

# PRELIMINARY PLAT OF: OATI SOUTH CAMPUS

Case 3761DE-14



SCALE: 1 INCH = 30 FEET

## EXISTING LEGAL DESCRIPTION:

Parcel 1:  
Tracts F, G and H, Registered Land Survey No. 989, Hennepin County, Minnesota.

Parcel 2:  
The West 192.05 feet of the East 1422.05 feet as measured along a line parallel with the North line thereof of that part of the Northwest Quarter of Section 6, Township 27, Range 24 lying South of the North 680 feet thereof and lying North of State Highway No. 5 as now laid out and traveled, according to the United States Government Survey thereof, Hennepin County, Minnesota

Being Registered land as is evidenced by Certificate of Title No. 1346778.

## NOTES CORRESPONDING TO EASEMENTS:

⑥ Easement for street in favor of City of Bloomington as created in document dated January 29, 1982, filed February 22, 1982, as Document No. 1458692. (AS SHOWN ON SURVEY)

⑦ Easement for communications system in favor of Northwestern Bell Telephone Company, an Iowa corporation, as created in document dated February 29, 1988, filed March 3, 1988, as Document No. 1912464. (AS SHOWN ON SURVEY)

⑧ Easement for telecommunications facilities in favor of U.S. West Communications, Inc., as created in document dated April 17, 1991, filed May 14, 1991, as Document No. 2173174. (AFFECTS PROPERTY AS SHOWN ON SURVEY)

⑨ Subject to an Easement held by the Northern States Power Company to construct, operate, and maintain power lines, with steel towers, poles and wires upon a strip of land 50 feet wide over the Northeast Quarter of said Section, Township and Range, the center of said strip being 680 feet South of and parallel to the North line of said Section, which easement was granted by deed of record with said Register of Deeds in Book 1034 of Deeds, page 394 (as to land in Parcel 2). (AFFECTS PROPERTY AS SHOWN ON SURVEY)

⑩ Subject to a reservation of an easement for roadway purposes, utilities and drainage over, across and under the North 30 feet of the aforesaid property as shown in deed Document No. 624298 (as to land in Parcel 2). (AFFECTS PROPERTY AS SHOWN ON SURVEY)

11. Subject to snow fence easement in favor of the County of Hennepin as contained in Book 1424 of Deeds, Page 610, as to the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 6, Township 27, Range 24 (see order Document No. 600240) (as to land in Parcel 1). (DOES NOT AFFECT SUBJECT PROPERTY)

NOTE: It appears the above document does not affect subject premises.

NOTE: If it is desired that the recital be removed from the Certificate of Title, the Office of the Examiner of Titles should be consulted as to procedure. The Company will not be responsible for any costs incurred in removing said item from the Certificate of Title.

12. Subject to snow fence easements over that portion of the premises described in instruments on file and of record in CR Book 358 of Miscellaneous Records, Page 16 and in Book 366 of Miscellaneous Records, Page 121 (as to Tract G in Parcel 1). (DOES NOT AFFECT SUBJECT PROPERTY)

NOTE: The Certificate of Title recites the above documents that do not affect subject premises. Evidently Document No. 1350868 in Book 1096 of Deeds Page 463 should be recited as evidenced in Order Document No. 600240.

NOTE: If it is desired that the recital be removed from the Certificate of Title, the Office of the Examiner of Titles should be consulted as to procedure. The Company will not be responsible for any costs incurred in removing said item from the Certificate of Title.

## STATEMENT OF POTENTIAL ENCROACHMENTS:

There are no visible above ground encroachments at the time of survey.

## GENERAL NOTES:

- The bearing system used is based on assumed datum.
- The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 21B6 CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Zone X, Area of Minimal Flooding" on Flood Insurance Rate Map, Community-Panel No. 27053045E, effective date September 2, 2004.
- The surveyor was not provided with zoning information by the insurer pursuant to Table A Item 6a or 6b.
- Site area = 188,650 square feet = 4.33 acres.
- There are a total of 0 striped parking stalls on said property, of which there is 0 designated as handicap.
- This survey was made on the ground.
- In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Old Republic National Title Insurance, having an effective date of July 15, 2014 and bearing file number 60535.
- There is no observable evidence of cemeteries in the field or of record.
- There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
- There is no observable evidence of recent street or sidewalk construction or repairs.
- There is no visible above ground evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- There are no visible markings denoting wetlands as delineated by appropriate authorities.
- Elevation datum is based on NAVD 88 data.
- HSJ Benchmark is located Top Nut Hydrant (AS SHOWN ON SURVEY)  
Elevation = 834.31
- No buildings on site.
- All improvements shown are proposed and per plan by Pope Architects, No. 15567-14050, dated June 19, 2014.
- Zoning = Presently CS-1 (Commercial Service) per City of Bloomington.
- Overhead Electric, Undergroud Electric, Undergroud Telephone, Water, Gas, Sanitary Sewer, Storm Sewer, Electric Manhole, Power Pole, Hydrant, Unknown Manhole, Gate Valve, Guard Post, Catchbasin, Catchbasin.
- The zoning and setback information listed above is per phone conversation with City Planner on July 28, 2014.
- Proposed Re-Zoning = C-4 (Commercial High Intensity Office) per City of Bloomington.
- Setback requirements per City of Bloomington.  
Adjoining right of way = 35 feet.  
Rear = 15 feet (east side)
- Other information: Maximum Floor Area Ratio: 0.4 Min. and 2.0 max.; Impervious coverage = 90% max.  
Lot dimension requirements: 120,000 sq. ft.; 250 foot width; 20,000 sq. ft. building.  
Please contact Bloomington's zoning office at 952-563-8700 to verify before performing or planning construction, or with any questions.
- Percent of Total Site Area that is Impervious: 79.98% (per Site Plan)

## TO BE PLATTED AS:

Lot 1, Block 1, OATI SOUTH CAMPUS, Hennepin County, Minnesota.

## SUBDIVISION SUMMARY:

The total number of lots is equal to 1, The total area is 188,650 square feet.

## PROPOSED AREA:

Site area Lot 1, Block 1, OATI SOUTH CAMPUS equals 188,650 square feet = 4.33 acres.

## LEGEND

- Property Monument
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Undergroud Electric
- Undergroud Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Manhole
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Guard Post
- Catchbasin
- Catchbasin
- Deciduous Tree (Diameter in Inches)
- Coniferous Tree (Diameter in Inches)
- Light Pole
- Telephone Manhole
- Telephone Box
- Sanitary Manhole
- Storm Manhole
- Existing Contour
- Existing Spot Elevation Gutter
- Existing Spot Elevation

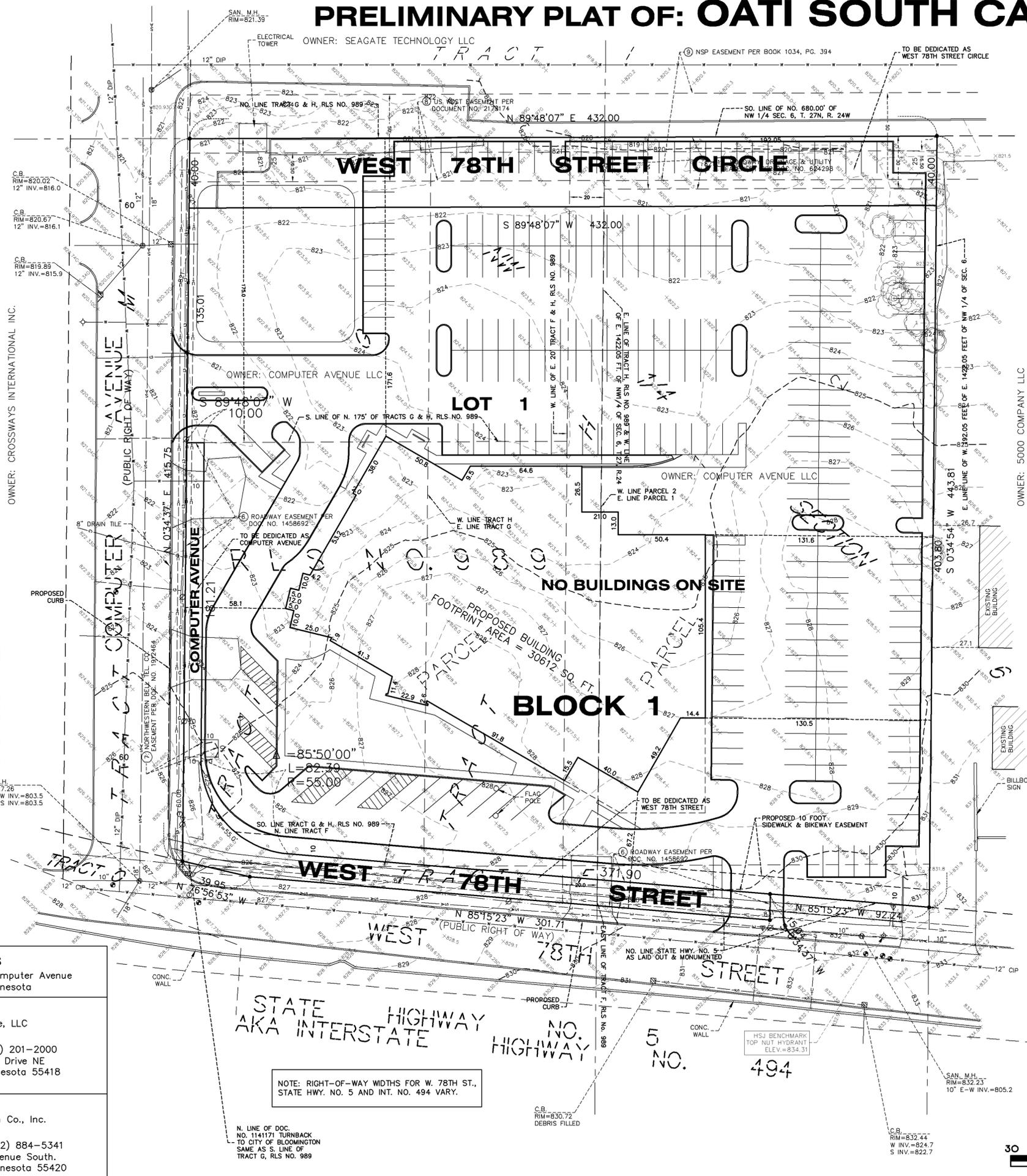
## VICINITY MAP



NOT TO SCALE



SCALE IN FEET



**SITE ADDRESS**  
7901 & 7951 Computer Avenue  
Bloomington, Minnesota

**OWNER**  
Computer Avenue, LLC

**CONTACT**  
David Heim (763) 201-2000  
3660 Technology Drive NE  
Minneapolis, Minnesota 55418

**SURVEYOR**  
Harry S. Johnson Co., Inc.

**CONTACT**  
Tom Hodorff (952) 884-5341  
9063 Lyndale Avenue South,  
Bloomington, Minnesota 55420

NOTE: RIGHT-OF-WAY WIDTHS FOR W. 78TH ST., STATE HWY. NO. 5 AND INT. NO. 494 VARY.

## REVISIONS

| Date:  | per | comments |
|--------|-----|----------|
| 8/7/14 |     |          |
|        |     |          |
|        |     |          |
|        |     |          |
|        |     |          |

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

*Thomas E. Hodorff, L.S.*  
Thomas E. Hodorff, L.S.  
Minnesota Reg. No. 23677

Date: July 14, 2014

## PRELIMINARY PLAT OF OATI SOUTH CAMPUS

For:  
COMPUTER AVENUE LLC

## SITE:

7901 & 7951 COMPUTER AVENUE  
BLOOMINGTON, MINNESOTA

## HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.  
LAND SURVEYORS

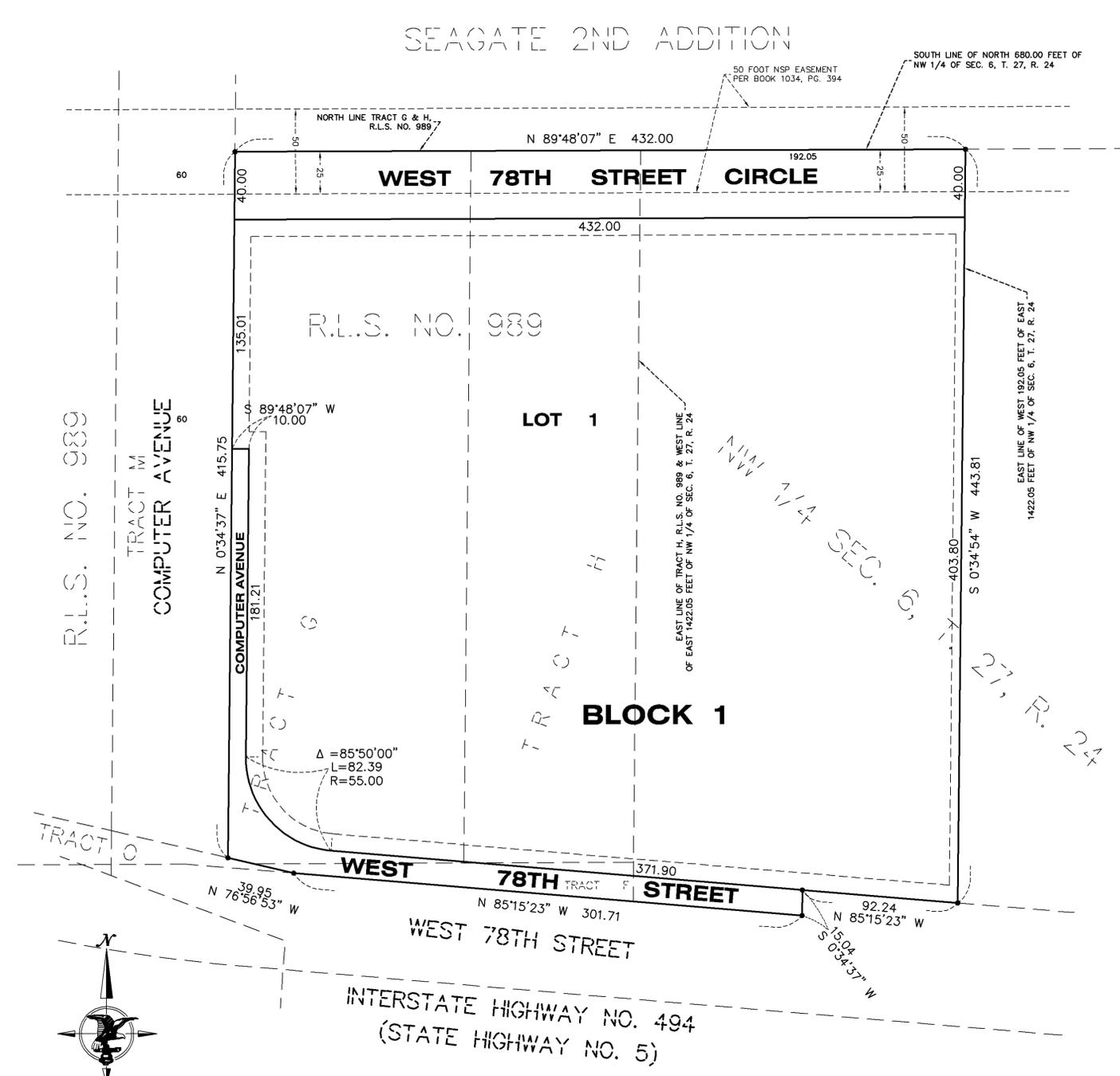
9063 Lyndale Avenue South  
Bloomington, MN. 55437  
Tele. 952-884-5341 Fax 952-884-5344

www.hsjlandsurveyors.com

|                      |                           |
|----------------------|---------------------------|
| Book<br>636          | File No.<br>1-3-8826PP    |
| Page<br>16           | W.O. Number<br>2014216.01 |
| CAD Technician<br>CT | Sheet No.<br>1 OF 1       |

R.T. DOC. NO.

# OATI SOUTH CAMPUS



KNOW ALL PERSONS BY THESE PRESENTS: That Computer Avenue, LLC, a Minnesota limited liability company fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to-wit:

Tracts F, G and H, Registered Land Survey No. 989, Hennepin County, Minnesota.

The West 192.05 feet of the East 1422.05 feet as measured along a line parallel with the North line thereof of that part of the Northwest Quarter of Section 6, Township 27, Range 24 lying South of the North 680 feet thereof and lying North of State Highway No. 5 as now laid out and traveled, according to the United States Government Survey thereof, Hennepin County, Minnesota

Has caused the same to be surveyed and platted as OATI SOUTH CAMPUS and does hereby dedicate and donate to the public, for public use forever, the easements as shown on this plat for drainage and utility purposes only.

In witness whereof, said Computer Avenue, LLC, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Computer Avenue, LLC

By \_\_\_\_\_ Its \_\_\_\_\_

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ of Computer Avenue, LLC, a Minnesota limited liability company, on behalf of said limited liability company.

My Commission Expires: \_\_\_\_\_ Printed Name \_\_\_\_\_  
Notary Public, Minnesota

I Thomas E. Hodorff 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 the 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\_\_\_\_.

Thomas E. Hodorff, Licensed Land Surveyor,  
Minnesota License No. 23677

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, By Thomas E. Hodorff.

My Commission Expires: \_\_\_\_\_ Printed Name \_\_\_\_\_  
Notary Public, Minnesota

BLOOMINGTON, MINNESOTA

This plat of OATI SOUTH CAMPUS was approved and accepted by the City Council of the City 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 Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, City of Bloomington, Minnesota

By: \_\_\_\_\_ Mayor By: \_\_\_\_\_ City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

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

By: Mark V. Chapin, County Auditor By: \_\_\_\_\_ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

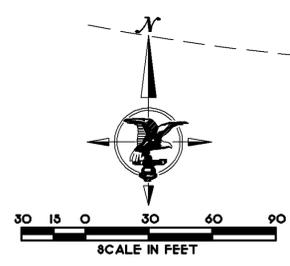
Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, County Surveyor By: \_\_\_\_\_

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of OATI SOUTH CAMPUS was filed in this office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_ o'clock \_\_\_\_M.

Martin McCormick, Registrar of Titles By: \_\_\_\_\_ Deputy



○ DENOTES SET IRON MONUMENT  
ENCASED BY 1/2" Ø 1/4"  
IRON PIPE MARKED R.L.S. 23677

● DENOTES FOUND IRON MONUMENT

THE NORTH LINE OF TRACT G, R.L.S. NO. 989, IS ASSUMED TO HAVE A BEARING OF N 89°48'07" E

