

PRELIMINARY PLAT OF: SOUTH LOOP FIRE STATION

EXISTING LEGAL DESCRIPTION:

Tract A:
Lot 3, Block 1, Lyle Gerhardt Addition, according to the recorded plat thereof, Hennepin County, Minnesota.
Abstract Property

Tract B:
Lot 2, Block 1, Lyle Gerhardt Addition, according to the recorded plat thereof, Hennepin County, Minnesota.
Abstract Property

Tract C:
Lot 1, Block 1, Lyle Gerhardt Addition, according to the recorded plat thereof, Hennepin County, Minnesota.
Abstract Property

Tract D:
Parcel 1:
Lot 48, Auditor's Subdivision No. 205, Hennepin County, Minnesota, except the East 286.2 feet thereof, and except the North 30 feet thereof.
Abstract Property
Parcel 2:
Lot 47, Auditor's Subdivision No. 205, Hennepin County, Minnesota.
Registered Property
Certificate of Title No. 1217518

Tract E:
Lot 49, Auditor's Subdivision No. 205, except the South 258.16 feet thereof, Hennepin County, Minnesota.
Abstract Property

Tract F:
That part of the North 75 feet of the South 258.16 feet (measures at right angles) to the South line of Lot 49, Auditor's Subdivision No. 205, Hennepin County, Minnesota, lying westerly of a line described as running from a point on the South line of Lot 51 of said Auditor's Subdivision No. 205, distant 606.24 feet west of the East line of said Lot 51, to a point on the North line of the South 258.16 feet of said Lot 49, distant 285 feet west of the East line thereof.
Abstract Property

Tract G:
That part of Lot 49, Auditor's Subdivision No. 205, Hennepin County, Minnesota, described as follows:
That part of the South 258.16 feet lying south of the North 75 feet thereof and north of the South 75 feet thereof which lies west a line running from a point in the South line of Lot 51 a distance of 606.24 feet west from the East line thereof to a point in the North line of the South 258.16 feet of Lot 49 a distance of 285 feet West of the East line thereof.
Abstract Property

TO BE PLATTED AS:

Lot 1, Block 1, SOUTH LOOP FIRE STATION, Hennepin County, Minnesota.

SUBDIVISION SUMMARY:

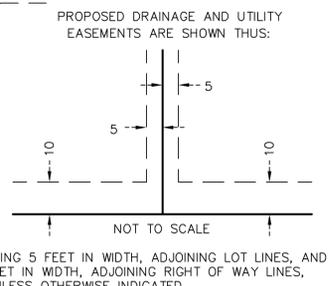
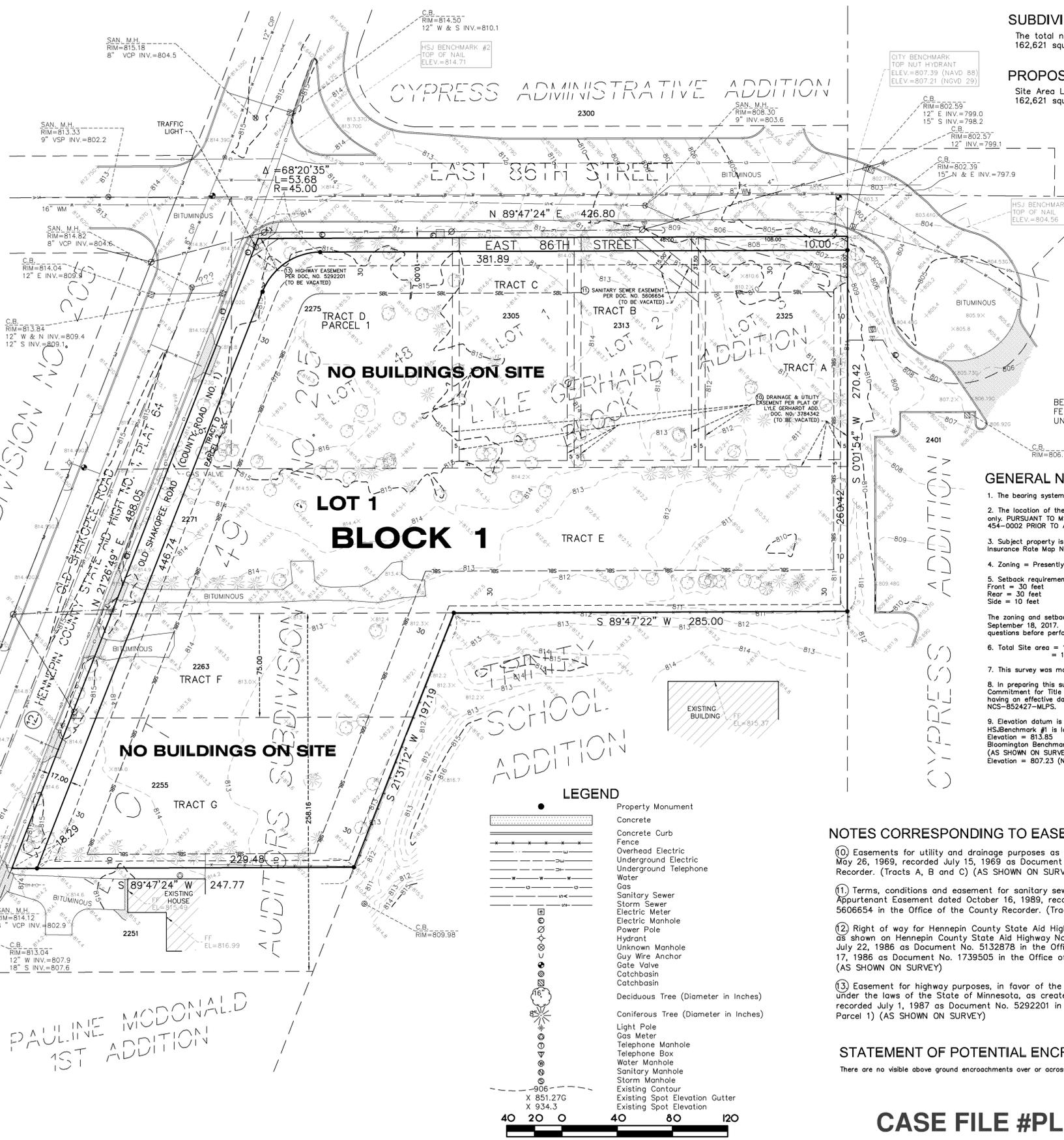
The total number of lots is equal to 1. The total area is 162,621 square feet.

PROPOSED AREA:

Site Area Lot 1, Block 1, SOUTH LOOP FIRE STATION equals 162,621 square feet = 3.733 acres.



SCALE: 1 INCH = 40 FEET



GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown herein, if any, are approximate only. PURSUANT TO MSA 2160 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. 27053C0476F, effective date November 4, 2016.
- Zoning = Presently R-1 (Single Family Residential) per City of Bloomington.
- Setback requirements per City of Bloomington.
Front = 30 feet
Rear = 30 feet
Side = 10 feet
- The zoning and setback information listed above is per Bloomington's webpage, on September 18, 2017. Please contact Bloomington's zoning office with any questions before performing or planning construction.
- Total Site area = 175,190 square feet = 4.022 acres, including right of way, = 162,621 square feet = 3.733 acres, excluding right of way.
- This survey was made on the ground.
- 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 July 21, 2017 and bearing file number NCS-B52427-MLPS.
- Elevation datum is based on NAVD 88 data.
HSJ Benchmark #1 is located Top of Nail (AS SHOWN ON SURVEY)
Elevation = 813.85
Bloomington Benchmark is located on TNH NE corner of site (AS SHOWN ON SURVEY)
Elevation = 807.23 (NGVD 29) = 807.39 (NAVD 88)

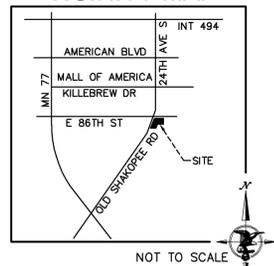
NOTES CORRESPONDING TO EASEMENTS:

- Easements for utility and drainage purposes as shown the plat of Lyle Gerhardt Addition dated May 26, 1969, recorded July 15, 1969 as Document No. 3784342 in the Office of the County Recorder. (Tracts A, B and C) (AS SHOWN ON SURVEY)
- Terms, conditions and easement for sanitary sewer purposes as contained in the Deed of Appurtenant Easement dated October 16, 1989, recorded December 15, 1989 as Document No. 5606654 in the Office of the County Recorder. (Tracts A and B) (AS SHOWN ON SURVEY)
- Right of way for Hennepin County State Aid Highway No. 1, also known as Old Shakopee Road, as shown on Hennepin County State Aid Highway No. 1, Plat 64 dated July 14, 1986, recorded July 22, 1986 as Document No. 5132878 in the Office of the County Recorder, and recorded July 17, 1986 as Document No. 1739505 in the Office of the Registrar of Titles. (Tracts D, E, F and G) (AS SHOWN ON SURVEY)
- Easement for highway purposes, in favor of the County of Hennepin, a body politic and corporate under the laws of the State of Minnesota, as created by the Quit Claim Deed dated May 26, 1987, recorded July 1, 1987 as Document No. 5292201 in the Office of the County Recorder. (Tract D, Parcel 1) (AS SHOWN ON SURVEY)

STATEMENT OF POTENTIAL ENCROACHMENTS:

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

VICINITY MAP



SITE ADDRESS
2305, 2313 & 2325 East 86th Street 2255, 2263, 2271 & 2275 Old Shakopee Road East Bloomington, Minnesota 55425
OWNER
City of Bloomington
CONTACT
Steve Jorschumb (952) 563-4861 1700 West 98th Street Bloomington, Minnesota 55431
SURVEYOR
Harry S. Johnson Co., Inc.
CONTACT
Tom Hodorff (952) 884-5341 9063 Lyndale Avenue South. Bloomington, Minnesota 55420

LEGEND

- Property Monument
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Meter
- Electric Manhole
- Power Pole
- Hydrant
- Unknown Manhole
- Guy Wire Anchor
- Catchbasin
- Catchbasin
- Deciduous Tree (Diameter in Inches)
- Coniferous Tree (Diameter in Inches)
- Light Pole
- Gas Meter
- Telephone Manhole
- Telephone Box
- Water Manhole
- Sanitary Manhole
- Storm Manhole
- Existing Contour
- Existing Spot Elevation Gutter
- Existing Spot Elevation



CASE FILE #PL201800009

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

Date: September 13, 2017

PRELIMINARY PLAT OF SOUTH LOOP FIRE STATION

For:
CITY OF BLOOMINGTON

SITE:

2255, 2263, 2271 & 2275
OLD SHAKOPEE ROAD EAST
2305, 2313 & 2325 EAST 86TH STREET

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.hajsurveyors.com

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SOUTH LOOP FIRE STATION

R.T. DOC. NO.
C.R. DOC. NO.

KNOW ALL MEN BY THESE PRESENTS: That City of Bloomington, a Minnesota municipal corporation, fee owner, of the following described property situated in the County of Hennepin, State of Minnesota to wit:

The registered portion is described as:

Lot 47, Auditor's Subdivision No. 205.

The abstract portion is described as:

Lots 1, 2 and 3, Block 1, Lyle Gerhardt Addition, according to the recorded plat thereof.

Lot 48, Auditor's Subdivision No. 205, except the East 286.2 feet thereof, and except the North 30 feet thereof.

Lot 49, Auditor's Subdivision No. 205, except the South 258.16 feet thereof.

That part of the North 75 feet of the South 258.16 feet (measures at right angles) to the South line of Lot 49, Auditor's Subdivision No. 205, lying westerly of a line described as running from a point on the South line of Lot 51 of said Auditor's Subdivision No. 205, distant 606.24 feet west of the East line of said Lot 51, to a point on the North line of the South 258.16 feet of said Lot 49, distant 285 feet west of the East line thereof.

That part of Lot 49, Auditor's Subdivision No. 205, described as follows: That part of the South 258.16 feet lying south of the North 75 feet thereof and north of the South 75 feet thereof which lies west a line running from a point in the South line of Lot 51 a distance of 606.24 feet west from the East line thereof to a point in the North line of the South 258.16 feet of Lot 49 a distance of 285 feet West of the East line thereof.

Subject to Hennepin County State Aid Highway No. 1, Plat 64.

Has caused the same to be surveyed and platted as SOUTH LOOP FIRE STATION and does hereby dedicate to the public, for public use forever, the road, street and easements as shown on this plat for drainage and utility purposes only.

In witness whereof said City of Bloomington, a Minnesota municipal corporation has caused these presents to be signed by its proper officer this _____ day of _____ 20____

Signed: City of Bloomington

_____ Its _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20____ by _____ its _____ of City of Bloomington, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota Printed Name
My Commission Expires _____

I, Thomas E. Hodorff, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ 20____

Thomas E. Hodorff, Licensed Land Surveyor,
Minnesota License No. 23677

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____ 20____ By Thomas E. Hodorff.

Notary Public, _____ County, Minnesota Printed Name
My Commission Expires _____

BLOOMINGTON, MINNESOTA

This plat of SOUTH LOOP FIRE STATION was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof held this ____ day of _____ 20____ if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By: _____ Mayor By: _____ City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this ____ day of _____ 20____

By: Mark V. Chapin, County Auditor By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1989), this plat has been approved this ____ day of _____ 20____

Chris F. Mavis, Hennepin County Surveyor By: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

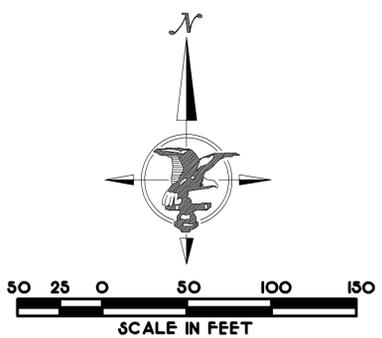
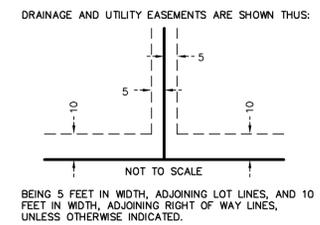
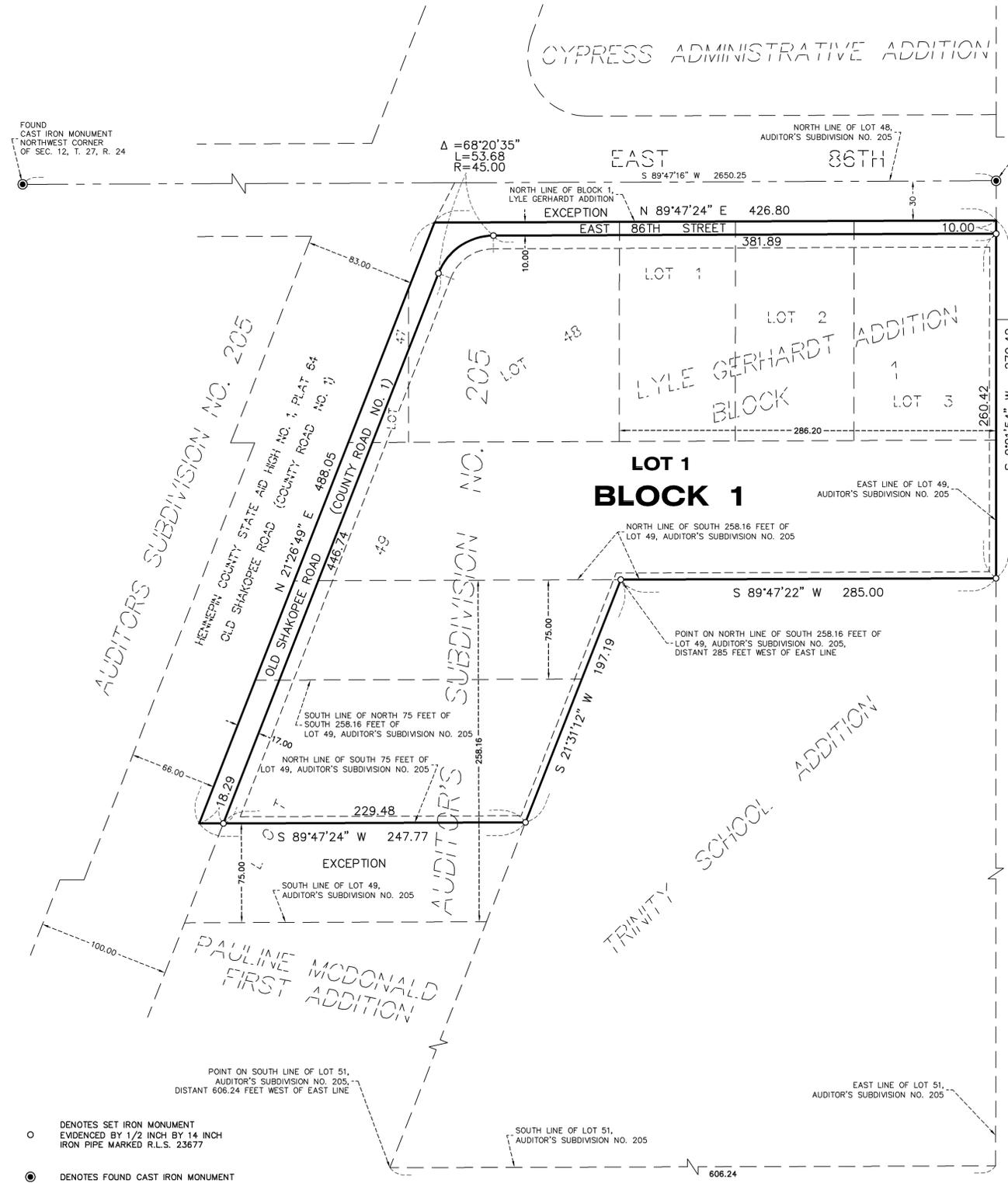
I hereby certify that the within plat of SOUTH LOOP FIRE STATION was filed in this office this ____ day of _____ 20____ at ____ o'clock ____M.

Martin McCormick, Registrar of Titles By: _____ Deputy

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of SOUTH LOOP FIRE STATION was recorded in this office this ____ day of _____ 20____ at ____ o'clock ____M.

Martin McCormick, County Recorder By: _____ Deputy



○ DENOTES SET IRON MONUMENT EVIDENCED BY 1/2 INCH BY 14 INCH IRON PIPE MARKED R.L.S. 23677
● DENOTES FOUND CAST IRON MONUMENT

THE NORTH LINE OF BLOCK 1, LYLE GERHARDT ADDITION, IS ASSUMED TO HAVE A BEARING OF N 89°47'24" E

CASE FILE #PL201800009

HARRY S. JOHNSON
LAND SURVEYORS