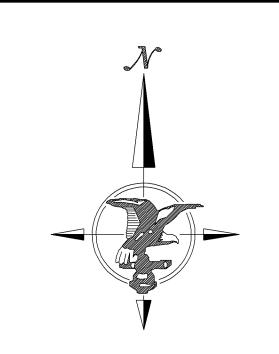
PRELIMINARY PLAT OF: PENN LAKE CITYHOMES PL202400135 PL2024-135 **EXISTING PROPERTY DESCRIPTION:** CAST IRON MONUMENT WEST QUARTER CORNER OF SEC. 4, T. 27, R. 24 That part of the South One—third of the Southwest Quarter of the Southwest Quarter of Section 4, Township 27, Range 24, Hennepin County, Minnesota, described **GENERAL NOTES:** Commencing at a point in the West line of said Section 4, distant 145.2 feet South 1. The bearing system used is assumed. of the Northwest corner of said South One—third of Southwest Quarter of Southwest 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 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 3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate of West 86th Street to its intersection with the West line of said Section 4: thence Map No. 27053C0456F, effective date November 4, 2016. North along the West line of said Section 4 to the point of beginning. NW CORNER OF 4. Zoning = Presently R-1 (Single-Family Residential) per City of Bloomington. OF S 1/3 OF PENN LAKE HIGHLANDS 2ND ADDITION SW 1/4 OF SW 1/4 OF SEC. 4, T. 27, R. 24 NORTH LINE OF THE S 1/3 OF 5. Setback requirements per City of Bloomington. Adjoining street = 30 feet; Rear = 30 feet; Side = 10 feet SW 1/4 OF SW 1/4 OF SEC. 4, T. 27, R. 24 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, 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 Hennepin County, Minnesota. party information. This firm is not an expert in the interpretation of complex zoning OWNER: KATHLEEN PATRICIA VOSSEN PID: 0402724330019 OWNER: LAUS ANDERSON FAMILY TRUST ordinances, compliance is beyond the scope of this survey. Any user of said information i Abstract property urged to contact the local agency directly. 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 (33 feet). Proposed Area = 79,587 square feet = 1.827 acres, excluding road right of way (40 feet). 7. There are a total of 0 striped parking stalls on said property, of which there are 0 -- INFILTRATION designated as handicap and 0 located in garages. BASIN 3 EAST LINE OF WEST 300 FEET 8. This survey was made on the ground. OF S 1/3 OF TO BE PLATTED AS: PROPOSED SW 1/4 OF SW 1/4 OF 9. No current title work was furnished for the preparation of this survey. Legal description, INFILTRATION SEC. 4, T. 27, R. 24 Lots 1 through 16, PENN LAKE CITYHOMES, Hennepin County, Minnesota. recorded or unrecorded easements and encumbrances are subject to revision upon receipt of LINE PARALLEL WITH WEST LINE OF **SUBDIVISION SUMMARY:** SW 1/4 OF SW 1/4 OF SEC. 4. T. 27. R. 24 10. Elevation datum is based on NAVD 88 data. HSJBenchmark #1 is located Top of Nail (AS SHOWN ON SURVEY) The total number of Lots is equal to 16. The total area is 79,587 square feet. 11. Existing Impervious Area details. Total Site Area: 81,887 s.f. PROPOSED ROAD ACCESS PROPOSED AREAS: RIGHT OF WAY WIDTH OF PENN AVENUE SOUTH Total Impervious Area: 3,579 s.f. House Area: 1,619 s.f. PER HENNEPIN COUNTY HALF SECTION MAPS Site Area Lot 1, PENN LAKE CITYHOMES equals 2,558 square feet = 0.059 acres. Driveway/Paved Areas: 1,525+369= 1,897 s.f. Site Area Lot 2, PENN LAKE CITYHOMES equals 2,341 square feet = 0.054 acres. Percent of Impervious Area: 4.37% Site Area Lot 3, PENN LAKE CITYHOMES equals 2,406 square feet = 0.055 acres. POC/POB POINT 145.2 SOUTH OF LOT 9 PARCEL B Site Area Lot 4, PENN LAKE CITYHOMES equals 2,589 square feet = 0.059 acres. 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 Site Area Lot 5, PENN LAKE CITYHOMES equals 1,763 square feet = 0.040 acres. NW CORNER OF OF S 1/3 OF -Site Area Lot 6, PENN LAKE CITYHOMES equals 1,730 square feet = 0.040 acres. -PROPOSED SW 1/4 OF SW 1/4 OF **JOWNHOUSES** Site Area Lot 7, PENN LAKE CITYHOMES equals 1,730 square feet = 0.040 acres. SOUTH LINE OF NORTH 145.2 SEC. 4, T. 27, R. 24 LOT√ 13 Site Area Lot 8, PENN LAKE CITYHOMES equals 1,737 square feet = 0.040 acres. FEET OF S 1/3 OF SW 1/4 OF SW 1/4 OF SEC. 4, T. 27, R. 24 Site Area Lot 9, PENN LAKE CITYHOMES equals 1,740 square feet = 0.040 acres. Site Area Lot 10, PENN LAKE CITYHOMES equals 1,777 square feet = 0.041 acres. Site Area Lot 11, PENN LAKE CITYHOMES equals 1,753 square feet = 0.040 acres. Site Area Lot 12, PENN LAKE CITYHOMES equals 1,752 square feet = 0.040 acres. Site Area Lot 13, PENN LAKE CITYHOMES equals 1,753 square feet = 0.040 acres. TOWNHOUSES Site Area Lot 14, PENN LAKE CITYHOMES equals 1,753 square feet = 0.040 acres. Site Area Lot 15, PENN LAKE CITYHOMES equals 1,770 square feet = 0.041 acres. Site Area Lot 16, PENN LAKE CITYHOMES equals 50,435 square feet = 1.158 acres. LOT 6 LINE PARALLEL WITH NORTH LINE OF LOT 15 -- S 1/3 OF SW 1/4 OF SW 1/4 OF SEC. 4, T. 27, R. 24 **LEGEND** DWNER: MCDC PENN LLC S PID: 0402724330001 Property Corner N 89°53'53" W 69.21 Found Hennepin Co. Monument PARCEL LOT 5 Concrete Curb Fence _x _x _x _x _x _x Overhead Electric LOT 16 N 89'52'55" W 68.31 Sanitary Sewer N 900'0' E 47.48 Building Setback Line N 900'0" E 122.83 Power Pole Hydrant Unknown Manhole Gate Valve PROPOSED 10 FOOT SIDEWALK & BIKEWAY EASEMENT Catchbasin Catchbasin PROPOSED Sanitary Manhole TOWNHOUSES Existing Contour LOT 3 60 30 I5 O - INFILTRATION WEST 86TH STREET + 7 263.62 80°36'45" W HSJ BENCHMARK #2 ELEV.=831.19 RIGHT OF WAY WIDTH OF WEST 86TH STREET PER HENNEPIN COUNTY HALF SECTION MAPS WEST LINE OF SEC. 4, T. 27, R. 24 HSJ BENCHMARK #1 TOP OF NAIL ELEV.=824.81 SITE ADDRESS 8525 and 8545 Penn Avenue South Bloomington, Minnesota 55431 CENTER LINE OF WEST 86TH STREET 12" PIPE INV.=813.1 PER DOC. NO. 3418844 **OWNER** SOUTH LINE OF SEC. 4, T. 27, R. 24 Bloomington Redevelopment PROPOSED DRAINAGE & UTILITY EASEMENTS <u>SAN. M.H.</u> RIM=830.52 CENTER LINE OF WEST 86TH STREET CONTACT PER HISTORICAL HALF SECTION MAP 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 SEC. 4, T. 27, R. 24 Bloomington, Minnesota 55437 ELEV.=833.11 **SURVEYOR** Harry S. Johnson Co., Inc. **HOUSE DETAILS:** CONTACT 8545 PENN AVENUE SOUTH NOT TO SCALE Tom Hodorff (952) 884-5341 1-STORY HOUSE FOOTPRINT AREA = 1,619 SQ. FT. 9063 Lyndale Avenue South. BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10 (HOUSE HAS BEEN DEMOLISHED) FEET IN WIDTH, ADJOINING RIGHT OF WAY LINES, Bloomington, Minnesota 55420 UNLESS OTHERWISE INDICATED.



SCALE: 1 INCH = 30 FEET

REVISIONS				
Date:				
4-1-24	change lot sizes			
6-13-24	update improvements and lot info.			
10-2-24	per 40 foot Penn Ave. ROW			
-				

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: ____<u>July 14, 2020</u>____

PRELIMINARY PLAT OF PENN LAKE CITYHOMES

For:

McDONNEL CLEMENS LLC

SITE:

8525-8545 PENN AVENUE SOUTH

BLOOMINGTON, MINNESOTA

HENNEPIN COUNTY



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

www.hsjsurveyors.com

Book	File No.
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CAD Technician	2019348
СТ	2019340
Sheet No.	1 OF 1

PENN LAKE CITYHOMES FOUND CAST IRON MONUMENT WEST QUARTER CORNER OF SEC. 4, T. 27, R. 24 S 1/3 OF SW 1/4 OF SW 1/4 OF SEC. 4, T. 27, R. 24 PENN LAKE HIGHLANDS SECOND ADDITION PENN LAKE HIGHLANDS 2ND /ADDITION [] |-S 89°49'50" E 300.00 ______260.00-|--(`1 --- S 89'53'53" E 69.21 EAST LINE OF WEST 300 FEET -- OF S 1/3 OF SW 1/4 OF SW 1/4 OF SEC. 4, T. 27, R. 24 N 63°20'45" E S 89'53'53" E 69.21 11 S 89'53'53" E 69.21 --- S 89°52'55" E 68.31 ---. SOUTH 12 N 89*53'53" W 69.21 SCALE IN FEET N 89°53'53" W 69.21 SOUTH LINE OF NORTH 145.2 S 89*52'55" E 68.31 FEET OF S 1/3 OF SW 1/4 OF SW 1/4 OF SEC. 4, T. 27, R. 24 N 89°53'53" W 69.21 N 89'52'55" W 68.31 15 DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: -- N 89**°**53'53" W 69.21 ---N 89'52'55" W 68.31 1/2+ -- N 89**'**52'55" W 68.31 -N 90°0'0" E 47.48 NOT TO SCALE BEING 5 FEET IN WIDTH, ADJOINING LOT LINES, AND 10 FEET IN WIDTH, ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED. N 90°0'0" E 122.83 --STREET & WEST - 86TH ور -- WEST LINE OF -- SEC. 4, T. 27, R. 24 CENTER LINE OF WEST 86TH STREET --PER DOC. NO. 3418844 DENOTES SET IRON MONUMENT EVIDENCED BY 1/2 INCH BY 14 INCH IRON PIPE MARKED R.L.S. 23677. DENOTES SET MONUMENT EVIDENCED BY "MAG" NAIL & DISK MARKED R.L.S. 23677. 36TH SOUTH QUARTER CORNER OF SEC. 4, T. 27, R. 24 DENOTES OPEN END 1/2 INCH IRON PIPE MONUMENT. DENOTES HENNEPIN COUNTY SECTION CORNER, COMPUTED LOCATION, UNLESS OTHERWISE NOTED. STREET THE WEST LINE OF SEC. 4, T. 27, R. 24 IS ASSUMED TO HAVE A BEARING OF N 0°07'05" E N 89*49'56" W 2646.52 FOUND CAST IRON MONUMENT_

SW 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.

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.

	Oonnel Clemens, LLC, a Minneso day of	ota limited liability company has caused these presents to be signed by its
propor officer time		,
Signed: McDonnel Clemens,	LLC	
	Its	·
STATE OF		
COUNTY OF		
		isday of, 20, by
company, on behalf of the	, its	of McDonnel Clemens, LLC, LLC, a Minnesota limited liabili
company, on bendin or the	company.	
Notary Public,	 County, Minnesota	Printed Name
My Commission Expires		
Land Surveyor in the State data and labels are correct within one year; that all wa of this certificate are shown	of Minnesota; that this plat is ly designated on the plat; that iter boundaries and wet lands, n and labeled on this plat; and	s prepared by me or under my direct supervision; that I am a duly Licenses a correct representation of the boundary survey; that all mathematical t all monuments depicted on this plat have been, or will be correctly set as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date d all public ways are shown and labeled on this plat.
Dated this day of	, 20	
Thomas E. Hodorff, Licensed Minnesota License No. 2367		
STATE OF MINNESOTA		
COUNTY OF		
This instrument was acknow	ledged before me on this	_ day of, 20, By Thomas E. Hodorff.
Notary Public, My Commission Expires	County, Minnesota	Printed Name
CITY COUNCIL OF BLOOMING	TON, MINNESOTA	
This plat of PENN LAKE CIT	YHOMES was approved and acc	cepted by the City Council of the City of Bloomington, Minnesota at a
the Commissioner of Transp	ortation and the County Highwa	, 20 If applicable, the written comments and recommendations or any Engineer have been received by the City or the prescribed 30 day perion mendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.
CITY COUNCIL OF BLOOMING	TON, MINNESOTA	
By:	Mayor By:	City Manager
COUNTY AUDITOR, Hennepin	•	pare have been paid for land described on this plat dated this day.
, 20		ears have been paid for land described on this plat, dated this day
By: Dan Rogan, County Aud	litor	By: Deputy
SURVEY DIVISION, Hennepin	County, Minnesota	
Pursuant to MN. STAT. Sec.	383B.565 (1969), this plat ha	as been approved this day of, 20
Chris F. Mavis, Hennepin Co	unty Surveyor	B <i>y</i> :
COUNTY RECORDER, Hennepi	in Country Minnesota	
	-	DMES was filed in this office this day of, 20,
at o'clockM.	PIGE OF FEMALE CHINO	
Amber Bougie, County Reco	rder	By: Deputy
Douglo, Joulity Noted	. 	-,·



C.R. DOC. NO. _____