



November 15, 2022

Jose Becerra
2125 Lonsdale Blvd W
Northfield, MN 55057

RE: Case # PL202200181

Dear Jose Becerra:

At its regular meeting of November 14, 2022, the City Council approved the Type I Preliminary and Final Plat of LAS CUATRO MILPAS located at 415 and 431 East 78th Street (Case #PL202200181).

This approval is subject to conditions that must be satisfied prior to the recording of the final plat. While the conditions list includes selected City Code requirements of particular interest, the preliminary and final plat must comply with applicable local, state, and federal codes.

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| 1. | Prior to Recording | A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided. |
| 2. | Prior to Recording | A consent to plat form from any mortgage company with property interest must be provided. |
| 3. | Prior to Recording | Public drainage and utility easements must be provided as approved by the City Engineer. |
| 4. | Prior to Recording | A public 10-foot sidewalk and bikeway easement must be provided along all street frontages as approved by the City Engineer. |
| 5. | Prior to Recording | An encroachment agreement application and an encroachment agreement must be secured for the existing walls and sign within the public easements. |
| 6. | Prior to Recording | Park dedication in the amount of \$8,892 must be satisfied. |
| 7. | Prior to Recording | A private common driveway/access easement/agreement must be provided as approved by the City Engineer and proof of recording the easement/agreement with Hennepin County must be provided to the City Engineer. |
| 8. | Code Requirement | The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits (22.03(a)(2)). |

Should you have any questions regarding this decision, please contact Bruce Bunker, Engineering Technician, at (952) 563-4546 or bbunker@BloomingtonMN.gov.

Sincerely,

Bruce Bunker
Engineering Technician

Cc: James Barger