



James Barger  
J & B Holdings  
P.O. Box 17072  
Minneapolis, MN 55417

Jose Becerra  
2125 Lonsdale Blvd. West  
Northfield, MN 55057

Re: Items needed for PL202200181 – LAS CUATRO MILPAS

The following items are needed as soon as possible to proceed with the timely filing of the final plat at Hennepin County:

1. Two (2) mylar copies of the approved final plat.
2. Updated PDF copies of the preliminary and final plat that have been approved by the City and Hennepin County.
3. Title commitment or opinion for all properties (needs to be less than six (6) months old).
4. An executed consent to plat form from any mortgage company with interest on the properties.
5. Park dedication fee of \$8,892 must be satisfied.
6. \$15 fee for a certified copy of the final plat.
7. Signed deeds for the sidewalk and bikeway easement (deeds will follow in a separate email at a later date).
8. Public easement vacation application to vacate the existing public easements on the properties.
9. Encroachment agreement application and the executed encroachment agreement to address any encroachments in the public right-of-way or easements.
10. An executed private common driveway/access easement/agreement.

If you have any questions, please contact Bruce Bunker, [bbunker@BloomingtonMN.gov](mailto:bbunker@BloomingtonMN.gov), (952) 563-4546.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Bunker". The signature is fluid and cursive, with the first name "Bruce" and last name "Bunker" clearly distinguishable.

Bruce Bunker  
Engineering Technician