

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 Northwest 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 \_\_\_\_\_

(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

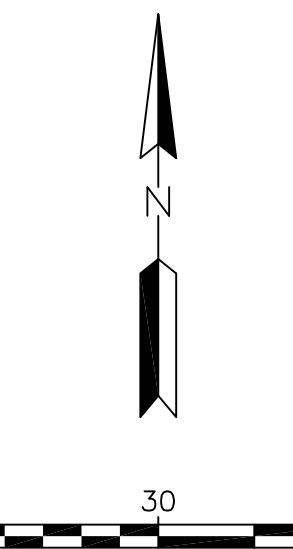
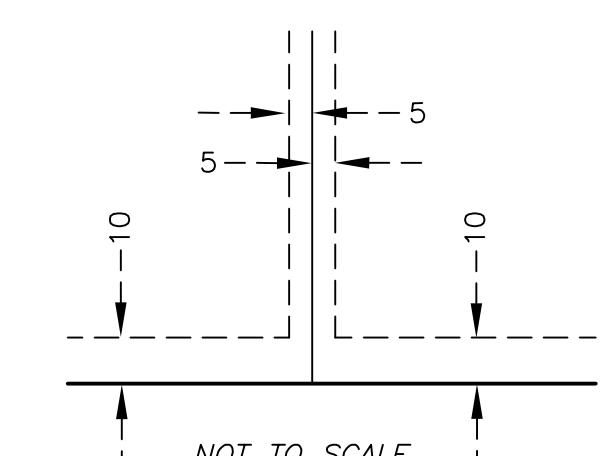
# GREENWAY VILLAS

C.R. DOC. NO. \_\_\_\_\_

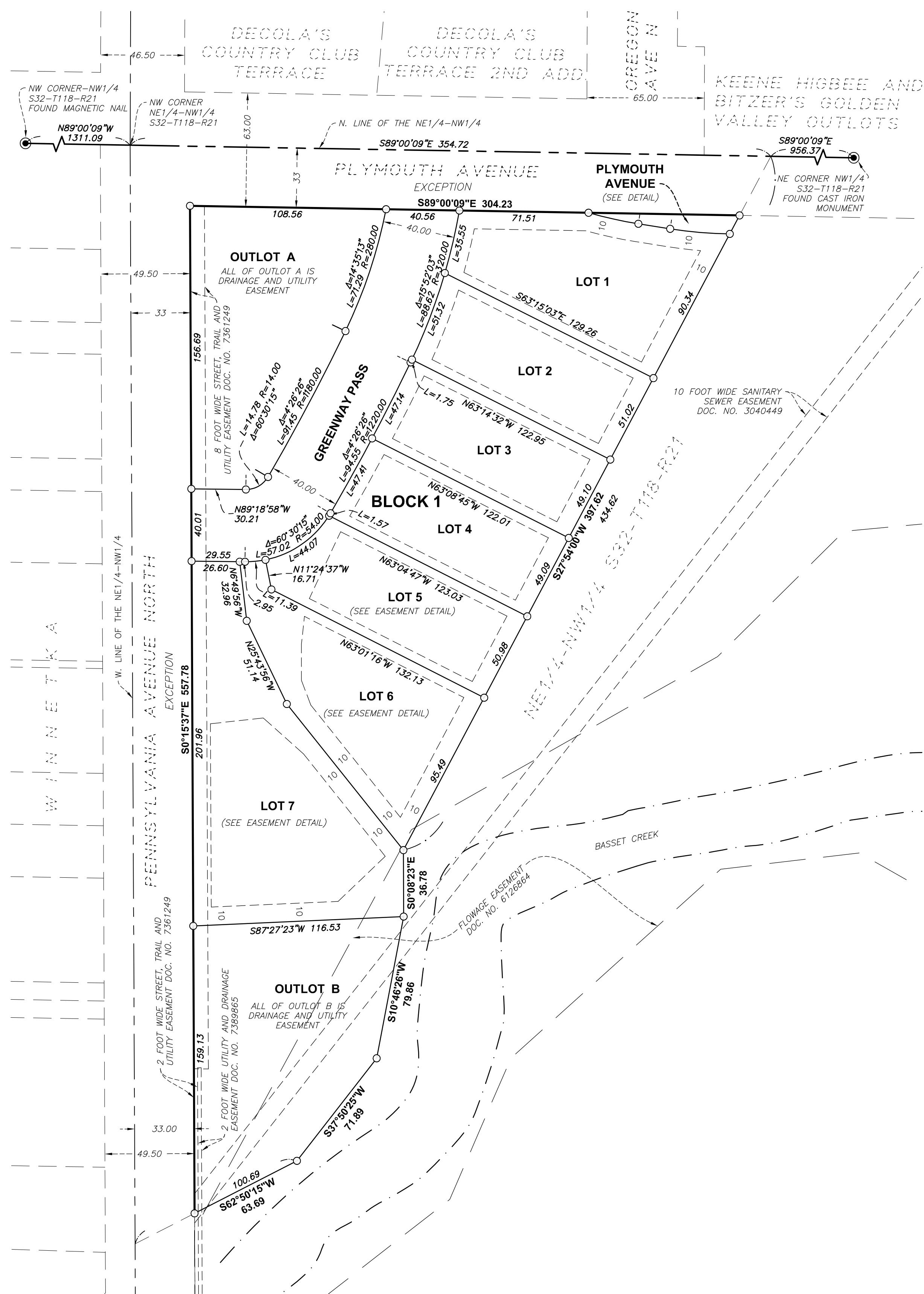
**LEGEND**

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

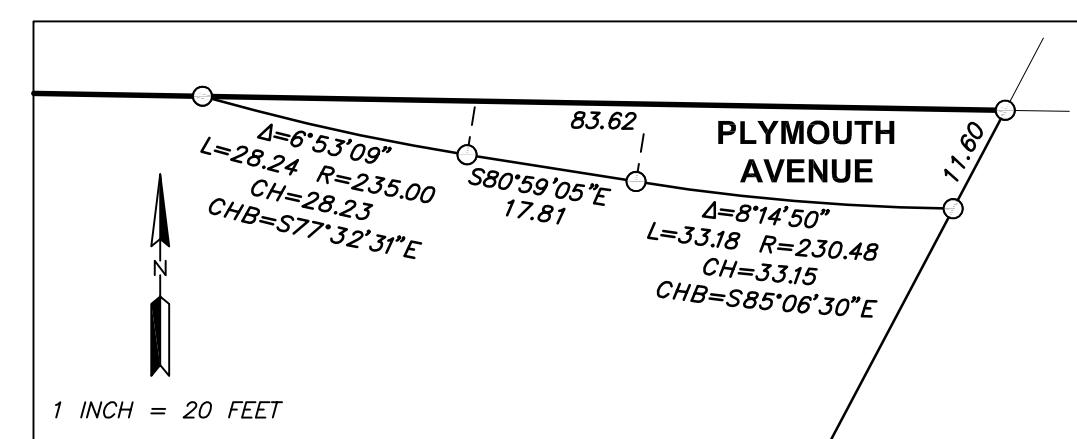
DRAINAGE AND UTILITY  
EASEMENTS ARE SHOWN THUS:



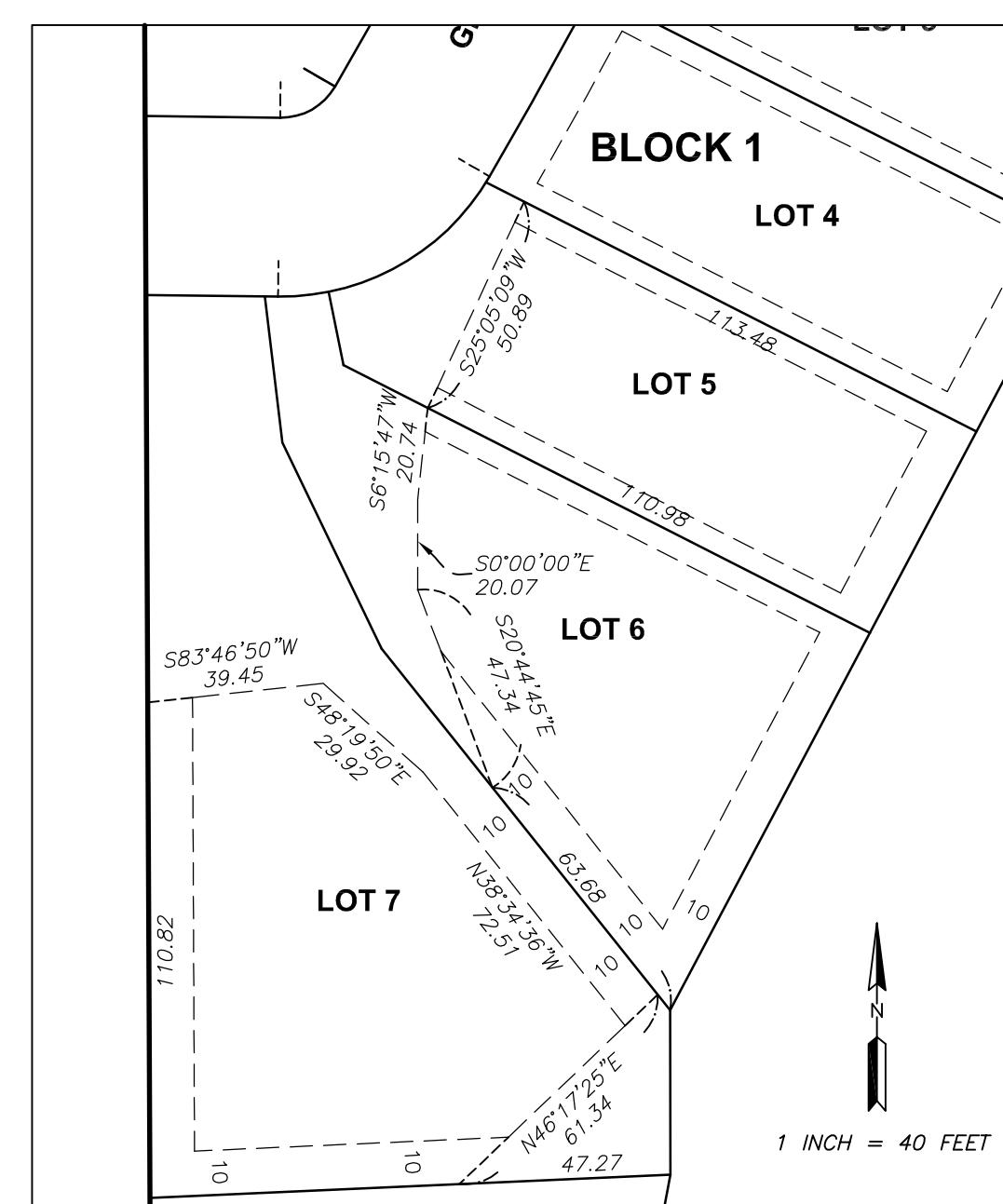
BEARINGS ARE BASED ON THE NORTH LINE  
OF THE NORTHWEST QUARTER  
OF S32-T118-R21 WHICH IS ASSUMED TO  
BEAR S89°00'09"E

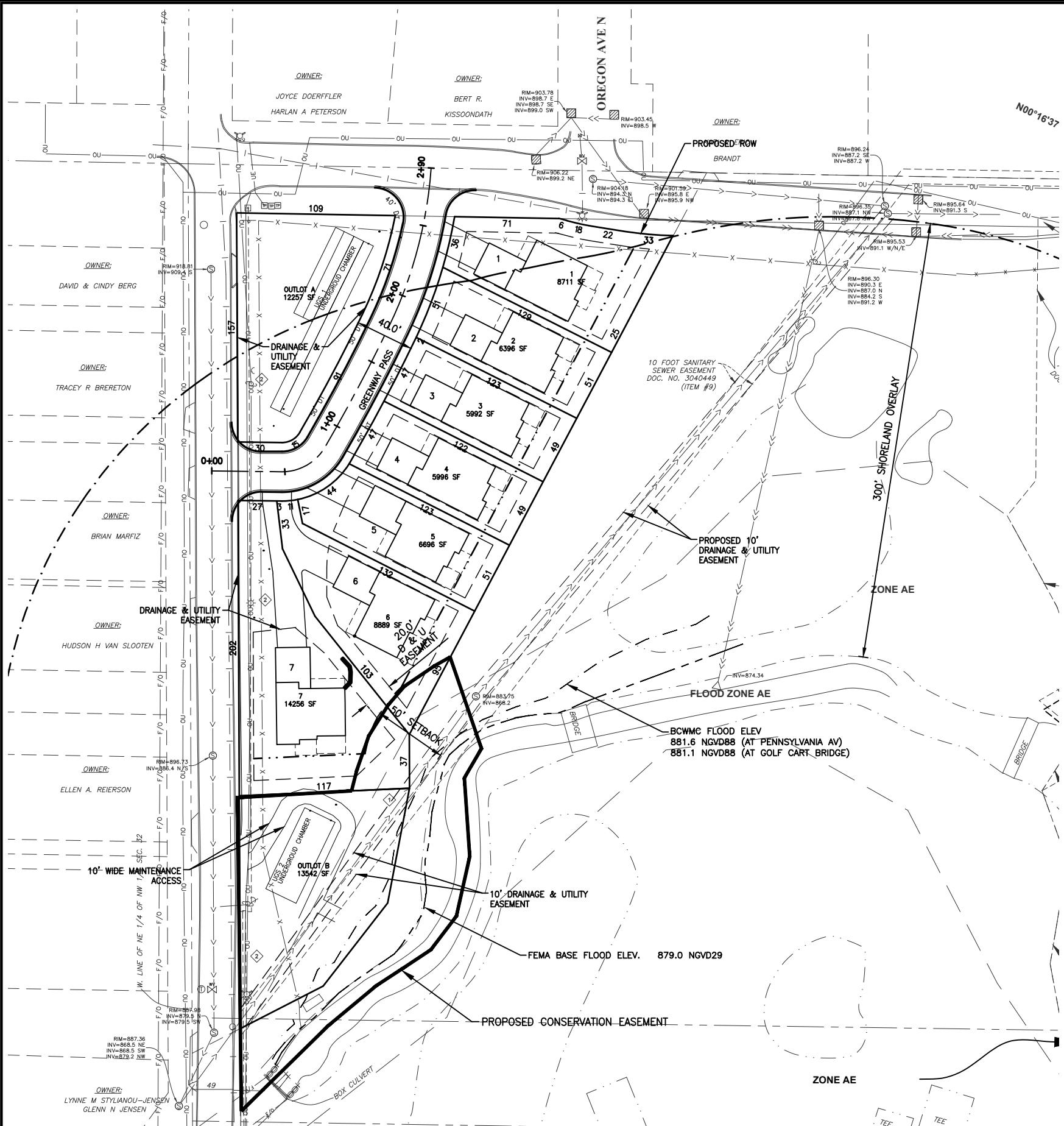


**PLYMOUTH AVENUE DETAIL**



**EASEMENT DETAIL**





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
NO.	DATE	DESCRIPTION
		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: [mcampion@campioneng.com](mailto:mcampion@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.

GREENWAY VILLAS  
RON CLARK CONSTRUCTION  
GOLDEN VALLEY, MN

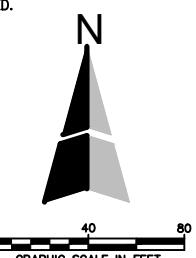
## **PROPERTY DESCRIPTION**

The following description was provided in Custom Home Builders Title, LLC as agent for Old Republic National Title Insurance Company File No. 0919 which has an effective date of February 5, 2021 at 7:00 A.M.

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; hence South 89 degrees 00 minutes 09 seconds east, along the north line of said Northeast Quarter of the Northwest Quarter, a distance of 54.72 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 00 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.

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



A horizontal scale bar divided into four equal segments. The first segment is labeled '40' at its right end. The last segment is labeled '80' at its right end. Below the scale bar, the text 'GRAPHIC SCALE IN FEET' is printed in a bold, sans-serif font.

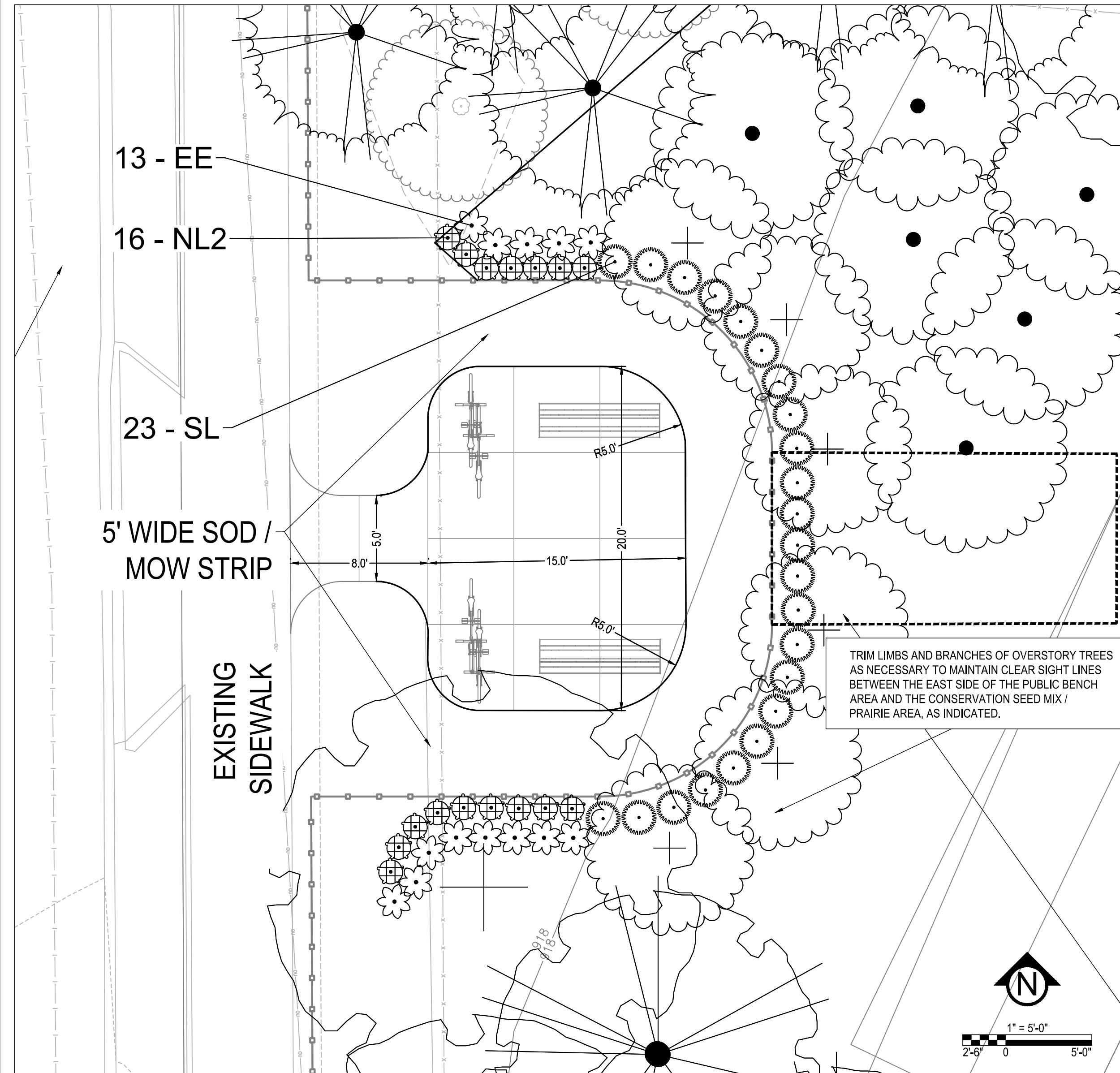
EPLAN

OBJECT NO:

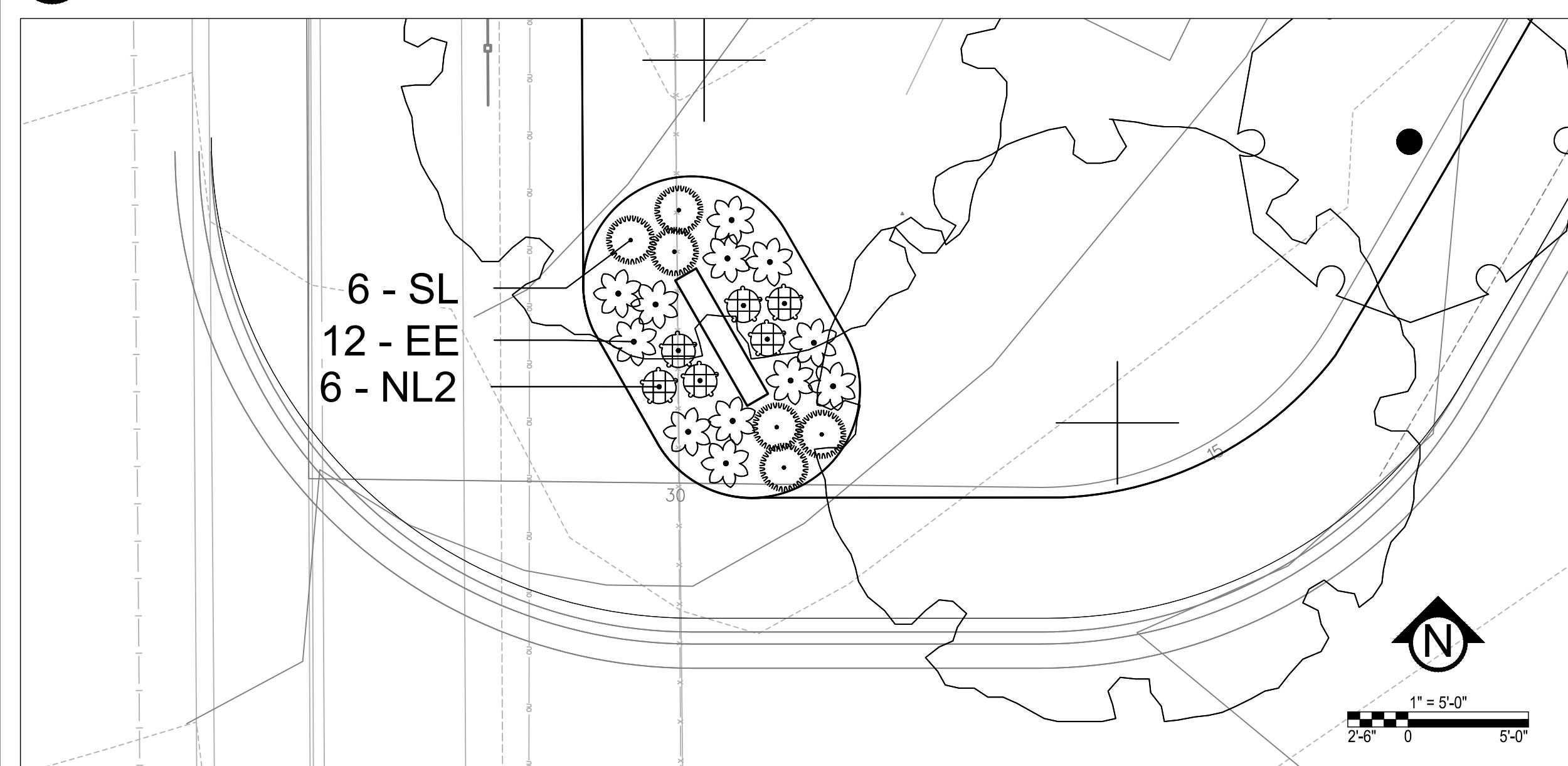
OF 15 SHEETS

DATE: 10/08/2021



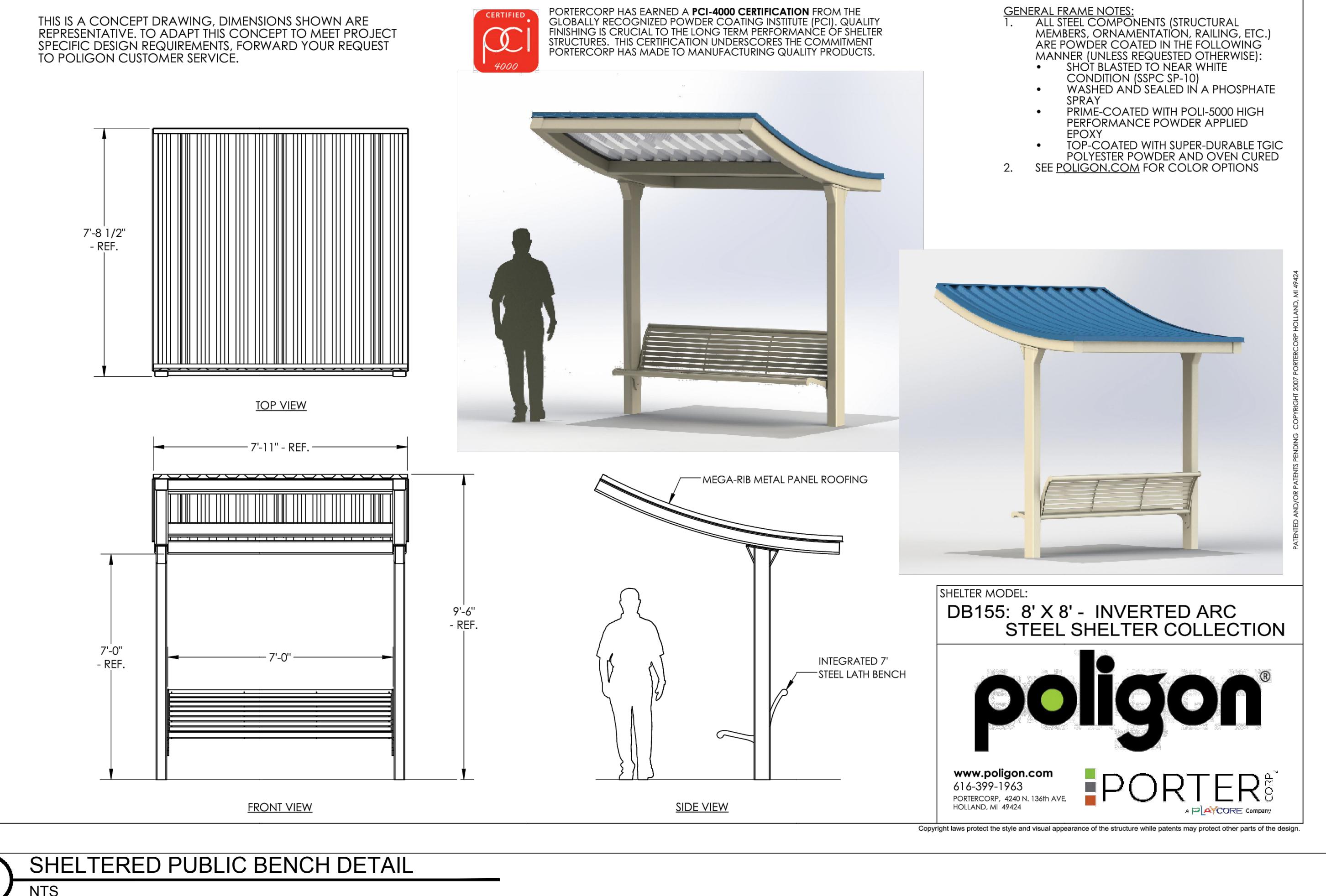
PRELIMINARY:  
NOT FOR  
CONSTRUCTION

1 OUTLOT A - PUBLIC BENCH &amp; BIKE AREA



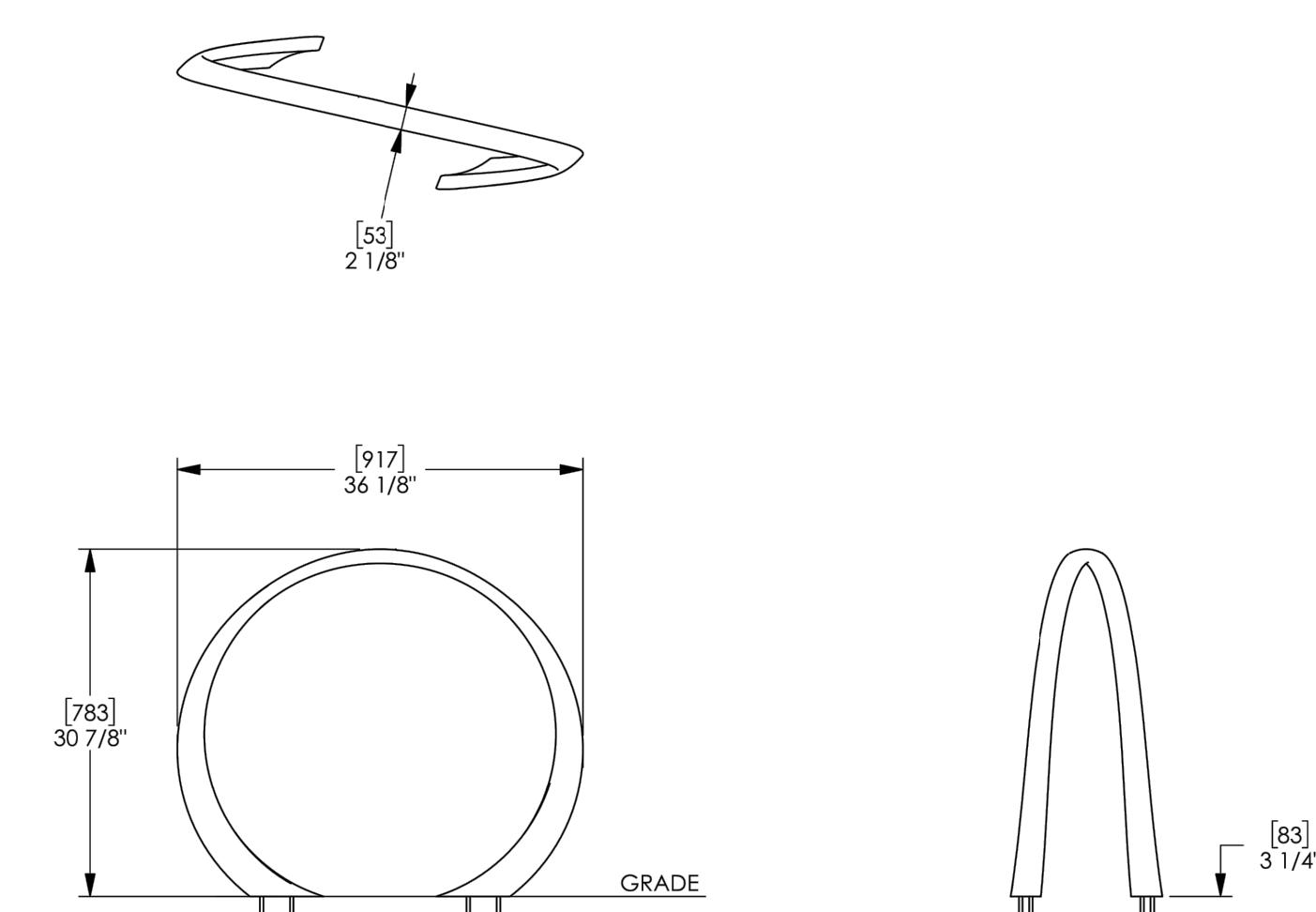
2 MONUMENT ENTRANCE LANDSCAPING

1" = 5'

3 SHELTERED PUBLIC BENCH DETAIL  
NTS

Loop Bike Rack  
Product Drawing  
Date: 2/2/2018  
www.landscapeforms.com Ph: 800.521.2546

(4) 5/16-18 UNC-2A FULLY THREADED RODS, 4" LENGTH, INCLUDED

landscapeforms' Drawing: AE100-02  
Dimensions are in inches [mm]  
U.S. Patent No. D754,032CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC.  
INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND  
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OF LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.  
© 2018 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.4 BIKE RACK DETAIL  
NTS

1" = 5'

PROJECT

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

  
Patrick J. Sarver  
DATE 11/26/21 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
07/23/2021 CITY SUBMITTAL
10/08/2021 FINAL PUD APPLICATION SUBMITTAL
11/26/2021 REVISIONS

DRAWN BY: JS REVIEWED BY: RB  
PROJECT NUMBER: 21191

REVISION SUMMARY
DATE DESCRIPTION
..
..
..

LANDSCAPE PLAN  
NOTES & DETAILSKnow what's below.  
Call before you dig.

L 1.3

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