

PRELIMINARY PLAT: PENN PLACE ADDITION

PRELIMINARY PLAT GENERAL NOTES

**LEGAL DESCRIPTION:**  
Lot 3, Block 1, BLOOMINGTON 23RD ADDITION, according to the duly recorded plat thereof.

Hennepin County, Minnesota  
Abstract Property

**OWNER/DEVELOPER**  
KPS, LLC  
C/O Bolsclair Corp.  
3033 Excelsior Boulevard, #215  
Minneapolis, MN 55416

**DATE OF PREPARATION:**  
3-30-2020

**BENCHMARKS:**  
BM#1 = Top nut hydrant located 101 feet northwest of the northwest property corner, having an elevation of 833.99 feet (NGVD29)  
  
BM#2 = Top nut hydrant located 105 feet northwest of the southwest property corner, having an elevation of 832.30 feet (NGVD29).

**EXISTING ZONING:**  
R-1

**PROPOSED ZONING:**  
R-1

**Zoning Restrictions:**  

Existing Restrictions	Proposed Restrictions
Lot Size: 30,000	Lot Size: 30,000

**Setbacks**  

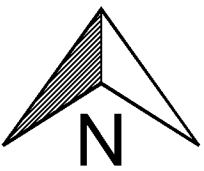
Along Streets: 50	Along Streets: 50
Side: 20	Side: 20
Rear: 30	Rear: 30

**AREAS:**  
Lot 1 = 77,242 Sq. Ft. or 1.773 Acres  
Lot 2 = 95,869 Sq. Ft. or 2.201 Acres  
Total Property Area = 173,111 Sq.Ft. or 3.974 Acres

**IMPERVIOUS SURFACES:**  
Lot 1 = 46,885 SF 27.1%  
Lot 2 = 57,357 SF 33.1%  
Total = 104,242 SF 60.2%

**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. 27053C0458F, effective date of November 4th, 2016.

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



Linetype & Symbol Legend

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

Penn Place Apartments

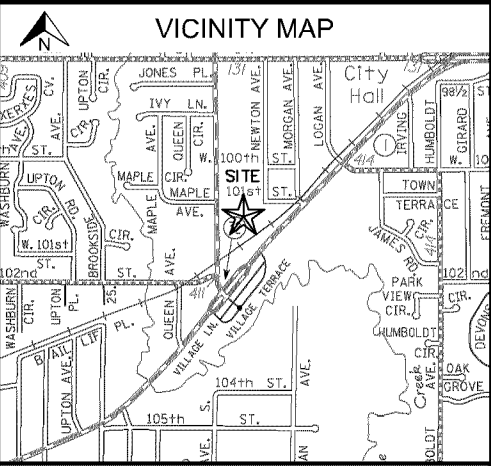
10041 Penn Ave S, Bloomington, Hennepin County, Minnesota

Kaas Wilson Architects

1301 American Boulevard East, Suite 100

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. SYNSTELIEM  
DATE 3-30-2020 LICENSE NO. 44565



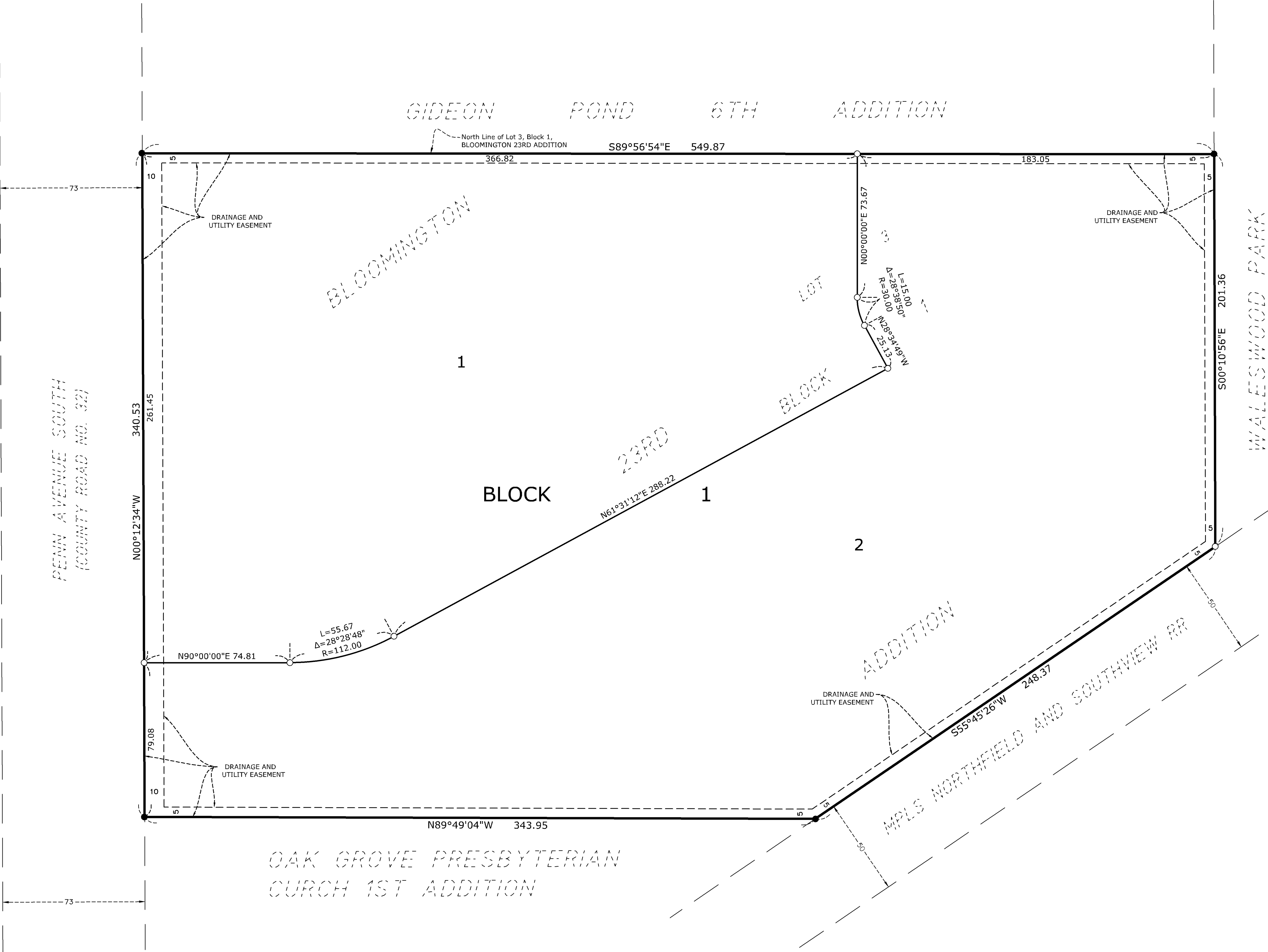
REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NO.: 18111

PRELIMINARY PLAT

PENN PLACE ADDITION

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:

Lot 3, Block 1, BROOMINGTON 23RD ADDITION

Has caused the same to be surveyed and platted as PENN PLACE ADDITION and does 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 \_\_\_\_\_, 2019.

**KPS, LLC**

By: \_\_\_\_\_ Its: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_  
the \_\_\_\_\_ of KPS, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, Signature \_\_\_\_\_ Notary Printed Name \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

Notary Public \_\_\_\_\_ County, \_\_\_\_\_

**SURVEYORS CERTIFICATE**

I, Rory L. Synstelen 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 this plat; that all monuments depicted on this 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 \_\_\_\_\_, 2019.

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

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by Rory L. Synstelen

Notary Public, Signature \_\_\_\_\_ Notary Printed Name \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

Notary Public \_\_\_\_\_ County, \_\_\_\_\_

**BLOOMINGTON, MINNESOTA**

This plat of PENN PLACE ADDITION was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting held this \_\_\_\_ day of \_\_\_\_\_, 2019, and said plat is compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA

By: \_\_\_\_\_, Mayor By: \_\_\_\_\_, City Manager

**RESIDENT AND REAL ESTATE SERVICES,** Hennepin County, Minnesota

I hereby certify that taxes payable in 2019 and prior years have been paid for land described on this plat dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

Chris F. Mavis, Hennepin County Surveyor

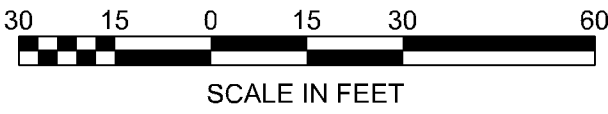
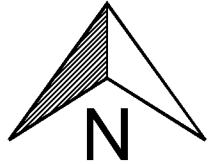
By: \_\_\_\_\_

**COUNTY RECORDER,** Hennepin County, Minnesota

I hereby certify that the within plat of PENN PLACE ADDITION was recorded in this office this \_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_ O'Clock \_\_\_\_ M.

Martin McCormick, County Recorder

By: \_\_\_\_\_, Deputy



Bearings are based on the North line of Lot 3, Block 1, BROOMINGTON 23RD ADDITION having an assumed bearing of S89°56'54"E.

- 1/2 inch by 14 Iron Monument Set Marked "RLS 44565"
- Found 1/2 Inch Open Iron Monument