



Narrative

## Easement Vacation Application

Prepared for:

The Luther Company, LLLP

December 16, 2024



SUBMITTED TO  
City of Bloomington  
1800 West Old Shakopee Road  
Bloomington, MN 55431



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## Introduction

On behalf of The Luther Company, LLLP (Luther), Landform is submitting for an Easement Vacation Application to allow flexibility for the redevelopment of the Luther Bloomington Kia dealership. The proposed project will redevelop the site, located at 1701 American Boulevard West, demolishing the existing buildings to allow for the construction of a new dealership and service building. The site is 5.67-acres in size and comprises four parcels 0402724240039

## Easement Vacations

Below is a list of the easement vacation requests along with a brief explanation as to the need for the vacation.

### #12 Access Easement

The proposed site has been combined into one parcel (previously 4 separate parcels). Access easements are no longer needed between old parcels.

### #13 Drainage and Utility Easement

The proposed site has been combined into one parcel (previously 4 separate parcels). Drainage and utility easements between the old parcels are redundant and no longer needed.

### #14 Gas Main Easement

The proposed site has been combined into one parcel (previously 4 separate parcels). Gas main and service easement no longer needed.

### #17 Drainage and Utility Easement

The proposed site has been combined into one parcel (previously 4 separate parcels). Drainage and utility easements between the old parcels are redundant and no longer needed.

### #21 Drainage and Utility Easement

Drainage and utility easement along the old Irving Avenue vacated street Cul-De-Sac conflicts with proposed development and has remained as a remnant of an already vacated street easement.

### #26 Access Easement

The proposed site has been combined into one parcel (previously 4 separate parcels). Access easements are no longer needed between old parcels.

### #28 Drainage and Utility Easement

The proposed site has been combined into one parcel (previously 4 separate parcels). Drainage and utility easements between the old parcels are redundant and no longer needed.

### #31 Access Easement

The proposed site has been combined into one parcel (previously 4 separate parcels). Access easements are no longer needed between old parcels.

## Summary

We respectfully request the approval of the Easement Vacation Application to avoid conflicts with proposed development.

## Contact Information

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