



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

February 04, 2026

**BELLE PLAINE INDEPENDENT SCHOOL DISTRICT #716**

220 South Market Street  
Belle Plaine, MN 56011

Attention: **Chuck Keller**

**REVISED**  
**\*New Middle School &**  
**High School Limits**

Re: ***Partial BLTU Survey for 3 Sites - 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](http://WWW.SUNDE.COM)**

## Sunde Land Surveying, LLC.

### Corporate Office

9001 East Bloomington Freeway – Ste 118  
Bloomington, MN 55420-3435  
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 February 4, 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 Public Schools  
(Company and/or Person Ordering this Work) (Print or Type Name)

220 South Market St.  
(Street Address)

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

Phone: 952-873-2400 Direct Phone: \_\_\_\_\_ Cell: 651-248-0750

Email: rlauger@belleplaine.k12.mn.us Fax: \_\_\_\_\_

**Billing Information:**  
(Please print or type information)

Belle Plaine Public Schools  
(Company and/or Person Responsible for Payment of Work) (Print or Type Name)

220 South Market St.  
(Billing Address)

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

Phone: 952-873-2400 Direct Phone: \_\_\_\_\_ Cell: 651-248-0750

Email: rlauger@belleplaine.k12.mn.us Fax: \_\_\_\_\_

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

\* **Purchase Order/File #:** 29349  
(Client Reference PO Number or File Number for Project(s))

**Signed By:**

Ryan Lauger (Responsible Party) Ryan Lauger (Signature) Ryan Lauger (Print/Type Name)

Dated this 2 day of March, 2026

## 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 Middle & High School and Athletic Field Area:

- Our cost to perform this survey would be a lump sum fee of **\$28,300.00** (Price includes **\$1,450.00** for a private utility locate). (See Survey limits attached)
- Time to complete is estimated at **4½ - 5 weeks**.

### Belle Plaine Chatfield Elementary:

- Our cost to perform this survey would be a lump sum fee of **\$13,300.00** (Price includes **\$750.00** for a private utility locate). (See Survey limits attached)
- Time to complete is estimated at **3½ weeks**.

### Belle Plaine District Center:

- Our cost to perform this survey would be a lump sum fee of **\$8,865.00** (Price includes **\$500.00** for a private utility locate). (See Survey limits attached)
- Time to complete is estimated at **3½ weeks**.

**NOTE:** The above cost and timeframe is based on no significant snowfall event occurring between now and the end of the field surveying. If a significant snowfall occurs, we will need to shovel and remove compacted ice and snow plowed up at the road edges and sidewalks. This increases the time in which it takes to complete our work which would increase this cost. If this happens, we will contact you immediately to discuss the options.

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