

PL201700268
PL2017-268



12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

Client
CASCADE STORAGE PARTNERS, LLC.
700 E. MOOREHEAD ST., SUITE 100B
CHARLOTTE, NC 28202

Project
AMERICAN BOULEVARD STORAGE

Location
BLOOMINGTON, MN

101 AMERICAN BLVD W

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: 04/18/2018

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:
Approved: Book / Page:
Phase: PRELIMINARY Initial Issue: 12/06/2017

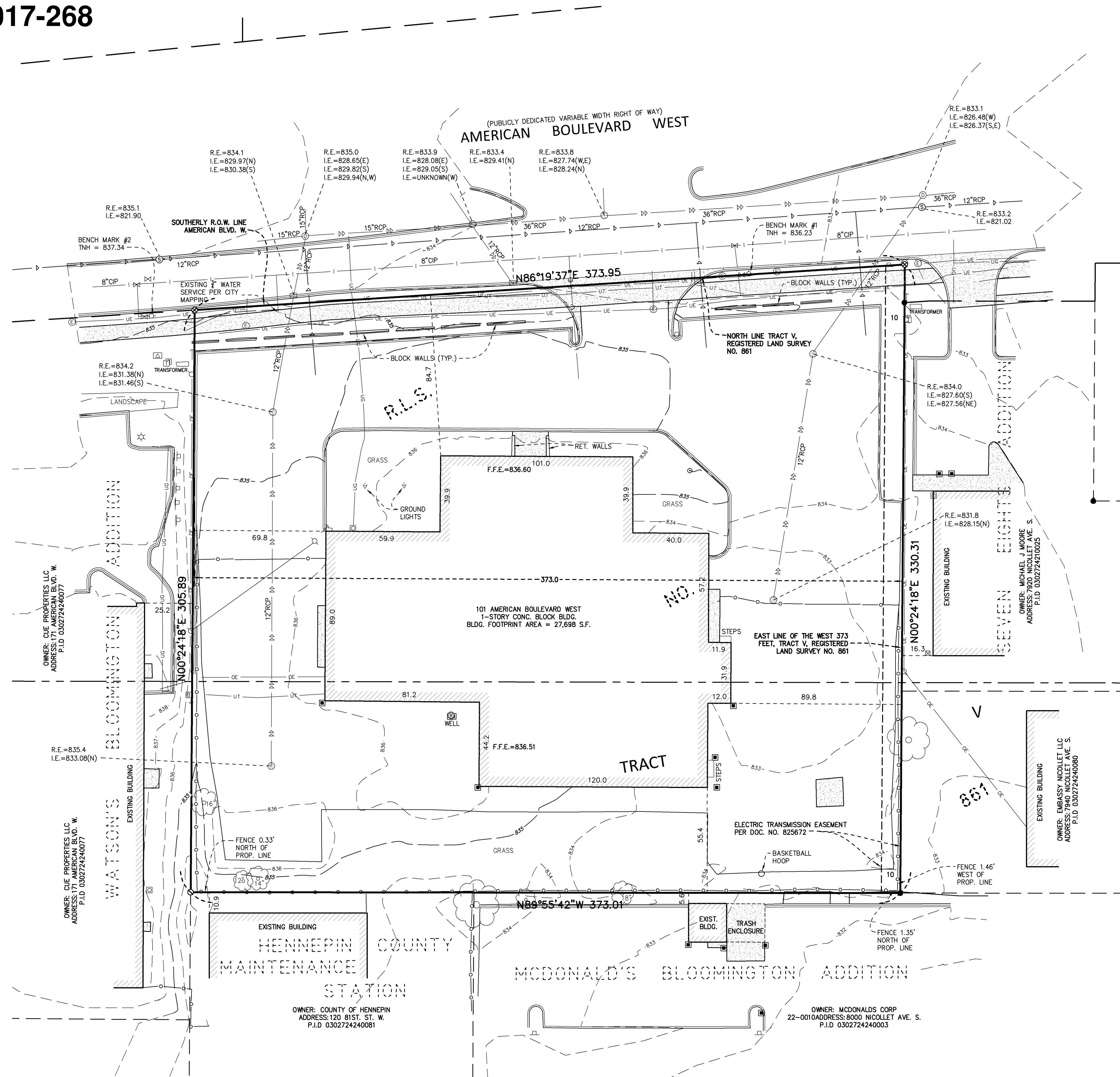
Revision History
No. Date By Submittal / Revision

02/27/18	JEB	WATERSHED COMMENTS
04/17/18	JEB	BUILDING/SITE UPDATES
04/18/18	LCC	PRE-PLAN/EX. COND. UPDATE

Sheet Title
EXISTING CONDITIONS

Sheet No. Revision
C2.01

Project No. 21012



DESCRIPTION

THE WEST 373 FEET OF TRACT V, REGISTERED LAND SURVEY NO. 861, FILES OF REGISTRAR OF TITLES, COUNTY OF HENNEPIN.

HENNEPIN COUNTY, MINNESOTA
TORRENS PROPERTY

PROPERTY SUMMARY

1. ADDRESS: 101 AMERICAN BOULEVARD WEST (P.I.D. 0302724210015).
2. THE GROSS AREA OF THE SUBJECT PROPERTY IS 118,652 SQUARE FEET OR 2.7239 ACRES.
3. 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.

BENCHMARKS

1. THE VERTICAL DATUM IS BASED ON NAVD8S.
- BENCHMARK #1
TOP NUT OF HYDRANT LOCATED ON THE NORTHEASTERLY CORNER OF SUBJECT PROPERTY
ELEV.=836.23
- BENCHMARK #2
TOP NUT OF HYDRANT LOCATED ON THE NORTHWESTERLY CORNER OF SUBJECT PROPERTY
ELEV.=837.34

SURVEY NOTES

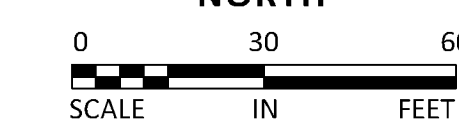
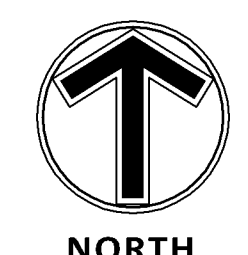
1. THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST). WITH AN ASSUMED BEARING OF N86°12'46\"/>

DEVELOPMENT SUMMARY

AREA	
GROSS SITE AREA	118,652 SF 2.72 AC
LESS R.O.W	11,632 SF 0.27 AC
NET SITE AREA	107,020 SF 2.46 AC
BUILDING COVERAGE	38%
FLOOR AREA RATIO	1.09
IMPERVIOUS AREA	78%
BUILDING SETBACKS	
FRONT YARD	40 FEET
REAR YARD	25 FEET
SIDE YARD	10 FEET
PARKING SETBACKS	
FRONT YARD	20 FEET
REAR YARD	5 FEET
SIDE YARD	5 FEET
ZONING	
EXISTING ZONING	I-3
PROPOSED ZONING	I-3
PARKING REQUIREMENTS	
ADA STALLS	27 STALLS
INTERNAL STALLS	4 STALLS
9'x18' STALLS [(1/285 SF OFFICE) * 1200 SF]	31 STALLS
TOTAL	62 STALLS
RV STORAGE REQUIRED	10,702 SF
PARKING PROVIDED	
ADA STALLS	1 STALL
INTERNAL STALLS	4 STALLS
9'x18' STALLS	11 STALLS
TOTAL [INITIAL BUILD @ (1.35/100 UNITS) * 900 UNITS]	16 STALLS
TOTAL W/ PROOF OF PARKING (15 STALLS)	31 STALLS
OUTDOOR RV STORAGE PROVIDED	10,811 SF
PERCENTAGE OF SITE DEDICATED TO OUTDOOR STORAGE	10.1%

LEGEND

● FOUND MONUMENT	—○— WATERMAIN	- - - EASEMENT LINE
○ SET MONUMENT MARKED LS 47481	—○— SANITARY SEWER	- - - SETBACK LINE
⊗ ELECTRIC METER	—○— STORM SEWER	▬ CONCRETE CURB
⊗ AIR CONDITIONER	—○— FLARED END SECTION	▬ BUILDING LINE
⊗ GUY ANCHOR	—○— ELECTRIC TRANSFORMER	▬ BUILDING CANOPY
⊗ UTILITY POLE	—○— TELEPHONE PEDESTAL	○ DECIDUOUS TREE
⊗ POST	—○— WOOD FENCE	○ CONIFEROUS TREE
⊗ SIGN	—○— FLAG POLE	▬ BITUMINOUS SURFACE
	—○— CHAIN LINK FENCE	▬ CONCRETE SURFACE



PRELIMINARY PLAT OF AMERICAN BOULEVARD STORAGE

Client
CASCADE STORAGE PARTNERS, LLC.
700 E. MOOREHEAD ST., SUITE 100B
CHARLOTTE, NC 28202

Project
AMERICAN BOULEVARD STORAGE

Location
BLOOMINGTON, MN
101 AMERICAN BLVD W

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: 04/18/2018
If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek's, Minnetonka, MN office.

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Sheet Title
PRELIMINARY PLAT

Sheet No. Revision
C2.02

Project No. 21012

LEGEND

- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 18418.
- DENOTES 1/2 INCH IRON MONUMENT FOUND AND MARKED BY LICENSE NO. 10947, UNLESS NOTED OTHERWISE.
- ⊗ DENOTES SCRIBBED "X" IN BRICK.

THE BEARING SYSTEM IS BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST), WITH AN ASSUMED BEARING OF N86°12'46"E FOR THE NORTH LINE OF TRACT V.

DESCRIPTION

THE WEST 373 FEET OF TRACT V, REGISTERED LAND SURVEY NO. 861, FILES OF REGISTRAR OF TITLES, COUNTY OF HENNEPIN.
HENNEPIN COUNTY, MINNESOTA
TORRENS PROPERTY.
TO BE PLATTED AS LOT 1, BLOCK 1, AMERICAN BOULEVARD STORAGE, HENNEPIN COUNTY, MINNESOTA.

LOT SUMMARY

NUMBER OF LOTS: 1
LOT SIZE: 109,303 S.F. = 2.5093 ACRES
DEDICATED R.O.W.: 9,349 S.F. = 0.2146 ACRES
TOTAL SITE AREA: 118,652 S.F. = 2.7239 ACRES

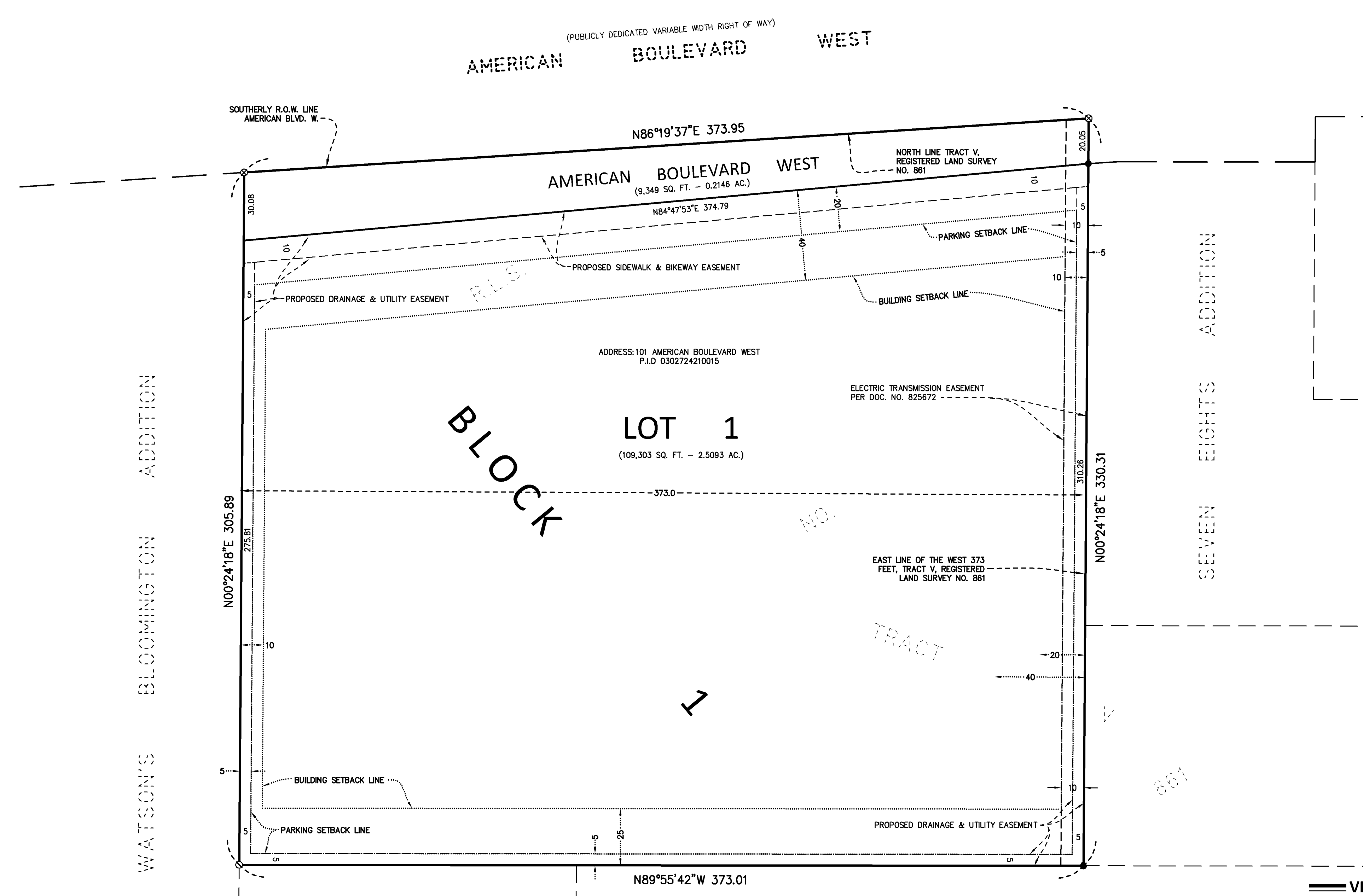
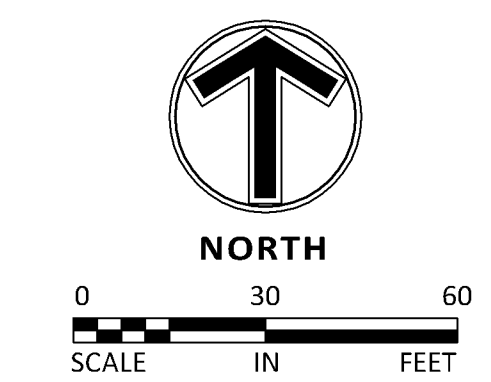
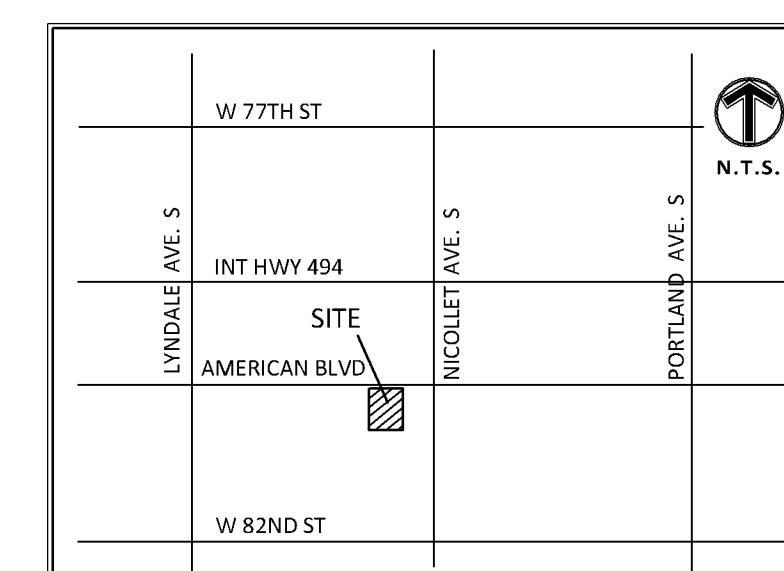
DEVELOPMENT NOTES

1. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
2. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES.

DEVELOPMENT SUMMARY

AREA		
GROSS SITE AREA	118,652 SF	2.72 AC
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EXISTING ZONING		I-3
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PARKING REQUIREMENTS		
9'x18' STALLS [(3/100 UNITS) * 900 UNITS]		27 STALLS
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VICINITY MAP



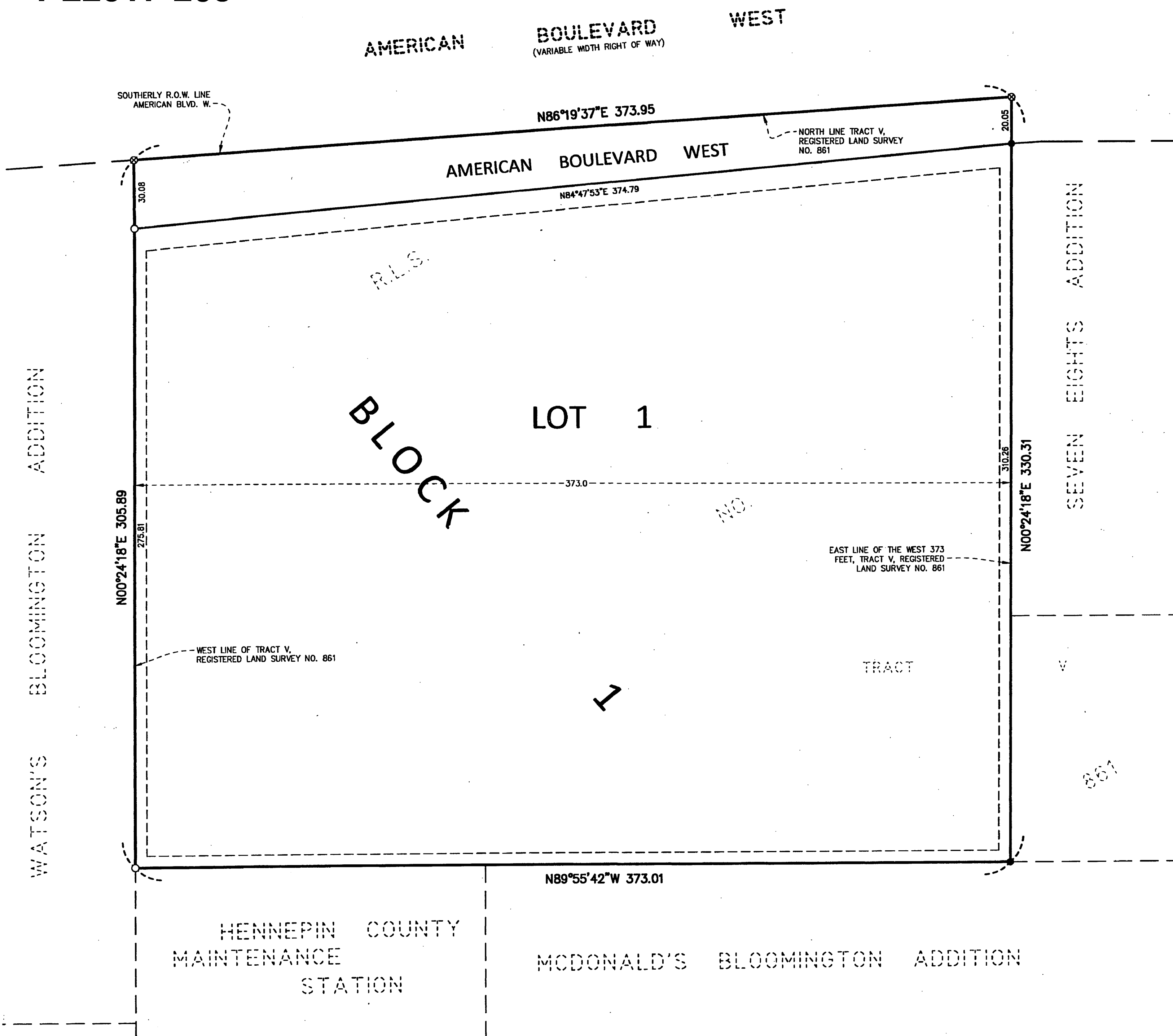
PL201700268
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OFFICIAL PLAT

PL201700268
PL2017-268

AMERICAN BOULEVARD STORAGE

10724
R.T. DOC. NO. 5553071
CTF. NO. 1461095



KNOW ALL PERSONS BY THESE PRESENTS: That 101 American Blvd. W., LLC, a Delaware limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

The West 373 feet of Tract V, Registered Land Survey No. 861, County of Hennepin.

Has caused the same to be surveyed and platted as AMERICAN BOULEVARD STORAGE and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said 101 American Blvd. W., LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 27th day of April, 2018.

SIGNED: 101 American Blvd. W., LLC.

By: [Signature], as Manager

STATE OF Minnesota
COUNTY OF Hennepin

This instrument was acknowledged before me this 27th day of April, 2018, by Joshua Davis, as Manager of 101 American Blvd. W., LLC, a Delaware limited liability company, on behalf of the company.

Notary Public: Nancy A. Shannon County, Minnesota My Commission Expires 01/31/2021
Notary Printed Name: Nancy A. Shannon

I, Mark R. Salo, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 25th day of April, 2018.

[Signature]
Mark R. Salo, Licensed Land Surveyor,
Minnesota License No. 43933

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me this 25th day of April, 2018, by Mark R. Salo.

Notary Public: Julie Sabacky County, Minnesota My Commission Expires January 31, 2019
Notary Printed Name: Julie Sabacky

BLOOMINGTON, MINNESOTA

This plat of AMERICAN BOULEVARD STORAGE was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof held this 22nd day of January, 2018, if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30-day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By: [Signature], Mayor By: [Signature], City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 2018 and prior years have been paid for land described on this plat, dated this 16th day of August, 2018.

Mark V. Chapin, County Auditor By: [Signature], Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this 16th day of August, 2018.

Chris F. Mavis, County Surveyor By: [Signature]

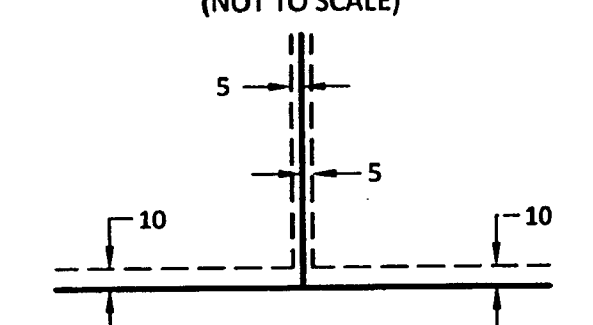
REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of AMERICAN BOULEVARD STORAGE was filed in this office this 16th day of August, 2018, at 10 o'clock A.M.

Martin McCormick, Registrar of Titles By: [Signature], Deputy

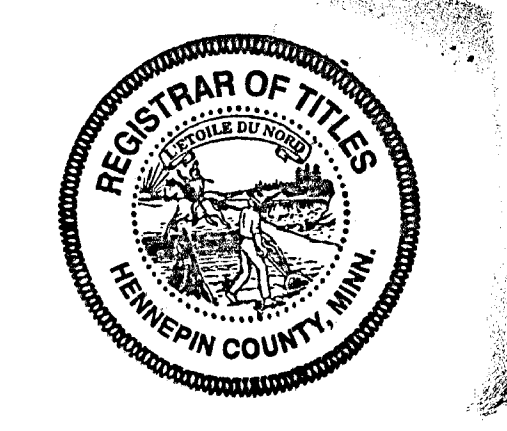
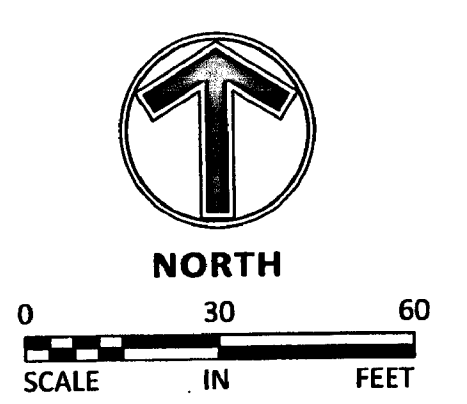
18.018

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



- DENOTES SET CHISELED 'X' IN BRICK.
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 43933.
- DENOTES FOUND 1/2 INCH OPEN END IRON MONUMENT.

THE NORTH LINE OF TRACT V, REGISTERED LAND SURVEY NO. 861, IS ASSUMED TO HAVE A BEARING OF NORTH 86 DEGREES 19 MINUTES 37 SECONDS EAST.



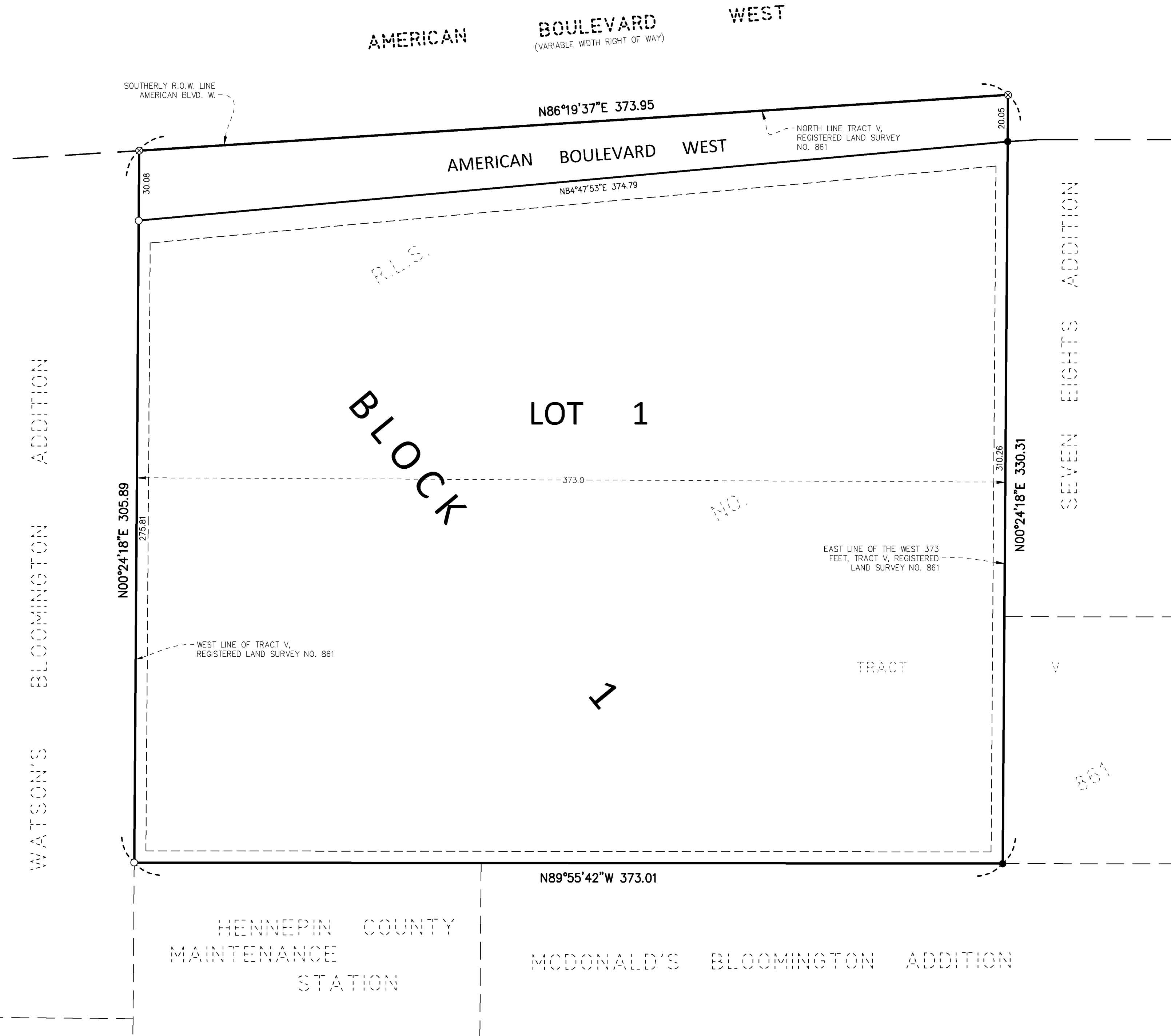
STATE OF MINNESOTA, COUNTY OF HENNEPIN
Certified to be a true and correct copy of the original on file and of record in my office
AUG 30 2018
Martin McCormick, Registrar of Titles
By: [Signature] Deputy
pg. (1)

SAMBATEK, INC.
ENGINEERING, PLANNING
AND LAND SURVEYING

PL201700268
 PL2017-268

AMERICAN BOULEVARD STORAGE

R.T. DOC. NO. _____



KNOW ALL PERSONS BY THESE PRESENTS: That 101 American Blvd. W., LLC., a Delaware limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

The West 373 feet of Tract V, Registered Land Survey No. 861, County of Hennepin.

Has caused the same to be surveyed and platted as AMERICAN BOULEVARD STORAGE and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said 101 American Blvd. W., LLC., a Delaware limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

SIGNED: 101 American Blvd. W., LLC.

By: _____, as _____

STATE OF _____
 COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____, by _____, as _____ of 101 American Blvd. W., LLC., a Delaware limited liability company, on behalf of the company.

Notary Public, _____ County, _____ Notary Printed Name
 My Commission Expires _____

I Mark R. Salo do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Mark R. Salo, Licensed Land Surveyor,
 Minnesota License No. 43933

STATE OF MINNESOTA
 COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____, by Mark R. Salo.

Notary Public, _____ County, Minnesota Notary Printed Name
 My Commission Expires _____

BLOOMINGTON, MINNESOTA

This plat of AMERICAN BOULEVARD STORAGE was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof held this ____ day of _____, 20____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30-day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By: _____, Mayor By: _____, City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this ____ day of _____, 20____.

Mark V. Chapin, County Auditor By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this ____ day of _____, 20____.

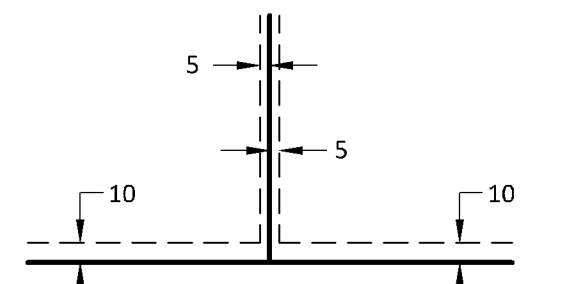
Chris F. Mavis, County Surveyor By: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of AMERICAN BOULEVARD STORAGE was filed in this office this ____ day of _____, 20____ at ____ o'clock ____ M.

Martin McCormick, Registrar of Titles By: _____, Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
 (NOT TO SCALE)



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

- ⊗ DENOTES SET CHISELED 'X' IN BRICK.
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 43933.
- DENOTES FOUND 1/2 INCH OPEN END IRON MONUMENT.

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