

EXISTING LEGAL DESCRIPTION:

Tract A:
Lot 3, Block 1, Lyle Gerhardt Addition, according to the recorded plat thereof,
Hennepin County, Minnesota.
Abstract Property

Tract B:
Lot 2, Block 1, Lyle Gerhardt Addition, according to the recorded plat thereof,
Hennepin County, Minnesota.
Abstract Property

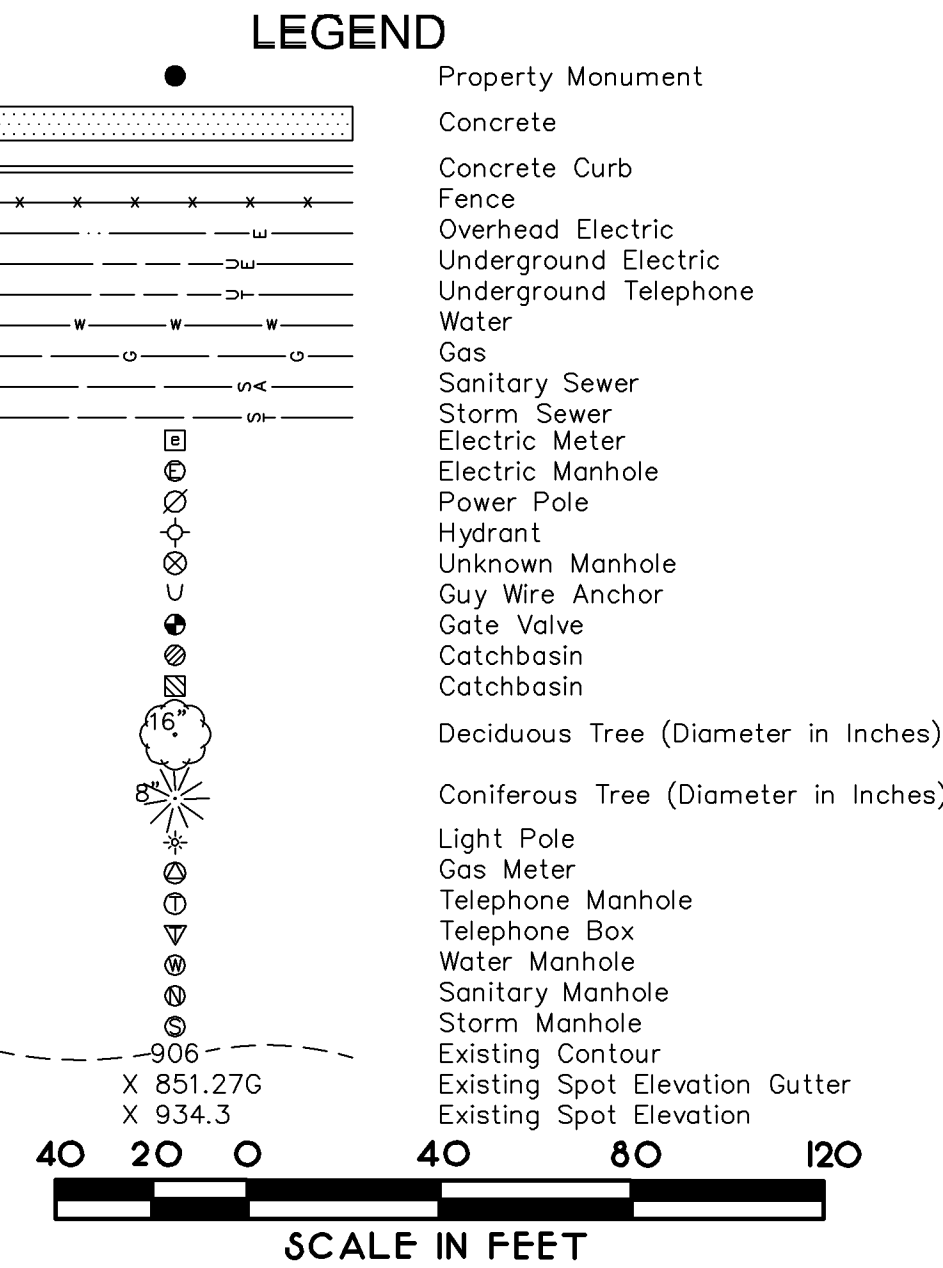
Tract C:
Lot 1, Block 1, Lyle Gerhardt Addition, according to the recorded plat thereof,
Hennepin County, Minnesota.
Abstract Property

Tract D:
Parcel 1:
Lot 48, Auditor's Subdivision No. 205, Hennepin County, Minnesota, except the
East 286.2 feet thereof, and except the North 30 feet thereof.
Abstract Property
Parcel 2:
Lot 47, Auditor's Subdivision No. 205, Hennepin County, Minnesota.
Registered Property
Certificate of Title No. 1217518

Tract E:
Lot 49, Auditor's Subdivision No. 205, except the South 258.16 feet thereof,
Hennepin County, Minnesota.
Abstract Property

Tract F:
That part of the North 75 feet of the South 258.16 feet (measures at right
angles) to the South line of Lot 49, Auditor's Subdivision No. 205, Hennepin
County, Minnesota, lying westerly of a line described as running from a point
on the South line of Lot 51 of said Auditor's Subdivision No. 205, distant
606.24 feet west of the East line of said Lot 51, to a point on the North
line of the South 258.16 feet of said Lot 49, distant 285 feet west of the
East line thereof.
Abstract Property

Tract G:
That part of Lot 49, Auditor's Subdivision No. 205, Hennepin County,
Minnesota, described as follows:
That part of the South 258.16 feet lying south of the North 75 feet thereof
and north of the South 75 feet thereof which lies west a line running from a
point in the South line of Lot 51 a distance of 606.24 feet west from the
East line thereof to a point in the North line of the South 258.16 feet of Lot
49 a distance of 285 feet West of the East line thereof.
Abstract Property



SITE ADDRESS
2305, 2313 & 2325 East 86th Street
2255, 2263, 2271 & 2275
Old Shakopee Road East
Bloomington, Minnesota 55425

OWNER
City of Bloomington
CONTACT
Steve Jorschumb (952) 563-4861
1700 West 98th Street
Bloomington, Minnesota 55431

SURVEYOR
Harry S. Johnson Co., Inc.
CONTACT
Tom Hodorff (952) 884-5341
9063 Lyndale Avenue South.
Bloomington, Minnesota 55420

PRELIMINARY PLAT OF: SOUTH LOOP FIRE STATION

PL201800009
PL2018-009

TO BE PLATTED AS:

Lot 1, Block 1, SOUTH LOOP FIRE STATION, Hennepin County, Minnesota.

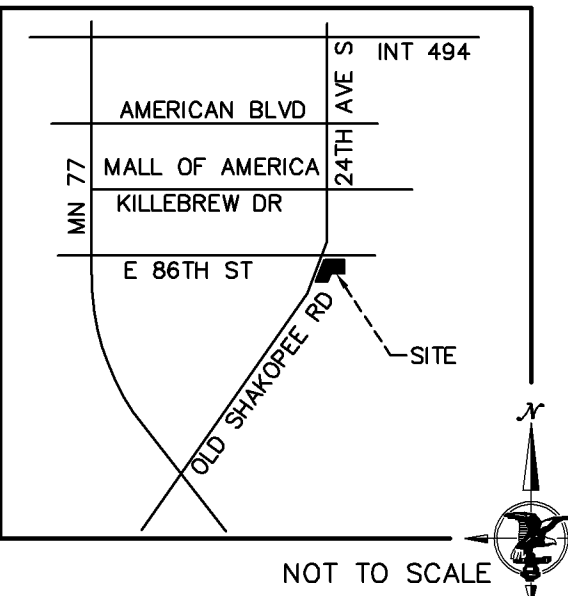
SUBDIVISION SUMMARY:

The total number of lots is equal to 1. The total area is
162,621 square feet.

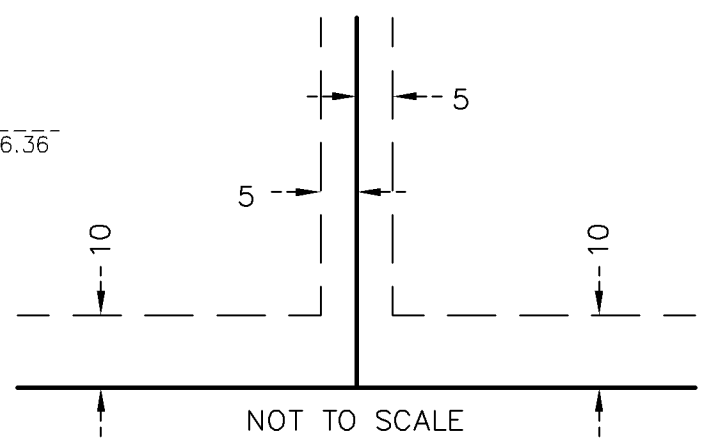
PROPOSED AREA:

Site Area Lot 1, Block 1, SOUTH LOOP FIRE STATION equals
162,621 square feet = 3.733 acres.

VICINITY MAP



PROPOSED DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10
FEET IN WIDTH, ADJOINING RIGHT OF WAY LINES,
UNLESS OTHERWISE INDICATED.

GENERAL NOTES:

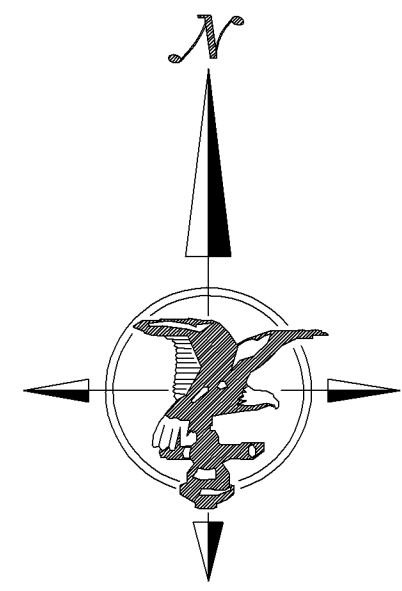
- The bearing system used is assumed.
- The location of the underground utilities shown hereon, if any, are approximate
only. PURSUANT TO MSA 216D CONTACT Gopher State ONE CALL AT (612)
454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Zone X, Other Areas" on Flood
Insurance Rate Map No. 27053C0476F, effective date November 4, 2016.
- Zoning = Presently R-1 (Single Family Residential) per City of Bloomington.
- Setback requirements per City of Bloomington.
Front = 30 feet
Rear = 30 feet
Side = 10 feet
- The zoning and setback information listed above is per Bloomington's webpage, on
September 18, 2017. Please contact Bloomington's zoning office with any
questions before performing or planning construction.
- Total Site area = 175,190 square feet = 4.022 acres, including right of way
= 162,621 square feet = 3.733 acres, excluding right of way.
- 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 First American Title Insurance Company,
having an effective date of July 21, 2017 and bearing file number
NCS-852427-MLPS.
- Elevation datum is based on NAVD 88 data.
HSJ Benchmark #1 is located Top of Nail (AS SHOWN ON SURVEY)
Elevation = 813.85
Bloomington Benchmark is located on TNH NE corner of site
(AS SHOWN ON SURVEY)
Elevation = 807.23 (NGVD 29) = 807.39 (NAVD 88)

NOTES CORRESPONDING TO EASEMENTS:

- Easements for utility and drainage purposes as shown the plat of Lyle Gerhardt Addition dated
May 26, 1969, recorded July 15, 1969 as Document No. 3784342 in the Office of the County
Recorder. (Tracts A, B and C) (AS SHOWN ON SURVEY)
- Terms, conditions and easement for sanitary sewer purposes as contained in the Deed of
Appurtenant Easement dated October 16, 1989, recorded December 15, 1989 as Document No.
5606654 in the Office of the County Recorder. (Tracts A and B) (AS SHOWN ON SURVEY)
- Right of way for Hennepin County State Aid Highway No. 1, also known as Old Shakopee Road,
as shown on Hennepin County State Aid Highway No. 1, Plat 64 dated July 14, 1986, recorded
July 22, 1986 as Document No. 5132878 in the Office of the County Recorder, and recorded July
17, 1986 as Document No. 1739505 in the Office of the Registrar of Titles. (Tracts D, E, F and G)
(AS SHOWN ON SURVEY)
- Easement for highway purposes, in favor of the County of Hennepin, a body politic and corporate
under the laws of the State of Minnesota, as created by the Quit Claim Deed dated May 26, 1987,
recorded July 1, 1987 as Document No. 5292201 in the Office of the County Recorder. (Tract D,
Parcel 1) (AS SHOWN ON SURVEY)

STATEMENT OF POTENTIAL ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.



SCALE: 1 INCH = 40 FEET

REVISIONS

Date:	
2/13/18	revised D&U esmt
4/18/18	revised right of way

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.
Minnesota Reg. No. 23677

Date: September 13, 2017

PRELIMINARY PLAT OF
SOUTH LOOP
FIRE STATION

For:

CITY OF BLOOMINGTON

SITE:

2255, 2263, 2271 & 2275
OLD SHAKOPEE ROAD EAST
2305, 2313 & 2325 EAST 86TH STREET

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.hajsurveyors.com

Book 649	File No. 13-9661PP
Page 63	W.O. Number 2017340
CAD Technician CT	
Sheet No.	1 OF 1