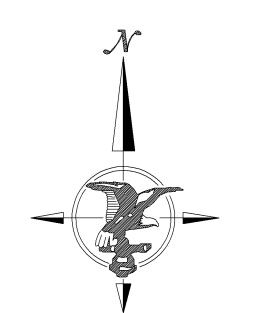
PRELIMINARY PLAT OF: PENN LAKE CITYHOMES CASE #PL2020-133 **EXISTING PROPERTY DESCRIPTION:** CAST IRON MONUMENT WEST QUARTER CORNER OF SEC. 4, T. 27, R. 24 That part of the South One—third of the Southwest Quarter of the Southwest Quarter of Section 4, Township 27, Range 24, Hennepin County, Minnesota, **GENERAL NOTES:** Commencing at a point in the West line of said Section 4, distant 145.2 feet 1. The bearing system used is assumed. South of the Northwest corner of said South One—third of Southwest Quarter of 2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO Southwest Quarter of Section 4; thence East, parallel with the North line of said South One—third of Southwest Quarter of Southwest Quarter, 300 feet; thence South, parallel with the West line of said Section 4, a distance of 176.7 feet more or less, to the center line of West 86th Street; thence Southwesterly along 3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate the center line of West 86th Street to its intersection with the West line of said Map No. 27053C0456F, effective date November 4, 2016. Section 4; thence North along the West line of said Section 4 to the point of NW CORNER OF 4. Zoning = Presently R-1 (Single-Family Residential) per City of Bloomington. OF SOUTH ONE-THIRD OF PENN LAKE HIGHLANDS 2ND ADDITION SW 1/4 OF SW 1/4 OF -5. Setback requirements per City of Bloomington. Adjoining street = 30 feet; Rear = 30 feet; Side = 10 feet NORTH LINE OF THE SOUTH ONE-THIRD OF SEC. 4, T. 27, R. 24 SW 1/4 OF SW 1/4 OF SEC. 4, T. 27, R. 24 BLOCK The North 145.2 feet of the West 300 feet of the South One-third of the The zoning and setback information shown on this survey are per Bloomington's webpage, on SOUTH LINE OF July 21, 2020. No representation is made for the accuracy or completeness of said third PENN LAKE HIGHLANDS SECOND ADDITION Southwest Quarter of the Southwest Quarter of Section 4, Township 27, Range 24, 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 Hennepin County, Minnesota. OWNER: MILDRED A DAUMAN OWNER: KATHLEEN PATRICIA VOSSEN PID: 0402724330019 urged to contact the local agency directly. Abstract property. S 89'49'50" E 6. Site Area = 102,902 square feet = 2.362 acres, including road right of way. 300.00 = 81,887 square feet = 1.880 acres, excluding road right of way. 7. There are a total of 0 striped parking stalls on said property, of which there are 0 designated as handicap and 0 located in garages. --INFILTRATION 8. This survey was made on the ground. EAST LINE OF WEST 300 FEET 🐹 ¦ S 89'52'55"∕É 65.00√ OF SOUTH ONE-THIRD OF 9. No current title work was furnished for the preparation of this survey. Legal description, SW 1/4 OF SW 1/4 OF SEC. 4, T. 27, R. 24 INFILTRATION LOT 10, / LINE PARALLEL WITH WEST LINE OF 10. Elevation datum is based on NAVD 88 data. SW 1/4 OF SW 1/4 OF SEC. 4, T. 27, R. 24 HSJBenchmark #1 is located Top of Nail (AS SHOWN ON SURVEY) 11. Existing Impervious Area details. LOT 11 PROPOSED Total Site Area: 81,887 s.f. ROAD ACCESS -829-Total Impervious Area: 3,579 s.f. House Area: 1.619 s.f. RIGHT OF WAY WIDTH OF PENN AVENUE SOUTH TO BE PLATTED AS: Driveway/Paved Areas: 1,525+369= 1,897 s.f. Other Area: 66 s.f. 831S 89.52.55" E 65.00 Lots 1 through 16, PENN LAKE CITYHOMES, Hennepin County, Minnesota. Percent of Impervious Area: 4.37% SUBDIVISION SUMMARY: POINT 145.2 SOUTH OF LOT 9 NW CORNER OF The total number of Lots is equal to 16. The total area is 81,887 square feet. OF SOUTH ONE-THIRD OF SW 1/4 OF SW 1/4 OF PROPOSED SEĆ. 4, T. 27, R. 24 SOUTH LINE OF NORTH 145.2 TOWNHOUSE LOT, 13 DRIVEWAY FEET OF SOUTH ONE-THIRD OF TOWNHOUSE PROPOSED AREAS: SW 1/4 OF SW 1/4 OF SEC. 4, T. 27, R. 24  $\langle G \rangle'$ Site Area Lot 1, PENN LAKE CITYHOMES equals 1,631 square feet = 0.037 acres. Site Area Lot 2, PENN LAKE CITYHOMES equals 1,931 square feet = 0.044 acres. Site Area Lot 3, PENN LAKE CITYHOMES equals 2,063 square feet = 0.047 acres. of the State of Minnesota Site Area Lot 4, PENN LAKE CITYHOMES equals 2,239 square feet = 0.051 acres. LOT 14 Site Area Lot 5, PENN LAKE CITYHOMES equals 1,646 square feet = 0.038 acres. Site Area Lot 6, PENN LAKE CITYHOMES equals 1,646 square feet = 0.038 acres. LOT 7 Site Area Lot 7, PENN LAKE CITYHOMES equals 1,646 square feet = 0.038 acres. Site Area Lot 8, PENN LAKE CITYHOMES equals 1,646 square feet = 0.038 acres. LINE PARALLEL WITH NORTH LINE OF LOT 6 Site Area Lot 9, PENN LAKE CITYHOMES equals 1,646 square feet = 0.038 acres. SOUTH ONE-THIRD OF LOT 15 Thomas E./Hodorff, L.S. OWNER:
McDONNEL CLEMENS LLC SW 1/4 OF SW 1/4 OF Site Area Lot 10, PENN LAKE CITYHOMES equals 1,646 square feet = 0.038 acres. **LEGEND** Minnesota Reg. No. 23677 Site Area Lot 11, PENN LAKE CITYHOMES equals 1,646 square feet = 0.038 acres. PID: 0402724330001 Property Corner -- N 89\*52'55" W / 65.00 Site Area Lot 12, PENN LAKE CITYHOMES equals 1,646 square feet = 0.038 acres. Found Hennepin Co. Monument Site Area Lot 13, PENN LAKE CITYHOMES equals 1,646 square feet = 0.038 acres. Date: \_\_\_\_July 14, 2020 Site Area Lot 14, PENN LAKE CITYHOMES equals 1,646 square feet = 0.038 acres. PARCEL ×LOT 5 Site Area Lot 15, PENN LAKE CITYHOMES equals 1,646 square feet = 0.038 acres. Concrete Curb Site Area Lot 16, PENN LAKE CITYHOMES equals 55,917 square feet = 1.283 acres. PROPOSED Overhead Electric Underground Electric - 65.00 N 89**\***52'55" W Underground Telephone Sanitary Sewer Storm Sewer Building Setback Line Electric Box Electric Manhole LOT \_1/ PROPOSED Power Pole For: Hydrant Unknown Manhole Gate Valve Catchbasin - INFILTRATION Catchbasin BASIN 4 Air Conditioning Unit Deciduous Tree (Dia. in In.) Coniferous Tree (Dia. in In.) Sanitary Manhole Existing Contour - — *— -*906 - -WEST 86TH STREET X 851.27G Existing Spot Elevation Gutter X 934.3 Existing Spot Elevation SITE: HSJ BENCHMARK #2 30 I5 O ELEV.=831.19 SCALE IN FEET RIGHT OF WAY WIDTH OF WEST 86TH STREET **BLOOMINGTON, MINNESOTA** PER HENNEPIN COUNTY HALF SECTION MAPS HSJ BENCHMARK #1 -- TOP OF NAIL ELEV.=824.81 SITE ADDRESS 8525 and 8545 Penn Avenue South CENTER LINE OF WEST 86TH STREET Bloomington, Minnesota 55431 PER DOC. NO. 3418844 **OWNER** SOUTH LINE OF SEC. 4, T. 27, R. 24 Bloomington Redevelopment CENTER LINE OF WEST 86TH STREET PROPOSED DRAINAGE & UTILITY EASEMENTS **CONTACT** PER HISTORICAL HALF SECTION MAP LAND SURVEYORS DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: Steve Furlong (952) 314-6087 8201 Normandale Center Drive CAST IRON MONUMENT HSJ BENCHMARK #3 SW CORNER OF Bloomington, Minnesota 55437 SEC. 4, T. 27, R. 24 ELEV.=833.11 **SURVEYOR** www.hsjsurveyors.com Harry S. Johnson Co., Inc. **HOUSE DETAILS:** CONTACT 8545 PENN AVENUE SOUTH Tom Hodorff (952) 884-5341 1-STORY HOUSE FOOTPRINT AREA = 1,619 SQ. FT. BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10 9063 Lyndale Avenue South. PROPOSED 10 FOOT SIDEWALK & BIKEWAY EASEMENT FEET IN WIDTH, ADJOINING RIGHT OF WAY LINES, Bloomington, Minnesota 55420 UNLESS OTHERWISE INDICATED. 1 OF 1



SCALE: 1 INCH = 30 FEET

	REVISIONS
Date:	Т
<b>[</b> ]	

hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Reaistered Land Surveyor under the laws

## PRELIMINARY PLAT **PENN LAKE CITYHOMES**

McDONNEL CLEMENS LLC

8525-8545 PENN AVENUE SOUTH

**HENNEPIN COUNTY** 

HARRY S. JOHNSON CO., INC.

9063 Lyndale Avenue South Bloomington, MN. 55437 Tele. 952-884-5341 Fax 952-884-5344

1-3-10288PP 2019348

## PENN LAKE CITYHOMES C.R. DOC. NO. CAST IRON MONUMENT WEST QUARTER CORNER OF SEC. 4, T. 27, R. 24 KNOW ALL PERSONS BY THESE PRESENTS: That McDonnel Clemens, LLC, a Minnesota limited liability company, fee owner, of the following described property situated in the County of Hennepin, State of Minnesota to wit: That part of the South One—third of the Southwest Quarter of the Southwest Quarter of Section 4, Township 27, Range 24, Hennepin County, Minnesota, described as follows: Commencing at a point in the West line of said Section 4, distant 145.2 feet South of the Northwest corner of said South One—third of Southwest Quarter of Southwest Quarter of Section 4; thence East, parallel with the North line of said South One—third of Southwest Quarter of Southwest Quarter, 300 feet; thence South, parallel with the West line of said Section 4, a distance of 176.7 feet more or less, to the center line of West 86th Street; thence Southwesterly along the center line of West 86th Street to its intersection with the West line of said Section 4; thence North along the West line of said Section 4 to the point of beginning. The North 145.2 feet of the West 300 feet of the South One-third of the Southwest Quarter of the Southwest Quarter of Section 4, Township 27, Range 24, Hennepin County, Minnesota. NW CORNER OF OF SOUTH ONE—THIRD OF Has caused the same to be surveyed and platted as PENN LAKE CITYHOMES and does hereby dedicate to the public, for public use forever, the public ways and easements as shown on this plat for drainage and utility purposes only. SW 1/4 OF SW 1/4 OF SEC. 4, T. 27, R. 24 NORTH LINE OF THE SOUTH ONE-THIRD OF SW 1/4 OF SW 1/4 OF SEC. 4, T. 27, R. 24 In witness whereof said McDonnel Clemens, LLC, a Minnesota limited liability company has caused these presents to be signed by its PENN LAKE HIGHLANDS 2ND ADDITION (5) SOUTH LINE OF proper officer this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_, PENN LAKE HIGHLANDS SECOND ADDITION S 89°49'50" E 300.00 Signed: McDonnel Clemens, LLC STATE OF \_\_\_\_\_ PART OF S 1/3 OF EAST LINE OF WEST 300 FEET LOT 10 OF SOUTH ONE-THIRD OF SW 1/4 OF SW 1/4 OF SEC. 4, T. 27, R. 24 COUNTY OF \_\_\_\_\_ The foregoing instrument was acknowledged before me this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_, by \_\_\_, its \_\_\_\_\_\_ dinnesota limited liability LOT 11 company, on behalf of the company. S 89\*52'55" E 65.00 -My Commission Expires \_\_\_\_\_\_ LOT 12 LOT 9 8 89°52'55" E 65.00 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 SOUTH LINE OF NORTH 145.2 POINT 145.2 SOUTH OF FEET OF SOUTH ONE-THIRD OF SW 1/4 OF SW 1/4 OF 7/ SEC. 4, T. 27, R. 24/ data and labels are correctly designated on the plat; that all monuments depicted on this plat have been, or will be correctly set LOT 13 OF SOUTH ONE-THIRD OF -within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date SW 1/4 OF SW 1/4 OF LOT 8 of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat. SEĆ. 4, T. 27, R. 24 Dated this \_\_\_\_, day of \_\_\_\_\_, 20\_\_\_. LOT 14 LOT 7 S 89°52'55" E 65.00 Thomas E. Hodorff, Licensed Land Surveyor, SCALE IN FEET Minnesota License No. 23677 LOT 15 LOT 6 STATE OF MINNESOTA DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: - N 89\*52'55" W 65.00 --COUNTY OF \_\_\_\_\_ This instrument was acknowledged before me on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, By Thomas E. Hodorff. LOT 5 Notary Public, \_\_\_\_\_ County, Minnesota N 89°52'55" W My Commission Expires \_\_\_\_\_ LOT 16 BLOOMINGTON, MINNESOTA BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10 FEET IN WIDTH, ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED. This plat of PENN LAKE CITYHOMES 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. LOT 1 LOT 3 - 7 - 7 LOT 4 CITY COUNCIL OF BLOOMINGTON, MINNESOTA - 7 - 2 - 2 - 1 - 1 - 1 By: \_\_\_\_\_ City Manager 33.46 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 STREET WEST 86TH \_\_\_\_\_, 20\_\_\_\_. By: Mark V. Chapin, County Auditor WEST LINE OF SEC. 4, T. 27, R. 24 SURVEY DIVISION, Hennepin County, Minnesota CENTER LINE OF WEST 86TH STREET PER DOC. NO. 3418844 Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, Chris F. Mavis, Hennepin County Surveyor COUNTY RECORDER, Hennepin Country, Minnesota I hereby certify that the within plat of PENN LAKE CITYHOMES was filed in this office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, DENOTES SET IRON MONUMENT EVIDENCED BY 1/2 INCH BY 14 INCH IRON PIPE MARKED R.L.S. 23677 at \_\_\_\_ o'clock \_\_.M. SOUTH LINE OF SEC. 4, T. 27, R. 24 WEST 86TH STREET DENOTES FOUND IRON MONUMENT By: \_\_\_\_\_ Deputy Martin McCormick, County Recorder THE WEST LINE OF SEC. 4, T. 27, R. 24 IS ASSUMED TO HAVE A BEARING OF N 0'07'05" E CAST IRON MONUMENT HARRY S. JOHNSON LAND SURVEYORS SW CORNER OF SEC. 4, T. 27, R. 24