

## Client

## PHILLIPS ARCHITECTS & CONSTRUCTION, LTD.

## Project

## Walser Toyota, Bloomington Survey Services

## Location

## BLOOMINGTON, MN

4401 AMERICAN BOULEVARD

## Certification

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.

*Mark R. Salo*

Mark R. Salo  
Registration No. 43933 Date: 03/19/2020

If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek's, Minnetonka, MN office.

## Summary

Designed: Drawn: JML  
Approved: MRS Book / Page:  
Phase: Initial Issued: 03/19/2020

## Revision History

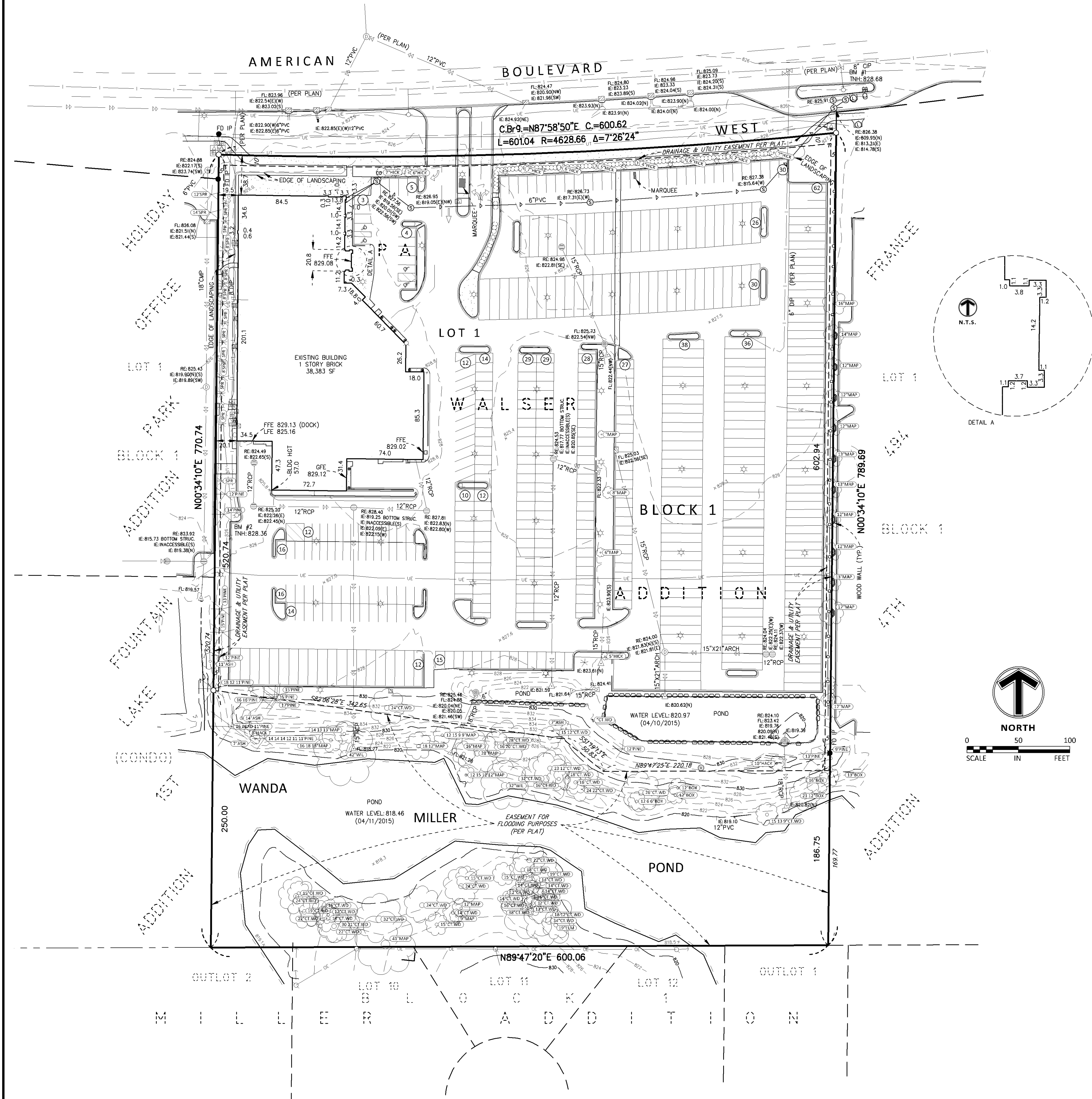
No. Date By Submittal / Revision

## Sheet Title BOUNDARY AND TOPOGRAPHICAL SURVEY

## Sheet No. Revision

1/1

## Project No. 20304.02



## LEGEND

● FOUND MONUMENT	— I — WATERMAIN	--- EASEMENT LINE
○ SET MONUMENT MARKED LS 21729	⊙ SANITARY SEWER	--- SETBACK LINE
⊙ ELECTRIC METER	⊙ SANITARY LIFT STATION	--- CONCRETE CURB
⊙ LIGHT	⊙ STORM SEWER	--- BUILDING LINE
⊙ AIR CONDITIONER	⊙ FLARED END SECTION	--- BUILDING CANOPY
⊙ GUY ANCHOR	⊙ BEEHIVE/ROOF DRAIN	--- BITUMINOUS SURFACE
⊙ HANDICAP STALL	⊙ ELECTRIC TRANSFORMER	--- CONCRETE SURFACE
⊙ UTILITY POLE	⊙ TELEPHONE PEDESTAL	--- RIP RAP SURFACE
⊙ POST	⊙ GAS METER	--- NO PARKING
⊙ SIGN	⊙ OVERHEAD ELECTRIC	--- DECIDUOUS TREE
⊙ COMM. VAULT	⊙ CHAIN LINK FENCE	--- CONIFEROUS TREE
⊙ COMM. PEDESTAL	⊙ IRON FENCE	--- SHRUB LINE
⊙ WELL HANDPUMP		--- BUSH
⊙ SKIMMER		

## DESCRIPTION

Lot 1, Block 1, PA WALSER ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

## PROPERTY SUMMARY

- Subject property's address is 4401 American Boulevard, its property identification number is 06-027-24-13-0128.
- The gross area of the subject property is 10.657 Acres or 464,226 Square Feet.
- The subject property is zoned CS 0.5 (PD), Commercial Service 0.5 Planned Development, per City of Bloomington zoning online GIS map on 03/19/2020.

## BENCHMARKS

- The vertical datum is based on NAVD88. The originating bench marks are MNDOT CAVALIA and MNDOT FRANCE RM 2, both referenced from the MNDOT Geodetic Database

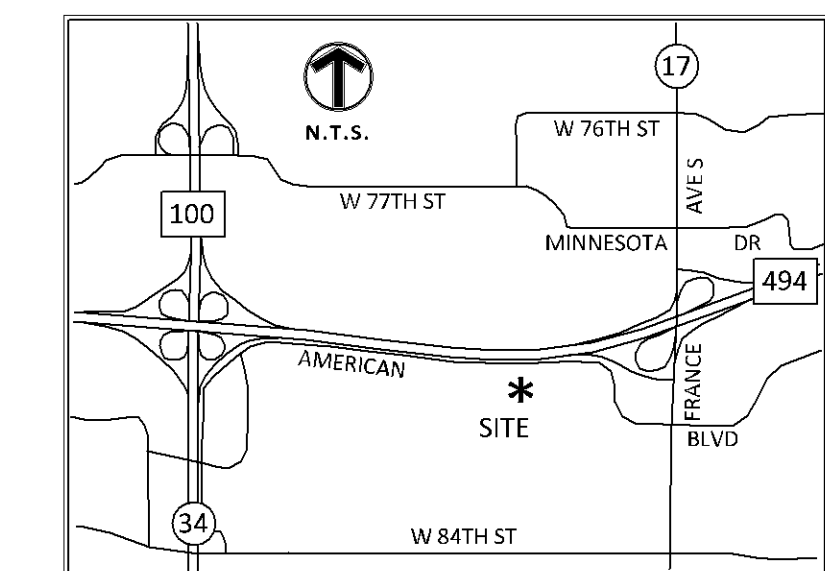
BENCHMARK #1  
Top nut of hydrant north of northeast property corner. Elev.=828.68

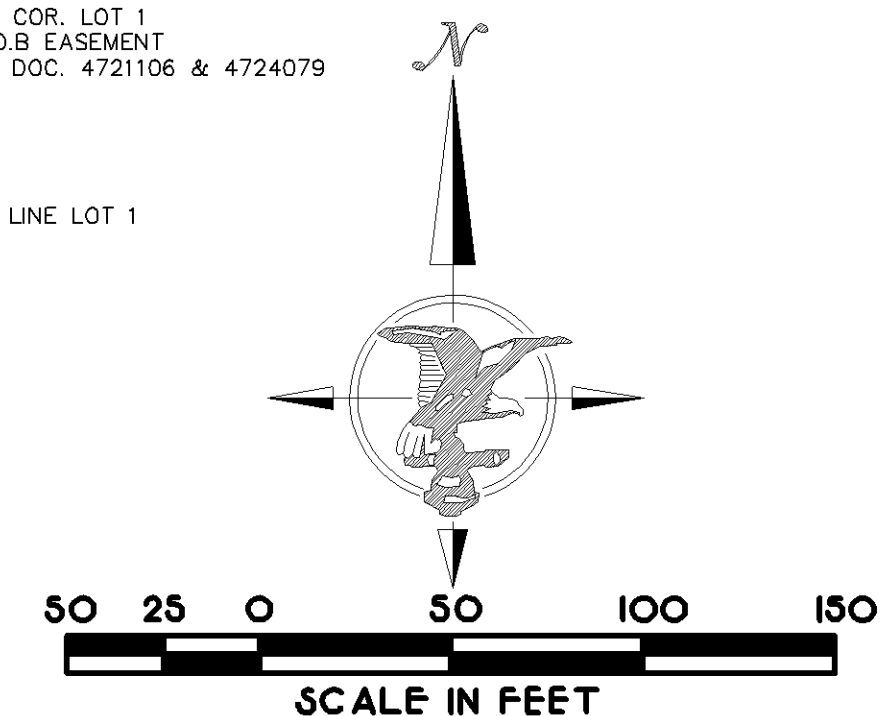
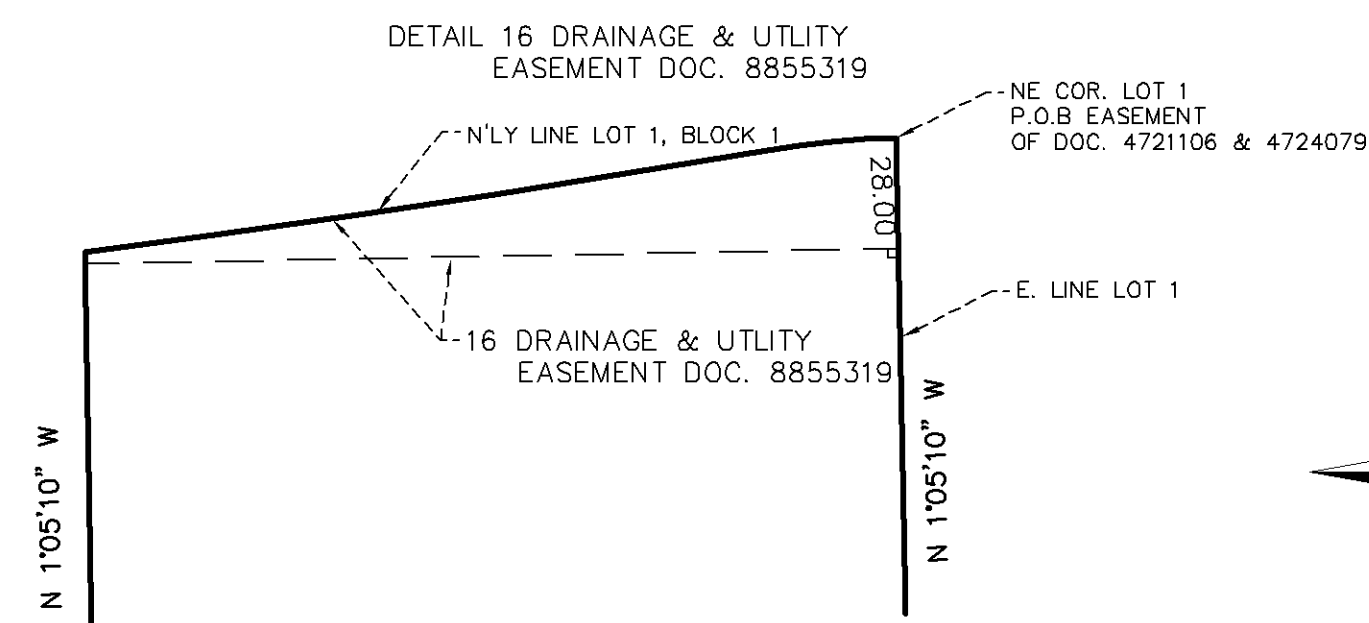
BENCHMARK #2  
Top nut of hydrant southwesterly of southwest building corner on property. Elev.=828.36

## SURVEY NOTES

- The bearing system is based on the west line of Lot 1, Block 1, PA WALSER ADDITION having an assumed bearing of North 00 degrees 34 minutes 10 seconds East.
- This survey was prepared without the benefit of a Title Commitment or abstract and the surveyor has made no independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate title search may disclose. Therefore, this survey may be revised by showing that which would be cited in a title commitment and then illustrated on the survey.
- Field work was completed on 03/19/2020.
- The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.

## VICINITY MAP





### LEGEND

	Property Monument
	Concrete
	Concrete Curb
	Fence
	Overhead Electric
	Underground Electric
	Underground Telephone
	Water
	Gas
	Sanitary Sewer
	Storm Sewer
	Electric Meter
	Electric Box
	Electric Manhole
	Unknown Manhole
	Hydrant
	Power Pole
	Guy Wire Anchor
	Gate Valve
	Guard Post
	Catchbasin
	Catchbasin
	Air Conditioning Unit
	Light Pole
	Gas Meter
	Telephone Box
	Water Manhole
	Sanitary Manhole
	Storm Manhole

GENERAL NOTES:

1. The bearing system used is assumed.
2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSRA 218D CONTACT Gopher STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27053J0452F, effective date November 4, 2016.
4. Site Area = 174171 square feet = 3.998 acres.
5. There are a total of 199 striped parking stalls on said property, of which there are 4 designated as handicap.
6. All field measurements matched recorded dimensions within the precision requirements of ALTA/NSPS specifications.
7. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and NSPS.
8. There is no observable evidence of cemeteries in the field or of record.
9. The surveyor was not provided zoning information by the client pursuant to Table A Items 6a or 6b.
10. 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 September 14, 2020 and bearing file number NCS-1033708-MPLS.
11. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
12. The Surveyor is unaware of any proposed changes to street right of ways. There was no observed evidence of recent street or sidewalk construction or repairs while conducting the field work.
13. There are no visible markings denoting wetlands as delineated by appropriate authorities.
14. There are no easements or servitudes of record or any observed during the field inspection that benefit subject property pursuant to Table A Item 19 except as shown.
15. Subject property has direct access to and from American Boulevard, a public right of way.

## LEGAL DESCRIPTION

Parcel 1:  
Lot 1, Block 1, France 494 4th Addition  
(Abstract property)

Parcel 2:  
Easements for roadway and utility purposes over part of Lot 1, Block 1, France 494 5th Addition and Lot 2, Block 1, France 494 5th Addition, as described in Document No. 4721106, as amended by Document No. 4724079.

Parcel 3:  
Easement for parking purposes as described in Document No. 4666171.

## NOTES CORRESPONDING TO SCHEDULE B:

9. Easements for drainage utilities and pond purposes as shown on the recorded plat of France 494 4th Addition, recorded January 8, 1981, as Document No. 4616495. (AS SHOWN ON SURVEY)
10. Easement for sidewalk purposes, together with any incidental rights, in favor of the City of Bloomington, Minnesota, as contained in the Quit Claim Deed, dated November 15, 1974, recorded November 29, 1974, as Document No. 4117282. (AS SHOWN ON SURVEY)
11. Easement for flooding purposes, together with any incidental rights, in favor of the City of Bloomington, Minnesota, as contained in the Quit Claim Deed, dated November 15, 1974, recorded November 29, 1974, as Document No. 4117285. (AS SHOWN ON SURVEY)
12. Easement for sidewalk and bikeway purposes, together with any incidental rights, in favor of the City of Bloomington, Minnesota, as contained in the Quit Claim Deed, dated December 18, 1979, recorded December 28, 1979, as Document No. 4532702. (NOT ON SURVEYED PROPERTY)
13. Terms, conditions, obligations, provisions, and easements as contained in the Roadway and Utility Easement Agreement, dated June 8, 1982, recorded June 9, 1982, as Document No. 4721106; as amended by the First Amendment to Roadway and Utility Easement Agreement, dated June 18, 1982, recorded June 23, 1982, as Document No. 4724079. (AS SHOWN ON SURVEY)
14. Terms, conditions, obligations, provisions, and easements as contained in the Mutual Easement Agreement, dated August 21, 1981, recorded August 21, 1981, as Document No. 4666171. (AS SHOWN ON SURVEY)
15. Terms, conditions, obligations, and provisions as contained in the Improvements Agreement, dated August 21, 1981, recorded May 26, 1982, as Document No. 4718366. MUTUAL EASEMENT AGREEMENT DURING CONSTRUCTION RECIPROCALLY GRANTED FOR INGRESS AND EGRESS BETWEEN ADJOINING PROPERTIES
16. Easement for drainage and utility purposes, together with any rights incidental thereto, in favor of the City of Bloomington, Minnesota, as described and contained in the Deed of Easement recorded September 1, 2006, as Document No. 8855319. (AS SHOWN ON SURVEY AND DETAILED)

STATEMENT OF POTENTIAL ENCROACHMENTS:

No above ground encroachment is visible.

# LAND TITLE SURVEY

**ALTA/NSPS  
for:  
WALSER AUTOMOTIVE GROUP**

**SITE: SENSORS**  
**4217 AMERICAN BLVD,**  
**BLOOMINGTON, MINNESOTA**

**CERTIFICATION:**

To Walser Real Estate, LLC, a Minnesota limited liability company and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(c), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on December 2, 2020.

Date of Plat or Map: December 2, 2020

Thomas E. Hodorff, L.S.  
Minn. Reg. No. 23677

**HARRY S. JOHNSON CO., INC.**  
LAND AND SURVEYORS CONSULTANTS  
LITTLEMINOTON, MINNESOTA  
PHONE: 952-884-5341 FAX: 952-884-5344 Email: [hsjinfo@hsjsurveyors.com](mailto:hsjinfo@hsjsurveyors.com)

