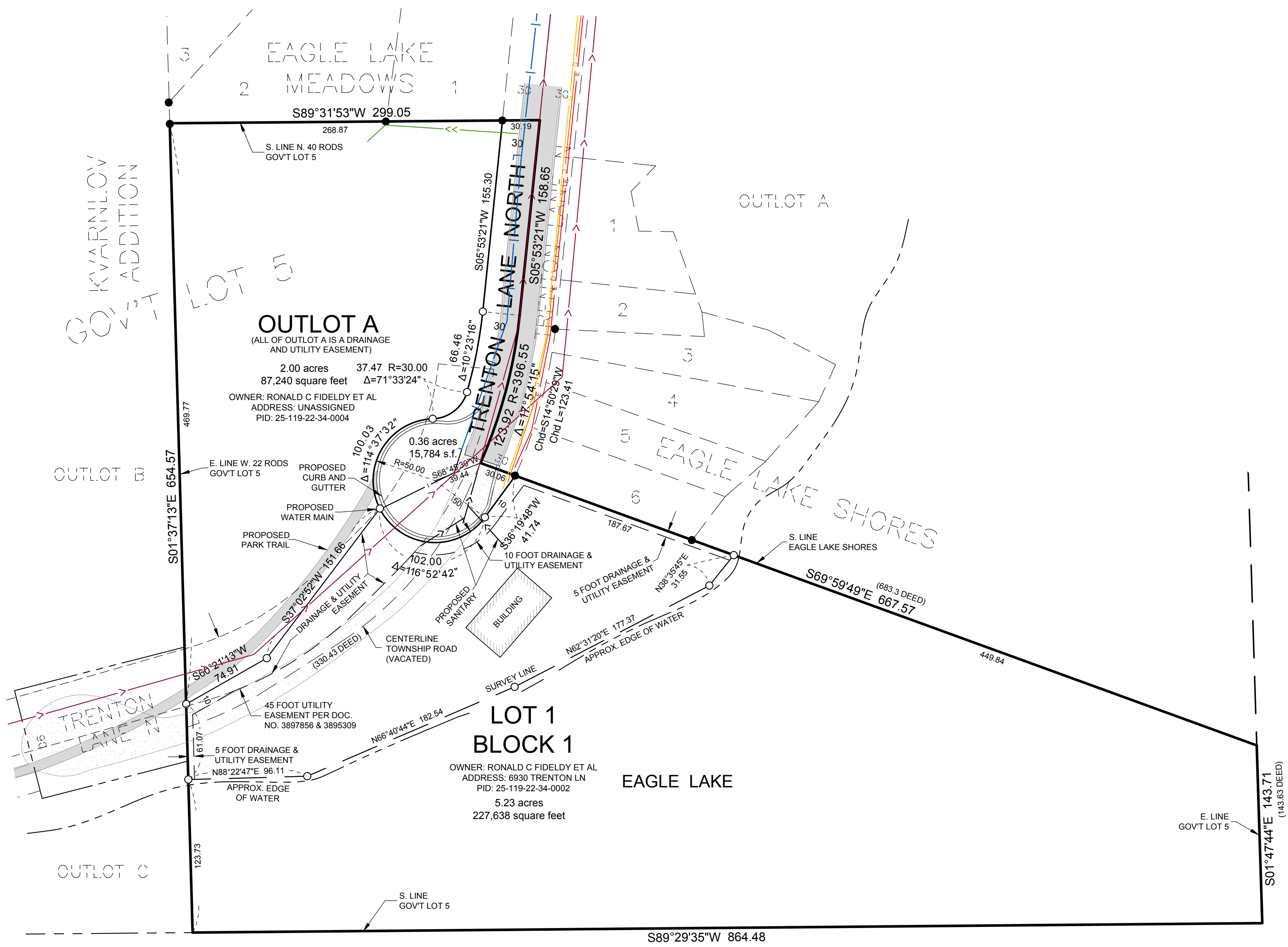
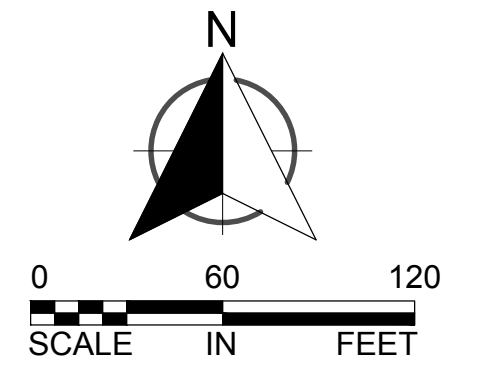


FIDELDY ADDITION

5 H1UW a Ybh7



PROPERTY DESCRIPTION

(Per Landtitle Property Reports 653657 and 653658 dated January 17, 2022)

That part of Government Lot Five (5), Section Twenty-five (25), Township One Hundred Nineteen (119), Range Twenty-two (22), West of the 5th Principal Meridian lying South and East of Town Road and lying East of the West 22 rods of said Government Lot Five (5) and lying Southerly of the following described line. Commencing at a point on the South line of said Government Lot Five (5), 22 rods East from the Southwest corner thereof; thence Northerly parallel with the West line of said Government Lot Five (5), a distance of 169.3 feet to the center line of said Town Road; thence Northeasterly along said center line a distance of 330.43 feet to the point of beginning of the line herein described; thence in a straight line Southeasterly a distance of 683.3 feet, more or less, to a point on the East line of said Government Lot Five (5), distant 143.63 feet North of the Southeast corner thereof and there terminating, according to the recorded plat thereof. Subject to the rights of the public in said Town Road, Hennepin County, Minnesota.

AND

That part of Government Lot Five (5), Section Twenty-five (25), Township One Hundred Nineteen (119), Range Twenty-two (22), West of the 5th Principal Meridian lying East of the West 22 rods thereof and lying South of the North 40 rods thereof and lying Northwesterly of Town Road, according to the recorded plat thereof. Subject to the rights of the public in said Town Road, Hennepin County, Minnesota.

OWNERS

Ronald and Annette S. Fideldy
 Marcia Quire
 Diana M. Bayoff

LEGEND

- SANITARY LINE
- STORM LINE
- WATERMAIN LINE
- UNDERGROUND COMMUNICATION
- UNDERGROUND GAS
- UNDERGROUND POWER
- BITUMINOUS
- GRAVEL

ALL MONUMENTS SHOWN THUS: ○
 ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●
 ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

FIDELDY ADDITION SITE DATA SUMMARY	
TOTAL ACREAGE =	7.59
ACREAGE DEVOTED TO PUBLIC R/W =	0.36
NUMBER OF PROPOSED LOTS =	1
NUMBER OF PROPOSED OUTLOTS =	1
CURRENT ZONING =	R-2 SINGLE FAMILY RES.

SURVEYOR'S CERTIFICATION

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.

Dated this ____ day of _____, 2022.

Jeffrey J. Rolfson, PS, Minnesota License No. 49003

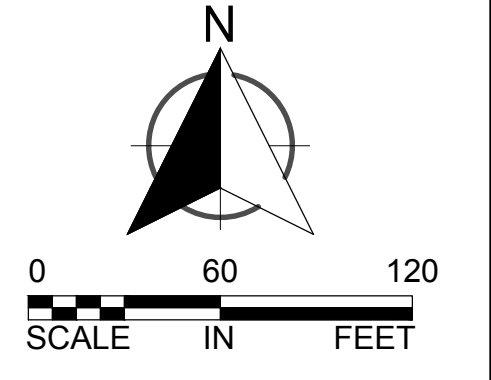
Client:	CITY OF MAPLE GROVE
Job No.	018582
Surveyed By:	JE
Drawn By:	JJR
Checked By:	JH
Scale:	1" = 60'
Date:	04/26/2022
	CAD No. 018582V-PP SEC 25

wsb
 3701 40th Avenue NW
 Rochester, MN 55901
 507-218-3745
 www.wsbeng.com

PRELIMINARY PLAT
 PART OF GOV'T LOT 5
 SEC. 25-119-22
 HENNEPIN COUNTY, MINNESOTA

FIDELDY ADDITION

R.T. DOC. NO. _____



KNOW ALL PERSONS BY THESE PRESENTS: That Ronald Fidely and Annette S. Fidely, husband and wife, owners, Marcia Quire, a single person, owner, and Diana M. Bayoff, a single person, owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of Government Lot Five (5), Section Twenty-five (25), Township One Hundred Nineteen (119), Range Twenty-two (22), West of the 5th Principal Meridian lying South and East of Town Road and lying East of the West 22 rods of said Government Lot Five (5) and lying Southerly of the following described line. Commencing at a point on the South line of said Government Lot Five (5), 22 rods East from the Southwest corner thereof; thence Northerly parallel with the West line of said Government Lot Five (5), a distance of 169.3 feet to the center line of said Town Road; thence Northeasterly along said center line a distance of 330.43 feet to the point of beginning of the line herein described; thence in a straight line Southeasterly a distance of 683.3 feet, more or less, to a point on the East line of said Government Lot Five (5), distant 143.63 feet North of the Southeast corner thereof and there terminating, according to the recorded plat thereof. Subject to the rights of the public in said Town Road, Hennepin County, Minnesota.

AND

That part of Government Lot Five (5), Section Twenty-five (25), Township One Hundred Nineteen (119), Range Twenty-two (22), West of the 5th Principal Meridian lying East of the West 22 rods thereof and lying South of the North 40 rods thereof and lying Northwesterly of Town Road, according to the recorded plat thereof. Subject to the rights of the public in said Town Road, Hennepin County, Minnesota.

Containing in all, 7.59 acres, more or less.

Have caused the same to be surveyed and platted as FIDELDY ADDITION, and do hereby donate and dedicate to the public for public use the public ways and drainage and utility easements as created by this plat.

In witness whereof said Ronald Fidely and Annette S. Fidely, husband and wife have hereunto set their hands this _____ day of _____, 20____.

SIGNED: Ronald Fidely and Annette S. Fidely

Ronald Fidely Annette S. Fidely

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Ronald Fidely and Annette S. Fidely, husband and wife.

Notary Signature Notary Printed Name
Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Marcia Quire, a single person, has hereunto set her hand this _____ day of _____, 20____.

SIGNED: Marcia Quire

Marcia Quire

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Marcia Quire, a single person.

Notary Signature Notary Printed Name
Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Diana M. Bayoff, a single person, has hereunto set her hand this _____ day of _____, 20____.

SIGNED: Diana M. Bayoff

Diana M. Bayoff

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Diana M. Bayoff, a single person.

Notary Signature Notary Printed Name
Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Jeffrey J. Rolfson 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____.

Jeffrey J. Rolfson, Licensed Land Surveyor,
Minnesota License No. 49003

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Jeffrey J. Rolfson.

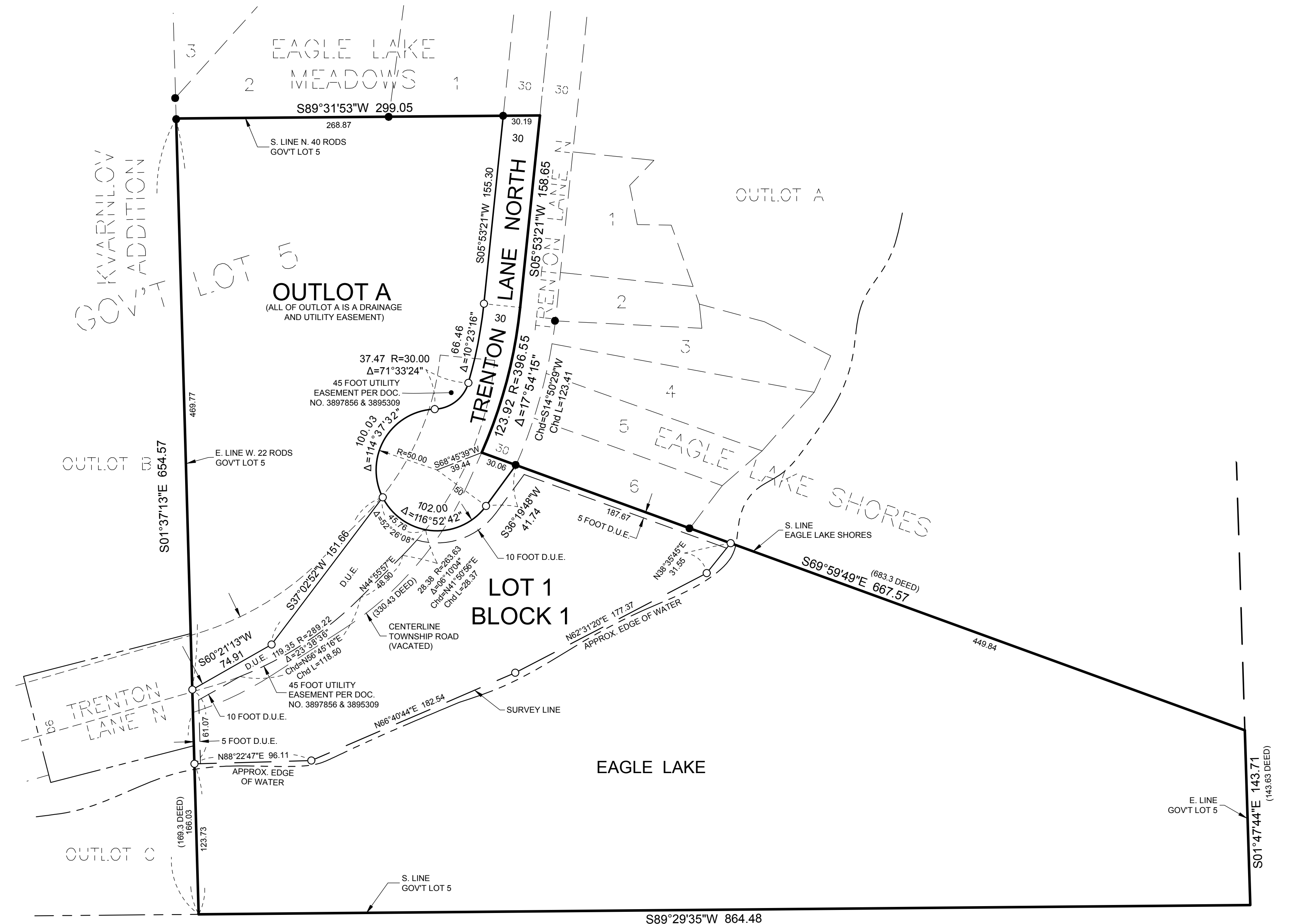
Notary Signature Notary Printed Name
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF MAPLE GROVE, MINNESOTA

This plat of FIDELDY ADDITION was approved and accepted by the City Council of the City of Maple Grove, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Maple Grove, Minnesota

By: _____ Mayor By: _____ 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 _____, 20____.

Mark V. Chapin, County Auditor

By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor

By: _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of FIDELDY ADDITION was filed in this office this _____ day of _____, 20____, at _____ o'clock _____ M.

Martin McCormick, County Recorder

By: _____, Deputy

NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.
ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

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