

The site plan for Lot 32 is bounded by James Avenue South to the west and Irving Avenue South to the east. The lot is divided into a 2-story block building (9730 Irving Avenue South) and a parking lot. The building has a 267.55' wide front facade and a 110.0' deep side. The parking lot is 76.7' wide and 120.0' deep. A 32-foot driveway easement is shown on the south side of the lot, with a 10-foot road easement on the west side. The plan includes various boundary measurements, bearings, and notes regarding existing buildings and driveway easements.

LOT 32

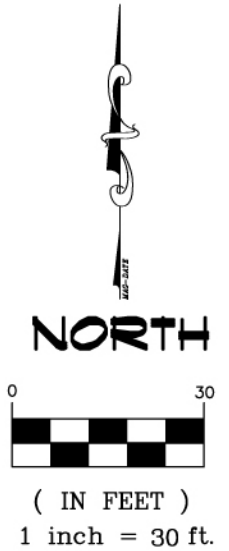
2 Story Block Building
9730 Irving Avenue South, Bloomington
Door entry foundation jogs not shown

Parking Lot

Driveway Easement
32 Ft. Driveway Easement as Per Doc. No. 4490187

Boundary Measurements:
 - North: N89°02'44"W, 267.39
 - East: N00°23'28"E, 120.00
 - South: N89°02'35"W, 267.55
 - West: N00°32'57"E, 120.00

Other Features:
 - Existing Building (North)
 - Found Iron Pipe
 - Wood Retaining Walls
 - 2 Ft. Wood Fence
 - Electric Transformer
 - Concrete Wall
 - Keystone Ret. Wall
 - Mark In Concrete
 - Sidewalk
 - Bituminous



Lot 32, HARRISON HOMESTEAD, together with and easement for driveway purposes and an easement for parking as evidenced by Document Nos. 4490187 and 4512055, respectively, according to the recorded plat thereof on file and of record in the office of the County Recorder, Hennepin County, Minnesota.

- Field work completed on June 17th, 2008.
- Bearing's shown are on assumed datum.
- Cross Parking Easement as per Doc. No. 4512055 between Lots 31 and 32.
- Location of roadway easement per survey by "Carlson & Carlson" dated Dec. 26th, 1990. Copy of said document not furnished to surveyor for review to verify easement location.

	DENOTES LIGHT POLE
	DENOTES CATCH BASIN
	DENOTES OVERHEAD WIRE
	DENOTES FIRE HYDRANT
	DENOTES UTILITY POLE
	DENOTES IRON MONUMENT FOUND
	DENOTES EXISTING FENCE
	DENOTES BITUMINOUS
	DENOTES CONCRETE
	DENOTES SANITARY SEWER MANHOLE

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.



Joshua P. Schneider

Date: 6-25-08 Reg. No. 44655

JOB #08139BS