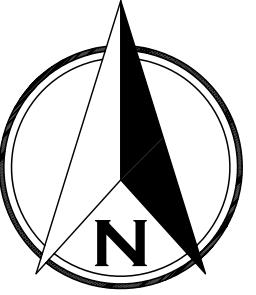


PRELIMINARY PLAT FARR SIXTH ADDITION



SCALE IN FEET

LEGEND

— // — // — //	Fence
— SS —	Sanitary Sewer Line
— ST —	Storm Sewer Line
— W —	Water Main
— G —	Gas Line
	Electric Meter
	Storm Catch Basin
	Storm Manhole
	Gas Meter
	Power Pole
	Water Shutoff Valve
× 900.0	Existing Elevation
900	Existing Contour
	Found Iron Monument as Denoted
	Set Iron Monument Inscribed R.L.S 15230
	Deciduous Tree w/ Trunk Diameter

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

ZONING:

EXISTING PROPERTY DESCRIPTION:

PROPOSED PROPERTY DESCRIPTIONS:

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

LOT AREAS:

EXISTING LOT AREA CALCULATION:

PROPOSED LOT AREA CALCULATION:

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 approv

BENCHMARKS:

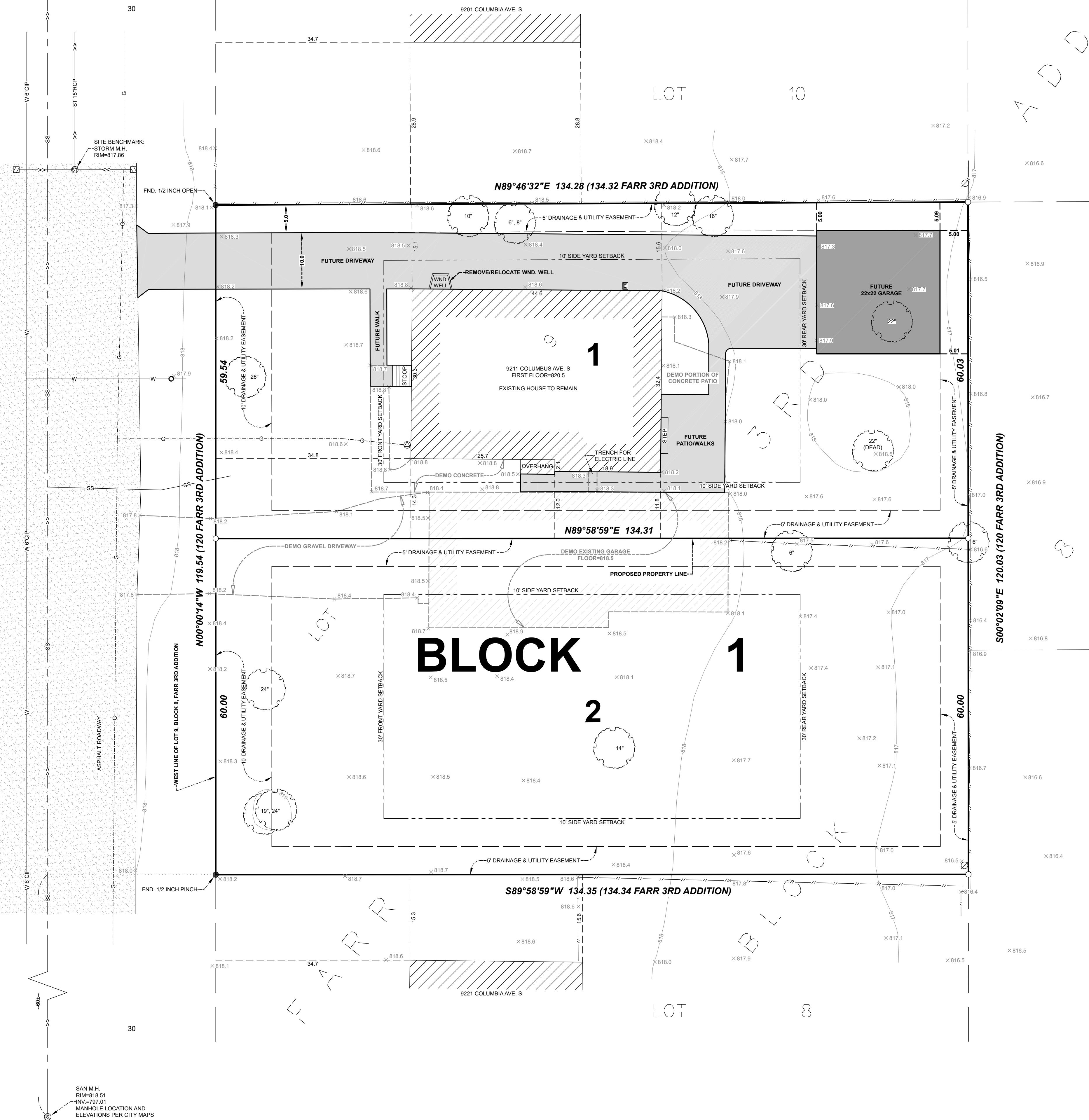
SITE:
Storm manhole rim in roadway near northwest corner of subject property. Elevation = 817.86.

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.

COLUMBUS AVENUE SOUTH



SAN M.H.
RIM=818.51
INV.=797.01
MANHOLE LOCATION AND
ELEVATIONS PER CITY

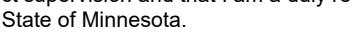
SITE ADDRESS
9211 Columbus Ave. S
Bloomington, MN 5542

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

REVISIONS	
DATE	REMARKS
02-04-2026	Revise for address typo.

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.



DATED: 01-08-2026

WOODROW A. BROWN, R.L.S. MN REG 15230

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