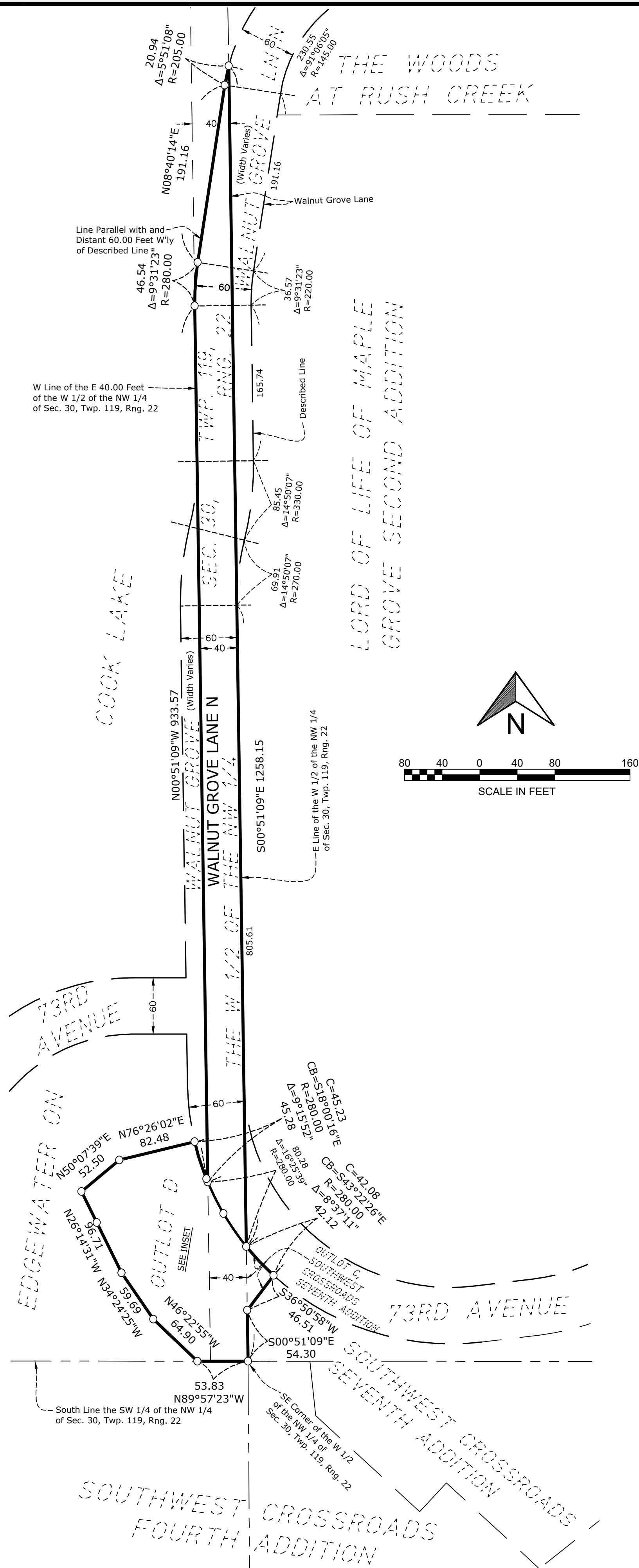


# PRELIMINARY PLAT: (EDGEWATER ON COOK LAKE 2ND ADDITION)

Attachment B

**CivilSite**  
GROUP

Civil Engineering • Surveying • Landscape Architecture  
5000 Glenwood Avenue  
Golden Valley, MN 55422  
civilsitegroup.com 612-615-0060



**PRELIMINARY PLAT GENERAL NOTES**

**PROPERTY DESCRIPTION:**  
OUTLOT D, EDGEWATER ON COOK LAKE, according to the recorded plat thereof, Hennepin County, Minnesota.

AND  
That part of the East 40.00 feet of the West Half of the Northwest Quarter of Section 30, Township 119, Range 22, Hennepin County, Minnesota, which lies easterly of a line parallel with and distant 60.00 feet westerly of the following described line:

Beginning at the Southeast corner of said West Half of the Northwest Quarter of Section 30; thence northerly along the East line of said West Half of the Northwest Quarter of Section 30 for 805.61 feet; thence northeasterly for 69.91 feet along a tangential curve, concave to the southeast, having a radius of 270.00 feet and a central angle of 14 degrees 50 minutes 07 seconds; thence northerly for 85.45 feet on a reverse curve, concave to the west, having a radius of 330.00 feet and a central angle of 14 degrees 50 minutes 07 seconds; thence northerly, tangent to last said curve for 165.74 feet; thence northeasterly for 36.57 feet along a tangential curve, concave to the east, having a radius of 220.00 feet and a central angle of 09 degrees 31 minutes 23 seconds; thence northeasterly, tangent to last described curve for 191.16 feet; thence northeasterly for 230.55 feet along a tangential curve, concave to the southeast, having a radius of 145.00 feet and a central angle of 91 degrees 06 minutes 05 seconds and said line there terminating.

AND  
OUTLOT C, SOUTHWEST CROSSROADS SEVENTH ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

**DATE OF PREPARATION:**  
4-22-2022

**FLOOD ZONE:**  
This property is partially contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) and partially contained in Zone A (Special Flood Hazard Area Without Base Flood Elevation) per Flood Insurance Rate Map, Community Panel No. 27053C0159F, effective date of November 4, 2016.

**APPLICANT:**  
Twin Cities Land Development  
Steph Griffin  
Phone: 612-804-5345  
1660 Highway 100 S, Suite 400  
St. Louis Park, MN 55416

**EXISTING/PROPOSED ZONING:**  
R-2-PUD: Single Family Residential (Planned Unit Development)  
2040 Guide Plan: Low-Medium Residential

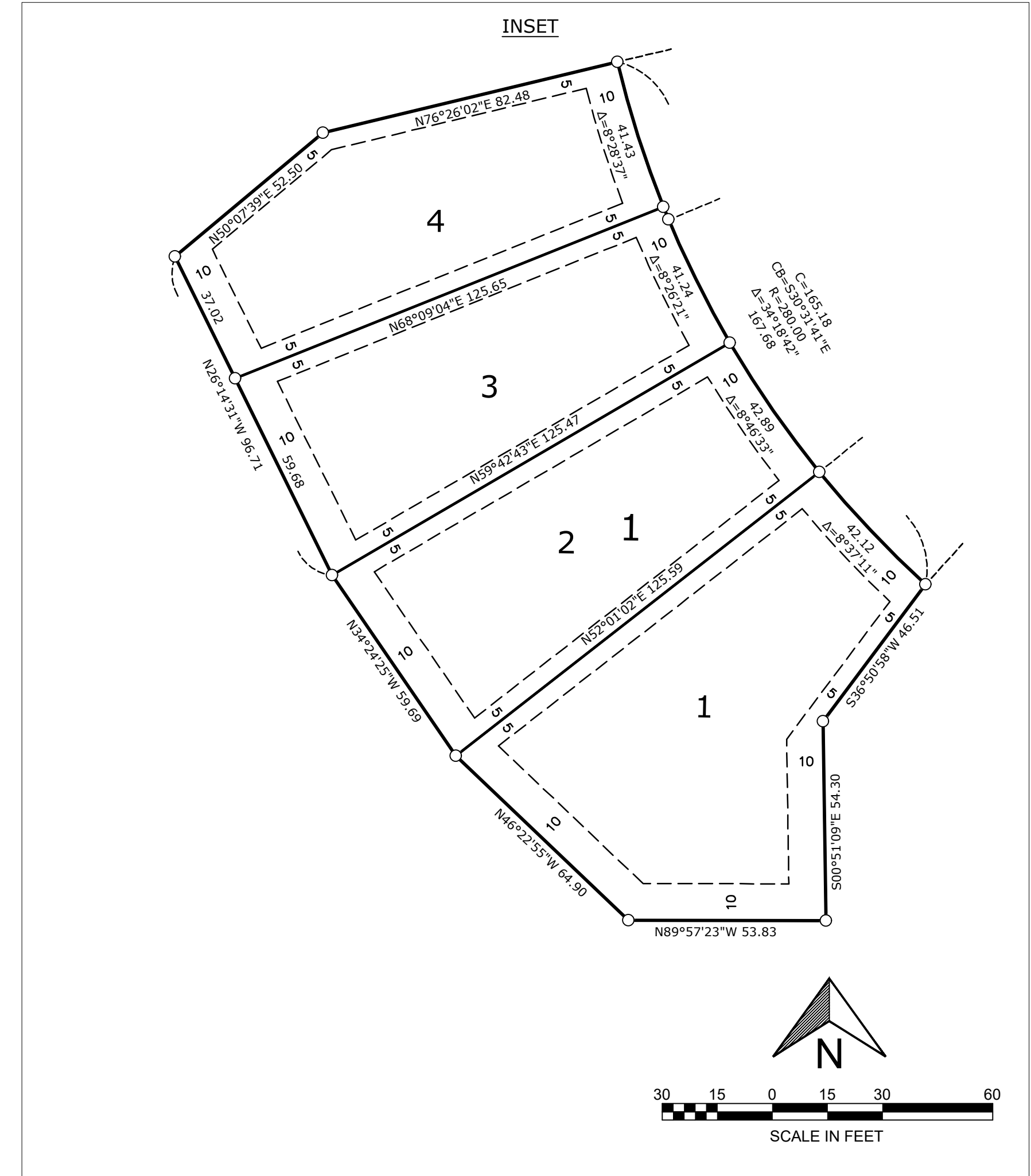
Proposed Setbacks:  
See Site Plan

**AREAS:**  
Proposed Lot 1 = 8,260 Sq. Ft. or 0.190 Acres  
Proposed Lot 2 = 6,397 Sq. Ft. or 0.147 Acres  
Proposed Lot 3 = 6,296 Sq. Ft. or 0.144 Acres  
Proposed Lot 4 = 5,965 Sq. Ft. or 0.137 Acres  
Proposed Dedicated Right of Way = 44,566 Sq. Ft. or 1.023 Acres  
Total Property Area = 71,474 Sq. Ft. or 1.641 Acres

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

**Linetype & Symbol Legend**

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



**Edgewater on Cook Lake**  
Maple Grove, Hennepin County, Minnesota  
**Twin Cities Land Development**  
1660 Highway 100 S, Suite 400, St. Louis Park, Minnesota 55416

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. SYNSTEFIEN  
DATE 4-21-2022 LICENSE NO. 44565

QA/QC	
FIELD CREW	
DRAWN BY	CJ
REVIEWED BY	RS
UPDATED BY	



REVISION SUMMARY	
DATE	DESCRIPTION

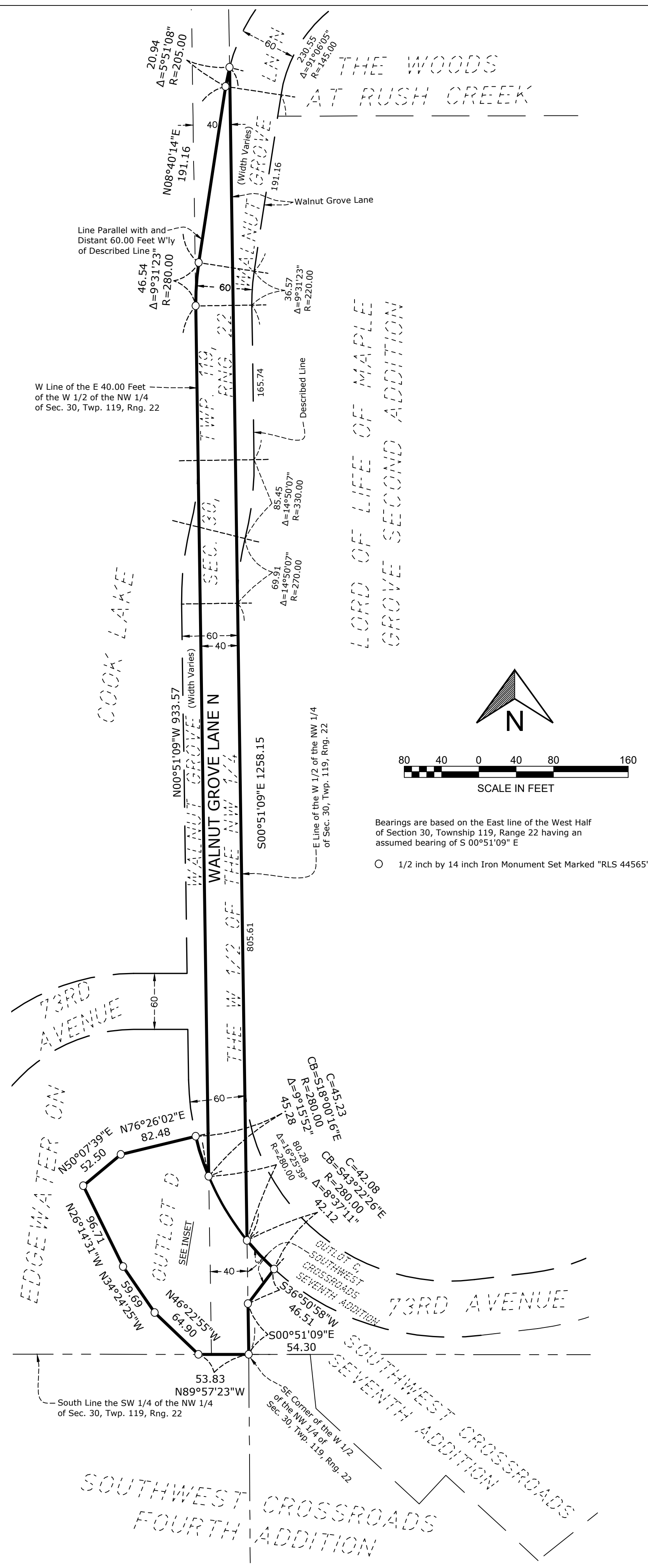
PRELIMINARY PLAT

V2.0

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# EDGEWATER ON COOK LAKE 2ND ADDITION

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



**KNOW ALL PERSONS BY THESE PRESENTS:** That Edgewater SFR Owner LLC, a Delaware limited liability company, fee owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

OULOT D, EDGEWATER ON COOK LAKE, according to the recorded plat thereof, Hennepin County, Minnesota.

AND

That part of the East 40.00 feet of the West Half of the Northwest Quarter of Section 30, Township 119, Range 22, Hennepin County, Minnesota, which lies easterly of a line parallel with and distant 60.00 feet westerly of the following described line:

Beginning at the Southeast corner of said West Half of the Northwest Quarter of Section 30; thence northerly along the East line of said West Half of the Northwest Quarter of Section 30 for 805.61 feet; thence northeasterly for 69.91 feet along a tangential curve, concave to the southeast, having a radius of 270.00 feet and a central angle of 14 degrees 50 minutes 07 seconds; thence northerly for 85.45 feet on a reverse curve, concave to the west, having a radius of 330.00 feet and a central angle of 14 degrees 50 minutes 07 seconds; thence northerly, tangent to last said curve for 165.74 feet; thence northeasterly for 36.57 feet along a tangential curve, concave to the east, having a radius of 220.00 feet and a central angle of 09 degrees 31 minutes 23 seconds; thence northeasterly, tangent to last described curve for 191.16 feet; thence northeasterly for 230.55 feet along a tangential curve, concave to the southeast, having a radius of 145.00 feet and a central angle of 91 degrees 06 minutes 05 seconds and said line there terminating.

AND

OULOT C, SOUTHWEST CROSSROADS SEVENTH ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

Have caused the same to be surveyed and platted as EDGEWATER ON COOK LAKE 2ND ADDITION and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Edgewater SFR Owner LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SIGNED: Edgewater SFR Owner LLC

By: \_\_\_\_\_ Its: \_\_\_\_\_

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_

its \_\_\_\_\_ of Edgewater SFR Owner LLC, a Delaware limited liability company, on behalf of the company.

My Commission Expires: \_\_\_\_\_

Notary Public, Signature \_\_\_\_\_ Notary Printed Name \_\_\_\_\_

Notary Public \_\_\_\_\_ County, \_\_\_\_\_

**SURVEYORS CERTIFICATE**

I Rory L. Synstelen 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\_\_\_\_.

Rory L. Synstelen, Licensed Land Surveyor  
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Rory L. Synstelen

My Commission Expires: \_\_\_\_\_

Notary Public, Signature \_\_\_\_\_ Notary Printed Name \_\_\_\_\_

Notary Public \_\_\_\_\_ County, \_\_\_\_\_

**CITY COUNCIL, CITY OF MAPLE GROVE, MINNESOTA**

This plat of EDGEWATER ON COOK LAKE 2ND 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, Subd. 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: \_\_\_\_\_

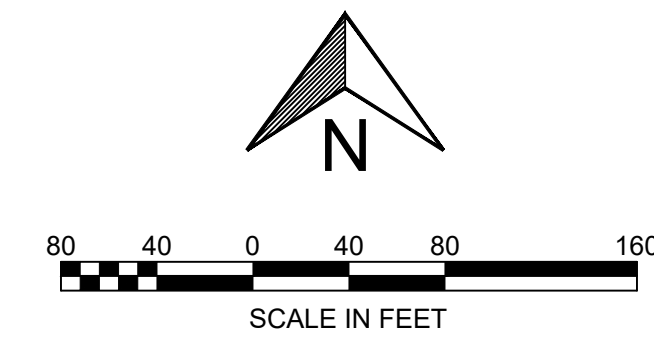
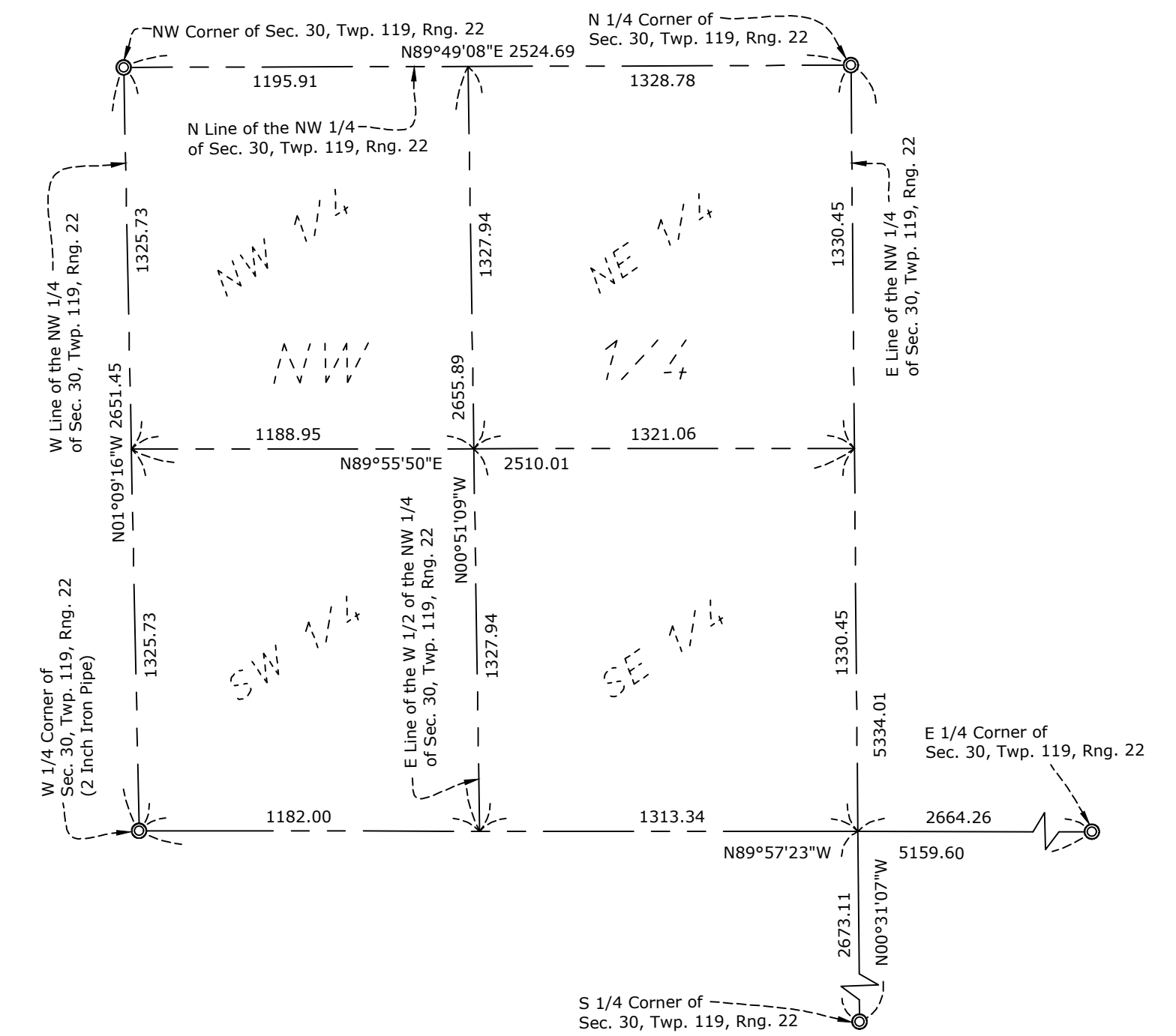
**COUNTY RECORDER, Hennepin County, Minnesota**

I hereby certify that the within plat of EDGEWATER ON COOK LAKE 2ND ADDITION was recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ O'Clock \_\_\_\_\_ M.

Amber Bougie, County Recorder

By: \_\_\_\_\_, Deputy

**SECTION BREAKDOWN**  
SECTION 30, TOWNSHIP 119, RANGE 22  
NO SCALE



Bearings are based on the East line of the West Half of Section 30, Township 119, Range 22 having an assumed bearing of S 00°51'09\"/>

