

Client

PHILLIPS
ARCHITECTS &
CONSTRUCTION,
LTD.

Project

WALSER
TOYOTA,
BLOOMINGTON

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.

Rick M. Blom

Rick M. Blom
Registration No. 21729 Date: 04/16/2015
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: DL
Approved: RMB Book / Page: 933/54
Phase: Initial Issued: 04/16/2015

Revision History

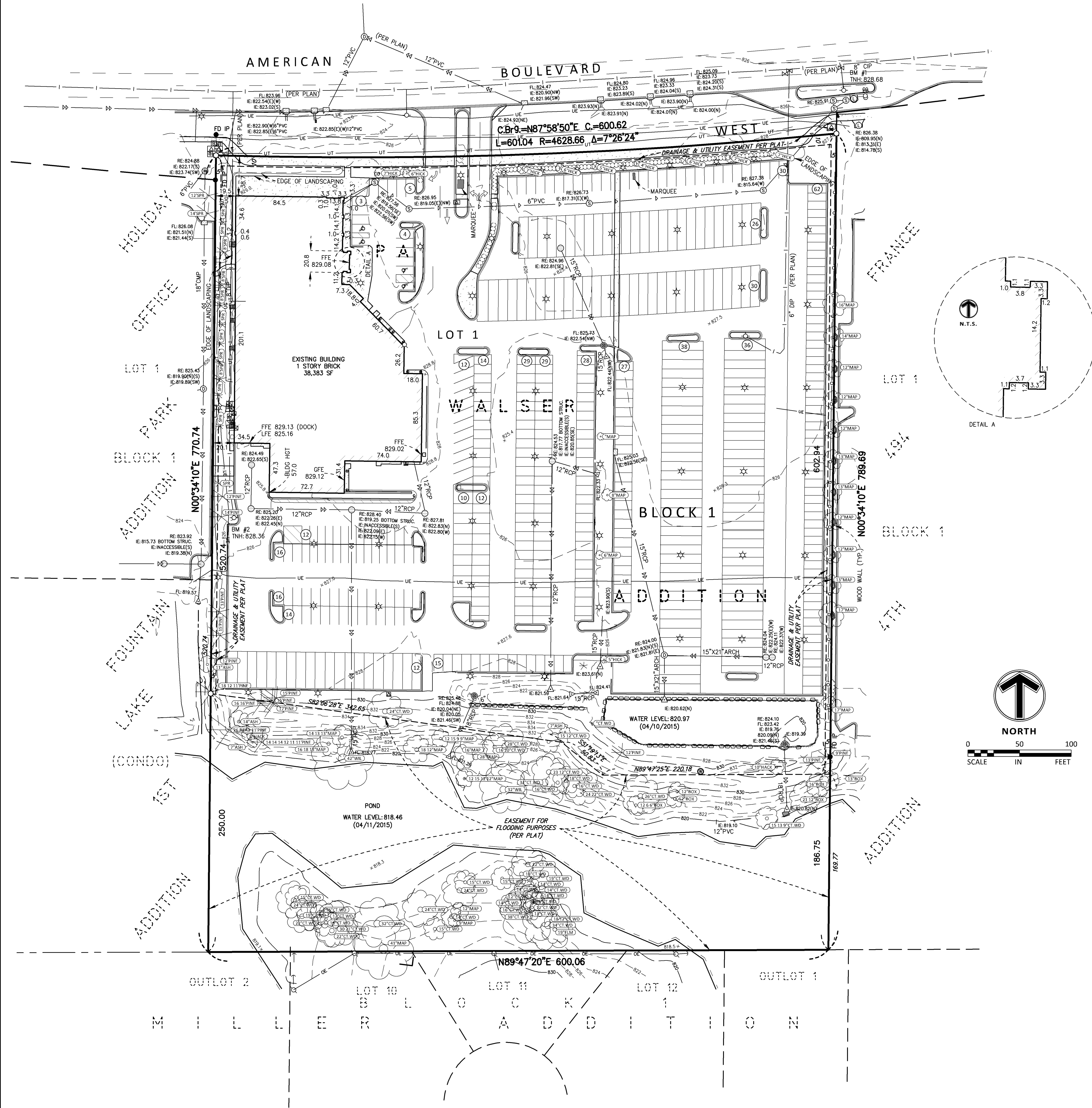
No.	Date	By	Submittal / Revision
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Sheet Title
BOUNDARY
AND
TOPOGRAPHICAL
SURVEY

Sheet No. Revision

1/1

Project No. PHI20304



LEGEND

● FOUND MONUMENT	— I — WATERMAIN	--- EASEMENT LINE
○ SET MONUMENT	⊙ SANITARY SEWER	--- SETBACK LINE
⊙ MARKED LS 21729	⊙ 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	⊙ UT 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 map dated 01/30/2014 and City of Bloomington online GIS map.
- 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

- 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

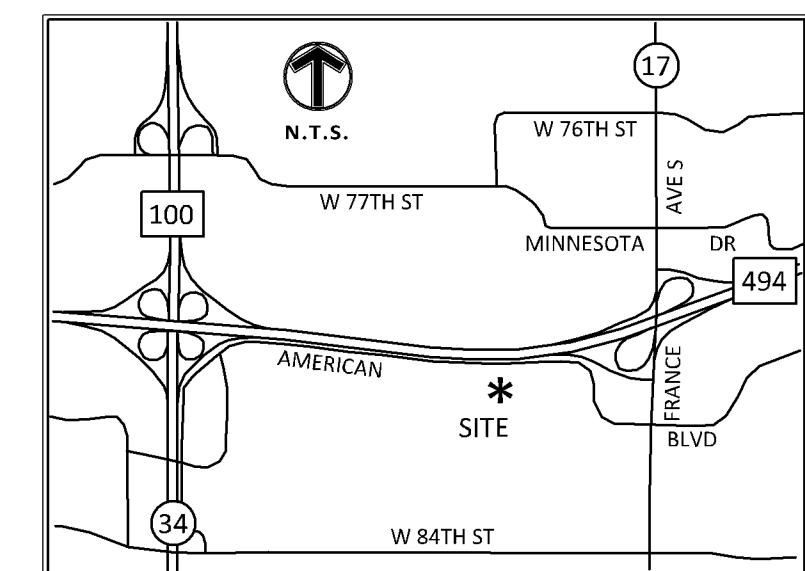
BENCHMARK #1
Top nut of hydrant north of northeast property corner. Elev.=828.68

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.
- A Gopher State One Call (GSOC) request was placed on 03/24/2015, under Ticket Number 150830813 for utility locates on this site. The underground utility locations, shown hereon, if any, are based upon locates from those utility providers that actually performed a locate as a result of this request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216.B contact Gopher State One Call at (651-454-0002) prior to any excavation.
- Field work was completed on 04/11/2015.
- 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



CASE #PL2021-42

INTERSTATE HIGHWAY NO. 494

AMERICAN BLVD. W.

DETAIL 16 DRAINAGE & UTILITY
EASEMENT DOC. 8855319

NE COR. LOT 1
P.O.B. EASEMENT
OF DOC. 4721106 & 4724079

N'E LINE LOT 1

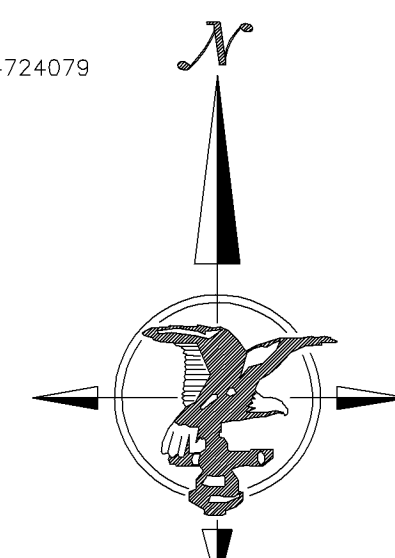
E. LINE LOT 1

16 DRAINAGE & UTILITY
EASEMENT DOC. 8855319

NE COR. LOT 1
P.O.B. EASEMENT
OF DOC. 4721106 & 4724079

$\Delta = 8'39'24''$
 $L = 33.88'$
 $R = 224.22'$

Ch.B=N 81'27'43" E
C=179.74'
 $\Delta = 2'14'05''$
L=179.75'
R=4608.66'



SCALE IN FEET

LEGEND

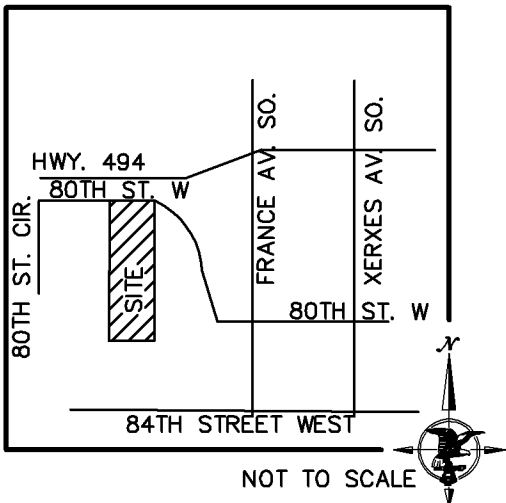
●	Property Monument
▬	Concrete
▬	Concrete Curb
▬	Fence
▬	Overhead Electric
▬	Underground Electric
▬	Underground Telephone
▬	Water
▬	Gas
▬	Sanitary Sewer
▬	Storm Sewer
▬	Electric Meter
▬	Electric Box
▬	Electric Manhole
▬	Unknown Manhole
▬	Hydrant
▬	Power Pole
▬	Guy Wire Anchor
▬	Gate Valve
▬	Guard Post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

Existing underground utilities are not
shown on the Sensor Survey

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. 27053C0452F, effective date November 4, 2016.
- Site Area = 174171 square feet = 3.998 acres.
- There are a total of 199 striped parking stalls on said property, of which there are 4 designated as handicap.
- All field measurements matched recorded dimensions within the precision requirements of ALTA/NSPS specifications.
- 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.
- There is no observable evidence of cemeteries in the field or of record.
- The surveyor was not provided zoning information by the client pursuant to Table A Items 6a or 6b.
- 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.
- There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
- 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.
- There are no visible markings denoting wetlands as delineated by appropriate authorities.
- 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.
- Subject property has direct access to and from American Boulevard, a public right of way.

VICINITY MAP



SURVEY PERFORMED BY:

HARRY S. JOHNSON CO. INC.
LAND SURVEYORS & CONSULTANTS
9063 Lyndale Avenue South
Bloomington, Mn. 55420
(952) 884-5341
(952) 884-5344 Fax
Email: tom@hjsurveyors.com
Web: www.hjsurveyors.com

OWNER: ANNETTE A. BRUDER

OWNER: CITY OF BLOOMINGTON

WANDA MILLER 4TH ADD.

WANDA MILLER 3RD ADD.

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 PROPERTY
- (16) Easement for drainage and utility purposes, together with any rights incidental thereto, in favor of the City of Bloomington, a Minnesota municipal corporation, 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 Walsen 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(a), 7(a), 7(b), 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
Thomas E. Hodorff, L.S.
Minn. Reg. No. 23677

Revision History

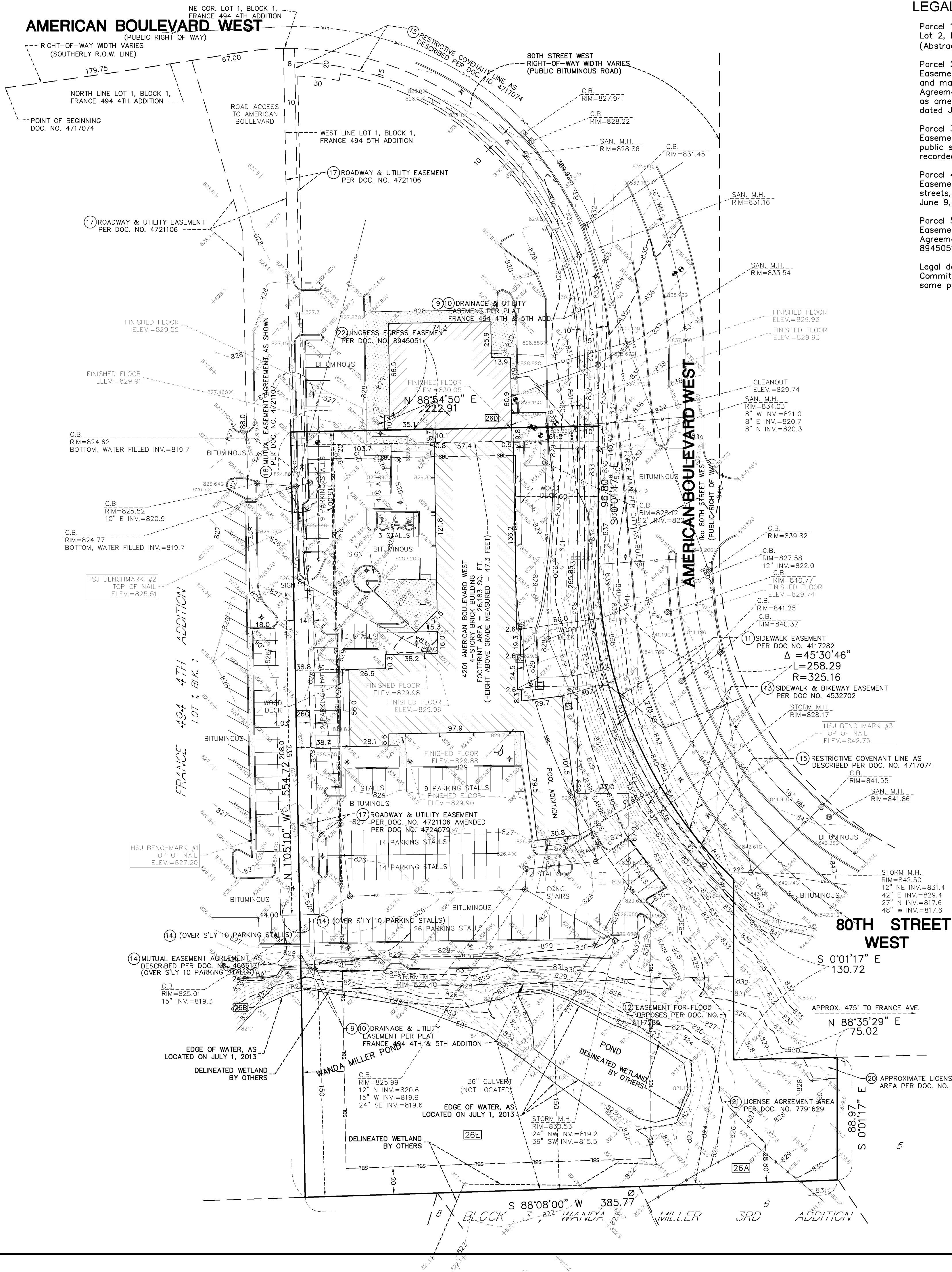
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File No.	W.O. Number	CAD Technician
1-3-7231A	2020394	ONI

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS & CONSULTANTS
BLOOMINGTON, MINNESOTA
PHONE: 952-884-5341 FAX: 952-884-5344 Email: hsjinfo@hjsurveyors.com

CASE #PL2021-42

AMERICAN BOULEVARD WEST

(PUBLIC RIGHT OF WAY)



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., 27053C0452E, effective date September 2, 2004.
- Zoning = Presently COMMERCIAL SERVICE DISTRICTS CS-0.5 AND CS-1 per City of Bloomington.
- Setback requirements per City of Bloomington.
Front = 60 feet
Rear = 30 feet plus 0.25 feet for each one foot of structure height in excess of 60 feet.
Side = 20 feet plus 0.25 feet for each one foot of structure height in excess of 60 feet.
Building height restrictions not provided.
The zoning and setback information shown on this survey are per City of Bloomington's webpage. No representation is made for the accuracy or completeness of said third party information. This firm is not an expert in the interpretation of complex zoning ordinances, compliance is beyond the scope of this survey. Any user of said information is urged to contact the local agency directly at 952-563-8700.
- Site area = 155,999 square feet = 3.581 acres.
- There are a total of 136 striped parking stalls on said property, of which there are 3 designated as handicap.
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
- Elevation datum is based on NGVD 88 data.
HSJ Benchmark #1 is located Top of Nail (AS SHOWN ON SURVEY)
Elevation = 827.20.

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
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Guard Post
- Catchbasin
- Catchbasin
- Air Conditioning Unit
- Deciduous Tree (Diameter in Inches)
- Coniferous Tree (Diameter in Inches)
- Light Pole
- Gas Meter
- Telephone Manhole
- Telephone Box
- Sanitary Manhole
- Storm Manhole
- Existing Contour
- Existing Spot Elevation Gutter
- Existing Spot Elevation

SCALE IN FEET

LEGAL DESCRIPTION

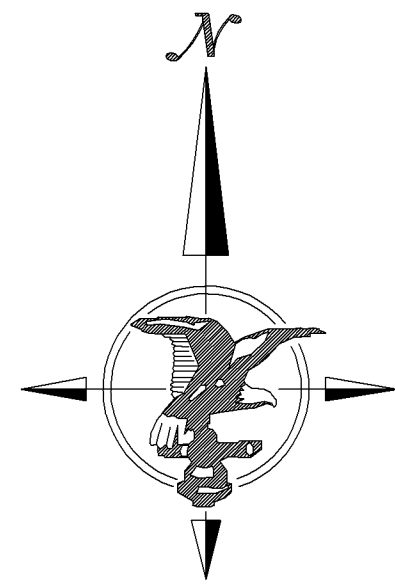
- Parcel 1:
Lot 2, Block 1, France 494 5th Addition.
(Abstract Property)
- Parcel 2:
Easements for roadway, vehicular and pedestrian purposes and for the construction and maintenance of utilities, as described in Roadway and Utility Easement Agreement dated June 8, 1982, recorded June 9, 1982, as Document No. 4721106, as amended by First Amendment to Roadway and Utility Easement Agreement dated June 18, 1982, recorded June 23, 1982 as Document No. 4724079.
- Parcel 3:
Easement for automobile parking purposes and for ingress to and egress from public streets, as described in Mutual Easement Agreement dated August 21, 1981, recorded August 21, 1981, as Document No. 4666171.
- Parcel 4:
Easement for automobile parking purpose and ingress to and egress from public streets, as described in Mutual Easement Agreement dated June 8, 1982, recorded June 9, 1982, as Document No. 4721107.
- Parcel 5:
Easement for pedestrian ingress and egress, as described in Mutual Easement Agreement dated February 8, 2007, recorded March 5, 2007, as Document No. 8945051.
- Legal description has been taken from First American Title Insurance Company Commitment Number NCS-601711-MPLS dated February, 27, 2013 and describes same property as shown on survey.

NOTES CORRESPONDING TO EASEMENTS:

- Drainage and utility easements as shown on the recorded plat of France 494 4th Addition. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
- Drainage and utility easements as shown on the recorded plat of France 494 5th Addition. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
- Easement for sidewalk purposes in favor of the City of Bloomington, as contained in Quit Claim Deed dated November 15, 1974, recorded November 29, 1974, as Document No. 4117282. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
- Easement for flooding purposes in favor of the City of Bloomington, as contained in Quit Claim Deed dated November 15, 1974, recorded November 29, 1974, as Document No. 4117285. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
- Easement for sidewalk and bikeway purposes in favor of the City of Bloomington, as contained in Quit Claim Deed dated December 18, 1979, recorded December 28, 1979, as Document No. 4532702. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
- Easement for automobile parking purposes and for ingress to and egress from the public streets, for the benefit of the parcel adjoining to the west, as contained in Mutual Easement Agreement dated August 21, 1981, recorded August 21, 1981, as Document No. 4666171, and the terms and conditions thereof. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
- Declaration of Covenants and Restrictions dated August 21, 1981, recorded May 18, 1982, as Document No. 4717074. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
- Terms and conditions of Improvements Agreement dated August 21, 1981, recorded May 26, 1982, as Document No. 4718366, includes a provision for a private charge or assessment. (AFFECTS PROPERTY NOTHING TO SHOW GRAPHICALLY)
- Easements for roadway, vehicular and pedestrian purposes and for the construction and maintenance of utilities, for the benefit of parcels adjoining to the west and north, as contained in Roadway and Utility Easement Agreement dated June 8, 1982, recorded June 9, 1982, as Document No. 4721106, and the terms and conditions thereof, including a provision for a private charge or assessment. Amended by First Amendment to Roadway and Utility Easement Agreement dated June 18, 1982, recorded June 23, 1982, as Document No. 4724079. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
- Easement for automobile parking purpose and ingress to and egress from public streets for the benefit of the parcel adjoining to the north, as contained in Mutual Easement Agreement dated June 8, 1982, recorded June 9, 1982, as Document No. 4721107, and the terms and conditions thereof. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
- Signage Agreement dated September 29, 1982, recorded February 11, 1983, as Document No. 4771752. AFFECTS PROPERTY, LOCATION OF SIGN APPROVED PER PLAN, NO GRAPHICAL INFORMATION IS PROVIDED
- License to maintain a fence encroachment and to use a portion of the Land as a lawn, as contained in License Agreement dated May 31, 2002, recorded August 14, 2002, as Document No. 7791628. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
- License to maintain a fence encroachment and to use a portion of the Land as a lawn, as contained in License Agreement dated March 28, 2002, recorded August 14, 2002, as Document No. 7791629. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
- Easement for pedestrian ingress and egress for the benefit of the parcel adjoining to the north, as contained in Mutual Easement Agreement dated February 8, 2007, recorded March 5, 2007, as Document No. 8945051, and the terms and conditions thereof. (AFFECTS PROPERTY AS SHOWN ON SURVEY)

STATEMENT OF POSSIBLE ENCROACHMENTS:

- [26] The following matters as disclosed by ALTA/ACSM survey prepared by Harry S. Johnson Co. Inc. Land Surveyors & Consultants, under File No. 1-3-7329A, dated March 30, 2011, last revised May 19, 2011, under Project No. 1-3-8094:
- Encroachment of neighboring fence over the southerly property line;
 - Encroachment of wood retaining wall over the westerly property line;
 - Encroachment of parking stalls on westerly side of building into easement area;
 - Encroachment of trash enclosure onto the property to the north;
 - Rights of the State and the public in and to the pond and wetlands located in the southerly portion of the property.



SCALE: 1 INCH = 40 FEET

REVISIONS

Date:	

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. Hodoff, L.S.
Minnesota Reg. No. 23677

Date: March 7, 2016

AS-BUILT AND BOUNDARY AND TOPOGRAPHICAL SURVEY

For:

NORTHCOTT
COMPANY

SITE:

AMERICINN OF BLOOMINGTON

4201 AMERICAN BOULEVARD WEST
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.hsjsurveyors.com

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