

PRELIMINARY PLAT: RESERVIOR PARK 3RD ADDITION

CASE FILE #PL201800143  
PRELIMINARY PLAT GENERAL NOTES

CivilSite  
GROUP  
4931 W. 35TH ST. SUITE 200  
ST. LOUIS PARK, MN 55416  
CivilSiteGroup.com

LEGAL DESCRIPTION:  
Lot 3, Block 1, RESERVIOR PARK 2ND ADDITION, according to the duly recorded plat thereof.

Hennepin County, Minnesota  
Abstract Property

DATE OF PREPARATION:  
4-17-2018

BENCHMARKS:  
BM#1 = Top nut hydrant located 115+/- feet northeast of the northwest property corner, having an elevation of: 834.79 Feet (NGVD29)

BM#2 = Top nut hydrant located 145+/- feet northwest of the northeast property corner, having an elevation of: 833.90 Feet (NGVD29)

BM#3 = Top nut hydrant located in curb island 55+/- feet from the northeast building corner, having an elevation of: 849.80 Feet (NGVD29)

EXISTING ZONING:  
RM50


PROPOSED ZONING:  
RM50

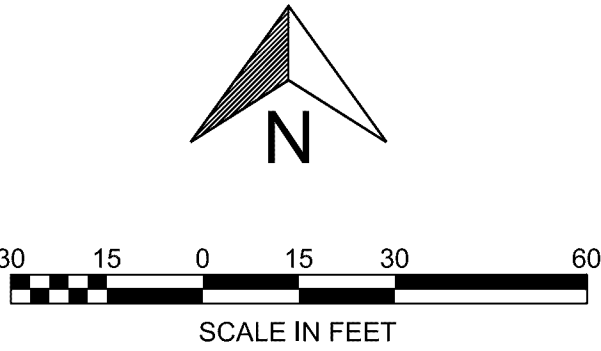
Zoning Restrictions:  
Existing Restrictions: Lot Size: 40,000  
Proposed Restrictions: Lot Size: 40,000

Setbacks:  
Along Streets: 50  
Side: 20  
Rear: 30  
Setbacks:  
Along Streets: 50  
Side: 20  
Rear: 30

AREAS:  
Lot 1 = 101,862 Sq. Ft. or 2.34 Acres  
Lot 1 = 102,435 Sq. Ft. or 2.35 Acres  
Total Property Area = 204,298 Sq.Ft. or 4.69 Acres

FLOOD ZONE DESIGNATION:  
This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0456F, effective date of November 4th, 2016.

  
Rory L. Synstallen  
rory@civilsitegroup.com  
Minnesota License No. 44565



Linetype & Symbol Legend

FIBER OPTIC	SIGN	AIR CONDITIONER
GAS	UTILITY MANHOLE	BOLLARD
GASMAIN	SANITARY MANHOLE	ELECTRIC MANHOLE
WATERMAIN	STORM MANHOLE	FLAG POLE
SANITARY SEWER	CATCH BASIN	FLARED END SECTION
STORM SEWER	TELEPHONE BOX	GAS VALVE
OVERHEAD UTILITIES	TELEPHONE MANHOLE	HANDICAP SYMBOL
TEL	ELECTRIC TRANSFORMER	HYDRANT
ELE	TRAFFIC SIGNAL	WATER MANHOLE
CTV	CABLE TV BOX	WATER VALVE
FENCELINE	ELECTRICAL METER	POWER POLE
CONCRETE SURFACE	GAS METER	GUY WIRE
PAVES SURFACE	FOUND IRON MONUMENT	CONIFEROUS TREE
BITUMINOUS SURFACE	SET IRON MONUMENT	DECIDUOUS TREE
GRAVEL SURFACE	CAST IRON MONUMENT	

- 1.) Total impervious surface area needed  
2.) Show minimum required setback lines  
3.) Name and addresses of the owner of the property and adjacent properties

Being 5 feet in width when adjoining side and rear lot lines, unless otherwise indicated, and 10 feet in width when adjoining right of way lines unless otherwise indicated, as shown on the plat.

RP2A = RESERVIOR PARK 2ND ADDITION  
O 1/2 Inch by 14 Iron Monument Set Marked "RLS 44565"

Knox Landing

8100 Knox Ave S  
Kaas Wilson Architects

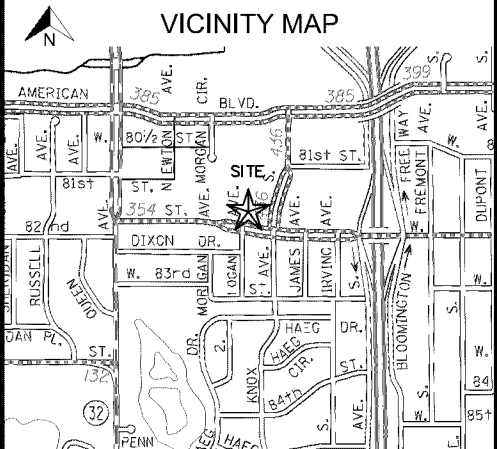
1301 American Boulevard East

PROJECT

CLIENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.

  
RORY L. SYNSTALLEN  
DATE 4-17-2018 LICENSE NO. 44565



REVISION SUMMARY	
DATE	DESCRIPTION

PRELIMINARY PLAT

V1.0

RESERVOIR PARK 3RD ADDITION

CASE FILE #PL201800143

C.R. DOC. NO

KNOW ALL PERSONS BY THESE PRESENTS: That KPS, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Lot 3, Block 1, RESERVOIR PARK 2ND ADDITION

Have caused the same to be surveyed and platted as RESERVOIR PARK 3RD ADDITION and do hereby dedicate to the public for public use forever the easements for drainage and utility purposes as shown on this plat.

In witness whereof said KPS, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this day of 2018.

By: Its: KPS, LLC

STATE OF MINNESOTA, COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this day of 2018,

By: Its: KPS, LLC

Notary Public, Hennepin County, Minnesota

Notary Printed Name

My Commission Expires:

SURVEYORS CERTIFICATE

I Rory L. Systelten 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 the plat have been or will be 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 2018.

Rory L. Systelten, Licensed Land Surveyor  
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this day of 2018, by Rory L. Systelten

Notary Public, Hennepin County, Minnesota

Notary Printed Name

My Commission Expires:

BLOOMINGTON, MINNESOTA

This plat of RESERVOIR PARK 3RD ADDITION was approved and accepted by the City Council of Bloomington, Minnesota at a regular meeting held this day of 2018. 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, Subdivision 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 2018 and prior years have been paid for land described on this plat.  
Dated this day of 2018.

Mark V. Chapin, Hennepin County Auditor

By: Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this day of 2018.

Chris F. Mavis, Hennepin County Surveyor

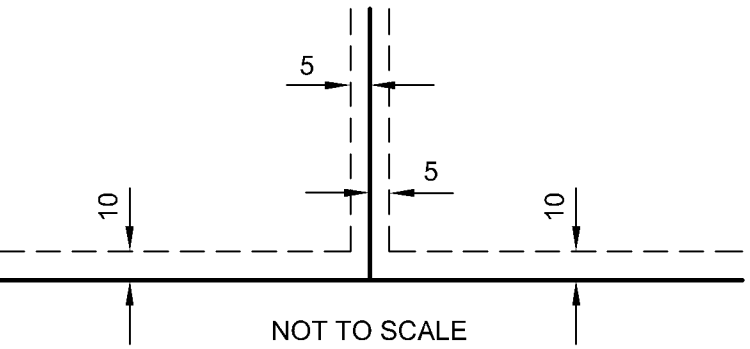
By:

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of RESERVOIR PARK 3RD ADDITION was filed in this office this day of 2018, at O'clock M.

Martin McCormick, County Recorder

By: Deputy



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