURTHER INFORMATION

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LEGEND

- Denotes iron monument set marked with PLS No. 15480
- Denotes 1.17 inch diameter brass colored copper magnetized marker with disc cap affixed stamped LS-15480, unless otherwise noted
- Denotes found iron monument
- BH Denotes beehive catch basin
- CB Denotes catch basin
- CIP Denotes cast iron pipe
- DC Denotes decorative concrete
- DIP Denotes ductile iron pipe
- INV Denotes structure invert
- LA Denotes landscaping
- MH Denotes manhole
- OHC Denotes overhead communication line
- OHE Denotes overhead electric line
- OHU Denotes overhead utility line
- PI Denotes per plan
- PCCP Denotes prestressed concrete cylinder pipe
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- UC Denotes underground communication line
- UE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- W Denotes water line

BENCH MARKS (BM)

- 1.) Top of top nut of first fire hydrant east of Lyndale Avenue South on the south side of American Boulevard.
Elevation = 854.54 feet
- 2.) Top of top nut of first fire hydrant north of West 82nd Street on the east side of Lyndale Avenue South.
Elevation = 846.27 feet
- 3.) Top of top nut of fire hydrant in the southwest quadrant of West 82nd Street and Garfield Avenue South.
Elevation = 834.30 feet
- 4.) Top of top nut of fire hydrant in the southwest quadrant of West 82nd Street and Grand Avenue South.
Elevation = 836.73 feet
- 5.) Top of top nut of fire hydrant in the southeast quadrant of West 81st Street and Pleasant Avenue South.
Elevation = 835.28 feet
- 6.) Top of top nut of fire hydrant in the southwest quadrant of West 80th Street and Pleasant Avenue South.
Elevation = 840.21 feet

NOTE: Elevations shown are based on City of Bloomington datum. (NGVD29)

GENERAL NOTES

- 1.) Survey coordinate and bearing basis: Hennepin County Coordinates NAD 83, 1986 Adjustment
- 2.) No indication of wetland delineation by a qualified wetland specialist has been located or observed on site.
- 3.) The last paragraph of descriptions being vacated in Doc. No. A10028767 appears to be in error.

UTILITY NOTES

- 1.) 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. Where additional or more detailed information is required, excavation may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 15152241.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

ZONING

The majority of the property is zoned I-3, General Industrial, with a PD Overlay, Planned Development, per the City of Bloomington Zoning Map (includes amendment through 12/08/2015) available on the City of Bloomington website. A portion is zoned R-1, Single-Family Residential and a portion is zoned I-3, General Industrial.

AREAS

Gross = 1,662,783 square feet or 38.172 acres
 Right of way to be dedicated = 69,432 square feet or 1.594 acres
 Proposed Lot 1 = 1,593,351 square feet or 36.578 acres

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 14th day of June, 2016

SUNDE LAND SURVEYING, LLC.

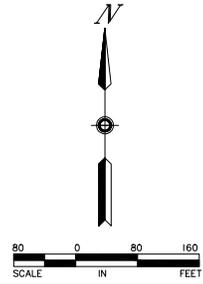
By: *Mark S. Hanson*
 Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

OWNER AND APPLICANT

The Toro Company
 8111 Lyndale Avenue South
 Bloomington, MN 55420

Contacts:
 Name: Emily Peckakamp
 Phone: 952-887-8872
 Fax: 952-887-7291
 Email: Emily.Peckakamp@Toro.com

Name: Tom Myre
 Phone: 952-888-8309
 Fax: 952-887-8258
 Email: Tom.Myre@Toro.com



| | |
|---|--|
| Grand Ave revision | SMT 07/07/2016 |
| Preliminary plat | SMT 06/14/2016 |
| Update after construction | SMT 06/30/2016 |
| Verify utilities in NW corner of main bids | SMT 06/28/2016 |
| Add inverts and per comments | SMT 04/18/2016 |
| Revision | By Date |
| Survey originally dated January 17, 2013 | |
| Drawing Title: PRELIMINARY PLAT OF TORO 3RD ADDITION The Toro Company 8111 Lyndale Avenue S. | |
| SUNDE LAND SURVEYING | |
| Main Office: 900 East Bloomington Freeway (559) + Suite 118 Bloomington, Minnesota 55402-3432 Phone: 952-881-2450 (Fax: 952-888-9826) Branch Office: Chisago, Minnesota 218-499-8287 | |
| Project: 2012-226-C Township: 27 Range: 24 Section: 3 File: 2012226C001\plan02.dwg | Date: 06/14/2016 Sheet: 1 of 5 |

DESCRIPTION OF PROPERTY SURVEYED

(Per Commonwealth Land Title Insurance Company Commitment for Title Insurance Commitment No. 238505, 2nd Amendment 6/13/2016, effective date May 10, 2016)

Tract A:
Lot 1, Block 1, Toro 1st Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

Torrens Property
Certificate of Title No. 1334109

Tract B:
Lot 1, Block 1, Toro 2nd Addition, according to the recorded plat thereof, Hennepin County, Minnesota;

Abstract and Torrens Property
Certificate of Title No. 814192

Tract C:
Parcel 1:
Lots 1 and 2, Block 1, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 2:
Lots 15 and 16, Block 1, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota.

Abstract Property

Tract D:
Parcel 1:
Lots 1 and 2, Block [2], Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota.

Abstract Property

Tract E:
Lot 1, Block 4, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota.

Abstract Property

Tract F:
The South 39 feet of Lot 7 and the North 24 feet of Lot 8, Block 4, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

Abstract Property

Tract G:
Lots 11 and 12, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

Abstract Property

Tract H:
Lot 13, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

Abstract Property

Tract I:
Lots 14 and 15, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;
Together with that part of the vacated alley in said Block 5 as dedicated in the plat Murphy Bros. Second Addition, lying South of the Easterly extension of the North line of Lot 18, Block 5 of said Addition.

Abstract Property

Tract J:
Lots 16 and 17, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

Abstract Property

Tract K:
Lot 18, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

Abstract Property

Tract L:
Lot 1, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota.

Abstract Property

Tract M:
Lot 2, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota.

Torrens Property
Certificate of Title No. 1144625

Tract N:
Lot 3, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

Abstract Property

Tract O:
Lot 4, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

Abstract Property

Tract P:
Lot 5, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

Abstract Property

Tract Q:
Lots 6 and 7, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

Abstract Property

Tract R:
Lot 8, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

Abstract Property

Tract S:
Lot 9, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

Abstract Property

Tract T:
Lot 10, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

Torrens Property
Certificate of Title No. 844572

Tract U:
Lot 8, 9, 10 and 11, Block 8, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

Abstract Property

Tract V:
Lot 12, Block 8, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

AND

Lots 5 and 6, except the Easterly 100 feet thereof, Block 8, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

AND

Lots 13 and 14, Block 8, Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota;

Abstract Property

Tract W:
Lot 1, Block 1, R. W. J. Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

Abstract Property

Tract X:
Lot 1, Block 1, Prestige 3rd Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

Torrens Property
Certificate of Title No. 1105358

Tract Y:
Lot 2, Block 1, R. W. J. Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

Abstract Property

Tract Z:
Parcel 1:
The East 354.92 feet of the following described tract: That part of the West 1/2 of the Northwest 1/4 of Section 3, Township 27, Range 24, Hennepin County, Minnesota, described as follows, to-wit: Commencing at a point in the West line of the West 1/2 of the Northwest 1/4 of said Section 3, 1,127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 1,040.22 feet; thence at right angles North 149.225 feet; thence at right angles West 328.3 feet, more or less, to the West [L]ine of said Section 3; thence at right angles South along said West line 94.225 feet to the point of beginning.

Together with an easement for road and driveway purposes in and over the East 10 feet of the West 177 feet of the East 531.92 feet of the following described tract: That part of the West 1/2 of the Northwest 1/4 of Section 3, Township 27, North Range 24, West of the Fifth Principal Meridian described as follows, to-wit: Commencing at a point in the West line of the West 1/2 of the Northwest 1/4, Section 3, Township 27, Range 24, 1,127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 1,040.22 feet; thence at right angles North 149.225 feet; thence at right angles West 328.3 feet; thence at right angles South along said West line of said Section 3, 94.225 feet to the point of beginning.

Torrens Property
Certificate of Title No. 1140847

Parcel 2:
That part of Lot 2, Block 7, Murphy Bros. Second Addition, Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota, lying West of the East line extended Southerly of the following described property:
The East 354.92 feet of the following described tract: That part of the West 1/2 of the Northwest 1/4 of Section 3, Township 27, North Range 24, West of the Fifth Principal Meridian, described as follows, to-wit: Commencing at a point in the West line of the West 1/2 of the Northwest 1/4, Section 3, Township 27, Range 24, 1,127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 1,040.22 feet; thence at right angles North 149.225 feet; thence at right angles West 328.3 feet; thence at right angles South along said West line of said Section 3, 94.225 feet to the point of beginning.

Together with the East Half of vacated Grand Avenue South lying North of the Westerly extension of the South line of said Lot 2.

Abstract Property

Tract AA:
Lot 1, Block 6, Murphy Bros. Second Addition, Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota.

Abstract Property

Tract BB:
Parcel A:
Lot 2 excluding any part of the adjoining vacated alley between Lots 1 and 2, Block 3, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel B:
The West 150 feet of the East 681.92 feet of the following described tract: That part of the West 1/2 of the Northwest Quarter of Section 3, Township 27, Range 24, West of the Fourth Principal Meridian, Hennepin County, Minnesota, described as follows to-wit: Commencing at a point in the West line of the West 1/2 of the Northwest Quarter, Section 3, Township 27, Range 24, 1,127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 1,040.22 feet; thence at right angles North 149.225 feet; thence at right angles West 711.92 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet, more or less, to the West line of said Section 3; thence at right angles South along said West line of said Section 3, 94.225 feet to the point of beginning.

Parcel C:
Lot 1, Block 3:
The adjoining vacated alley lying between the extension across it of the North and South lines of Lots 1 and 2, Block 3; That part of the West Half of vacated S. Harriet Ave. lying between the extensions across it of the North and South lines of said Lot 1;
All in Murphy Bros. Second Addition to Hennepin County, Minn., according to the recorded plat thereof, Hennepin County, Minnesota.

All of the above being Torrens Property

Certificate of Title No. 1140925

Tract CC:
Parcel 1:
That part of the West Half of the Northwest Quarter of Section 3, Township 27 North, Range 24 West of the Fifth Principal Meridian, Hennepin County, Minnesota, described as follows, to-wit: Commencing at a point in the West line of the West Half of the Northwest Quarter, Section 3, Township 27, Range 24, 1,127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 358.3 feet; thence at right angles North 149.225 feet; thence at right angles West 30 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet, more or less, to the West line of said Section 3; thence South along said West line 94.225 feet to the point of beginning.

Parcel 2:
That part of the West Half of the Northwest Quarter of Section 3, Township 27 North, Range 24 West of the Fifth Principal Meridian, Hennepin County, Minnesota, described as follows, to-wit: Commencing at a point in the West line of the West Half of the Northwest Quarter, Section 3, Township 27, Range 24, 977.96 feet South of the Northwest corner of said Section 3; thence at right angles East 328.3 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet, more or less, to the West line of said Section 3; thence North along said West line 55 feet to the point of beginning.

Torrens Property
Certificate of Title No. 1101025

Tract DD:
Lot 2, 3, 4, 5, 6 and the North 13 feet of Lot 7, Block 4, Murphy Bros. Second Addition to Hennepin County, Minn.

Abstract Property and
Torrens Property
Certificate of Title No. 1374286 (Lot 5)

Tract EE
Intentionally deleted and combined with Tract DD

Tract FF
Intentionally deleted and combined with Tract DD

Tract GG:
Intentionally deleted and combined with Tract DD

Tract HH:
Lots 19 and 20, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

Abstract Property

Tract II:
Lot 2, Block 6, Murphy Bros. Second Addition to Hennepin County, Minn.

Abstract Property

Tract JJ:
That part of West 80th Street as dedicated in the recorded plats of Murphy Bros. Second Addition to Hennepin County Minn. and Toro 2nd Addition, lying west of the northerly extension of the east line of the north 388.00 feet of said Toro 2nd Addition and lying east of the west 60.00 feet of the Northwest Quarter of Section 3, Township 27, Range 24;

Also, that part of West 80th Street as dedicated in Document No. 7952615, filed of record with the County Recorder, County of Hennepin, described as follows: Beginning at the point of intersection of the south line of Lot 2, Block 2, Murphy Bros. Second Addition to Hennepin County Minn. with a line drawn 10.00 feet east of and parallel with the west line thereof; thence north 15.00 feet along said parallel line; thence southeasterly to a point in the south line of said Lot 2, distant 25.00 feet east of the southwest corner thereof; thence west to the point of beginning;

Also, that part of Garfield Avenue South as dedicated in the recorded plat of Murphy Bros. Second Addition to Hennepin County Minn., lying south of the north line of said plat and lying north of the north line of West 80th Street as dedicated in said plat; and

Also, that part of said Garfield Avenue South lying between the easterly extension of the north line of Lot 3, Block 1, said Murphy Bros. Second Addition to Hennepin County Minn., and the easterly extension of the north line of Lot 1 of said Murphy Bros. Second Addition to Hennepin County Minn., all as vacated per Document Nos. 4175437 (T) and 8663783 (A).

Tract KK:
Together with that part of Harriet Avenue South as dedicated in the plat of Murphy Bros. Second Addition to Hennepin County Minn., lying south of the south line of West 80th Street and lying north of a line drawn 30.00 feet north of and parallel with the easterly extension of the south line of Lot 13, Block 5, of said addition;

as vacated per Document Nos. 105133167 and A10026767.

Tract LL:
That part of Harriet Avenue South as dedicated in the plat Murphy Bros. Second Addition to Hennepin County Minn., lying south of a line drawn 30.00 feet North of and parallel with the westerly extension of the south line of Lot 13, Block 5 of said addition;

as vacated per Document Nos. 2869754 (T) and 6795969 (A).

Tract MM:
That part of the Alley in Block 5 as dedicated in the plat of Murphy Bros. Second Addition to Hennepin County Minn., lying south of the easterly extension of the north line of Lot 18, Block 5 of said addition;

as vacated per Document Nos. 2869754 (T) and 6795969 (A).

Tract NN:
That part of the east half of the Alley in Block 4 as dedicated in the plat of Murphy Bros. Second Addition to Hennepin County Minn., lying south of the westerly extension of the north line of the South 39 feet of Lot 7, Block 4 of said addition;

as vacated per Document Nos. 2869754 (T) and 6795969 (A).

Tract OO:
That part of Pleasant Avenue South as dedicated in the plat of Murphy Bros. Second Addition to Hennepin County Minn., lying south of the easterly extension of the north line of Lot 8, Block 8 of said Addition;

as vacated per Document Nos. 2869754 (T) and 6795969 (A).

Tract PP:
The alley located in Block 8, Murphy Bros. Second Addition, which extends from 80th Street to 81st Street, extended between Grand Avenue and the Minneapolis, Northfield and Southern Railway;

as vacated per Document Nos. 3664401 (A) and 3680334 (A).

AND

[Added by Sunde Land Surveying, LLC]

All vacated streets and alleys accruing thereto.

Together with all streets and alleys proposed to be vacated which would accrue thereto.

PLAT RECORDING INFORMATION

The plat of "Murphy Bros. Second Addition to Hennepin County, Minn." was filed of record on April 26, 1926, in Book 101 Plats, page 21.
The plat of R W J Addition was filed of record on July 6, 1988, as Document No. 5428055.
The plat of Prestige 3rd Addition was filed of record on October 6, 1972, in Book 74 Plats, page 12, Document No. 1048572.
The plat of Toro 1st Addition was filed of record on August 28, 1974, as R.T. Document No. 1118509.
The plat of Toro 2nd Addition was filed of record on September 14, 1994, as R.T. Document No. 2550342 and on September 16, 1994, as C.R. Document No. 6339528.

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

Dated this 14th day of June, 2016
Certified by: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

SUNDE LAND SURVEYING
Main Office: 9001 East Bloomington Freeway (230) x Suite 118
Bloomington, Minnesota 55420-3432
952-881-2455 (Fax: 952-888-9526)
Branch Office: Cloquet, Minnesota 218-499-8287
www.sunde.com
File: 2012226000\pp10192.dwg Sheet: 2 of 5

TITLE COMMITMENT

Commonwealth Land Title Insurance Company Commitment for Title Insurance Commitment No. 238505, 2nd Amended 6/13/2016, effective date May 10, 2016, was relied upon as to matters of record.

Schedule B Exceptions:

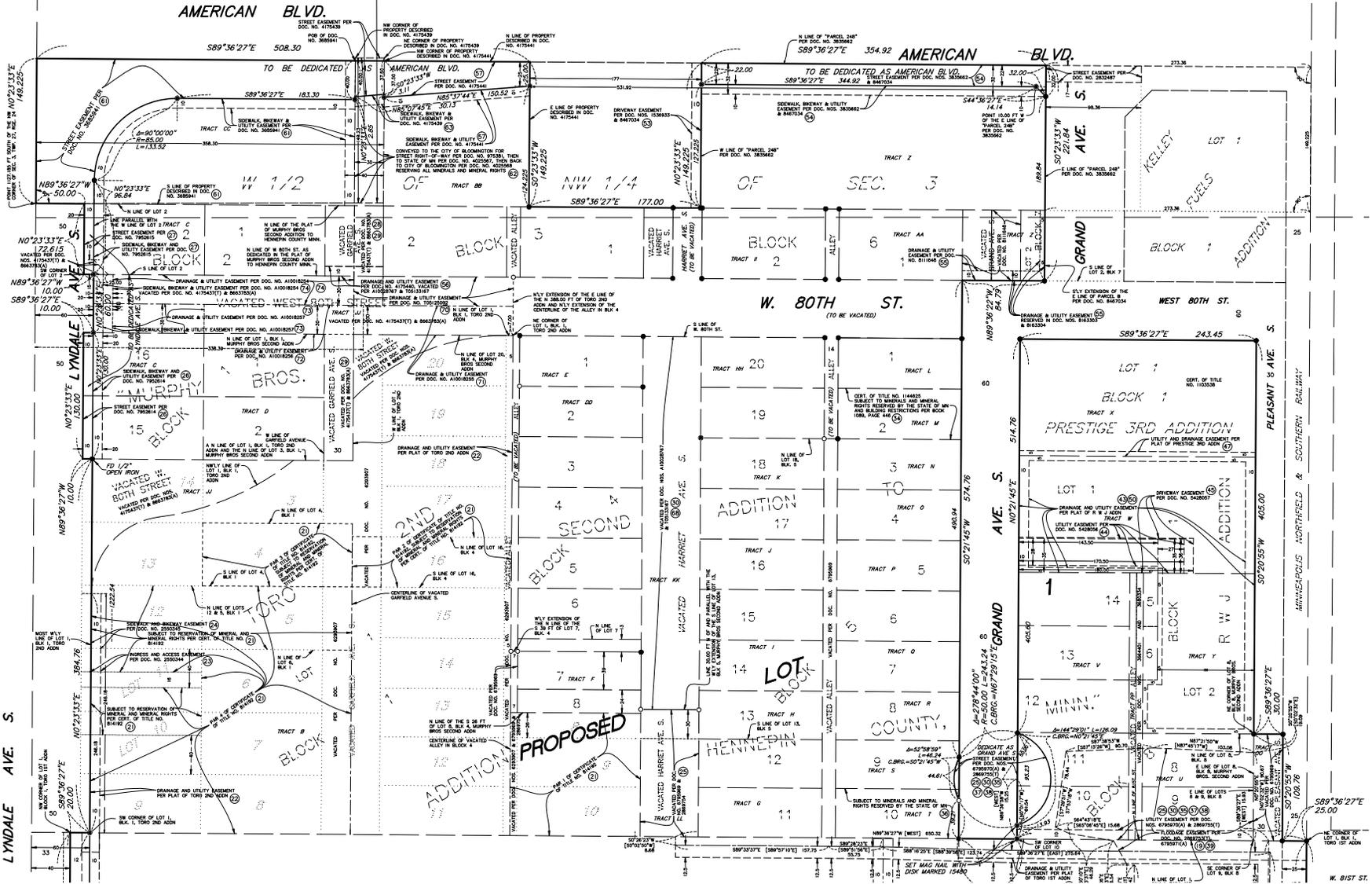
- Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.
The following items affect Tract A.
10. Drainage and utility easement(s) as shown on the recorded Plat of Tara 1st Addition, [shown on survey]
As affected by the terms and conditions of Ordinance No. 2013-27 by the City of Bloomington, Minnesota, vacating certain public right-of-way and easements, recorded November 18, 2013 as Document No. A10028767 and as Document No. T05133167.
11. Easement for uninterrupted and unobstructed vision for street and railroad grade crossing purposes in favor of the City of Bloomington contained in Quit Claim Deed recorded March 24, 1952 as Document No. 363191, [shown on survey]
12. Easement for right of way in favor of Minneapolis, Northfield and Southern Railway as contained in Order of Court recorded August 13, 1954 as Document No. 431623, [shown on survey]
13. Permanent easement for street purposes in favor of the City of Bloomington as contained in Quit Claim Deed recorded January 18, 1966 as Document No. 836154, [shown on survey]
14. Permanent easement for storm drainage utility system in favor of the City of Bloomington as contained in Quit Claim Deed recorded January 21, 1966 as Document No. 836444, [shown on survey]
15. Permanent easement for storm drainage utility system in favor of the City of Bloomington as contained in Quit Claim Deed recorded January 21, 1966 as Document No. 836444, [shown on survey]
As affected by the terms and conditions of Ordinance No. 2013-27 by the City of Bloomington, Minnesota, vacating certain public right-of-way and easements, recorded November 18, 2013 as Document No. A10028767 and as Document No. T05133167.
16. Permanent easement for sidewalk purposes in favor of the City of Bloomington as contained in Quit Claim Deed recorded September 30, 1974 as Document No. 1121663, [shown on survey]
17. Permanent easement for sidewalk purposes in favor of the City of Bloomington as contained in Quit Claim Deed recorded July 3, 1975 as Document No. 1144656, [shown on survey]
18. Easement for street and other purposes in favor of the City of Bloomington as contained in Easement recorded April 30, 1974 as Document No. 2863645, [shown on survey]
19. Easement for storm sewer and other purposes in favor of the City of Bloomington as contained in Easement recorded December 15, 1997 as Document No. 2869754, [shown on survey]
The following items affect Tract B.
20. Drainage and utility easement(s) as shown on the recorded Murphy Bros. Second Addition to Hennepin County, Minn. [not shown on survey - it appears that none were dedicated on the plat]
21. All minerals and mineral rights reserved to the State of Minnesota in trust for the taxing districts concerned. [shown on survey]
22. Drainage and utility easements as shown on and dedicated by the plat of Tara 2nd Addition, recorded September 14, 1994 as Document No. 2550342 (T) and recorded September 16, 1994 as Document No. 6339528 (A).
As affected by Ordinance No. 97-47 vacating part of dedicated drainage and utility easements over and across the East 5 feet and over and across the North 5 feet of Lot 1, Block 2nd Addition, lying South of the North line and its Westerly extension to the South 39 feet of Lot 7, Block 4, Murphy Bros. Second Addition to Hennepin County, Minn., recorded December 15, 1997 (T) as Document No. 2869754 (T) and recorded October 15, 1997 as Document No. 6795970 (A).
As affected by the terms and conditions of Ordinance No. 2013-27 by the City of Bloomington, Minnesota, vacating certain public right-of-way and easements, recorded November 18, 2013 as Document No. A10028767 and as Document No. T05133167. [shown on survey]
23. All rights of ingress to and access from Lot 1, Block [] Tara 2nd Addition, to Lyndale Avenue and West 80th Street over and across a five-draw 10 foot wide and southerly of and parallel with the most Westerly and Northwesterly line of said Lot 1, lying West of the West line of Garfield Avenue extended Southerly, granted to the City of Bloomington, by Quit Claim Deed dated September 8, 1994, recorded September 14, 1994 as Document No. 2550344 (T) and recorded November 2, 1994 as Document 6337878 (A) and as Document No. 6360142 (A).
As affected by the terms and conditions of Ordinance No. 2013-27 by the City of Bloomington, Minnesota, vacating certain public right-of-way and easements, recorded November 18, 2013 as Document No. A10028767 and as Document No. T05133167. [shown on survey]
24. Easement for sidewalk and bikeway purposes as contained in Easement dated September 8, 1994, recorded September 14, 1994 as Document No. 2550345 (T) and recorded October 26, 1994, as Document No. 6357872 (A) and recorded November 2, 1994 as Document No. 6360143 (A).
As affected by the terms and conditions of Ordinance No. 2013-27 by the City of Bloomington, Minnesota, vacating certain public right-of-way and easements, recorded November 18, 2013 as Document No. A10028767 and as Document No. T05133167. [shown on survey]
25. Easement for utility purposes over and across the East 20 feet of the West 28 feet of Harriet Avenue South vacated by Ordinance No. 97-47 recorded as Document No. 6795969, granted to the City of Bloomington, by Easement dated October 15, 1997, recorded October 15, 1997 as Document No. 6795970 (A). [shown on survey]
As affected by the terms and conditions of Ordinance No. 2013-27 by the City of Bloomington, Minnesota, vacating certain public right-of-way and easements, recorded November 18, 2013 as Document No. A10028767 and as Document No. T05133167.
The following items affect Tract C.
26. Permanent easement for sidewalk, bikeway and utility purposes over and across the East 10 feet of the West 20 feet of Lots 15 and 16, Block 1, granted to the City of Bloomington, by Easement dated February 3, 2003, recorded February 19, 2003 as Document No. 7952614 (A). [shown on survey]
27. Permanent easement for street purposes over and across part of Lots 1 and 2, Block 2, as described therein, and permanent easement for sidewalk, bikeway and utility purposes over and across the East 10 feet of the West 20 feet of Lot 2, Block 2, granted to the City of Bloomington, by Easement dated February 3, 2003, recorded February 19, 2003 as Document No. 7952615 (A). [shown on survey]
28. Ordinance No. 2005-10 Vacating Portions of West 80th Street and Garfield Avenue South, recorded September 29, 2005 as Document No. 8663783 (A). [shown on survey]
The following items affect Tract D.
29. Ordinance No. 2005-10 Vacating Portions of West 80th Street and Garfield Avenue South, recorded September 29, 2005 as Document No. 8663783 (A). [shown on survey]
The following items affect Tract E.
30. Easement for street purposes over and across the North 30 feet of the East 15 feet of the South 39 feet of Lot 7 and the North 24 feet of Lot 6, Block 4, and an easement for utility purposes over and across the East 20 feet of the West 28 feet of Harriet Avenue South vacated by Ordinance No. 97-47 recorded as Document No. 6795969, granted to the City of Bloomington, by Easement dated October 15, 1997, recorded October 15, 1997 as Document No. 6795970 (A).
As affected by the terms and conditions of Ordinance No. 2013-27 by the City of Bloomington, Minnesota, vacating certain public right-of-way and easements, recorded November 18, 2013 as Document No. A10028767 and as Document No. T05133167. [shown on survey]
The following items affect Tract G.
31. Conditions and restrictions and Stormwater Facility Maintenance Schedule contained in that certain Declaration dated October 20, 2010, in favor of the Nine Mile Creek Watershed District, recorded October 22, 2012 as Document No. A9574638, [not shown on survey]
The following items affect Tract H.
32. Conditions and restrictions and Stormwater Facility Maintenance Schedule contained in that certain Declaration dated October 20, 2010, in favor of the Nine Mile Creek Watershed District, recorded October 22, 2012 as Document No. A9574638, [not shown on survey]
The following items affect Tract M.
33. Intentionally deleted.
34. All minerals and mineral rights reserved to the State of Minnesota in trust for the taxing districts concerned. [shown on survey]
The following items affect Tract S.
35. Easement for street purposes over and across that part of Lot 9, Block 5 as described therein, granted to the City of Bloomington, by Easement dated October 15, 1997, recorded October 15, 1997 as Document No. 6795970 (A).
As affected by the terms and conditions of Ordinance No. 2013-27 by the City of Bloomington, Minnesota, vacating certain public right-of-way and easements, recorded November 18, 2013 as Document No. A10028767 and as Document No. T05133167. [shown on survey]
The following items affect Tract T.
36. All minerals and mineral rights reserved to the State of Minnesota in trust for the taxing districts concerned. [shown on survey]
37. Easement for street purposes over and across that part of Lot [10] Block 5 as described therein, granted to the City of Bloomington, by Easement dated October 15, 1997, recorded December 15, 1997 as Document No. 2869755 (T).
As affected by the terms and conditions of Ordinance No. 2013-27 by the City of Bloomington, Minnesota, vacating certain public right-of-way and easements, recorded November 18, 2013 as Document No. A10028767 and as Document No. T05133167. [shown on survey]
The following items affect Tract U.
38. Easement for street purposes over and across that part of Lots 9 and 10, Block 8 as described therein, and easement for utility purposes over and across the South 10 feet of Lots 9 and 10, Block 5, granted to the City of Bloomington, by Easement dated October 15, 1997, recorded October 15, 1997 as Document No. 6795970 (A).
As affected by the terms and conditions of Ordinance No. 2013-27 by the City of Bloomington, Minnesota, vacating certain public right-of-way and easements, recorded November 18, 2013 as Document No. A10028767 and as Document No. T05133167. [shown on survey]
39. Easement for storm floodage purposes over and across that part of Lots 8, 9, 10 and 11, Block [8] as described therein, granted to the City of Bloomington, by Easement dated October 15, 1997, recorded October 15, 1997 as Document No. 6795971 (A). [shown on survey]
The following items affect Tract W.
43. Drainage and utility easements as shown on and dedicated by the plat of R W J Addition, recorded July 6, 1988 as Document No. 5428055, [shown on survey]
44. Utility easements over part of property as granted by Utility Easement dated June 20, 1988, recorded July 6, 1988 as Document No. 5428056, [shown on survey]
45. Access Easement, dated May 18, 1988, over part of property, recorded July 6, 1988 as Document No. 5428057, [shown on survey]

- The following items affect Tract X.
47. Drainage and utility easements as shown on and dedicated by the plat of Prestige 3rd Addition, recorded October 6, 1972 as Document No. 1049527, [shown on survey]
48. Spur track as shown on Survey prepared by Carlson & Carlson Inc., dated February 12, 2003, [not shown on survey - Survey was not supplied to us]
The following items affect Tract Y.
50. Drainage and utility easements as shown on and dedicated by the plat of R W J Addition, recorded July 6, 1988 as Document No. 5428055, [shown on survey]
The following items affect Tract Z.
53. Perpetual easement for roadway and driveway purposes and for ingress and egress as contained in Driveway Easement Agreement filed of record September 22, 1983, as Document No. 1536933, [shown on survey]
54. Easements contained in Warranty Deed dated September 12, 2003, filed of record September 16, 2003, as Document No. 3835662 (T), (Parcel 1) [shown on survey]
55. Easements reserved in Warranty Deed dated September 12, 2003, filed of record September 16, 2003, as Document No. 3835662 (A), and in City of Bloomington Resolution vacating Grand Avenue filed of record July 23, 2003, as Document No. 811642, and in City of Bloomington Ordinance No. 2003-34, filed of record September 16, 2003 as Document No. 816303, (Parcel 2) [shown on survey]
The following items affect Tract BB.
56. Permanent easement for drainage and utility purposes, granted to the City of Bloomington, and the terms and conditions of the Easement dated April 21, 2005, recorded October 18, 2005 as Document No. 4175440 (T).
As affected by the terms and conditions of Ordinance No. 2013-27 by the City of Bloomington, Minnesota, vacating certain public right-of-way and easements, recorded November 18, 2013 as Document No. A10028767 and as Document No. T05133167, [shown on survey]
57. Permanent easement for street purposes, and for sidewalk, bikeway and utility purposes, granted to the City of Bloomington, by Easement dated April 21, 2005, recorded October 18, 2005 as Document No. 4175441 (T). [shown on survey]
The following items affect Tract CC.
60. Rights of the City of Bloomington pursuant to that certain Purchase Agreement dated September 30, 2002 with the Toro Company for acquisition of certain land relating to the intersection of Lyndale Avenue and 79th Street, [not shown on survey - Purchase Agreement has not been supplied to us]
61. Permanent easement for street purposes, and for sidewalk, bikeway and utility purposes, granted to the City of Bloomington, by Easement dated February 3, 2003, recorded February 19, 2003 as Document No. 3859241.
As affected by the terms and conditions of Ordinance No. 2013-27 by the City of Bloomington, Minnesota, vacating certain public right-of-way and easements, recorded November 18, 2013 as Document No. A10028767 and as Document No. T05133167. [shown on survey]
62. All minerals and mineral rights reserved to the State of Minnesota in trust for the taxing districts concerned in Conveyance of Forfeited Land, dated October 1, 2004, recorded October 7, 2004 as Document No. 4029568, [shown on survey]
63. Permanent easement for street purposes, sidewalk, bikeway and utility purposes, reserved by the City of Bloomington in Quit Claim Deed dated May 25, 2005, recorded October 18, 2005 as Document No. 4175439 (T). [shown on survey]
The following items affect the Tracts as Indicated below:
64. Terms and conditions of Declaration, dated September 4, 2013, in favor of Nine Mile Creek Watershed District, recorded September 10, 2013 as Document No. A10003684 and as Document No. T0514365, (affects Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC) [not shown on survey]
65. Terms and conditions of Site Development Agreement, dated as of October 9, 2013, recorded October 10, 2013 as Document No. A100186660 and as Document No. T05123260, (affects Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC) [not shown on survey]
66. Terms and conditions of Proof of Parking Agreement, dated October 9, 2013, recorded October 10, 2013 as Document No. A10018662 and as Document No. T05123261, (affects Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC) [not shown on survey]
67. Terms and conditions of Declaration of Easement, dated October 8, 2013, recorded October 10, 2013 as Document No. A10018668 and as Document No. T05123262, (affects Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC) [not shown on survey - easement not specifically defined]
68. Terms and conditions of Ordinance No. 2013-27 by the City of Bloomington, Minnesota, vacating certain public right-of-way and easements, recorded November 18, 2013 as Document No. A10028767 and as Document No. T05133167, (affects Tracts A, B, E, F, H, I, J, K, M, T, BB, FF, GG) [shown on survey]
69. Terms and conditions of Resolution No. 2014-136 of the City of Bloomington, Minnesota, approving a variance from the rooftop screening requirement on an existing building, recorded December 17, 2014 as Document No. T05222321, (affects Tract A) [not shown on survey]
70. Terms and conditions of Easement, dated October 11, 2013, in favor of the City of Bloomington, Minnesota, for drainage and utility purposes, recorded October 16, 2013 as Document No. T05125092, (affects Tract BB) [shown on survey]
71. Terms and conditions of Easement, dated October 11, 2013, in favor of the City of Bloomington, Minnesota, for sidewalk, bikeway and utility purposes, recorded October 16, 2013 as Document No. A10018255 and as Document No. T05125093, (affects Tract B) [shown on survey]
72. Terms and conditions of Easement, dated October 11, 2013, in favor of the City of Bloomington, Minnesota, for drainage and utility purposes, recorded October 16, 2013 as Document No. A10018256, (affects Tracts D) [shown on survey]
73. Terms and conditions of Easement, dated October 11, 2013, in favor of the City of Bloomington, Minnesota, for drainage and utility purposes, recorded October 16, 2013 as Document No. A10018257, (affects Tracts O) [shown on survey]
74. Terms and conditions of Easement, dated October 11, 2013, in favor of the City of Bloomington, Minnesota, for drainage and utility purposes, recorded October 16, 2013 as Document No. A10018255, (affects Tracts C) [shown on survey]
75. All minerals and mineral rights reserved to the State of Minnesota in trust for the taxing districts concerned. (affects Tract FF) [Tract FF was intentionally deleted and combined with Tract DD] [not shown on survey]

Dated this 14th day of June, 2016

Certified by Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

SUNDE LAND SURVEYING logo and contact information: 9001 East Bloomington Freeway (290) • Suite 118, Bloomington, Minnesota 55420-5433, 952-881-2455 (Fax: 952-888-9520), www.sunde.com, Minn. Lic. No. 15480



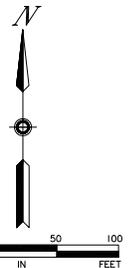
SEE SHEET 5

Dated this 14th day of June, 2016

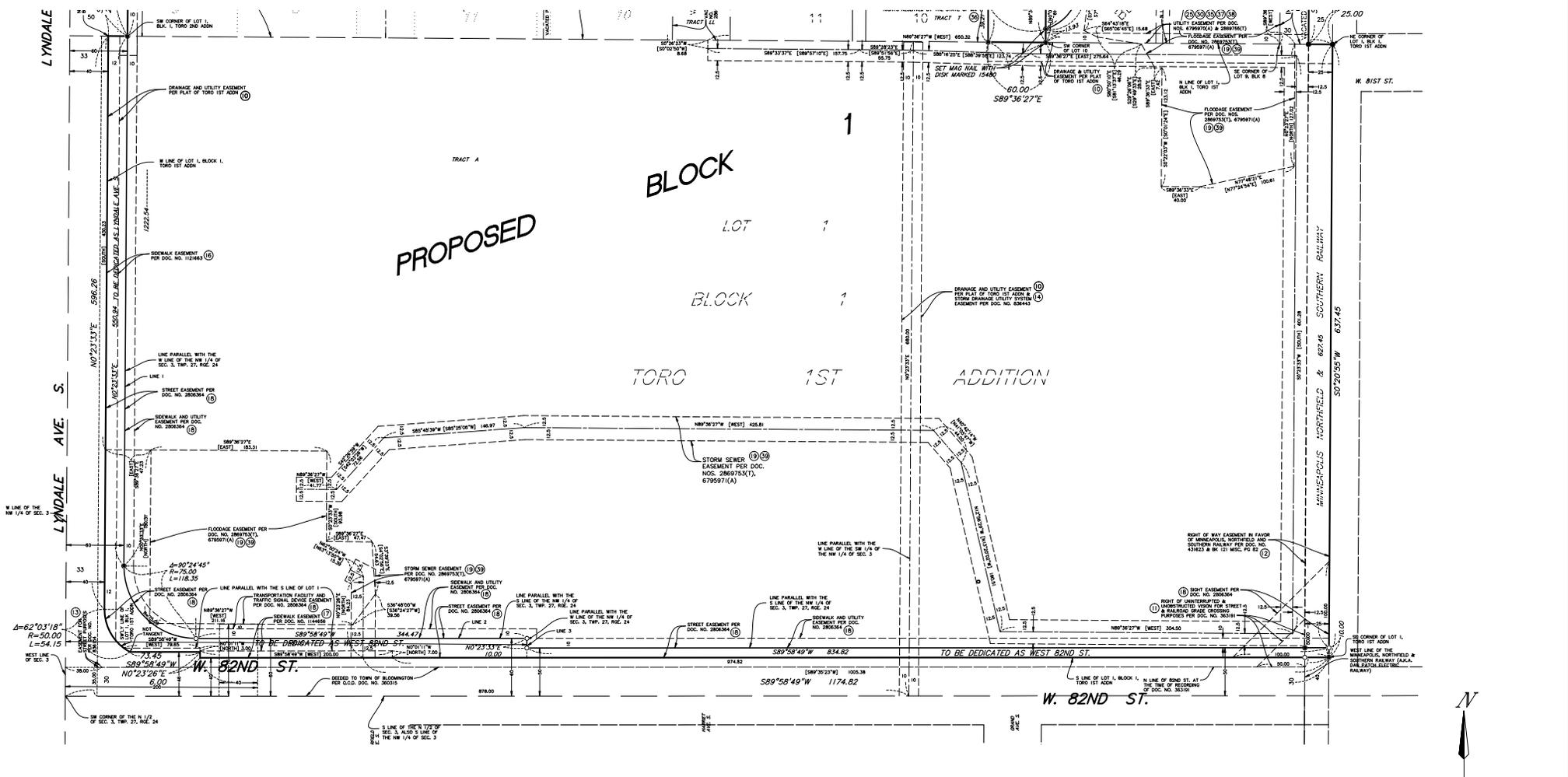
Certified by: *Mark S. Hanson*
 Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

BOUNDARY & EASEMENT INFORMATION

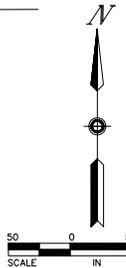
SUNDE LAND SURVEYORS
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 952-881-2455 (Fax: 952-888-9526)
 St. Paul Office: 675 Grand Avenue
 St. Paul, Minnesota 55102-4227
 651-222-1111 (Fax: 651-222-1112)



SEE SHEET 4



Dated this 14th day of June, 2016
 Certified by: *Mark S. Hanson*
 Mark S. Hanson, P.L.S. Minn. Lic. No. 15480



BOUNDARY & EASEMENT INFORMATION

SUNDE
 LAND SURVEYORS

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 St. Paul Office: 217 East Broadway
 St. Paul, Minnesota 55101-4202 • 651-224-8287

File: 2012226000\plat162.dwg Sheet: **5 of 6**

KNOW ALL PERSONS BY THESE PRESENTS: That The Toro Company, a Delaware corporation, owner of the following described property situated in the County of Hennepin, State of Minnesota, to-wit:

Lot 1, Block 1, Toro 1st Addition.

Torrens Property
Certificate of Title No. 1334109

AND

Lot 1, Block 1, Toro 2nd Addition.

Abstract and Torrens Property
Certificate of Title No. 814192

AND

Lots 1 and 2, Block 1, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lots 15 and 16, Block 1, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lots 1 and 2, Block [2], Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lot 1, Block 4, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

The South 39 feet of Lot 7 and the North 24 feet of Lot 8, Block 4, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lots 11 and 12, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lot 13, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lots 14 and 15, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Together with that part of the vacated alley in said Block 5 as dedicated in the plot Murphy Bros. Second Addition, lying South of the Easterly extension of the North line of Lot 18, Block 5 of said Addition.

AND

Lots 16 and 17, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lot 18, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lot 1, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lot 2, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Torrens Property
Certificate of Title No. 1144625

AND

Lot 3, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lot 4, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lot 5, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lots 6 and 7, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lot 8, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lot 9, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lot 10, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Torrens Property
Certificate of Title No. 844572

AND

Lot 8, 9, 10 and 11, Block 8, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lot 12, Block 8, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lots 5 and 6, except the Easterly 100 feet thereof, Block 8, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lots 13 and 14, Block 8, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lot 1, Block 1, R. W. J. Addition.

AND

Lot 1, Block 1, Prastige 3rd Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

Torrens Property
Certificate of Title No. 1103538

AND

Lot 2, Block 1, R. W. J. Addition.

AND

The East 354.92 feet of the following described tract: That part of the West 1/2 of the Northwest 1/4 of Section 3, Township 27, Range 24, Hennepin County, Minnesota, described as follows to-wit:

Commencing at a point in the West line of the West 1/2 of the Northwest 1/4 of said Section 3, 1,127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 1,040.22 feet; thence at right angles North 149.225 feet; thence at right angles West 711.92 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet, more or less, to the West [line of said Section 3; thence at right angles South along said West line 94.225 feet to the point of beginning.

Together with an easement for road and driveway purposes in and over the East 10 feet of the West 177 feet of the East 531.92 feet of the following described tract: That part of the West 1/2 of the Northwest 1/4, Section 3, Township 27, North Range 24, West of the Fifth Principal Meridian described as follows, to-wit: Commencing at a point in the West line of the West 1/2 of the Northwest 1/4, Section 3, Township 27, Range 24, 1,127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 1,040.22 feet; thence at right angles North 149.225 feet; thence at right angles West 711.92 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet, more or less, to the West line of said Section 3; thence at right angles South along said West line of said Section 3, 94.225 feet to the point of beginning.

Torrens Property
Certificate of Title No. 1140847

AND

That part of Lot 2, Block 7, Murphy Bros. Second Addition, Hennepin County, Minn., according to the record plat thereof, Hennepin County, Minnesota, lying West of the East line extended Southerly of the following described property:

The East 354.92 feet of the following described tract: That part of the West 1/2 of the Northwest Quarter, Section 3, Township 27, North, Range 24 West of the Fifth Principal Meridian, described as follows, to-wit: Commencing at a point in the West line of the West 1/2 of the Northwest Quarter, Section 3, Township 27, Range 24, 1,127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 1,040.22 feet; thence at right angles North 149.225 feet; thence at right angles West 711.92 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet, more or less, to the West line of said Section 3; thence at right angles South along said West line of said Section 3, 94.225 feet to the point of beginning.

Together with the East Half of vacated Grand Avenue South lying North of the Westerly extension of the South line of said Lot 2.

AND

Lot 1, Block 6, Murphy Bros. Second Addition, Hennepin County, Minn.

AND

Parcel A:
Lot 2 excluding any part of the adjoining vacated alley between Lots 1 and 2, Block 3, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel B:
The West 150 feet of the East 681.92 feet of the following described tract: That part of the West 1/2 of the Northwest Quarter of Section 3, Township 27, Range 24, West of the Fourth Principal Meridian, Hennepin County, Minnesota, described as follows to-wit: Commencing at a point in the West line of the West 1/2 of the Northwest Quarter, Section 3, Township 27, Range 24, 1,127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 1,040.22 feet; thence at right angles North 149.225 feet; thence at right angles West 711.92 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet, more or less, to the West line of said Section 3; thence at right angles South along said West line of said Section 3, 94.225 feet to the point of beginning.

Parcel C:

Lot 1, Block 3;
The adjoining vacated alley lying between the extension across it of the North and South lines of Lots 1 and 2, Block 3;
That part of the West Half of vacated S. Harriet Ave. lying between the extensions across it of the North and South lines of said Lot 1;
All in "Murphy Bros. Second Addition to Hennepin County, Minn.", according to the recorded plat thereof, Hennepin County, Minnesota.

All of the above being Torrens Property
Certificate of Title No. 1140925

AND

Parcel 1:
That part of the West Half of the Northwest Quarter of Section 3, Township 27 North, Range 24 West of the Fifth Principal Meridian, Hennepin County, Minnesota, described as follows, to-wit: Commencing at a point in the West line of the West Half of the Northwest Quarter, Section 3, Township 27, Range 24, 1,127.185 feet South of the Northwest corner of said Section 3; thence at right angles East 358.3 feet; thence at right angles North 149.225 feet; thence at right angles West 30 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet, more or less, to the West line of said Section 3; thence South along said West line 94.225 feet to point of beginning.

Parcel 2:
That part of the West Half of the Northwest Quarter of Section 3, Township 27 North, Range 24 West of the Fifth Principal Meridian, Hennepin County, Minnesota, described as follows, to-wit: Commencing at a point in the West line of the West Half of the Northwest Quarter, Section 3, Township 27, Range 24, 977.96 feet South of the Northwest corner of said Section 3; thence at right angles East 328.3 feet; thence at right angles South 55 feet; thence at right angles West 328.3 feet, more or less, to the West line of said Section 3; thence North along said West line 55 feet to the point of beginning.

Torrens Property
Certificate of Title No. 1101025

TORO 3RD ADDITION

AND

Lot 2, 3, 4, 5, 6 and the North 13 feet of Lot 7, Block 4, Murphy Bros. Second Addition to Hennepin County, Minn.

Abstract Property and
Torrens Property
Certificate of Title No. 1374286 (Lot 5)

AND

Lots 19 and 20, Block 5, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

Lot 2, Block 6, Murphy Bros. Second Addition to Hennepin County, Minn.

AND

That part of West 80th Street as dedicated in the recorded plats of Murphy Bros. Second Addition to Hennepin County Minn., and Toro 2nd Addition, lying west of the northerly extension of the east line of the north 388.00 feet of said Toro 2nd Addition and lying east of the west 60.00 feet of the Northwest Quarter of Section 3, Township 27, Range 24;

Also, that part of West 80th Street as dedicated in Document No. 7952615, filed of record with the County Recorder, County of Hennepin, described as follows: Beginning at the point of intersection of the south line of Lot 2, Block 2, Murphy Bros. Second Addition to Hennepin County Minn. with a line drawn 10.00 feet east of and parallel with the west line thereof; thence north 15.00 feet along said parallel line; thence southeasterly to a point in the south line of said Lot 2, distant 25.00 feet east of the southwest corner thereof; thence west to the point of beginning;

Also, that part of Garfield Avenue South as dedicated in the recorded plat of Murphy Bros. Second Addition to Hennepin County Minn., lying south of the north line of said plat and lying north of the north line of West 80th Street as dedicated in said plat; and

Also, that part of said Garfield Avenue South lying between the easterly extension of the north line of Lot 3, Block 1, said Murphy Bros. Second Addition to Hennepin County Minn., and the easterly extension of the north line of Lot 1 of said Block 1, and lying westerly of Toro 2nd Addition;

all as vacated per Document Nos. 4175437 (T) and 8663783 (A).

AND

Together with that part of Harriet Avenue South as dedicated in the plat of Murphy Bros. Second Addition to Hennepin County Minn., lying south of the south line of West 80th Street and lying north of a line drawn 30.00 feet north of and parallel with the westerly extension of the south line of Lot 13, Block 5, of said addition;

as vacated per Document Nos. 705133167 and 410028767.

AND

That part of Harriet Avenue South as dedicated in the plat Murphy Bros. Second Addition to Hennepin County Minn., lying south of a line drawn 30.00 feet North of and parallel with the westerly extension of the south line of Lot 13, Block 5 of said addition;

as vacated per Document Nos. 2869754 (T) and 6795969 (A).

AND

That part of the Alley in Block 5 as dedicated in the plat of Murphy Bros. Second Addition to Hennepin County Minn., lying south of the easterly extension of the north line of Lot 18, Block 5 of said addition;

as vacated per Document Nos. 2869754 (T) and 6795969 (A).

AND

That part of the east half of the Alley in Block 4 as dedicated in the plat of Murphy Bros. Second Addition to Hennepin County Minn., lying south of the westerly extension of the north line of the South 39 feet of Lot 7, Block 4 of said addition;

as vacated per Document Nos. 2869754 (T) and 6795969 (A).

AND

That part of Pleasant Avenue South as dedicated in the plat of Murphy Bros. Second Addition to Hennepin County Minn., lying south of the easterly extension of the north line of Lot 8, Block 8 of said Addition;

as vacated per Document Nos. 2869754 (T) and 6795969 (A).

AND

The alley located in Block 8, Murphy Bros. Second Addition, which extends from 80th Street to 81st Street, extended, between Grand Avenue and the Minneapolis, Northfield and Southern Railway;

as vacated per Document Nos. 3664401 (A) and 3680334 (A).

AND

Has caused the same to be surveyed and plotted as TORO 3RD ADDITION and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said The Toro Company, a Delaware corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

The Toro Company

By: _____ Its _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, _____ of said The Toro Company, a Delaware corporation, on behalf of the corporation.

Notary Public, _____ County, _____

My Commission Expires _____

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

I, Mark S. Hanson, 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____.

Mark S. Hanson, Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20____, by Mark S. Hanson.

Notary Public, _____ County, Minnesota
My Commission Expires January 31, 20____.

BLOOMINGTON, MINNESOTA

This plat of TORO 3RD ADDITION was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____. 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 _____ City Manager

RESIDENT AND REAL ESTATE SERVICES, 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____.

Mark V. Chapin, Hennepin County Auditor

By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

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

Chris F. Morris, County Surveyor

By: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of TORO 3RD ADDITION was filed in this office this _____ day of _____, 20____, at _____ o'clock _____ M.

Martin McCormick, Registrar of Title

By: _____ Deputy

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of TORO 3RD ADDITION was recorded in this office this _____ day of _____, 20____, at _____ o'clock _____ M.

Martin McCormick, County Recorder

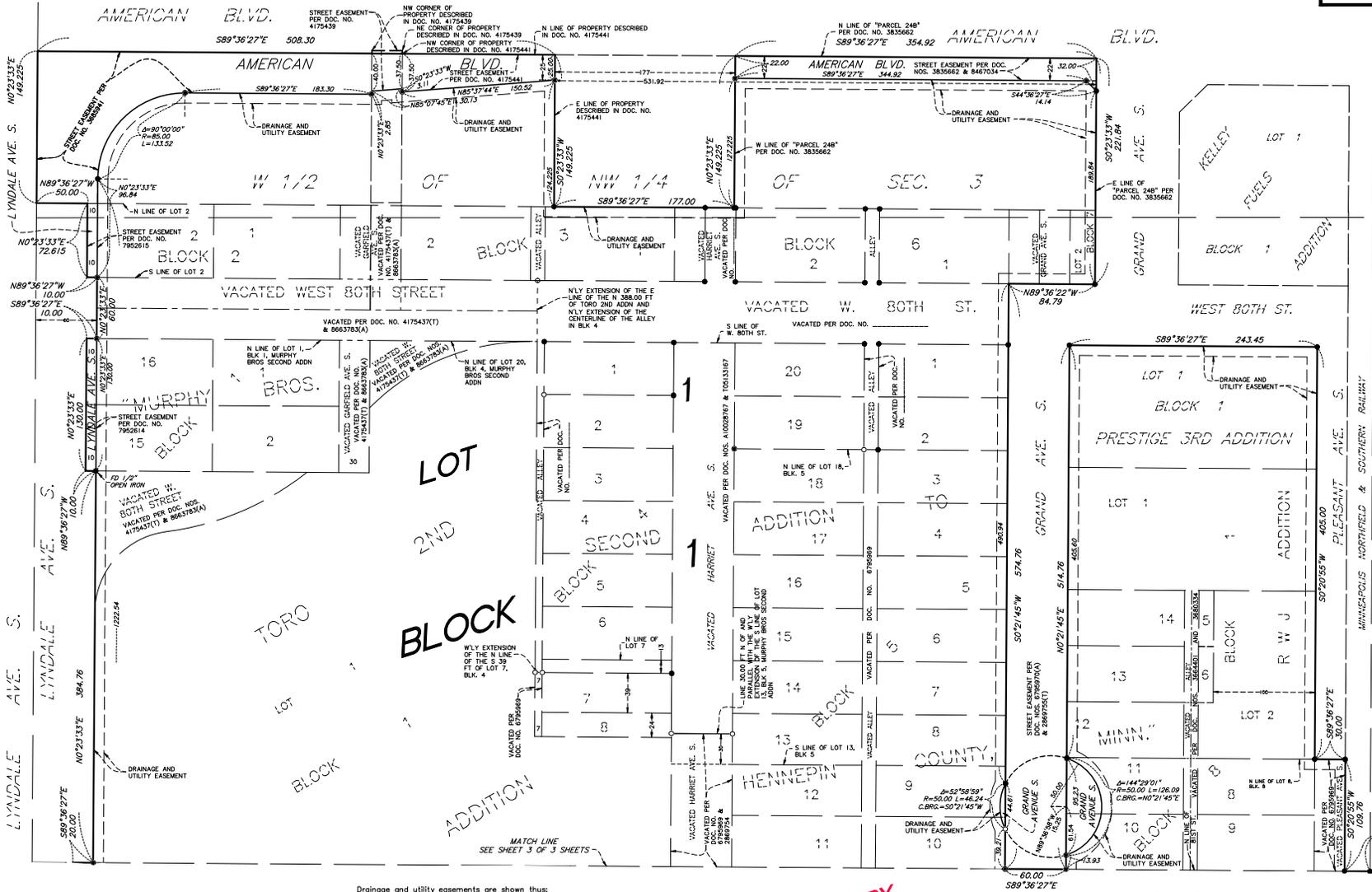
By: _____ Deputy

PRELIMINARY
SUBJECT TO REVISION

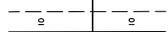


TORO 3RD ADDITION

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



Drainage and utility easements are shown thus:

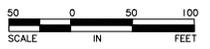


Being 10 feet in width and adjoining right-of-way lines and lot lines as shown on the plat.

**PRELIMINARY
SUBJECT TO REVISION**

- Denotes iron monument set marked with PLS No. 15480
- Denotes iron monument found
- Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-15480 set, unless otherwise noted

For the purposes of this plat, the north line of East 15th Street is assumed to bear S89°59'43"W.



SUNDE
LAND SURVEYING
SHEET 2 OF 3 SHEETS

