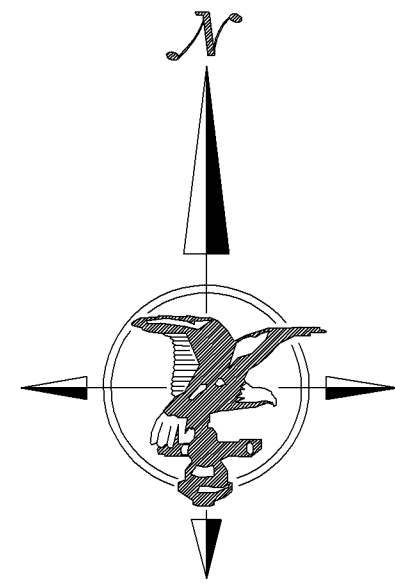


PRELIMINARY PLAT OF: PENN LAKE CITYHOMES

PL202400135
PL2024-135



SCALE: 1 INCH = 30 FEET

REVISIONS

Date:	
4-1-24	change lot sizes
6-13-24	update improvements and lot info.

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

Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: July 14, 2020

PRELIMINARY PLAT
OF
PENN LAKE CITYHOMES

For:

McDONNEL CLEMENS LLC

SITE:

8525-8545 PENN AVENUE SOUTH

BLOOMINGTON, MINNESOTA

HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

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

Book 662	File No. 1-3-10288PP
Page 10	W.O. Number 2019348
CAD Technician CT	Sheet No. 1 OF 1

EXISTING PROPERTY DESCRIPTION:

Parcel A:
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.

Parcel B:
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.

Abstract property.

TO BE PLATTED AS:

Lots 1 through 16, PENN LAKE CITYHOMES, Hennepin County, Minnesota.

SUBDIVISION SUMMARY:

The total number of Lots is equal to 16. The total area is 81,887 square feet.

PROPOSED AREAS:

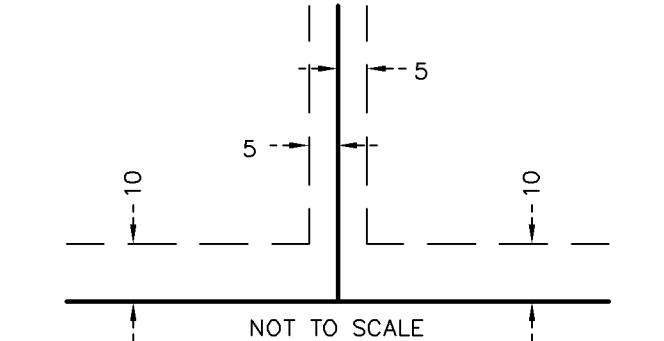
Site Area Lot 1, PENN LAKE CITYHOMES equals 2,558 square feet = 0.059 acres.
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Site Area Lot 16, PENN LAKE CITYHOMES equals 52,735 square feet = 1.221 acres.

PROPOSED 10 FOOT SIDEWALK & BIKEWAY EASEMENT



PROPOSED DRAINAGE & UTILITY EASEMENTS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10 FEET IN WIDTH, ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED.

GENERAL NOTES:

- The bearing system used is assumed.
- 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 ANY EXCAVATION.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27053C0456F, effective date November 4, 2016.
- Zoning = Presently R-1 (Single-Family Residential) per City of Bloomington.
- Setback requirements per City of Bloomington.
Adjoining street = 30 feet; Rear = 30 feet; Side = 10 feet

The zoning and setback information shown on this survey are per Bloomington's webpage, on July 21, 2020. No representation is made for the accuracy or completeness of said third 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 urged to contact the local agency directly.

6. Site Area = 102,902 square feet = 2.362 acres, including road right of way.
= 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.

8. This survey was made on the ground.

9. No current title work was furnished for the preparation of this survey. Legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.

10. Elevation datum is based on NAVD 88 data.
HSJ Benchmark #1 is located Top of Nail (AS SHOWN ON SURVEY)
Elevation = 824.81

11. Existing Impervious Area details.
Total Site Area: 81,887 s.f.
Total Impervious Area: 3,579 s.f.
House Area: 1,619 s.f.
Driveway/Paved Areas: 1,525+369= 1,897 s.f.
Other Area: 66 s.f.
Percent of Impervious Area: 4.37%

12. Verify dimensions and elevations per latest plan set prior to construction, this survey relied upon plans from CivilSite Group, Penn Ave Townhomes, last revision date 5-29-24.

LEGEND

- Property Corner
- Found Hennepin Co. Monument
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Building Setback Line
- Power Pole
- Hydrant
- Unknown Manhole
- Gate Valve
- Catchbasin
- Catchbasin
- Sanitary Manhole
- Existing Contour

SCALE IN FEET

SITE ADDRESS

8525 and 8545 Penn Avenue South
Bloomington, Minnesota 55431

OWNER

Bloomington Redevelopment
CONTACT

Steve Furlong (952) 314-6087
8201 Normandale Center Drive
Bloomington, Minnesota 55437

SURVEYOR

Harry S. Johnson Co., Inc.
CONTACT

Tom Hodorff (952) 884-5341
9063 Lyndale Avenue South.
Bloomington, Minnesota 55420

HOUSE DETAILS:

8545 PENN AVENUE SOUTH
1-STORY HOUSE
FOOTPRINT AREA = 1,619 SQ. FT.
(HOUSE HAS BEEN DEMOLISHED)

PRELIMINARY PLAT OF: PENN LAKE CITYHOMES

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30 15 0 30 60 90
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8525 and 8545 Penn Avenue South
Bloomington, Minnesota 55431

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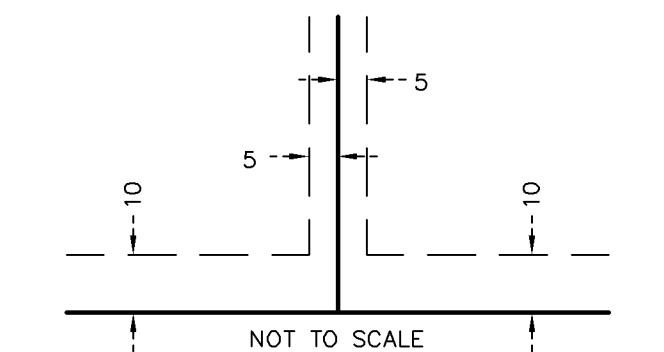
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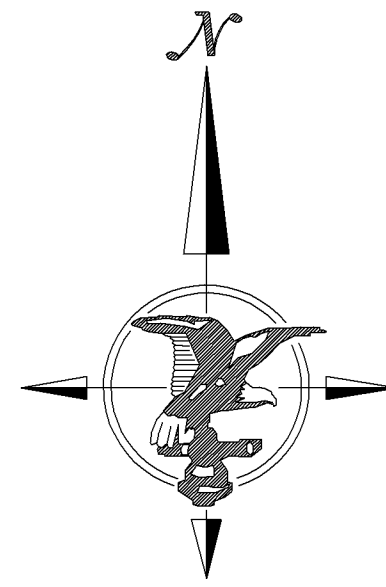
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Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: July 14, 2020

PRELIMINARY PLAT OF PENN LAKE CITYHOMES

For:

McDONNEL CLEMENS LLC

SITE:

8525-8545 PENN AVENUE SOUTH

BLOOMINGTON, MINNESOTA

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CAD Technician CT	
Sheet No.	1 OF 1

PENN LAKE CITYHOMES

C.R. DOC. NO.

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 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.

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.

In witness whereof said McDonnel Clemens, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officer this _____ day of _____, 20____

Signed: McDonnel Clemens, LLC

_____ Its _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ its _____ of McDonnel Clemens, LLC, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota Printed Name
My Commission Expires _____

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 data and labels are correctly designated on the plat; that all monuments depicted on this plat have been, or will be correctly 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 _____, 20____

Thomas E. Hodorff, Licensed Land Surveyor,
Minnesota License No. 23677

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____, By Thomas E. Hodorff.

Notary Public, _____ County, Minnesota Printed Name
My Commission Expires _____

BLOOMINGTON, MINNESOTA

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.

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 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____

By: Mark V. Chapin, County Auditor By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, Hennepin County Surveyor By: _____

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____ at _____ o'clock ____M.

Martin McCormick, County Recorder By: _____ Deputy

HARRY S. JOHNSON
LAND SURVEYORS