

PRELIMINARY PLAT: WEST HAVEN

PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

That part of Government Lot 6, Section 6, Township 115, Range 21, Hennepin County, Minnesota, described as follows:

Beginning at a point on the north line of said Government Lot 6 distant 141.3 feet west of the northeast corner of said Lot, said point being the center of County Wagon Road running in a northerly and southerly direction across said Lot 6; thence south 17 degrees 50 minutes east along the center line of said road a distance of 115 feet; thence south 27 degrees 50 minutes east along the center of said road 212.5 feet; thence south 44 degrees 10 minutes west along said center line of said road 100 feet to its intersection with the center line of the county wagon road running in an easterly and westerly direction across said Lot 6 and known as the Shakopee Road; thence north 88 degrees 50 minutes west along the center line of road 552.8 feet; thence north 35 degrees 30 minutes east 442.9 feet to a point in the north line of said Government Lot 6 which point is 370.9 feet west of the northeast corner of said Lot 6; thence east along said north line 229.6 feet to the point of beginning;

Except the north 124 feet, as measured at right angles to the north line thereof.

(Abstract Property)

AND

That part of the Northwest Quarter of the Northeast Quarter and that part of Government Lot 6, Section 6, Township 115, Range 21 described as beginning at the Judicial Landmark set at the Northwest corner of that certain tract of land registered in Torrens Case No. 4409; thence West along the North line of said above mentioned tract of land a distance of 172.4 feet, said North line being marked by Judicial Landmarks set pursuant to Torrens Case No. 4409; thence North 7 degrees 45 minutes East (assuming said above mentioned North line as bearing East and West) a distance of 133.61 feet; thence South 89 degrees 49 minutes East to the Westerly line of County Road No. 18; thence Southerly along the Westerly line of said road to its intersection with the extension East of the North line of the above mentioned tract of land registered in Torrens Case No. 4409; thence West along said extension to the point of beginning.

(Torrens Property)

Certificate of Title No. 1580129

AND

The North 124 feet, as measured at right angles to the North line thereof of the following described property:

That part of Government Lot 6, Section 6, Township 115, North Range 21, West of the 5th Principal Meridian, described as follows: Beginning at a point on the North line of said Government Lot 6 distant 141.3 feet West of the Northeast corner of said Lot, said point being the center of the County Wagon road running in a Northerly and Southerly direction across said Lot 6; thence South 17 degrees, 50 minutes East along the center line of said road a distance of 115 feet; thence South 27 degrees 50 minutes East along the center of said road 212.5 feet; thence South 44 degrees 10 minutes West along said center line of said road 100 feet to its intersection with the center line of the county wagon road running in an Easterly and Westerly direction across said Lot 6 and known as the Shakopee Road; thence North 88 degrees 50 minutes West along the center line of said road 552.8 feet; thence North 35 degrees 30 minutes East 442.9 feet to a point in the North line of said Government Lot 6 which point is 370.9 feet West of the Northeast corner of said Lot 6; thence East along said North line 229.6 feet to the point of beginning.

EXCEPT that part thereof lying with the following described tract:

That part of the Northwest Quarter of the Northeast Quarter and that part of Government Lot 6, Section 6, Township 115, Range 21, described as beginning at the Judicial Landmark set at the Northeast corner of that certain tract of land registered in Torrens Case No. 4409; thence West along the North line of said above mentioned tract of land a distance of 172.4 feet, said North line being marked by Judicial Landmarks set pursuant to Torrens Case No. 4409; thence North 7 degrees 45 minutes East (assuming said above mentioned North line as bearing East and West) a distance of 133.61 feet; thence South 89 degrees 49 minutes East to the Westerly line of County Road No. 18; thence Southerly along the Westerly line of said road to its intersection with the extension East of the North line of the above mentioned tract of land registered in Torrens Case No. 4409; thence West along said extension to the point of beginning, Hennepin County, Minnesota.

(Abstract Property)

This preliminary plat was prepared with the benefit of a Commitment for Title Insurance issued by Watermark Title Agency, as agent for First American Title, File No. 122820, dated February 1, 2026 and with the benefit of a Commitment for Title Insurance issued by CHB Title, LLC, as agent for Old Republic National Title Insurance Company, File No. 62487, dated

DATE OF PREPARATION:

3-27-2026

Please note that the background survey information is per a survey performed by us for the southern portion of the described property dated 7-6-2022 with a survey performed by O'Malley & Kron Land Surveying for the northern portion of the described property dated 10-21-2024 provided to us by the client.

APPLICANT:

Ryan Johnson
612-801-6004
8317 Pillsbury Ave South, Bloomington, MN 55420

BENCHMARKS:

Elevations are based on the NGVD 29 Datum per a survey performed by us dated 7-6-2022. Site Benchmark is the top nut of a fire hydrant located on the Southeast side of Bloomington Ferry Road, as shown herein.
Elevation=814.08 Feet.

EXISTING ZONING:

R-1

Please note that the above zoning information is per the City of Victoria online zoning map.

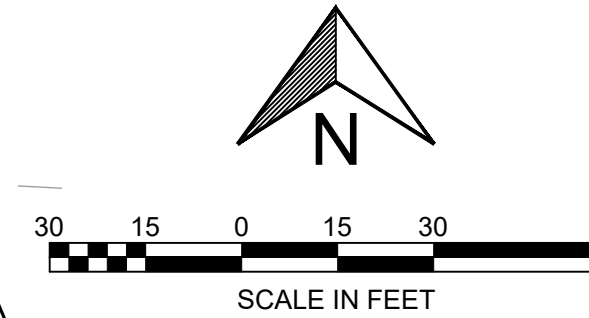
AREAS:

Proposed Lots = See graphics for individual lot areas.
Proposed Dedicated Right of Way (Bloomington Ferry Road/Co. Rd. No. 18) = 33,885 Sq. Ft. or 0.778 Acres
Total Property Area = 200,511 Sq. Ft. or 4.603 Acres

FLOOD ZONE:

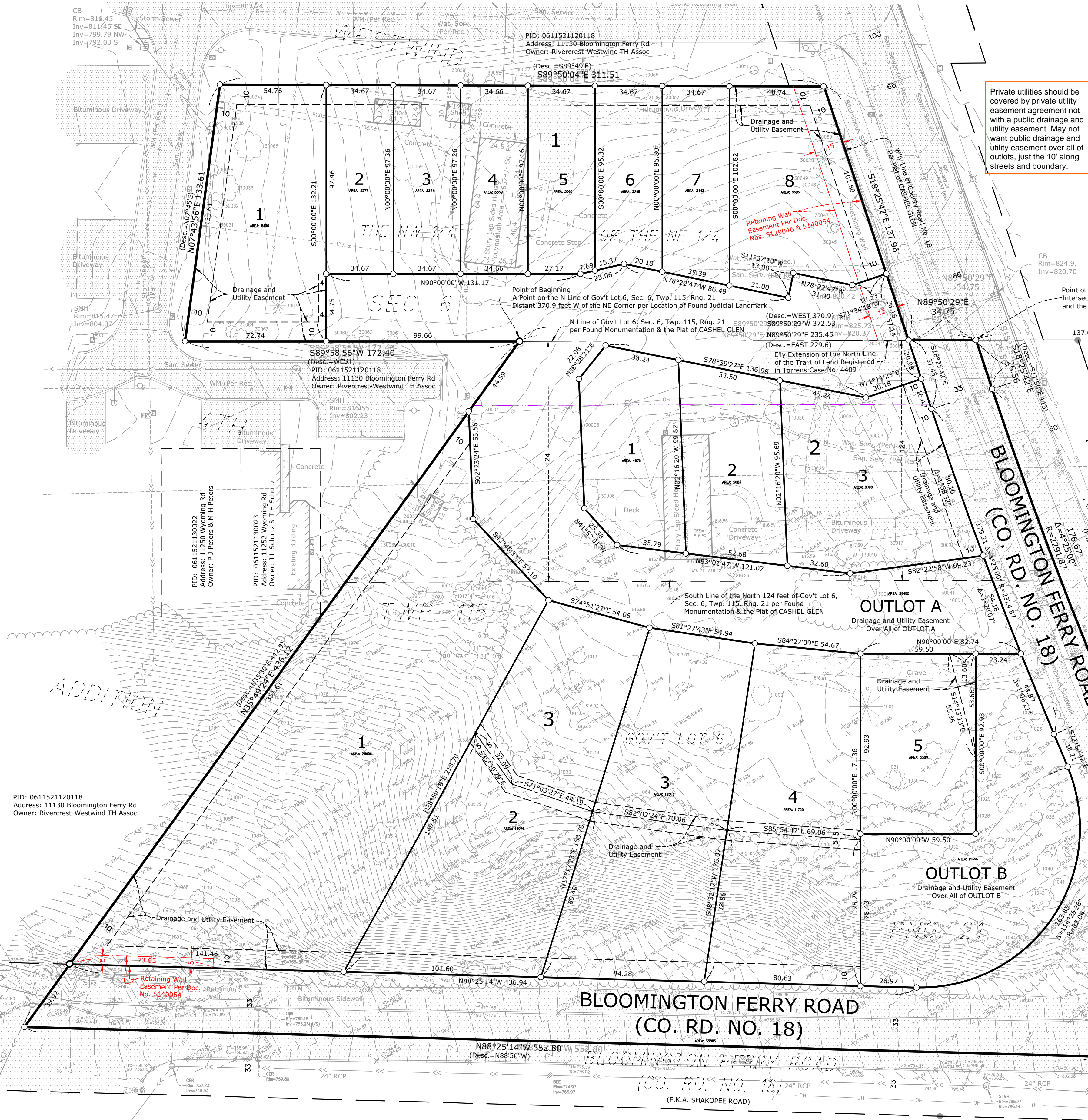
This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0442F, effective date of November 4, 2016.

Rory L. Synstelien Minnesota License No. 44565
rory@civilsitegroup.com



Linetype & Symbol Legend

—E—E—	ELECTRIC LINE (RECORD)	⊠	AIR CONDITIONER
---F---	FIBER/COMM. LINE (RECORD)	⊞	CABLE TV BOX
---G---	GASMAIN (RECORD)	⊞	ELECTRIC MANHOLE
---H---	OVERHEAD UTILITIES	⊞	ELECTRIC TRANSFORMER
---I---	SANITARY SEWER	⊞	ELECTRICAL METER
---J---	SANITARY SEWER (RECORD)	⊞	FIBER/COMM. MANHOLE
---K---	STORM SEWER	⊞	POWER POLE
---L---	STORM SEWER (RECORD)	⊞	GUY WIRE
---M---	TELEPHONE LINE	⊞	GAS METER
---N---	TELEPHONE LINE (RECORD)	⊞	GAS MANHOLE
---O---	WATERMAIN	⊞	GAS VALVE
---P---	WATERMAIN (RECORD)	⊞	ROOF DRAIN
---Q---	CHAINLINK FENCELINE	⊞	SEWER CLEAN OUT
---R---	WOODEN FENCELINE	⊞	STORM MANHOLE
---S---	GUARDRAIL	⊞	CATCH BASIN
---T---	CONCRETE SURFACE	⊞	FLARED END SECTION
---U---	PAVER SURFACE	⊞	TELEPHONE BOX
---V---	BITUMINOUS SURFACE	⊞	TELEPHONE MANHOLE
---W---	GRAVEL/LANDSCAPE SURFACE	⊞	TRAFFIC SIGNAL
⊞		⊞	HYDRANT
⊞		⊞	FIRE CONNECTION
⊞		⊞	POST INDICATOR VALVE
⊞		⊞	WATER MANHOLE
⊞		⊞	WATER VALVE
⊞		⊞	WELL
⊞		⊞	UTILITY VAULT
⊞		⊞	UTILITY MANHOLE
⊞		⊞	ELECTRICAL OUTLET
⊞		⊞	HAND HOLE
⊞		⊞	BOLLARD
⊞		⊞	FLAG POLE
⊞		⊞	FUEL TANK
⊞		⊞	HANDICAP SYMBOL
⊞		⊞	CAST IRON MONUMENT
⊞		⊞	LIGHT POLE
⊞		⊞	MAIL BOX
⊞		⊞	SIGN
⊞		⊞	CONIFEROUS TREE
⊞		⊞	DECIDUOUS TREE
⊞		⊞	SOIL BORING
⊞		⊞	FOUND IRON MONUMENT
⊞		⊞	SET IRON MONUMENT



Private utilities should be covered by private utility easement agreement not with a public drainage and utility easement. May not want public drainage and utility easement over all of outlots, just the 10' along streets and boundary.

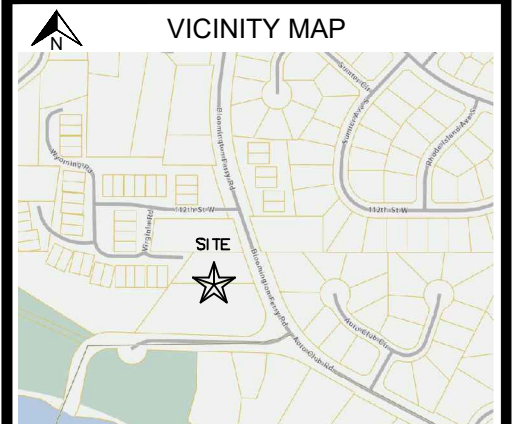
PROJECT
11208 Bloomington Ferry Road
Bloomington, Hennepin County, Minnesota 55438

CLIENT
Ryan Johnson
8317 Pillsbury Ave South, Bloomington, MN 55420

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE SIGN-DATE LICENSE NO. 44565

QA/QC	
FIELD DREW	SW/DG
DRAWN BY	DD
REVIEWED BY	CJ
UPDATED BY	



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 25185.00

PRELIMINARY PLAT

V2.0