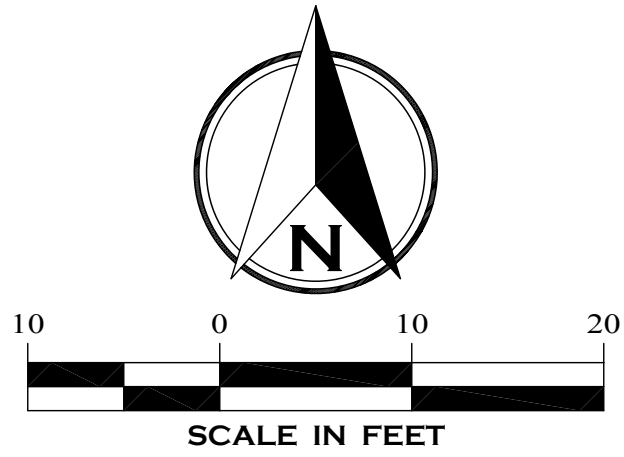
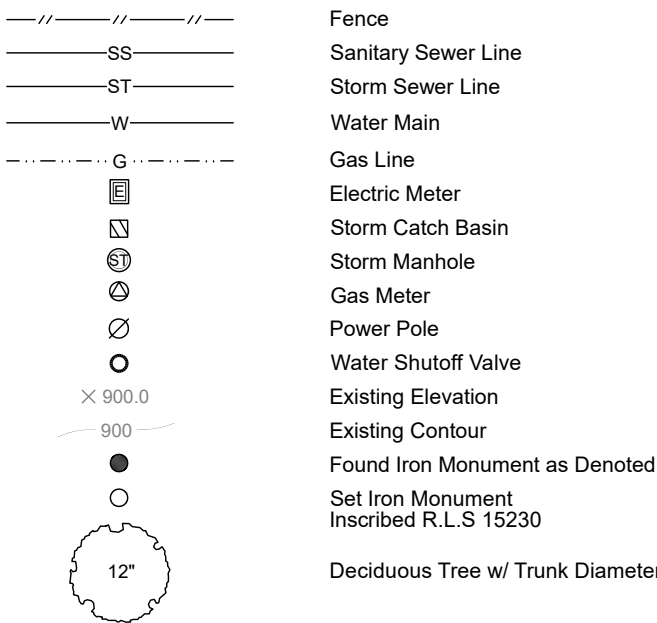


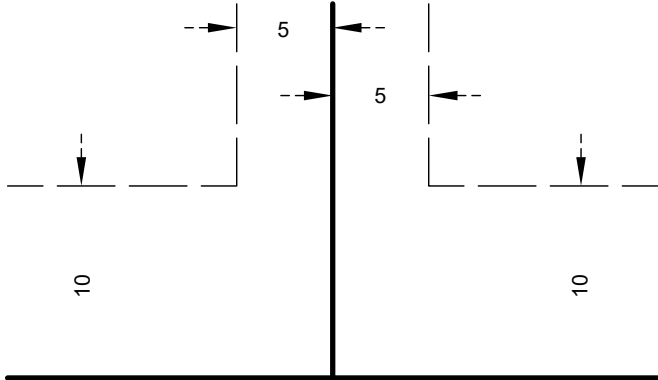
PRELIMINARY PLAT
FARR SIXTH ADDITION



LEGEND



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND
BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS,
UNLESS OTHERWISE INDICATED ON THIS PLAT.

BASIS OF BEARINGS
THE WEST LINE OF LOT 9, BLOCK 8, FARR 3RD ADDITION,
IS ASSUMED TO BEAR N00°00'14".

ZONING:

R-1 | Single-Family Residential

EXISTING PROPERTY DESCRIPTION:

Lot 9, Block 8, FARR 3RD ADDITION,
Hennepin County, Minnesota.

PROPOSED PROPERTY DESCRIPTIONS:

Lot 1, Block 1, FARR SIXTH ADDITION,
Hennepin County, Minnesota.

Lot 2, Block 1, FARR SIXTH ADDITION,
Hennepin County, Minnesota.

LOT AREAS:

EXISTING:
Lot 9, Block 3, FARR 3RD ADDITION = 16,089 SF

PROPOSED:
Lot 1, Block 1, FARR SIXTH ADDITION = 8,029 SF
Lot 2, Block 1, FARR SIXTH ADDITION = 8,060 SF

EXISTING LOT AREA CALCULATION:

Existing Lot Area = 16,089 SF

EXISTING IMPERVIOUS SURFACE:

House = 1,407 SF
Detached Garage = 1,227 SF
Patio, Walks, Stoops = 613 SF
Gravel Driveway = 606 SF
Total = 3,853 SF
Existing Impervious Surface = 24.0%

PROPOSED LOT AREA CALCULATION:

LOT 1:
House = 1,407 SF
Demo Detached Garage = 0 SF
Demo Patio, Walks, Stoops = 0 SF
Demo Gravel Driveway = 0 SF
Future Garage = 484 SF
Future Patio, Walks, Stoops = 1,671 SF
Total = 3,562 SF
Lot Area = 8,029 SF
Impervious Surface = 44.4%

LOT 2:
Vacant
Lot Area = 8,060 SF

NOTE:
35% Maximum Allowable Building Coverage
(up to 45% allowable with City Engineer approval)

BENCHMARKS:

SITE:
Storm manhole rim in roadway near northwest corner of subject property. Elevation = 817.86.

CITY:
ID 22-029, T.N.H. at the southwest quadrant of Chicago Ave. and 92nd St. E. = Elevation = 821.20.
ID 22-043, T.N.H. at the southwest quadrant of Park Ave. and 92nd St. E. = Elevation = 821.16.

GENERAL NOTES:

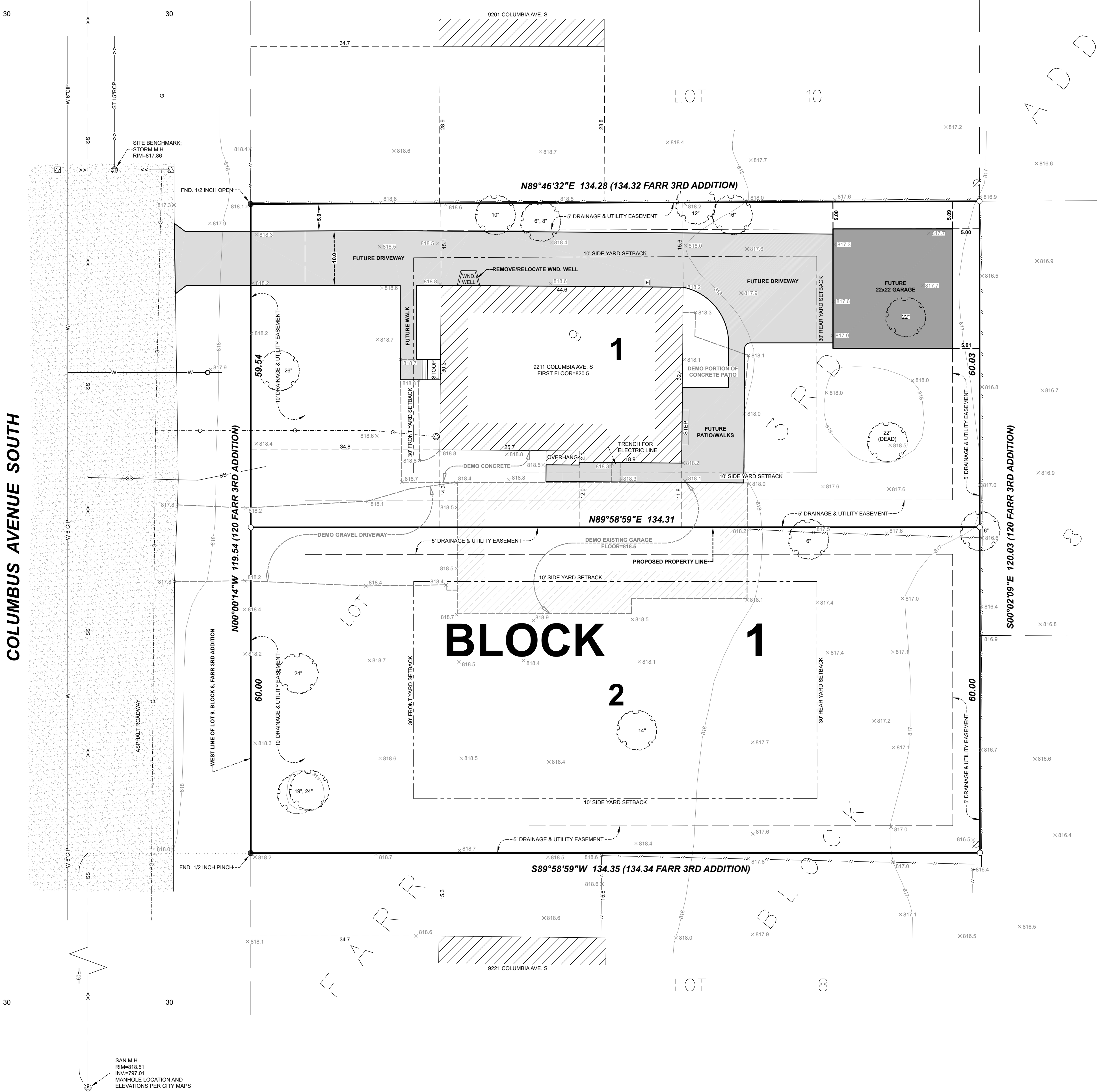
- Existing building dimensions are measured to siding and not building foundation.
- No title commitment was provided and no research was performed for any easements not shown on this survey.
- Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gopher State One Call or a private utility locator should be contacted to locate utilities on site before excavation.

JOB NO.	SCALE
361-25	1" = 10'
BOOK/PAGE	DRAWN
	CME
	REFERENCE
SHEET	
1 of 1 24x36	

SITE ADDRESS

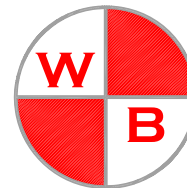
9211 Columbus Ave. S
Bloomington, MN 55420

COLUMBUS AVENUE SOUTH



DATE	REVISIONS	REMARKS

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.
W. BROWN LAND SURVEYING, INC.
Woodrow A. Brown, R.L.S. MN REG 15230
DATED: 01-08-2026



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