

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. 43993 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

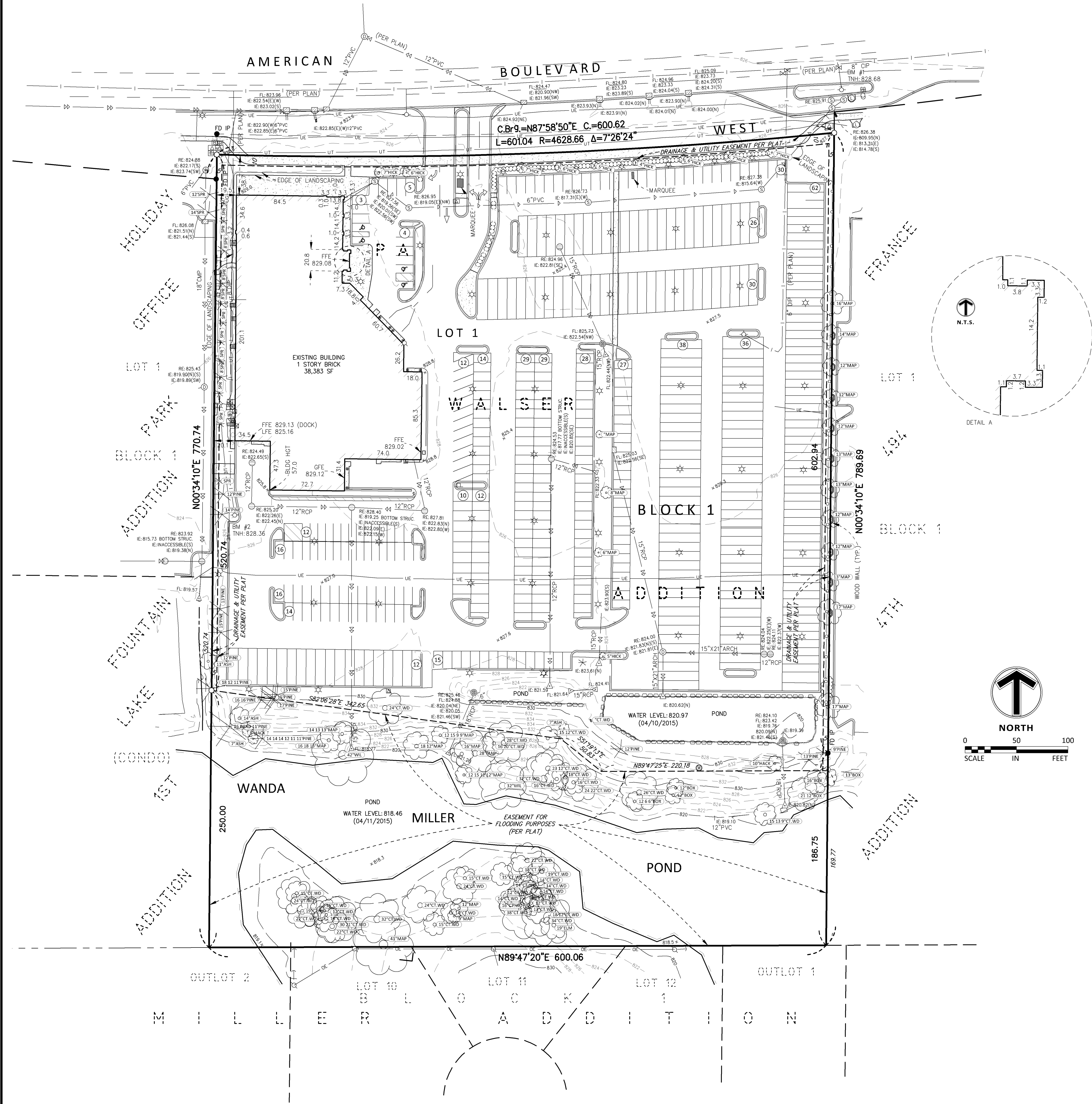
No. Date By Submittal / Revision

**Sheet Title
BOUNDARY
AND
TOPOGRAPHICAL
SURVEY**

Sheet No. Revision

1/1

Project No. 20304.02



LEGEND

● FOUND MONUMENT	— I — WATERMAIN	--- EASEMENT LINE
○ SET MONUMENT	⊙ SANITARY SEWER	--- SETBACK LINE
⊠ MARKED LS 21379	⊙ SANITARY LIFT STATION	--- CONCRETE CURB
⊠ ELECTRIC METER	⊙ STORM SEWER	--- BUILDING LINE
⊠ LIGHT	⊠ FLARED END SECTION	--- BUILDING CANOPY
⊠ AIR CONDITIONER	⊠ BEEHIVE/ROOF DRAIN	--- BITUMINOUS SURFACE
⊠ GUY ANCHOR	⊠ ELECTRIC TRANSFORMER	--- CONCRETE SURFACE
⊠ HANDICAP STALL	⊠ TELEPHONE PEDESTAL	--- RIP RAP SURFACE
⊠ UTILITY POLE	⊠ GAS METER	--- NO PARKING
⊠ POST	⊠ OVERHEAD ELECTRIC	--- DECIDUOUS TREE
⊠ SIGN	⊠ CHAIN LINK FENCE	--- CONIFEROUS TREE
⊠ COMM. VAULT	⊠ IRON FENCE	--- SHRUB LINE
⊠ COMM. PEDESTAL		○ BUSH
⊠ WELL HANDPUMP		
⊠ 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

