

KNOW ALL PERSONS BY THESE PRESENTS: That GVCC Villas, LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Hennepin, State of Minnesota to wit:

That part of the Northeast Quarter of the Northwest Quarter of Section 32, Township 118, Range 21, Hennepin County, Minnesota, except the north 33.00 feet and the west 33.00 feet thereof, lying northwesterly of the following described line:

Commencing at the northwest corner of said Northeast Quarter of the Northwest Quarter; thence South 89 degrees 00 minutes 09 seconds East, along the north line of said Northeast Quarter of the Northeast Quarter, a distance of 354.72 feet to the point of beginning of the line to be described; thence South 27 degrees 54 minutes 00 seconds West a distance of 434.62 feet; thence South 00 degrees 08 minutes 23 seconds East a distance of 36.78 feet; thence South 10 degrees 46 minutes 26 seconds West a distance of 79.86 feet; thence South 37 degrees 50 minutes 25 seconds West a distance of 71.89 feet; thence South 62 degrees 50 minutes 15 seconds West a distance of 100.69 feet, more or less, to the west line of said Northeast Quarter of the Northwest Quarter and there terminating.

Has caused the same to be surveyed and platted as GREENWAY VILLAS and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said GVCC Villas, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: GVCC Villas, LLC

By: _____ Its: _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____, the _____ of GVCC Villas, LLC, a Minnesota limited liability company, on behalf of the company.

(Notary's Signature) (Notary's Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires: _____

SURVEYOR CERTIFICATE

I Chris Ambourn do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Chris Ambourn, Licensed Land Surveyor
Minnesota License No. 43055

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Chris Ambourn.

(Notary's Signature) (Notary's Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires: _____

CITY COUNCIL, CITY OF GOLDEN VALLEY, MINNESOTA

This plat of GREENWAY VILLAS was approved and accepted by the City Council of the City of Golden Valley, Minnesota at a regular meeting thereof held this _____ day of _____, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Golden Valley, Minnesota

By: _____ By: _____
Mayor Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 2021.

Mark V. Chapin, County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 2021.

Chris F. Mavis, County Surveyor By _____

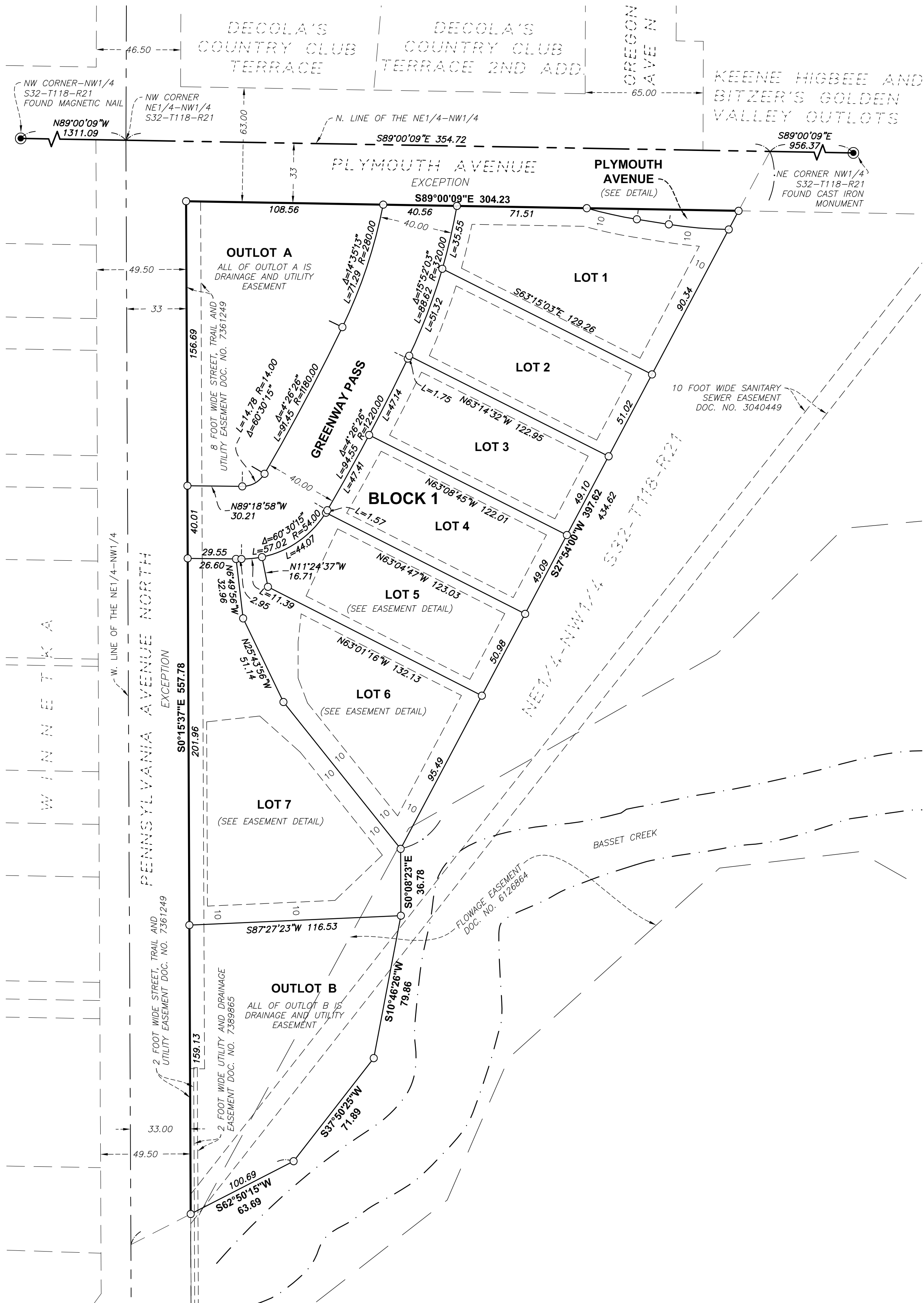
COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of GREENWAY VILLAS was recorded in this office this _____ day of _____, 2021, at ____ o'clock ____M.

Amber Bougie, County Recorder By _____ Deputy

GREENWAY VILLAS

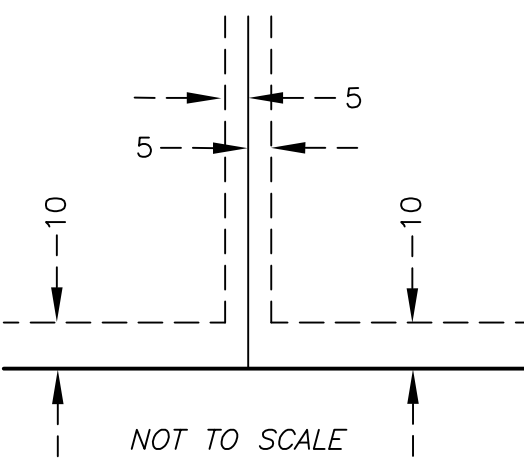
C.R. DOC. NO. _____



LEGEND

○ SET 3/4 INCH O.D. x 15 INCH IRON PIPE WITH PLASTIC CAP MARKED 43055

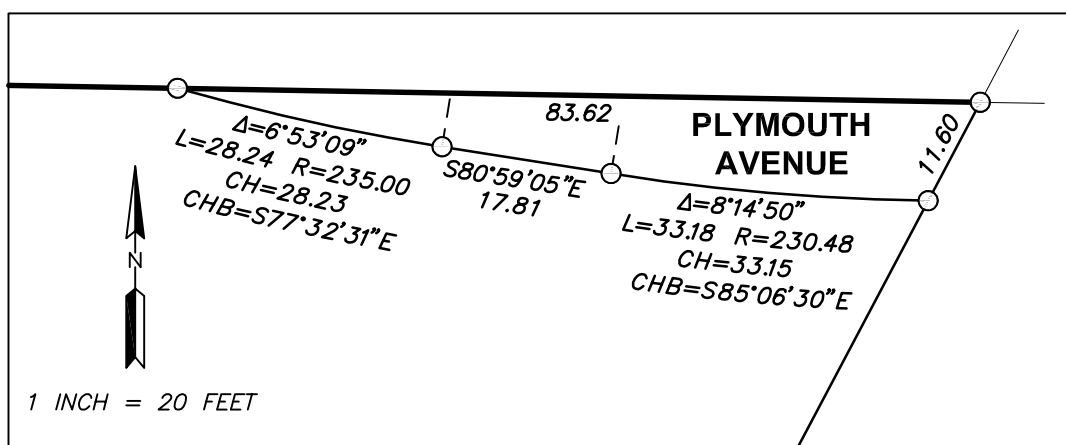
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



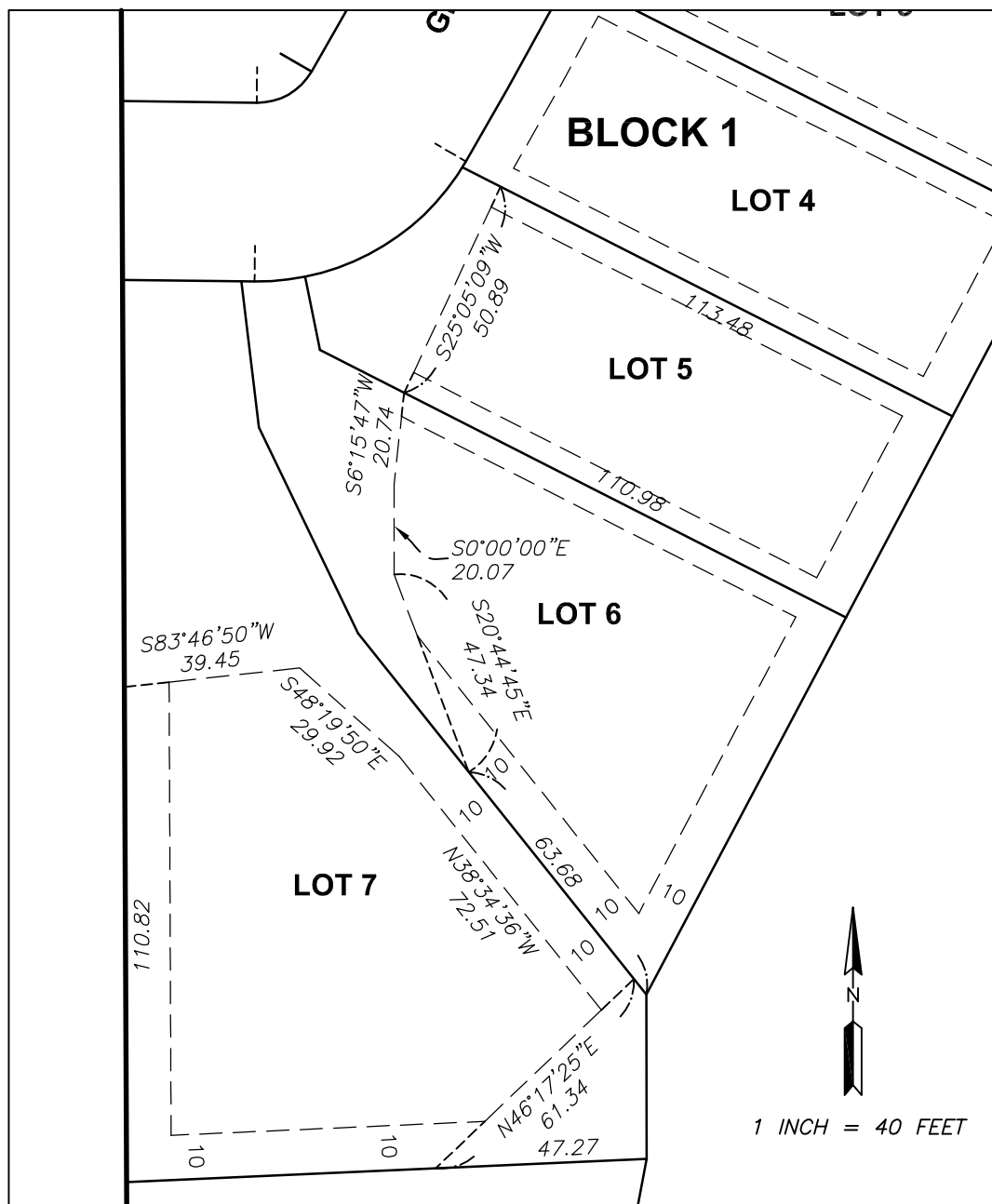
BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED ON THIS PLAT.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF S32-T118-R21 WHICH IS ASSUMED TO BEAR S89°00'09"E

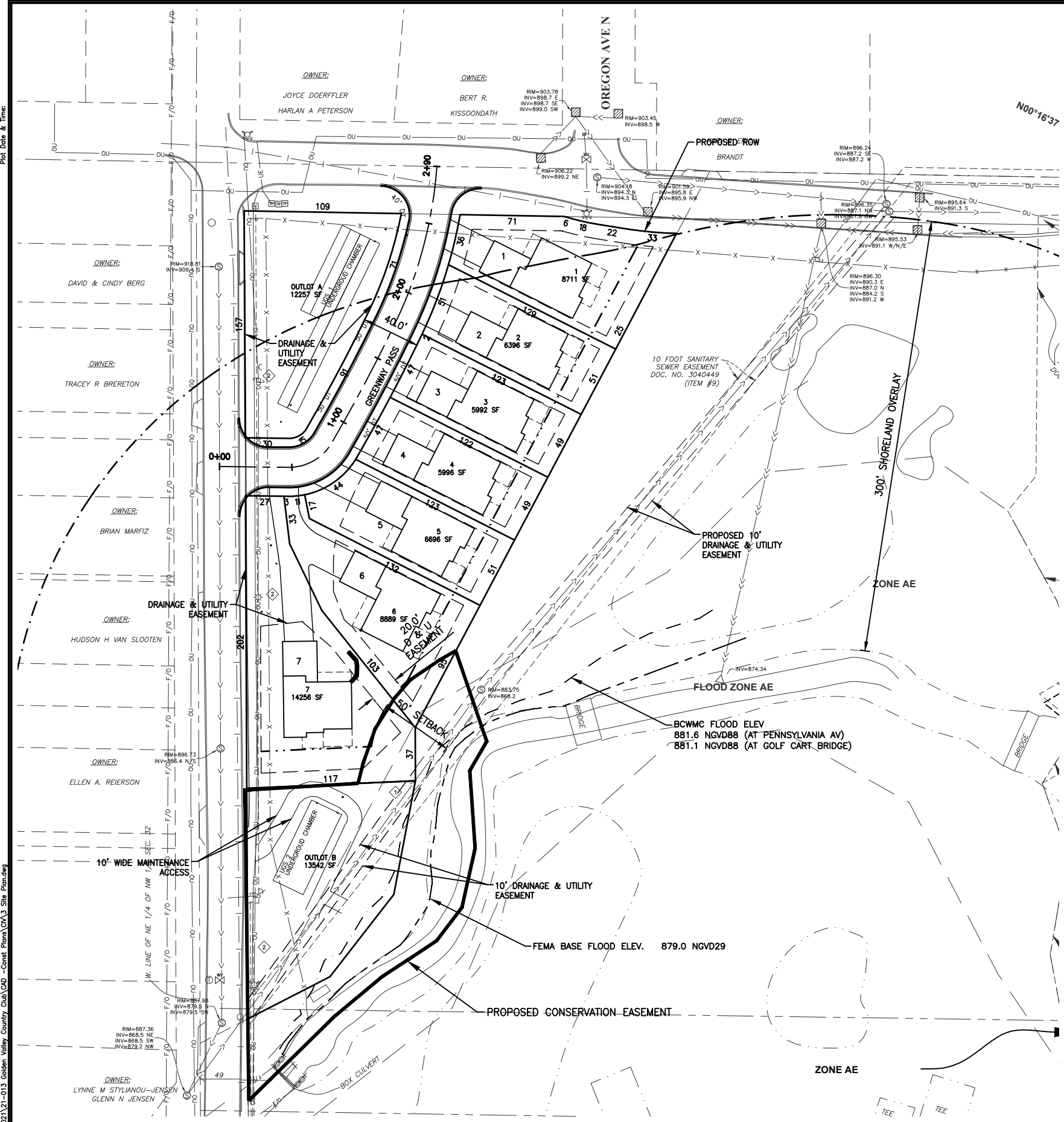
PLYMOUTH AVENUE DETAIL



EASEMENT DETAIL



Plot Date & Time: C:\Users\lkr-ca\OneDrive\2021\21-013 Golden Valley Country Club\CD - Const Plans\GN\3 Site Plan.dwg



SITE DATA

TOTAL AREA	SF	ACRES
EXISTING WETLAND AREA	92,877	2.13
PROPOSED PLYMOUTH AV ROW	-	0
NET DEVELOPABLE AREA	650	0.01
GROSS DENSITY	92,227	2.12
NET DENSITY		3.29 U/A
		3.30 U/A

FRONT SETBACK - RIGHT OF WAY TO FACE OF GARAGE

IMPERVIOUS AREA	SF
TOTAL PUBLIC STREET AREA	6,664
DRIVEWAY AREA WITHIN RIGHT OF WAY	720

LOT	TOTAL AREA	IMPERVIOUS AREA WITHIN LOTS
		BUILDING, DRIVEWAY, PATIO AND SV
1	8,711	3,710
2	6,396	3,710
3	5,992	3,710
4	5,996	3,710
5	6,696	3,710
6	8,889	4,280
7	14,258	4,790
OLA	12,257	
OL B	13,542	
TOTAL IMPERVIOUS AREA WITHIN LOTS		27,620
TOTAL IMPERVIOUS AREA IN PLAT		35,004
% IMPERVIOUS (35004/92227)		37.95%

OPEN SPACE WITHIN SHORELAND OVERLAY DISTRICT				
NET DEVELOPABLE AREA				92,227
NET DEVELOPABLE AREA IN SHORELAND				78,535

LOT	LOT AREA IN SHORELAND	IMPERVIOUS AREA WITHIN LOT	OPEN SPACE	SETBACK FROM ROW
1	4,798	2,045	2,753	
2	6,263	3,710	2,553	
3	5,992	3,710	2,282	
4	5,996	3,710	2,286	
5	6,696	3,710	2,986	
6	8,889	4,280	4,609	
7	14,258	4,790	9,468	
OLA	4,818		4,818	
OL B	13,542		13,557	

TOTAL OPEN SPACE	45,312
% OPEN SPACE IN SHORELAND (45312/78535)	57.7

IMPERVIOUS AREA WITHIN LOT INCLUDES ALLOWABLE BUILDING FOOTPRINT, 12'X12' PATIO, SIDEWALK AND DRIVEWAY

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EASEMENT LINE
- SETBACKS
- WET
- DELINEATED WETLAND EDGE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- FENCE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC
- CULVERT
- SOIL BORING
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- WATER GATE VALVE
- HYDRANT
- EXISTING TREE LINE
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- SILT FENCE

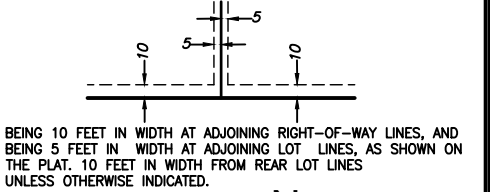
PROPERTY DESCRIPTION

The following description was provided in Custom Home Builders Title, LLC as agent for Old Republic National Title Insurance Company File No. 50919 which has an effective date of February 15, 2021 at 7:00 A.M.

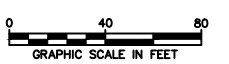
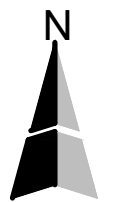
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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AT ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH AT ADJOINING LOT LINES, AS SHOWN ON THE PLAT. 10 FEET IN WIDTH FROM REAR LOT LINES UNLESS OTHERWISE INDICATED.



NO.	DATE	DESCRIPTION
1	11/03/2021	PER 10-29-2021 CITY REVIEW
2	11/04/2021	OUTLETS TO UNDERGROUND STORAGE SYSTEMS
3	11/22/2021	REVISED STMH 6
REVISIONS		



CAMPION
ENGINEERING
SERVICES, INC.

• Civil Engineering • Land Planning
1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mrcampion@campioneng.com

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Martin P. Campion -Lic. # 19901 11/22/2021
Date:

GREENWAY VILLAS
RON CLARK CONSTRUCTION
GOLDEN VALLEY, MN

SITE PLAN	PROJECT NO: 21-013
SHEET NO. 3 OF 15 SHEETS	DATE: 10/08/2021



A. TRIM LIMBS AND BRANCHES OF OVERSTORY TREES AS NECESSARY TO MAINTAIN CLEAR SIGHT LINES BETWEEN THE EAST SIDE OF THE PUBLIC BENCH AREA AND THE CONSERVATION SEED MIX / PRAIRIE AREA, AS INDICATED ON L1.0 PLAN VIEW.

1. MINIMUM LANDSCAPE REQUIREMENTS FOR SINGLE-FAMILY (R-1), PER SECTION 111-8:
 - 1.1. (3) TREES PER LOT, (1) OF WHICH TREE MUST BE IN THE FRONT YARD;
 - 1.2. ANY COMBINATION OF (5) SHRUBS & PERENNIALS IN EACH LOT.
2. MINIMUM LANDSCAPE REQUIREMENT CALCULATIONS:
 - 2.1. 3 TREES PER LOT REQ'D X 7 LOTS = MIN. 21 TREES REQUIRED
 - 2.2. 5 SHRUBS / PERENNIALS PER LOT REQ'D X 7 = MIN. 35 SHRUBS / PERENNIALS REQUIRED
 - 2.3. REPLACEMENT TREES CAN COUNT TOWARDS MINIMUM REQUIRED TREES.

