



Arlee J. Carlson, PLS, CFedS, Principal
Leonard F. Carlson, PLS, Principal

May 7, 2026

BELLE PLAINE INDEPENDENT SCHOOL DISTRICT #716

220 South Market Street
Belle Plaine, MN 56011

Attention: **Chuck Keller**

Re: ***Partial BLTU Survey for 220 South Market Street - Belle Plaine, MN***

Dear Chuck:

This proposal is in response to your request for a cost estimate for a partial boundary, location, topographic, and utility survey of the above referenced sites. Our survey work will be done in accordance with the survey specifications provided to us. The following is an outline of tasks and our anticipated estimate for the cost of this survey project as presented to us and per the requirements.

1.) RESEARCH AND ANALYSIS WORK:

If this proposal is approved by you, we will perform research work on the site prior to the time our field crew is dispatched for the onsite boundary, topographic, location, and utility work. We would not begin any research work on this site until we receive your formal authorization to proceed with the survey.

2.) BOUNDARY SURVEY:

A partial boundary survey will be performed, placing iron survey monuments at all property corners of said site within the survey limits in accordance with Chapter 505 of the Minnesota State Statutes.

3.) LOCATION SURVEY:

The prominent features situated on the property would be located in accordance with your instructions. Any visible encroachments of utility lines crossing the property would be located for the purpose of rectifying any encroachment problems and also determining whether legal easements exist for the utility lines. All our work would be done in accordance with the aforementioned requirement list.

4.) TOPOGRAPHIC & UTILITY SURVEY:

A topographic map would be performed of the property at one foot contour intervals. All elevations would be shot in accordance with your requirement list. Our survey would extend onto adjoining roadways to the opposite side of the road in the survey area. Numerous spot elevations would be taken where the property is relatively flat. The adjacent utilities would be verified (where accessible). Utility plans would be acquired from the city and verified (where accessible). A Gopher One Utility Locate and a private utility locate are included in this proposal.

Corporate Office

9001 East Bloomington Freeway – Ste 118
Bloomington, MN 55420-3435
Phone: 952.881.2455/Fax: 952.888.9526

WWW.SUNDE.COM

5.) CERTIFICATE OF SURVEY:

Capsulizing our work, we would submit to you a pictorial survey of the property at a scale of your preference portraying all the items we have located during the course of our field work. Based on our research and the title insurance commitment, if provided to us, the Certificate would show the extent of the known deeds and easements which are currently of record so that you can easily see the property which now exists of record and any encumbrances against this property. This Certificate of Survey would be signed by a Registered Land Surveyor, licensed for surveying in the State of Minnesota.

It is our proposal to perform this work for the following costs and timeframes:

Belle Plaine Elementary (current Belle Plaine Jr & Sr High):

- Our cost to perform this survey would be a lump sum fee of **\$8,100.00 (Price includes \$500.00 for a private utility locate)**.
- Time to complete is estimated at **3½ - 4 weeks**.

All invoices will be directed to the recipient of this proposal unless otherwise instructed and will be sent monthly. We appreciate prompt payment of this fee due to direct costs such as salaries, reproduction work, etc. we will incur while working on this project. If there is a purchase order number required for payment, we would need to obtain that from you prior to commencing work on this project. **Please note our payment policy of 15 days from the date of invoice, unless other arrangements have been agreed upon before the project begins. Please note all delivery and mailing services are not included in the proposal price and will be charged as additional expense(s).**

We have placed an Acknowledgment on the attached sheet which explains our payment policy. It also specifies the terms on which this proposal is based as well as the method of payment for our services. Formal authorization to proceed with this work must be received prior to the commencement of our work and/or release of any survey documents, by signing the Acknowledgment and returning a copy to us.

After you have had the opportunity to review the contents of this proposal, please feel free to contact us with any questions you may have. Thank you for the opportunity to submit this proposal to you.

Respectfully submitted,

SUNDE LAND SURVEYING, LLC.



Arlee J. Carlson, P.L.S., CFedS
President/Principal

Acknowledgment

Sunde Land Surveying, LLC.

Corporate Office

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Phone: 952.881.2455/Fax: 952.888.9526

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"PAYMENT POLICY"

All invoices for professional fees and project expenses are **due upon receipt**. It is also understood that payment for professional services is not contingent upon land closings, payment from others or city approvals. Invoices which are unpaid after fifteen (15) days are considered **past due**. Invoices which remain unpaid for thirty (30) days are considered **delinquent**. On all delinquent accounts, a finance charge of 1.5% per month will be computed on the balance due.

If payment is not made within sixty (60) days, we retain the right to discontinue services until arrangements are made to make payment.

If we file for account collection, all legal fees will be the responsibility of the party signing below. This will include attorney's fees, filing fees and all court costs incurred. To avoid legal action and attorney's fees please pay promptly per the signed agreement.

If a retainer statement is required, we will commence our surveying services when payment of the retainer amount is received. Questions concerning fees can be discussed in confidence at any time during our normal business hours. The Client agrees to pay Sunde Land Surveying, LLC. in full for the performance of the specified work.

"ACKNOWLEDGMENT"

We have read the foregoing proposal and policy concerning payment of fees and expenses of Sunde Land Surveying, LLC. dated May 7, 2026, fully understand it and agree to hire Sunde Land Surveying, LLC. to perform the services at the estimated costs quoted with the understanding that payment will be made per the above policy. It is also understood that payment for professional services is not contingent upon land closings, payment from others or approvals from City or other agencies.

Ordered By:
(Please print or
type information)

Belle Plaine Schools
(Company and/or Person Ordering this Work) (Print or Type Name)

220 S. Market St
(Street Address)

Belle Plaine, MN 56011
(City, State & Zip)

Phone: 952-873-2404 Direct Phone: _____ Cell: _____

Email: ckeller@belleplaine.k12.mn.us Fax: _____

Billing Information:
(Please print or
type information)

SAA
(Company and/or Person Responsible for Payment of Work) (Print or Type Name)

(Billing Address)

(City, State & Zip)

Phone: _____ Direct Phone: _____ Cell: _____

Email: _____ Fax: _____

Invoices will be sent to the email address provided under "Billing Information."

* Purchase Order/File #:
(Client Reference PO Number or File Number for Project(s))

Signed By:

CK Keller Chuck Keller
(Responsible Party) (Signature) (Print/Type Name)

Dated this 8th day of May, 20 26

Sunde Land Surveying, LLC.

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Ordered By:

(Please print or type information)

(Company and/or Person Ordering this Work)

(Print or Type Name)

(Street Address)

(City, State & Zip)

Phone: _____ Direct Phone: _____ Cell: _____

Email: _____ Fax: _____

Ryan
email

Billing Information:

(Please print or type information)

(Company and/or Person Responsible for Payment of Work)

(Print or Type Name)

(Billing Address)

(City, State & Zip)

Phone: _____ Direct Phone: _____ Cell: _____

Email: _____ Fax: _____

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* **Purchase Order/File #:** _____

(Client Reference PO Number or File Number for Project(s))

Signed By:

(Responsible Party)

(Signature)

(Print/Type Name)

Dated this _____ day of _____, 20 _____

Re: Proposal for 220 South Market Street

1 message

Ryan Laager <rlaager@belleplaine.k12.mn.us>

Thu, May 7, 2026 at 9:51 PM

To: Rich Rodich <rrodich@brayarch.com>

Cc: Chuck Keller <ckeller@belleplaine.k12.mn.us>, Nathan Derks <NDerks@brayarch.com>

Yes, Rich we authorize the survey.

Ryan Laager
Superintendent Belle Plaine Public Schools
(651)-248-0750

On May 7, 2026, at 6:07 PM, Rich Rodich <rrodich@brayarch.com> wrote:

Hi Chuck and Ryan. Attached is a proposal to expand the recent site survey at the existing Jnr/Snr HS. When we requested the survey originally, we only requested the plaza area that is being reworked for better use for the Elementary School. We have to add this area to address the rain water drainage issues at the courtyard/west side and also to incorporate the new sanitary lines for the kindergarten restrooms (as we originally anticipated the sanitary lines would connect only within the building footprint). See areas shown below for reference.

Survey are provided for Chatfield & south end of Jnr/Snr:

<image009.png>

Additional area requested in newest proposal:

<image010.png>

This additional survey area quote is proportionally higher than the original fees due to the short timeframe for the request.

Please let us know if you authorize this expenditure. Thanks.

<image003.png>

RICH RODICH

AIA, LEED AP

DELIVERY TEAM LEADER, ARCHITECT | BRAY ARCHITECTS

Office 651.770.4442 **Direct** 952.715.6714 **Cell** 651.323.3635
rrodich@brayarch.com | brayarch.com

davenport milwaukee saint paul sheboygan

<image004.png>

<image005.png>

<image006.png>

<image007.png>

<image008.png>

From: Laura Swift <laura.swift@sunde.com> **On Behalf Of** Arlee Carlson

Sent: Thursday, May 7, 2026 11:40 AM

To: Nathan Derks <NDerks@brayarch.com>

Cc: Arlee Carlson <Arlee.Carlson@sunde.com>

Subject: Proposal for 220 South Market Street

[EXTERNAL EMAIL]

Please find attached our proposal for the above referenced project.

If you have any questions, please feel free to contact us via email or by phone at 952.881.2455.

We look forward to hearing from you.

Please confirm receipt of this email.

-

Thank you,

<image011.jpg>

Arlee Carlson, PLS, CFedS (MN-ND)

Sunde Land Surveying, LLC

Principal / President

(952) 886-3118 (Direct)

(952) 888-9526 (Fax)

Arlee@Sunde.com

[Contact Us](#) | [Team Page](#) |

Corporate Office | [9001 E. Bloomington Frwy. | Suite 118 | Bloomington, MN 55420](#) | (952) 881-2455 |

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<https://it.ojp.gov/default.aspx?area=privacy&page=1285>

FW: Proposal for 220 South Market Street

1 message

Rich Rodich <rrodich@brayarch.com>

Thu, May 7, 2026 at 8:07 PM

To: Chuck Keller <ckeller@belleplaine.k12.mn.us>, Ryan Laager <rlaager@belleplaine.k12.mn.us>

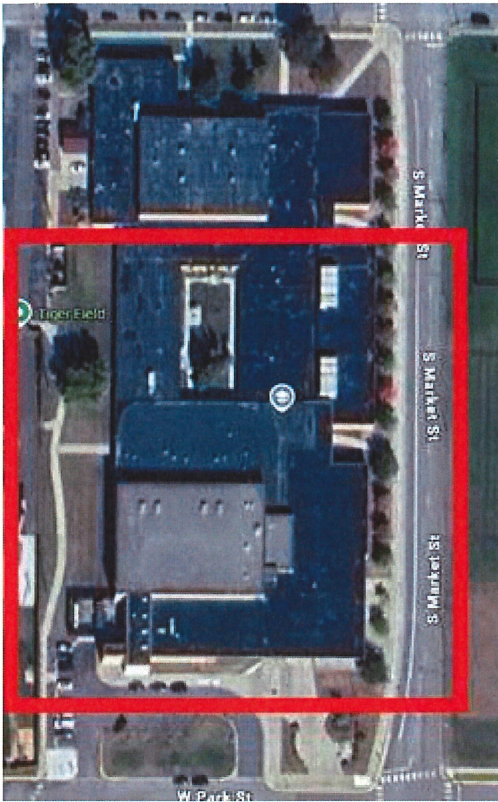
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Additional area requested in newest proposal:



This additional survey area quote is proportionally higher than the original fees due to the short timeframe for the request.

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BRAYARCHITECTS

RICH RODICH

AIA, LEED AP

DELIVERY TEAM LEADER, ARCHITECT | BRAY ARCHITECTS

Office 651.770.4442 Direct 952.715.6714 Cell 651.323.3635

rrodich@brayarch.com | brayarch.com

davenport milwaukee saint paul sheboygan



From: Laura Swift <laura.swift@sunde.com> **On Behalf Of** Arlee Carlson

Sent: Thursday, May 7, 2026 11:40 AM

To: Nathan Derks <NDerks@brayarch.com>

Cc: Arlee Carlson <Arlee.Carlson@sunde.com>

Subject: Proposal for 220 South Market Street

[EXTERNAL EMAIL]

Please find attached our proposal for the above referenced project.

If you have any questions, please feel free to contact us via email or by phone at 952.881.2455.

We look forward to hearing from you.

Please confirm receipt of this email.

-

Thank you,



Arlee Carlson, PLS, CFedS (MN-ND)

Sunde Land Surveying, LLC

Principal / President

(952) 886-3118 (Direct)

(952) 888-9526 (Fax)

Arlee@Sunde.com

[Contact Us](#) | [Team Page](#) |

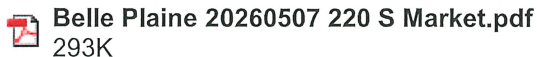
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<https://it.ojp.gov/default.aspx?area=privacy&page=1285>

2 attachments



Sunde Land Surveying, LLC

9001 E. Bloomington Frwy. #118
Bloomington, MN 55420-3435
Tel: (952) 881-2455 Fax: (952) 888-9526
www.sunde.com

Invoice

Invoice Date: Jun 5, 2026

Invoice Num: 59421

Billing Through: Jun 5, 2026

Chuck Keller
Belle Plaine Public Schools
220 South Market Street
Belle Plaine, MN 56011-

Federal ID # 41-1923510

Belle Plaine - Elementary School (2005-025-A:) - Managed by (053 AJC)

- Addressed comments received from county regarding the plat.
- Monumented plat corners.
- Ordered final mylars
- Couriered signed mylars to Kirsten Mussman.

Contract Type: Hourly
Contract Amount: \$8,100.00
Retainer Required: \$0.00

Amount : \$8,100.00

Amount Due This Invoice: \$8,100.00

This invoice is due on 7/5/2026

We accept Visa, Mastercard, Discover and American Express. All invoices paid by credit card will be assessed a 3% fee. Please call 952-886-3150 for processing.

BENCHMARKS (BM)
(NGVD 29)

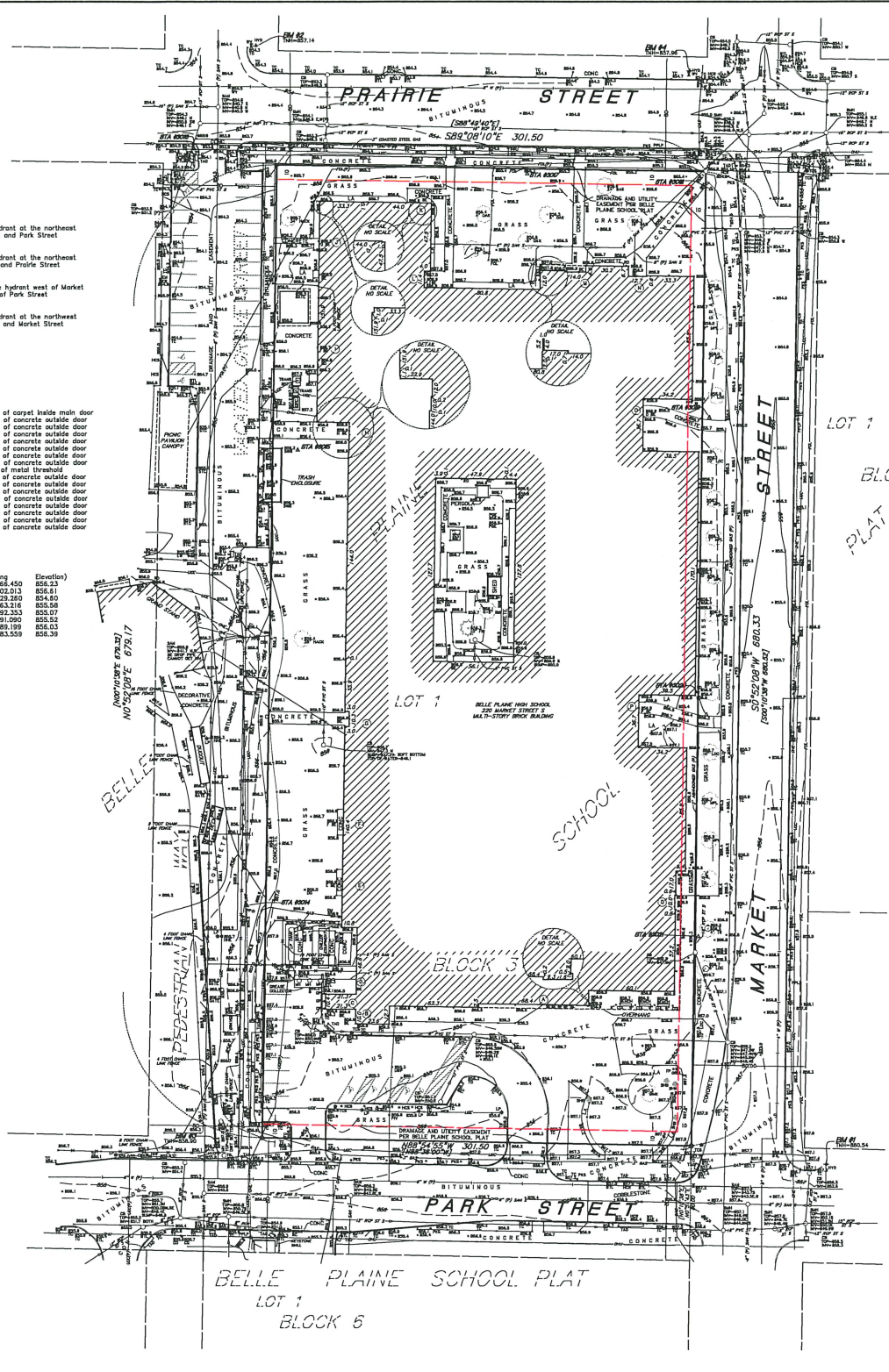
- 1) Top of top nut of fire hydrant at the northeast quadrant of Market Street and Park Street
Elevation = 860.54 feet
- 2) Top of top nut of fire hydrant at the northeast quadrant of Grove Street and Prairie Street
Elevation = 857.14 feet
- 3) Top of top nut of 1st fire hydrant west of Market Street on the north side of Park Street
Elevation = 858.90 feet
- 4) Top of top nut of the fire hydrant at the northeast quadrant of Prairie Street and Market Street
Elevation = 857.86 feet

FLOOR ELEVATIONS

- Ⓐ Denotes door number
- (High School Building)
- Door A = 856.81 feet - Top of carpet inside main door
 - Door B = 856.88 feet - Top of concrete outside door
 - Door C = 856.88 feet - Top of concrete outside door
 - Door D = 856.88 feet - Top of concrete outside door
 - Door E = 856.87 feet - Top of concrete outside door
 - Door F = 856.80 feet - Top of concrete outside door
 - Door G = 856.81 feet - Top of concrete outside door
 - Door H = 856.88 feet - Top of concrete outside door
 - Door I = 856.85 feet - Top of metal threshold
 - Door J = 856.93 feet - Top of concrete outside door
 - Door K = 856.93 feet - Top of concrete outside door
 - Door L = 856.95 feet - Top of concrete outside door
 - Door M = 856.93 feet - Top of concrete outside door
 - Door N = 856.88 feet - Top of concrete outside door
 - Door O = 856.88 feet - Top of concrete outside door
 - Door P = 856.88 feet - Top of concrete outside door
 - Door Q = 856.81 feet - Top of concrete outside door

CONTROL STATIONS

Point	Northing	Easting	Elevation
3014	154081.823	381056.450	856.23
3015	154399.941	381322.013	856.61
3016	154610.242	381522.900	854.60
3017	154592.841	381463.216	855.58
3018	154811.945	381592.533	855.07
3019	154422.474	381591.090	855.52
3020	154214.939	381589.199	855.03
3021	154060.074	381583.539	855.39



- LEGEND**
- Denotes 1.17 inch diameter copper magnetized marker with the cap affixed stamped LS-44900 set
 - Denotes found 1/2" open iron monument
 - ⊕ Denotes 1.17 inch diameter copper magnetized marker with the cap affixed stamped LS-44900 found
- AGP Denotes above ground pipe
BE Denotes building entrance
BTL Denotes beaverfall curb
CB Denotes curb
CBOK Denotes curb box
COL Denotes communication manhole
CO Denotes cleanout
CS Denotes curb stop
CUL Denotes curb
CS Denotes curb stop
EJ Denotes electric meter
EW Denotes edge of woodchips
FOL Denotes fiber optic line
FJ Denotes flag pole
G Denotes gas meter
GP Denotes guard post
GRDL Denotes ground light
GR Denotes guy wire
HCR Denotes disabled ramp
HCS Denotes disabled sign
HED Denotes electric handhole
HIF Denotes fiber optic handhole
HYD Denotes fire hydrant
INVD Denotes invertebrate well base
KWB Denotes keyhole well base
LA Denotes landscape
LP Denotes light pole
MC Denotes metal cover
MD Denotes metal door
MH Denotes manhole
OH Denotes overhead door
OHE Denotes overhead electric line
OUU Denotes overhead utility lines
OPC Denotes outdoor power center
(P) Denotes pipe
PP Denotes polyethylene pipe
PSE Denotes parking sign
PIV Denotes post indicator valve
PP Denotes power pole
PPL Denotes power pole and light pole
PPJ Denotes power pole with underground utility
RCP Denotes reinforced concrete pipe
RS Denotes sanitary manhole
SAN Denotes sanitary manhole
SMH Denotes storm manhole
ST S Denotes storm sign
SWB Denotes stone well base
TAD Denotes truncated dome plate
TC Denotes top of concrete curb
TRANS Denotes transformer
UN Denotes underground communication line
USE Denotes underground electric line
W Denotes water line
WHV Denotes water manhole
WV Denotes water valve
WVB Denotes wood well base
 - BAS Denotes Basswood tree
 - BR Denotes Birch tree
 - CKR Denotes Cork tree
 - LOC Denotes Locust tree
 - MPL Denotes Maple tree
 - SWB Denotes Sycamore tree
 - TR Denotes deciduous tree

DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 3, BELLE PLAINE SCHOOL PLAT, according to the recorded plat thereof, Scott County, Minnesota.

PLAT RECORDING INFORMATION

The plat of BELLE PLAINE SCHOOL PLAT was filed of record on April 15, 1997, on Document No. 350625.

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

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

AREA

Gross = 204,844 square feet or 4.705 acres

GENERAL NOTES

1) Survey coordinate basis: Scott County System NAD83 (1995 adjustment)

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. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request 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 manholes by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 26963249, 26883250, 28137285 and 28188331.
- 4) Contact Gopher State One Call at 851-654-8002 (800-252-1166) for precise manhole location of utilities prior to any excavation.
- 5) Private utilities are shown as marked by Honca Locating Services, Inc. on March 18, 2026. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Gopher State One Call registered utility operator.

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 4th day of June, 2026

SUNDE LAND SURVEYING, LLC
By: *Allen J. Carlson*
Allen J. Carlson, L.L.C. Minn. Lic. No. 44900

Scale: 1" = 200'

Project: 2025-025-A
Township: 123
Range: 25
Section: 31

Scale: 1" = 200'

Project: 2025-025-A
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Range: 25
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