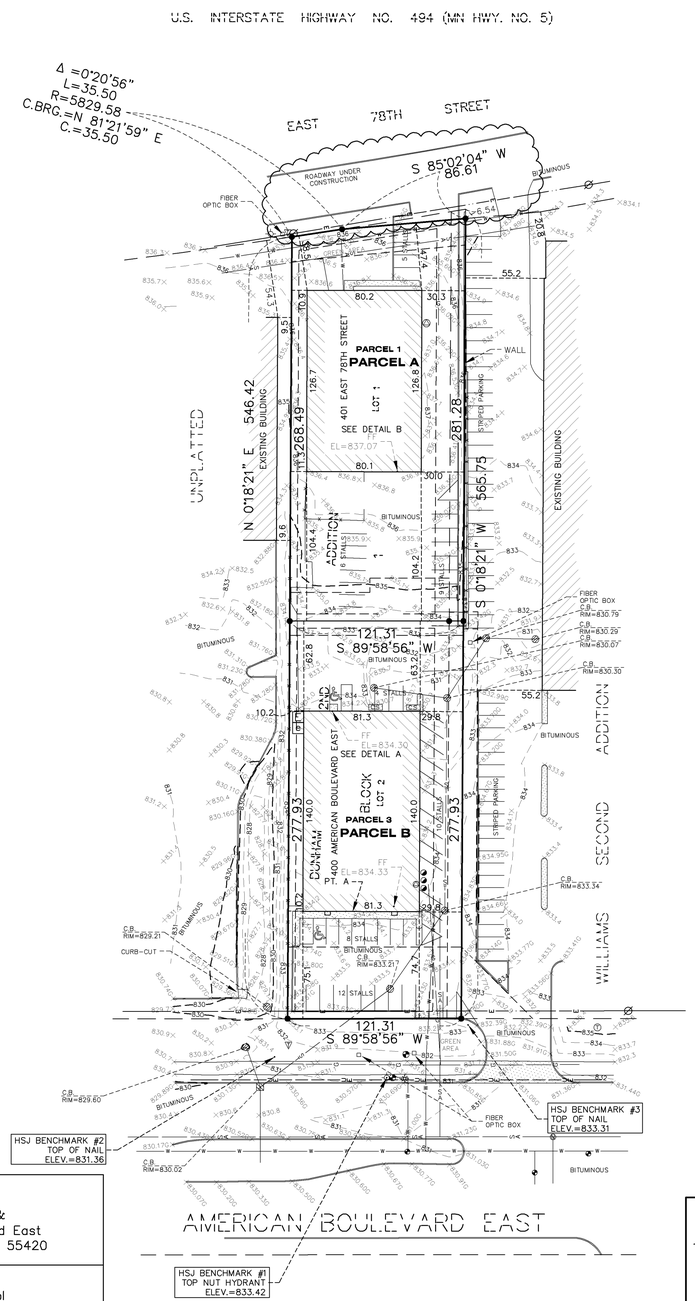
LOT LINE ADJUSTMENT



EXISTING LEGAL DESCRIPTIONS:

Parcel 1:
Lot 1, Block 1, Dunham 2nd Addition, except that part shown as Parcel 231A on Minnesota Department of Transportation Right of way Plat No. 27–238.
Hennepin County, Minnesota
Torrens Property

Parcel 2:
That part of Lot 1, Block 1, Dunham 2nd Addition, shown as Parcel 231A on Minnesota Department of Transportation Right of way Plat No. 27–238.
Hennepin County, Minnesota
Torrens Property

Parcel 3:
Lot 2, Block 1, Dunham 2nd Addition.
Hennepin County, Minnesota
Torrens Property

Parcel 4:
Ingress and egress easement contained in Mutual Easement Agreement dated May 2, 1986, filed June 19, 1986, as Document No. 1732403.

TO BE SUBDIVIDED AS:

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lying north of the easterly extension of the south line of said Lot 1, Block 1, Dunham 2nd Addition,
except that part shown as Parcel 231B on Minnesota Department of Transportation Right of Way Plat No. 27–238.

All in Hennepin County, Minnesota.

AREA: 33,443 SQUARE FEET = 0.768 ACRES.

PARCEL B:
That part of Lot 2, Block 1, Dunham 2nd Addition,
lying south of the easterly extension of the south line of Lot 1, Block 1, Dunham 2nd Addition.

All in Hennepin County, Minnesota.

AREA: 33,715 SQUARE FEET = 0.774 ACRES.

[Note: Area information and parcel designations are informational only and NOT an integral part of the property descriptions.]

SUBDIVISION SUMMARY:

The total number of Lots is equal to 2.

The total area is 67,158 square feet = 1.542 acres.

GENERAL NOTES:

1. The bearing system used is based on Hennepin County Coordinate System.

2. Utility Notes:
a. The location of the underground utilities shown hereon, if any, are approximate only and can not be completely and reliably depicted. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454–0002 PRIOR TO ANY EXCAVATION. Gopher State One Call locate requests from surveyors for design may be ignored or result in an incomplete or untimely response. Note to the client and any other user of this survey: Source information from available plans and field markings (public or private) are combined with observed evidence to help develop a view of both above and below ground utilities. Without excavation, the location of any shown underground feature is approximate. Further verification may be required.
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3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27053C0457F, effective date November 4, 2016.

4. Zoning = Presently FD–2 (Freeway Development District) per City of Bloomington.

5. Setback requirements per City of Bloomington.
Front = 30 feet; Rear = 25 feet; Side = 25 feet
The zoning and setback information shown on this survey are per Bloomington's webpage on September 23, 2025. 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.

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7. This survey was made on the ground.

8. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Chicago Title Insurance Company and Commercial Partners Title, a division of Chicago Title Insurance Company, having an effective date of September 12, 2025 and bearing file number CP75908.

9. Elevation datum is based on NAVD 88 data.
HSJ Benchmark #1 is located Top Nut Hydrant
(AS SHOWN ON SURVEY)
Elevation = 833.42

10. EXISTING IMPERVIOUS AREA DETAILS.

Lot 1, Block 1, DUNHAM 2ND ADDITION Area: 30,635 s.f.
Total Impervious Area: 25,345 s.f.
Building Area: 10,155 s.f
Paved Areas: 14,959+231= 15,190 s.f.
Percent of Impervious Area: 82.73%

Lot 2, Block 1, DUNHAM 2ND ADDITION Area: 36,523 s.f.
Total Impervious Area: 33,137 s.f.
Building Area: 11,388 s.f.
Paved Areas: 21,577+172= 21,749
Percent of Impervious Area: 90.73%

11. PROPOSED IMPERVIOUS AREA DETAILS.

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Percent of Impervious Area: 92.77%

SITE ADDRESS
401 East 78th Street &
400 American Boulevard East
Bloomington, Minnesota 55420

OWNERS
Craig & Judy Plekkenpol
& Pickle O LLC
CONTACT
Steve Schoeben (612) 759–4992
400 American Boulevard East
Bloomington, Minnesota 55420

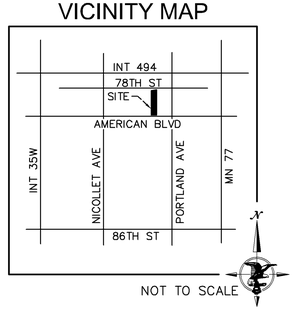
SURVEYOR
Harry S. Johnson Co., Inc.
CONTACT
Tom Hodorff (952) 884–5341
9063 Lyndale Avenue South.
Bloomington, Minnesota 55420

BUILDING DETAILS:

BUILDING A:
400 AMERICAN BOULEVARD EAST
1–STORY CONCRETE BUILDING
FOOTPRINT AREA = 11,388 SQ. FT.

BUILDING B:
401 EAST 78TH STREET
1–STORY CONCRETE BUILDING
FOOTPRINT AREA = 10,154 SQ. FT.

VICINITY MAP



NOT TO SCALE

LEGEND

- Property Corner
- 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
- Light Pole
- Gas Meter
- Telephone Manhole
- Telephone Box
- Sanitary Manhole
- Storm Manhole
- 906 — Existing Contour
- X 851.27G — Existing Spot Elevation Gutter
- X 934.3 — Existing Spot Elevation

50 25 0 50 100 150
SCALE IN FEET

N

SCALE: 1 INCH = 50 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. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: September 25, 2025

LOT LINE ADJUSTMENT SURVEY

For:

PICKLE O LLC AND
CRAIG & JUDY PLEKKENPOL

SITE:

401 EAST 78TH STREET &
400 AMERICAN BOULEVARD EAST

BLOOMINGTON, MINNESOTA
HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
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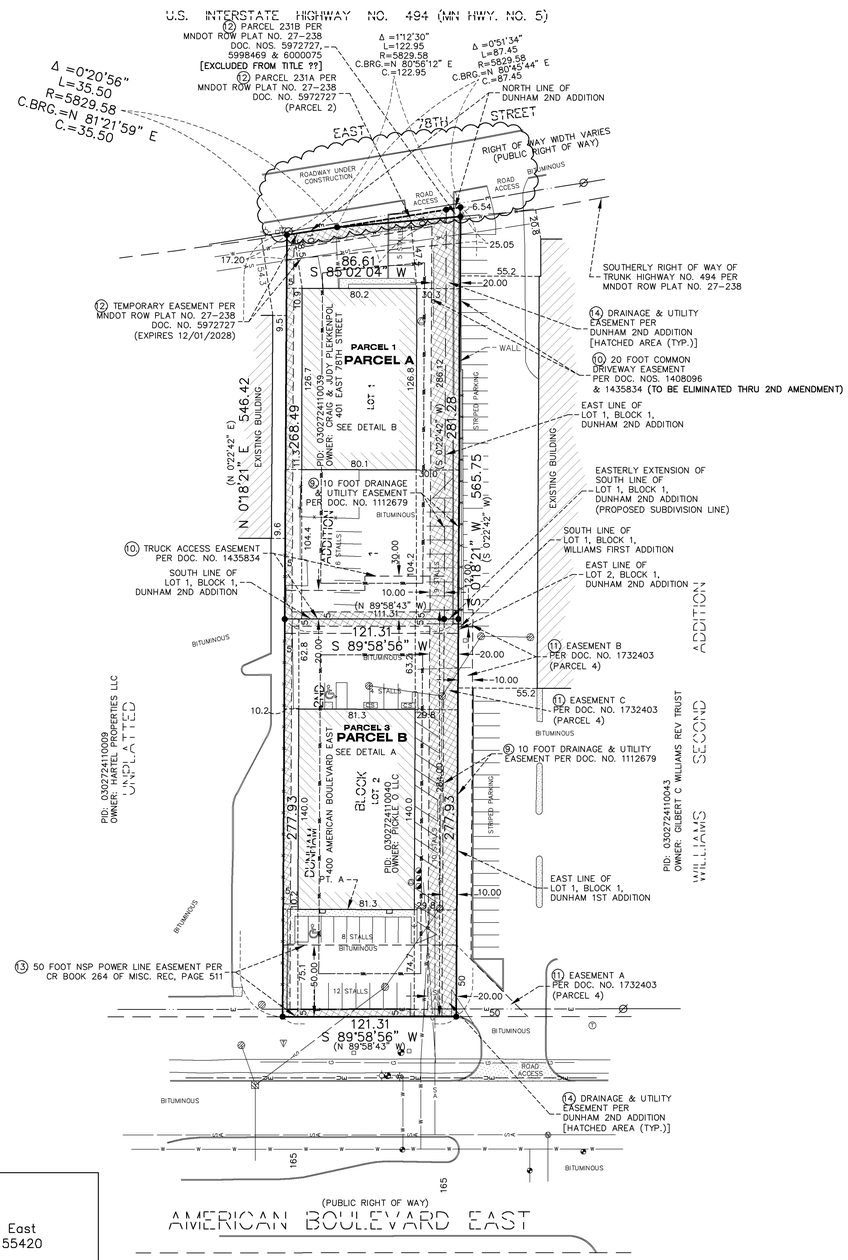
Path: J:\2025291\DWG\TOPO

LOT LINE ADJUSTMENT



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- Telephone Manhole
- Telephone Box
- Sanitary Manhole
- Storm Manhole
- Drainage & Utility Easement per plat of Dunham 2nd Addition

50 25 0 50 100 150
SCALE IN FEET

NOTES CORRESPONDING TO EASEMENTS:

(9) Easement for utility and drainage purposes, in favor of the City of Bloomington, a Minnesota municipal corporation, as created in Quit Claim Deed dated April 15, 1974, filed July 12, 1974, as Document No. 1112679. (Parcel 3) (AS SHOWN ON SURVEY)

(10) Terms and conditions of and easements contained in Agreement Creating Easement for Common Driveway and Common Parking dated December 17, 1980, filed December 18, 1980, as Document No. 1408096. (Parcels 1 and 3)
Amended by Amendment to Agreement Creating Easement for Common Driveway and Common Parking dated April 29, 1981, filed August 10, 1981, as Document No. 1435834. (AS SHOWN ON SURVEY)

(11) Terms and conditions of and easements contained in Mutual Easement Agreement dated May 2, 1986, filed June 19, 1986, as Document No. 1732403. (Parcels 1 and 3) (AS SHOWN ON SURVEY)

(12) Rights, access restrictions and easements for trunk highway purposes in favor of the State of Minnesota, acquired in Condemnation, as evidenced by Notice of Lis Pendens dated February 1, 2023, filed February 7, 2023, as Document No. 5998469, as amended by Amended Notice of Lis Pendens dated February 14, 2023, filed February 17, 2023, as Document No. 6000075, and Notice of Lis Pendens dated March 14, 2023, filed March 27, 2023, as Document No. 6004999, and shown on Minnesota Department of Transportation Right of Way Plat No. 27–238 filed September 15, 2022, as Document No. 5972727. (Parcels 1, 2 and 3) (AS SHOWN ON SURVEY)

(13) Subject to perpetual electric power line easement and all incidental rights connected therewith in favor of Northern States Power Company contained in Judgment and Decree of the District Court of the State of Minnesota for the Fourth Judicial District dated April 6, 1927, filed for record on May 23, 1927, in CR Book 264 of Miscellaneous Records at Page 511. (Parcel 3) (AS SHOWN ON SURVEY)

(14) Easements for drainage and utilities as shown on the plat of Dunham 2nd Addition. (Parcels 1, 2 and 3) (AS SHOWN ON SURVEY)

15. Rights, access restrictions and easement for highway purposes in favor of the State of Minnesota, acquired in Condemnation, as evidenced by Final Certificate dated August 28, 1963, filed November 8, 1963, as Document No. 747524. (Parcels 1 and 2) (DOCUMENT NOT AVAILABLE AT TIME OF SURVEY)

STATEMENT OF POTENTIAL ENCROACHMENTS:

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

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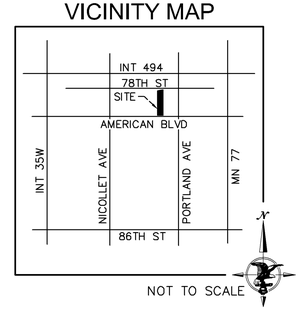

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REVISIONS

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