



August 13, 2021

Tim Rybak
IDS #271 Bloomington School District
8801 Lyndale Avenue South Bloomington,
MN 55420

RE: Case # PL202100114 – Type I Preliminary and Final Plat of OLSON SCHOOLS ADDITION

Dear Mr. Rybak:

At its regular meeting of August 9, 2021, the City Council approved the Type I Preliminary and Final Plat of OLSON SCHOOLS ADDITION located at 4501 West 102nd Street (Case # PL202100114).

The 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 subdivision must comply with all applicable local, state and federal codes.

1. Prior to Recording A title opinion or title commitment that accurately reflects the state of title of the properties 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 Right-of-way on West 102nd Street and Johnson Avenue South must be dedicated to the public as approved by the City Engineer.
6. Prior to Recording An encroachment agreement for any private improvements located within public right-of-way or public easements must be approved and recorded with Hennepin County.
7. Code Requirement The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County.

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

Sincerely,

Bruce Bunker
Engineering Technician