

PRELIMINARY PLAT OF: PA WALSER 2ND ADDITION

EXISTING LEGAL DESCRIPTION:

Lot 1, Block 1, PA WALSER ADDITION, Hennepin County, Minnesota. (Abstract Property)
and
Lot 1, Block 1, FRANCE 494 4TH ADDITION, Hennepin County, Minnesota. (Abstract Property)

TO BE PLATTED AS:

Lot 1, Block 1, PA WALSER 2ND ADDITION,
Hennepin County, Minnesota.

SUBDIVISION SUMMARY:

The total number of Lots is equal to 1.
The total area is 638,393 square feet.

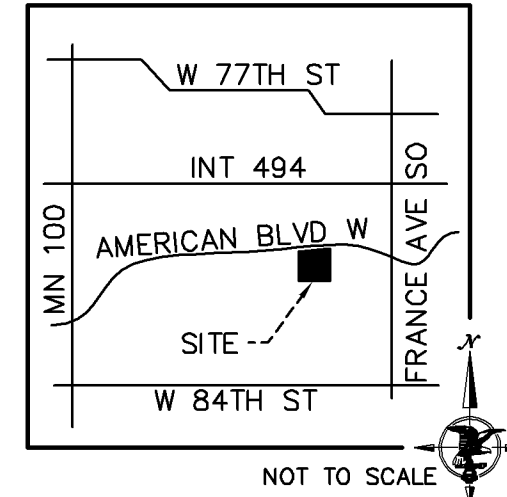
PROPOSED AREA:

Site Area Lot 1, Block 1, PA WALSER 2ND ADDITION
equals 638,393 square feet = 14.655 acres.

GENERAL NOTES:

- The bearing system used is based on the plat of FRANCE 494 4TH ADDITION.
- The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216.00 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.
- Total Site Area = 638,393 square feet = 14.655 acres.
- Sensor's Area: 174,171 square feet = 3.998 acres.
- Walser's Area: 464,222 square feet = 10.657 acres.
- There are a total of 913 striped parking stalls on subject property, of which there are 8 designated as handicap (not shown for clarity). 203 striped parking stalls with 4 designated as handicap [Sensors]. 710 striped stalls with 4 designated as handicap [Walser's].
- 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.
- Present Zoning C-1 (Freeway Office and Service) with PD (Planned Development) Zoning Overlay (Walser) and CS-0.5 (Commercial Service) and R-1 (Single Family Residential) with PD (Planned Development) Zoning Overlay [Sensors] per City of Bloomington.
- Building Setback requirements: Front = 35 feet; Rear = 30 feet; Side = 20 feet; Adjoining Residential = 50 feet.
- Maximum Floor Area Ratio: 0.4 min./ 1.0 Max; Building Floor Area: 20,000 sq. ft.; Impervious Surface Area: 90%; Site Width: 200 ft.; 250 ft. for corner sites; Site Area: 120,000 sq. ft.
- The zoning and setback information shown on this survey are per City of Bloomington's webpage, on February 15, 2021. 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.
- 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-MFLS for the Sensor site parcel and the supporting documents and the Commitment for Title Insurance issued by First American Title Insurance Company, having an effective date of March 22, 2021 and bearing file number NCS-0989171-1-MPLS for the Walser site parcel.
- No current title work was furnished for the preparation of the survey for the Sensor's site parcel. Legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
- 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 West, a public right of way.
- Elevation datum is based on NAVD 88 data.
- HSJ Benchmark #1 is located Top Nut Hydrant (AS SHOWN ON SURVEY)
Elevation = 828.64
- Extreme snow and ice cover of subject survey area may cause some improvements to be non visible at time of survey.
- Sensor(s) refers to: Lot 1, Block 1, FRANCE 494 4TH ADDITION.
- Walser(s) refers to: Lot 1, Block 1, PA WALSER ADDITION.
- Existing Impervious Area details Sensor's:
Total Site Area: 174,171 s.f.
Total Impervious Area: 111,301 s.f.
Percent of Impervious Area: 63.90%
- Existing Impervious Area details Walser's:
Total Site Area: 464,222 s.f.
Total Impervious Area: 284,838 s.f.
Percent of Impervious Area: 61.36%

VICINITY MAP

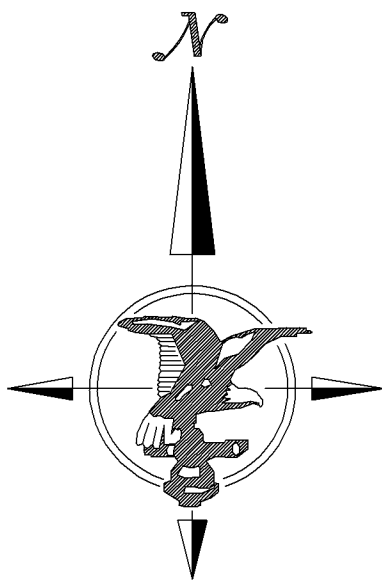


NOT TO SCALE

LEGEND

Set Property Monument	Concrete
Concrete Curb	Proposed Curb
Fence	Underground Electric
Underground Telephone	Water
Gas	Sanitary Sewer
Storm Sewer	Setback Line
Electric Meter	Electric Box
Electric Manhole	Power Pole
Hydrant	Unknown Manhole
Gate Valve	Catchbasin
Deciduous Tree (Diameter in Inches)	Coniferous Tree (Diameter in Inches)
Light Pole	Gas Meter
Telephone Box	Water Manhole
Sanitary Manhole	Storm Manhole
Existing Contactor	Existing Spot Elevation Gutter
Existing Spot Elevation	

50 25 50 100 150
SCALE IN FEET



SCALE: 1 INCH = 50 FEET

REVISIONS

Date:	
4/26/21	add Walser title info.
7/21/21	update sensor site & prop. D&U vacation
8/25/21	per comments
9/7/21	per comments

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

Date: February 4, 2021

PRELIMINARY PLAT OF PA WALSER 2ND ADDITION

For:

WALSER
REAL ESTATE IV, LLC

SITE:

WALSER TOYOTA

4217 & 4401 AMERICAN BLVD. W.
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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Sheet No.	1 OF 2

SITE ADDRESS
4217 & 4401 American Boulevard W.
Bloomington, MN 55437

OWNER
Walser Real Estate IV, LLC
CONTACT
Dove Phillips (612) 377-3333
PHILLIPS Architects & Contractors, Ltd.
227 Colfax Ave North
Suite 110, Minneapolis, MN 55405

SURVEYOR
Harry S. Johnson Co., Inc.
CONTACT
Tom Hodorff (952) 884-5341
9063 Lyndale Avenue South,
Bloomington, Minnesota 55420

OWNER: CITY OF BLOOMINGTON
PID: 0602724420087
4500 WEST 82ND STREET

OWNER: JOHN B PETERSON
PID: 0602724420007
8207 JOHNSON CIRCLE

OWNER: JEFFREY & JLENE BERG
PID: 0602724420008
8209 JOHNSON CIRCLE

OWNER: ANNETTE A BRUDER
PID: 0602724410080
8211 JOHNSON CIRCLE

OWNER: CITY OF BLOOMINGTON
PID: 0602724410081
4200 WEST 84TH STREET

OUTLOT 2

OWNER: CITY OF BLOOMINGTON
PID: 0602724410074
4124 WEST 84TH STREET

WANDA MILLER 3RD ADDITION

PRELIMINARY PLAT OF: PA WALSER 2ND ADDITION

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The total area is 638,393 square feet.

PROPOSED AREA:

Site Area Lot 1, Block 1, PA WALSER 2ND ADDITION
equals 638,393 square feet = 14.655 acres.

GENERAL NOTES:

- The bearing system used is based on the plot of FRANCE 494 4TH ADDITION.
- The location of the underground utilities shown hereon, if any, are approximate only.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 270530452, effective date November 4, 2015.
- Total Site Area = 638,393 square feet = 14.655 acres.
- Sensor's Area: 174,171 square feet = 3.998 acres.
- Walsers' Area: 464,222 square feet = 10.657 acres.
- There are a total of 913 striped parking stalls on subject property, of which there are 8 designated as handicap (not shown for clarity). 203 striped parking stalls with 4 designated as handicap [Sensor's]. 710 striped parking stalls with 4 designated as handicap [Walsers].
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- 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.
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- Present Zoning C-1 (Freeway Office and Service) with PD (Planned Development) Zoning Overlay [Walsers] & OS-0.5 (Commercial Service) and R-1 (Single Family Residential) with PD (Planned Development) Zoning Overlay [Sensors] per City of Bloomington.
- Building Setback requirements: Front = 35 feet; Rear = 30 feet; Side = 20 feet.
- Adjoining Residential = 50 feet.
- Maximum Floor Area Ratio: 0.4 min/ 1.0 Max; Building Floor Area: 20,000 sq. ft.; Impervious Surface Area: 90%; Site Width: 200 ft.; 250 ft. for corner sites; Site Area: 120,000 sq. ft.
- The zoning and setback information shown on this survey are per City of Bloomington's website, on February 15, 2021. 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.
- 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 for the Sensor site parceling documents and the Commitment for Title Insurance issued by First American Title Insurance Company, having an effective date of March 22, 2021 and bearing file number NCS-889171-1-MPLS for the Walsers site parcel.
- No current title work was furnished for the preparation of the survey for the Sensor's site parcel. Legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
- 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 West, a public right of way.
- Elevation datum is based on NAD 88 data.
- HSI Benchmark #1 is located Top Nut Hydrant (AS SHOWN ON SURVEY)
Elevation = 828.64
- Extreme snow and ice cover of subject survey area may cause some improvements to be non visible at time of survey.
- Sensor(s) refers to: Lot 1, Block 1, FRANCE 494 4TH ADDITION.
- Walsers(s) refers to: Lot 1, Block 1, PA WALSER ADDITION.

NOTES CORRESPONDING TO EASEMENTS [WALSER'S]:

- Terms and conditions of Development Agreement between the City of Bloomington, a Minnesota municipal corporation and R.J. Walser, the property owner and chief executive officer of Walser Automotive Group, Inc., a Minnesota corporation, dated November 21, 2000, recorded November 22, 2000 as Document No. 7386074. (NON-SURVEY MATTER)
- Terms and conditions of Development Agreement between the City of Bloomington, a Minnesota municipal corporation and R.J. Walser, the property owner and chief executive officer of Walser Automotive Group, Inc., a Minnesota corporation, dated March 20, 2001, recorded March 28, 2001 as Document No. 7445787. (NON-SURVEY MATTER)
- Terms and conditions of City of Bloomington Resolution No. 2006-7 recorded February 1, 2006 as Document No. 8742215. (NON-SURVEY MATTER)
- Drainage and utility easements as shown on the plat of PA Walser Addition recorded June 15, 2006 as Document No. 8812584. (AS SHOWN ON SURVEY)
- Terms and conditions of Side Development Agreement between the City of Bloomington, a Minnesota municipal corporation and R.J. Walser, LLC and Walser Real Estate, LLC dated April 27, 2006, recorded June 15, 2006 as Document No. 8812582. (NON-SURVEY MATTER)
- Easement for sidewalk and bikeway purposes in favor of the City of Bloomington, a Minnesota municipal corporation, as contained in Deed of Easement dated May 5, 2006, recorded June 22, 2006 as Document No. 8816381. (AS SHOWN ON SURVEY)
- Limitation of access in favor of the City of Bloomington, a Minnesota municipal corporation as contained in Deed of Access Rights dated May 5, 2006, recorded June 22, 2006 as Document No. 8816382. (AS SHOWN ON SURVEY)
- Terms and conditions of City of Bloomington Resolution No. 2016-55 recorded June 15, 2016 as Document No. A10324918. (NON-SURVEY MATTER)
- Terms and conditions of unrecorded lease in favor of Walser Bloomington Vehicle Sales, LLC, a Minnesota limited liability company, as disclosed by Lease Subordination Agreement dated April 23, 2014, recorded April 25, 2014 as Document No. A10072860. (NON-SURVEY MATTER)
- Rights of the United States of America, the State of Minnesota, the County of Hennepin, the City of Bloomington, and/or the public, in any portion of the land lying within Wanda Miller Pond. (AS SHOWN ON SURVEY)

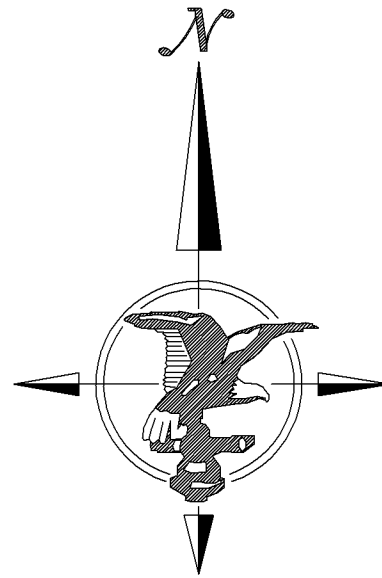
NOTES CORRESPONDING TO EASEMENTS [SENSOR'S]:

- 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)
- 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)
- 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)
- 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)
- 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)
- 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. (A BLANKET EASEMENT FOR INGRESS AND EGRESS) AND (AS SHOWN ON SURVEY OVER THE SLY 10 PARKING STALLS OF EACH TRACT)
- 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
- 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:

There are no visible above ground encroachments over or across any property lines of subject property.

PL202100042



SCALE: 1 INCH = 50 FEET

REVISIONS

Date:	
4/26/21	add Walser title info.
7/21/21	update sensor site & prop. D&U vacation
8/25/21	per comments
9/7/21	per comments

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

Date: February 4, 2021

PRELIMINARY PLAT OF PA WALSER 2ND ADDITION

For:

WALSER
REAL ESTATE IV, LLC

SITE:

WALSER TOYOTA

4217 & 4401 AMERICAN BLVD. W.
BLOOMINGTON, MINNESOTA

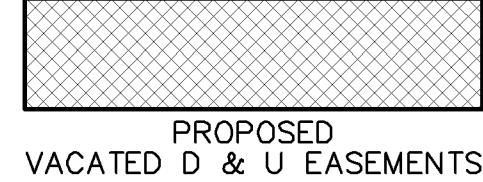
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PROPOSED
VACATED D & U EASEMENTS

U.S. INTERSTATE HIGHWAY NO. 494
(PUBLIC RIGHT OF WAY)

AMERICAN BOULEVARD WEST
(PUBLIC RIGHT OF WAY)

10 FOOT SIDEWALK & BIKEWAY EASEMENT
PER DOC. NO. 8816381

2 DRAINAGE & UTILITY EASEMENT
PER PA WALSER ADDITION

15 ACCESS RIGHTS

4401 AMERICAN BOULEVARD WEST
1-STORY BUILDING
FOOTPRINT AREA = 38,569 SQ. FT.
(BUILDING TO BE REMOVED)

10 FOOT SIDEWALK EASEMENT
PER DOC. NO. 4117282

8 DRAINAGE & UTILITY EASEMENT
PER FRANCE 494 4TH ADDITION

PROPOSED VACATED WEST 15.00 FOOT
DRAINAGE & UTILITY EASEMENT
PER FRANCE 494 4TH ADDITION

PROPOSED VACATED EAST 5.00 FOOT
DRAINAGE & UTILITY EASEMENT
PER PA WALSER ADDITION

2 DRAINAGE & UTILITY EASEMENT
PER PA WALSER ADDITION

PROPOSED VACATED WEST 5.00 FOOT
DRAINAGE & UTILITY EASEMENT
PER FRANCE 494 4TH ADDITION

12" RCP FES
ELEV.=816.76

18" RCP FES
ELEV.=821.31

12" RCP FES
ELEV.=823.26

12" RCP FES
ELEV.=820.88

12" RCP FES
ELEV.=820.88

12" RCP FES
ELEV.=820.88

12" RCP FES
ELEV.=820.88

12" RCP FES
ELEV.=820.88

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ELEV.=820.88

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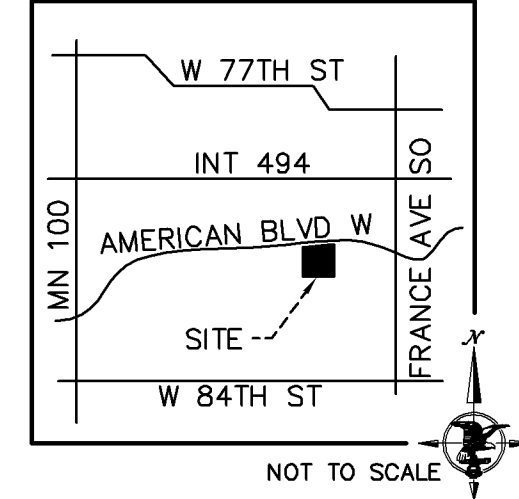
12" RCP FES
ELEV.=820.88

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ELEV.=820.88

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12" RCP FES
ELEV.=820.88

VICINITY MAP



LEGEND

- Set Property Monument
- Concrete
- Concrete Curb
- Proposed Curb
- Fence
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Setback Line
- Electric Meter
- Electric Box
- Electric Manhole
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Catchbasin
- Catchbasin
- Deciduous Tree (Diameter in Inches)
- Coniferous Tree (Diameter in Inches)
- Light Pole
- Gas Meter
- Telephone Box
- Water Manhole
- Sanitary Manhole
- Storm Manhole
- Existing Contour
- Existing Spot Elevation
- Gutter
- Existing Spot Elevation

SITE ADDRESS
4217 & 4401 American Boulevard W.
Bloomington, MN 55437

OWNER
Walser Real Estate IV, LLC
CONTACT
Dove Phillips (612) 377-3333
PHILLIPS Architects & Contractors, Ltd.
227 Colfax Ave North
Suite 110, Minneapolis, MN 55405

SURVEYOR
Harry S. Johnson Co., Inc.
CONTACT
Tom Hadoff (952) 884-5341
9063 Lyndale Avenue South,
Bloomington, Minnesota 55420

OWNER: CITY OF BLOOMINGTON
PID: 0602724420007
4500 WEST 82ND STREET

OWNER: JOHN B PETERSON
PID: 0602724420007
8207 JOHNSON CIRCLE

OWNER: JEFFREY & JILENE BERG
PID: 0602724420008
8209 JOHNSON CIRCLE

OWNER: ANNETTE A BRUDER
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8211 JOHNSON CIRCLE

OWNER: CITY OF BLOOMINGTON
PID: 0602724410081
4200 WEST 84TH STREET

OWNER: CITY OF BLOOMINGTON
PID: 0602724410074
4124 WEST 84TH STREET

OUTLOT 2

WANDA MILLER 3RD ADDITION

WANDA MILLER 4TH ADDITION

WANDA MILLER 5TH ADDITION

WANDA MILLER 6TH ADDITION

WANDA MILLER 7TH ADDITION

WANDA MILLER 8TH ADDITION

WANDA MILLER 9TH ADDITION

WANDA MILLER 10TH ADDITION