

**RESOLUTION No. 2016-\_\_\_\_\_**

**A RESOLUTION APPROVING THE PLAT OF TORO 3RD ADDITION**

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington; and

WHEREAS, the City Council of the City of Bloomington has adopted subdivision regulations for the orderly, economic and safe development of land within the City; and

WHEREAS, the City Council has considered the application for a subdivision plat of TORO 3RD ADDITION; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Bloomington hereby approves the subdivision plat of TORO 3RD ADDITION, subject to the attached Conditions of Approval (Exhibit A).

This resolution will expire two years from the date of adoption. If the aforesaid subdivision plat is not recorded with the appropriate offices of Hennepin County within two years, a new application will be required for subdivision approval by the City of Bloomington.

Passed and adopted this 12th day of September 2016.

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Mayor

ATTEST:

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Secretary to the Council

## **EXHIBIT A**

### **CONDITIONS OF APPROVAL – TORO 3RD ADDITION**

1. A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months, shall be provided;
2. A consent to plat form from any mortgage companies with property interest shall be provided;
3. Park dedication must be satisfied;
4. Right-of-way on Lyndale Avenue South shall be dedicated to the public as approved by the City Engineer;
5. Right-of-way on American Boulevard West shall be dedicated to the public as approved by the City Engineer;
6. Right-of-way on Grand Avenue South shall be dedicated to the public as approved by the City Engineer;
7. Right-of-way on West 82<sup>nd</sup> Street shall be dedicated to the public as approved by the City Engineer;
8. Drainage and utility easements must be provided as approved by the City Engineer;
9. A 10-foot sidewalk and bikeway easement shall be provided as approved by the City Engineer;

And subject to the following code requirements:

1. The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits (22.03(a)(2)).