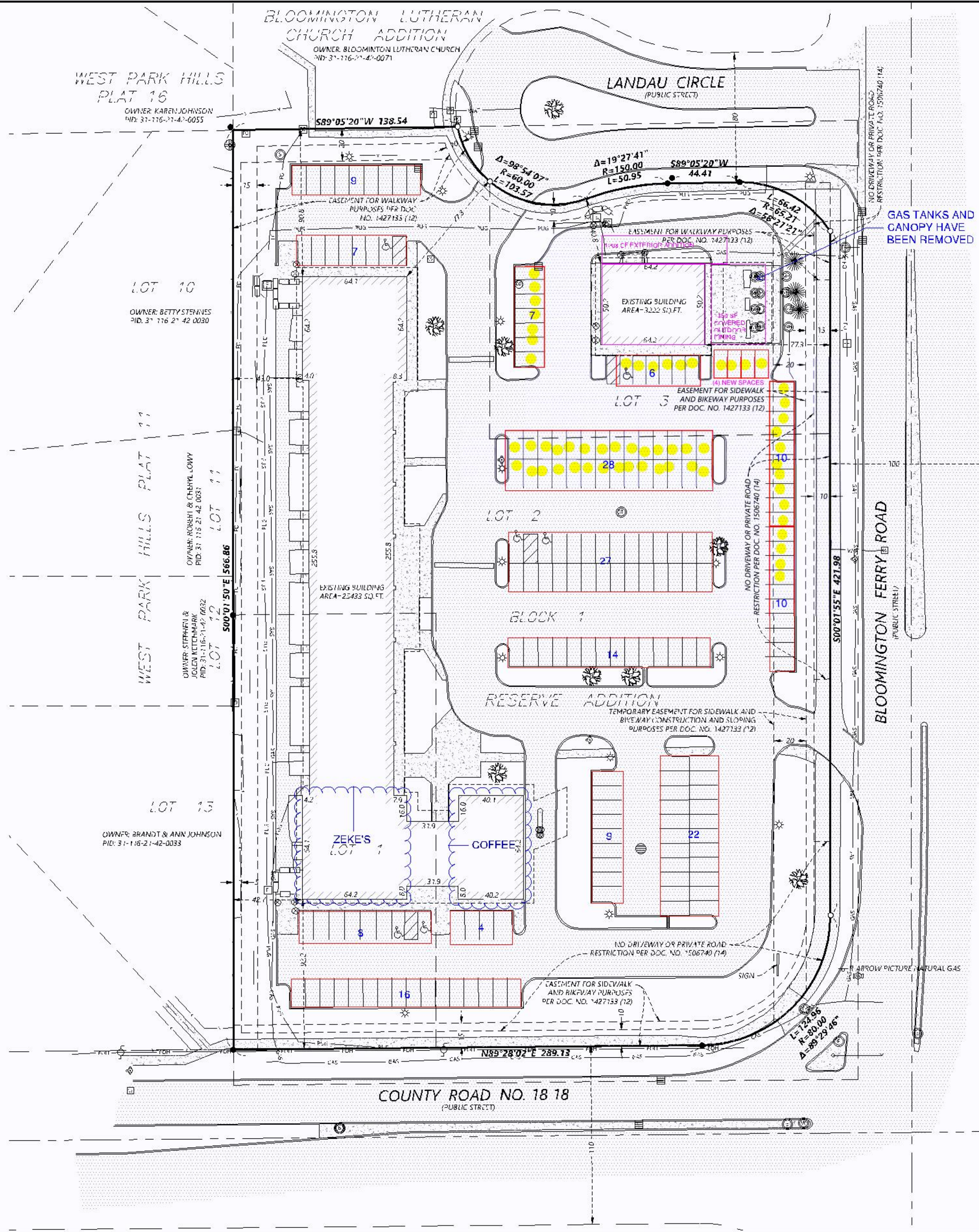
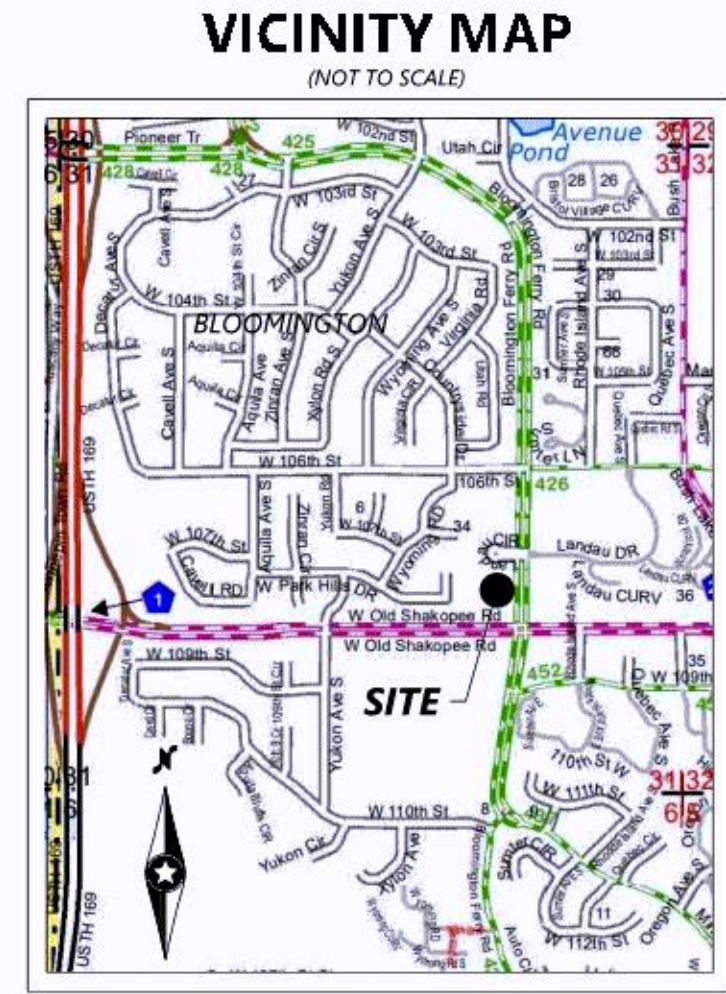
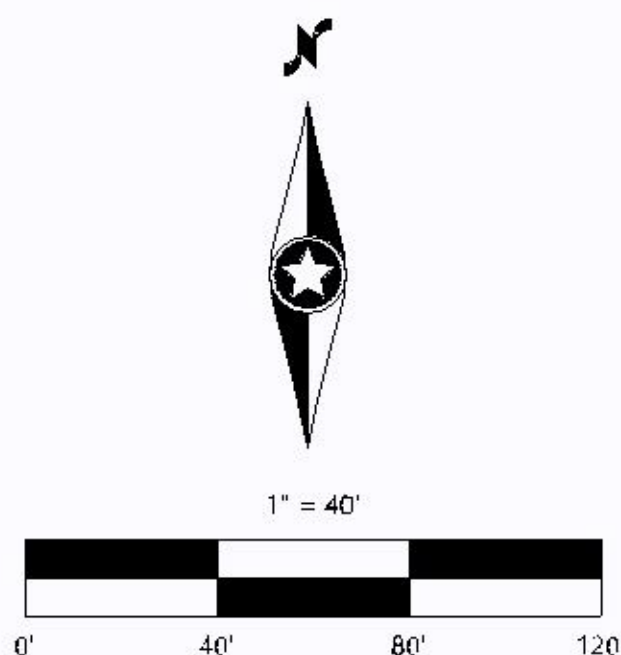




177 EXISTING PARKING SPACES
-OPTION TO ADD AT LEAST 4 NEW SPACES

● = 59 SPACES REQUIRED FOR PROPOSED
PROJECT PER BLOOMINGTON ZONING CODE

LEGEND	
	SANITARY MANHOLE
	SEWER CLEANOUT
	STORM MANHOLE
	CATCH BASIN
	CATCH BASIN MANHOLE
	HYDRANT
	GATE VALVE
	CURB STOP BOX
	WATER MANHOLE
	ELECTRIC BOX
	ELECTRIC MANHOLE
	STREET LIGHT
	POWER POLE
	MAST ARM
	HAND HOLE/FUNCTION BOX
	FIBER OPTIC MANHOLE
	FIBER OPTIC PEDESTAL
	NATURAL GAS METER
	NATURAL GAS VALVE
	UNKNOWN MANHOLE
	STEEL/WOOD POST
	SIGN
	HANDICAPPED STALL
	CONIFEROUS TREE
	DECIDUOUS TREE
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	SECTION LINE
	GAS LINE
	POWER OVERHEAD
	POWER UNDERGROUND
	WATER MAIN
	FIBER OPTIC
	FENCE LINE
	CONTROLLED ACCESS
	CURB & GUTTER
	CONCRETE SURFACE
	BITUMINOUS SURFACE
	FOUND MONUMENT
	SET MONUMENT



Call 48 Hours before digging:
811 or call 811.com
Common Ground Alliance

PL202400033
PL2024-33

LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. NCS-1088871-MPLS)

Lots 1, 2 and 3, Block 1, Reserve Addition, Hennepin County, Minnesota.

GENERAL NOTES

- This survey was prepared using First American Title Insurance Company, Title Commitment Number NCS-1088871-MPLS having an effective date of August 16, 2021 at 1:30 P.M.
- Address of subject property: 10700 Bloomington Ferry Road, 10700 Bloomington Ferry Road, 7700 West Old Shakopee Road, Bloomington, MN 55438. (Table A, Item 2)
- Subject property appears to be classified as "Zone X" (area of minimal flood hazard) when scaled from Flood Insurance Rate Map Community Panel Number 27053C04425, dated 11/04/2016. (Table A, Item 3)
- Subject property contains 198,557 Sq. Ft. or 4.56 acres. (Table A, Item 4)
- Zoning information not provided by Client. (Table A, Item 6 (6)(5))
- All building dimensions shown are exterior dimensions at ground level. (Table A, Item 6(6))
- Subject property contains 175 total marked parking stalls, 6 of which are handicapped stalls. (Table A, Item 9)
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (Gopher One Call ticket number: 212711375 and 212711376). (Table A, Item 11)
- Adjacent ownership information shown per Hennepin County GIS website. (Table A, Item 13)
- There was no observable evidence of earth moving works or outside building construction at the time of this survey. (Table A, Item 16)
- As of the date of this survey, there are no proposed changes in street right of way lines, per City of Bloomington Road Closures current project list. As of the date of the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs. (Table A, Item 17)
- Based on the information contained within the title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off-site easements or encroachments other than shown hereon. (Table A, Item 18)

EXCEPTIONS (PER TITLE COMMITMENT NO. NCS-1088871-MPLS)

The following notes correspond to the numbering system of Schedule B, Section II of the above mentioned title commitment:

- Easement for drainage and utility purposes as disclosed by the plat of Reserve Addition, recorded November 30, 1979, as Document No. 1360203, and Shown as a record on Certificate of Title No. 1530176, (SHOWING ON SURVEY).
- Easement for sidewalk, roadway and utility purposes, together with any incidental rights, in favor of City of Bloomington, a Municipal/municipal corporation, as contained in Quit Claim Deed, dated December 28, 1919, recorded June 04, 1981, as Document No. 1427133, (SHOWING ON SURVEY).
- Terms and conditions of an unrecorded lease dated July 1, 1962, executed by The Reserve Company, a Minnesota partnership, as lessor, and EDH Development Co., a Minnesota partnership, as lessee, as disclosed by a Memorandum of Ground Lease, recorded March 7, 1983, as Document No. 1503680, (NOT PLOTTABLE).
- Covenants, conditions and restrictions as contained in Declaration of Covenants and Restrictions, dated December 28, 1919, recorded March 29, 1983, as Document No. 1506740. 15. Regulation No. 2011, governing a conditional use permit, adopted April 15, 2011, recorded April 27, 2011, as Document No. 1461264, (Affects Lots 1 and 2). (DRIVEWAY AND PRIVATE ROAD RESTRICTION, SHOWN ON SURVEY).
- Mortgage executed by Reserve Company, LLC, a Minnesota limited liability company to Think Mutual Bank, a Minnesota banking corporation, dated July 10, 2015, recorded July 22, 2015, as Document No. 10575444, securing the original amount of \$850,000.00, and any other amounts which may become due and payable under the terms thereof. (NOT PLOTTABLE).
- Assignment of Rents and Leases executed by Reserve Company, LLC, a Minnesota limited liability company, as assignor, to Think Mutual Bank, a Minnesota banking corporation, as assignee, dated July 26, 2015, recorded July 27, 2015, as Document No. 10575445, (NOT PLOTTABLE).
- The following records and/or memorials shall remain on the Certificate of Title, and all subsequent Certificates of Title, until an Examiner's Directive is obtained and recorded authorizing the Registrar of Titles to Remove them: (NOT A SURVEY MATTER)
 - Quit Claim Deed, dated November 22, 1989, recorded December 06, 1989, as Document No. 2058680.
 - Assignment of Mortgage and Assignment of Assignment of Rents and Leases dated November 27, 1985, recorded December 10, 1985, as Document No. 1690896.
 - Financing Statement recorded April 18, 2003, as Document No. 3721993.
 - Financing Statement Amendment recorded April 18, 2003, as Document No. 3721994.
 - Financing Statement Continuation recorded April 18, 2003, as Document No. 3721995.
 - Financing Statement Continuation recorded October 30, 2007, as Document No. 4440972.

CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY, STEADY COUNCIL/ALTA/NSPS, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a)(b), 6(a)(c), 8, 9, 11, 12, 13, 16, 17 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 11, 2021.

CHRISTOPHER R. FOLEY, LS
MN LICENSE NO. 55343, EXPIRATION 06/30/2022
CHRIS.FOLEY@WESTWOODPS.COM
DATE 02/15/22



DESIGNED: _____
CHECKED: CRF
DRAWN: TWB
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: _____

INITIAL ISSUE: 10/18/21
REVISIONS:
15-22 Updated Certification per comments TWB

PREPARED FOR:

Stinson, LLP

Countryside Center

Bloomington, MN

Westwood

Phone (320) 253-9485 3701 12th Street North, Suite 206
Fax (320) 328-2001 St. Cloud, MN 56303
Toll Free (320) 270-9485 westwoodps.com
Westwood Professional Services, Inc.

ALTA/NSPS
LAND TITLE SURVEY

PROJECT NUMBER: 0034087.00

SHEET NUMBER:

1

OF

1

DATE: 10/18/21

PL202400033
PL2024-33

The covered outdoor seating may require sprinkler protection.

Propane gas heaters would not be allowed.



ARCHITECTURE

2919 JAMES AVENUE SOUTH MINNEAPOLIS, MINNESOTA 55408
612.353.4920 WWW.PKARCH.COM

TRAVAIL PAMP 2.0

10700 BLOOMINGTON
FERRY RD
BLOOMINGTON, MN 55438

Must meet 2020 MN
State Building Code

Must meet 2020 MN
Accessibility Code.

Building plans must
be signed by a MN
licensed architect.

SAC review by MET
council will be required.

Provide a detailed code
analysis with the plans.

Canopy plans shall be
designed by a MN licensed
structural Engineer.

Provide an Environmental Health Plan
Review application with plan submittal
for each proposed food facility.

Any additions or changes to food service
must be approved by the Health
Department prior to construction if required.

Provide specification sheets during plan
submittal on all new and used equipment
being proposed for use in this facility.

NOT FOR CONSTRUCTION

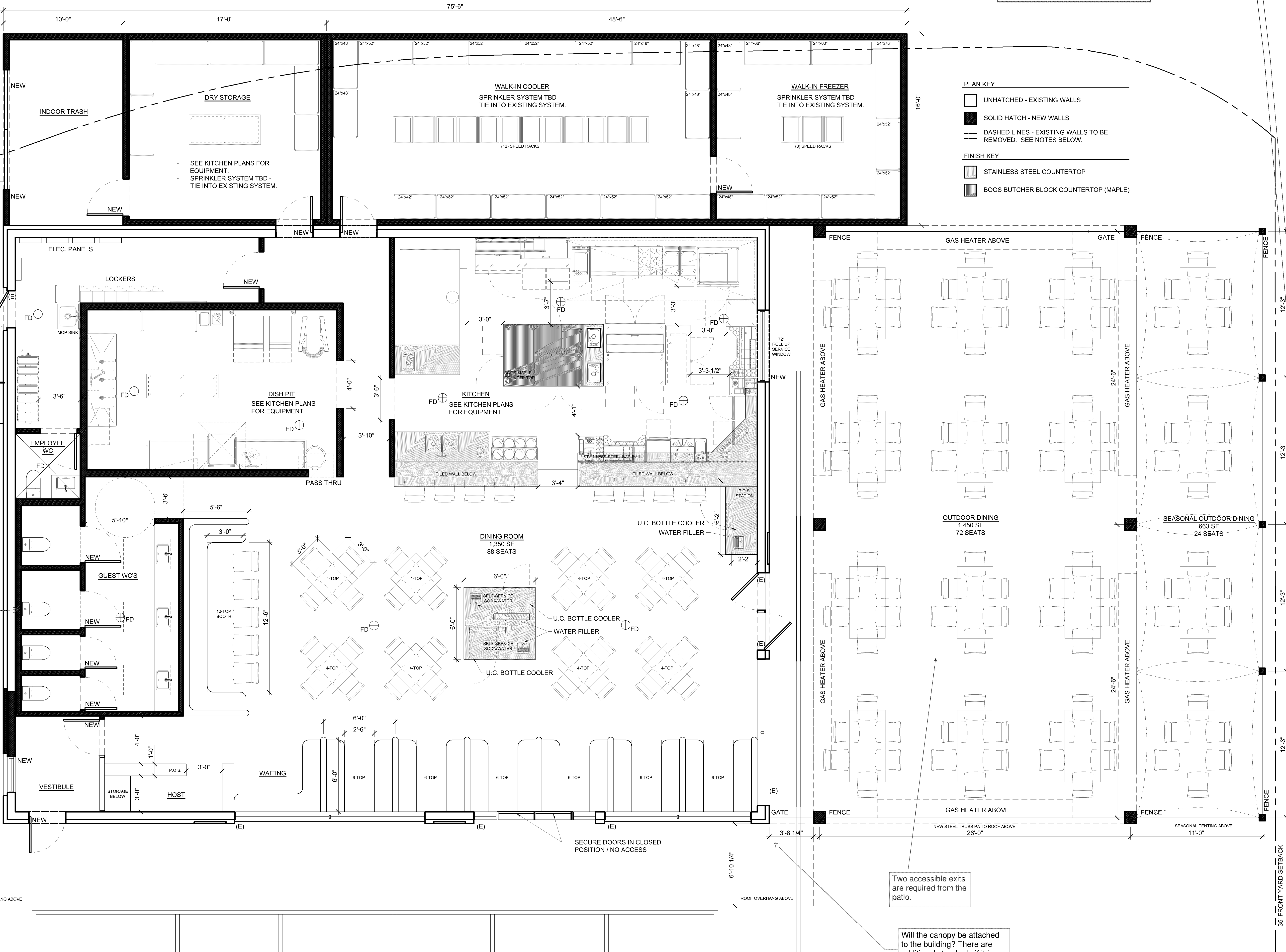
THIS PAGE IS INTENDED TO PRINT IN COLOR ON 24"x36"
ARCH D SHEETS. IF THIS DRAWING IS PRINTED ON ANY
OTHER SIZED SHEET OR IN GREYS/SCALE, DRAWING
SCALES MAY NOT BE ACCURATELY REPRESENTED OR
INFORMATION MAY NOT BE PRESENTED AS INTENDED.

REV #	DESCRIPTION	DATE

FLOOR PLAN

A101

© 2024 PKA ARCHITECTURE



Are there any wheelchair accessible or ambulatory restrooms? The stalls do not appear to meet the size requirements for a wheelchair accessible stall.

Plumbing fixture count shall meet requirements of Table 2902.1.

Two accessible exits are required from the patio.

Will the canopy be attached to the building? There are additional standards if it is detached.