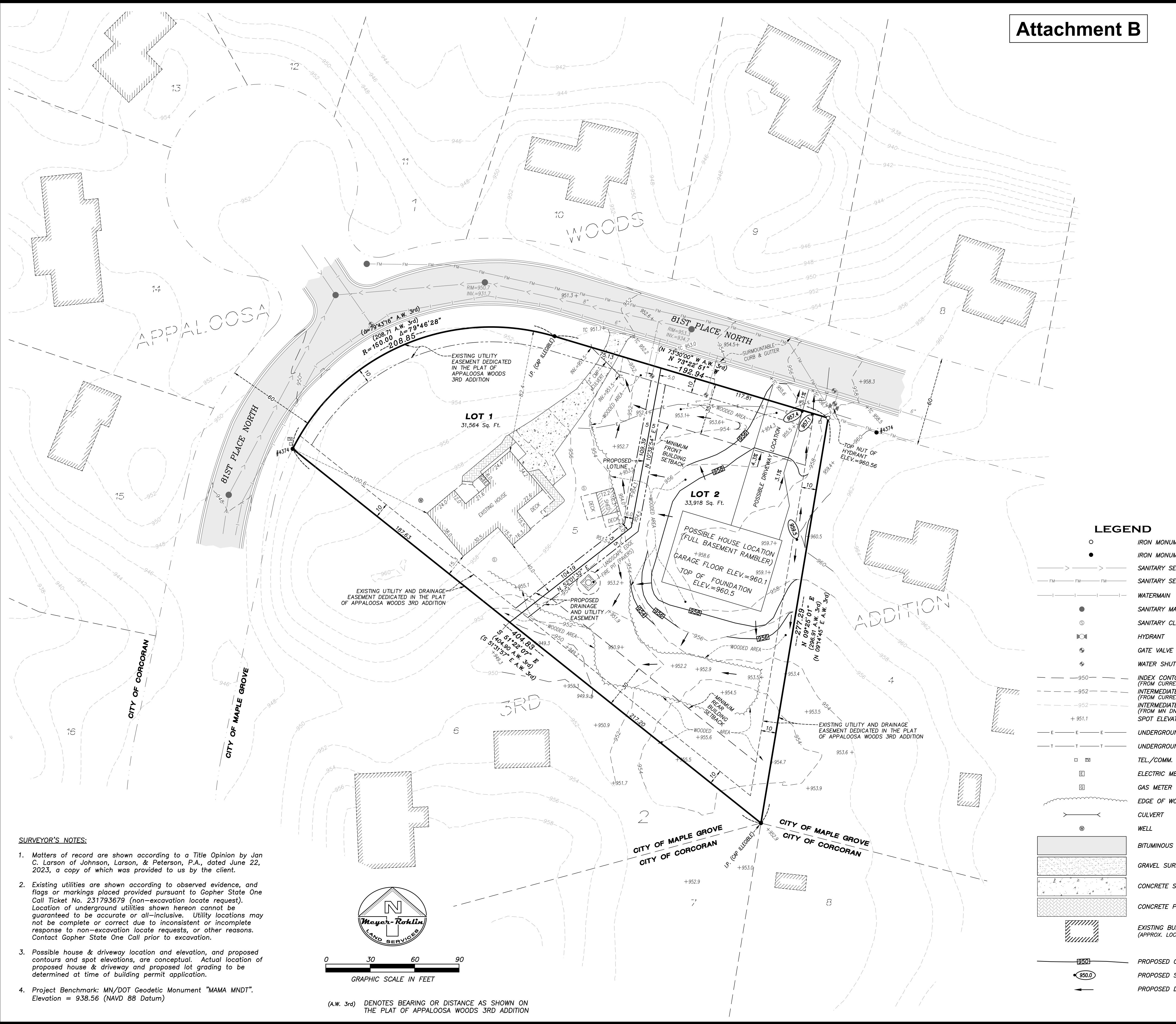
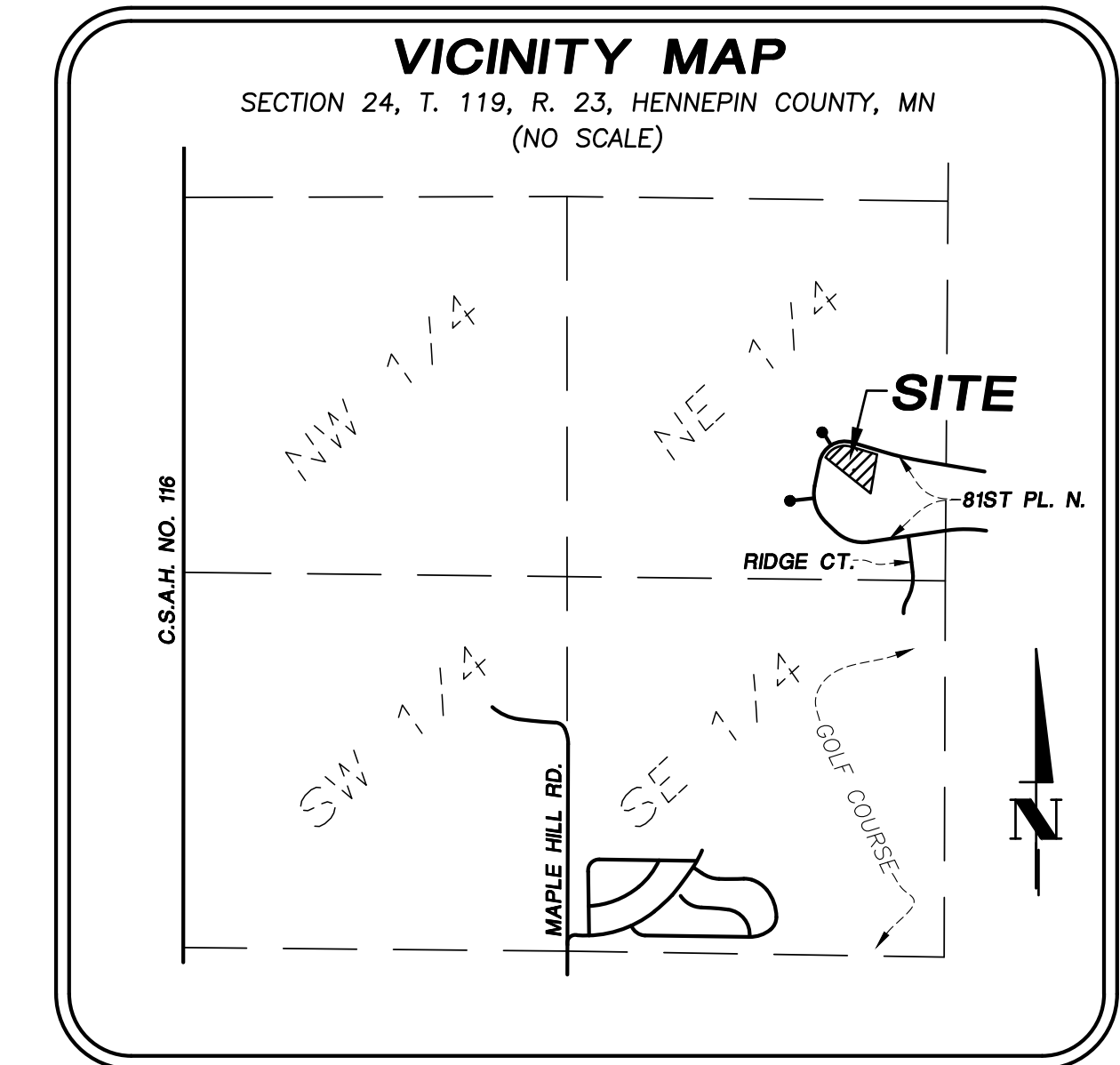


Attachment B

**PRELIMINARY PLAT
OF
APPALOOSA WOODS 10TH ADDITION**

OWNER:
Aleksandr Ustimchuk
19205 81st Place N.
Maple Grove, MN 55311



LEGEND

- IRON MONUMENT SET
- IRON MONUMENT FOUND
- >— SANITARY SEWER
- FM — FM — FM — SANITARY SEWER FORCEMAIN
- |— WATERMAIN
- SANITARY MANHOLE
- SANITARY CLEANOUT
- ⊕ HYDRANT
- ⊕ GATE VALVE
- ⊕ WATER SHUTOFF
- - - 950 INDEX CONTOUR (FROM CURRENT SURVEY DATA)
- - - 952 INTERMEDIATE CONTOUR (FROM CURRENT SURVEY DATA)
- - - 952 INTERMEDIATE CONTOUR (FROM MN DNR LIDAR DATA)
- + 951.1 SPOT ELEVATION
- E — E — E — UNDERGROUND ELECTRIC
- T — T — T — UNDERGROUND TEL./COMM.
- TEL./COMM. RISERS
- ELECTRIC METER
- GAS METER
- ⊕ EDGE OF WOODED AREA
- >— CULVERT
- ⊕ WELL
- ▨ BITUMINOUS SURFACE
- ▨ GRAVEL SURFACE
- ▨ CONCRETE SURFACE
- ▨ CONCRETE PAVER SURFACE
- ▨ EXISTING BUILDING (APPROX. LOCATION FROM AERIAL IMAGE)
- 950 — PROPOSED CONTOUR
- 950.0 PROPOSED SPOT ELEVATION
- >— PROPOSED DIRECTION OF DRAINAGE

PARCEL DESCRIPTION

Lot 5, Block 2, APPALOOSA WOODS THIRD ADDITION, Hennepin County, Minnesota.

TOTAL AREA TO BE PLATTED: 65,482 Sq. Ft. (1.50 Acres)

Proposed lot areas:
Lot 1: 31,564 Sq. Ft. (0.72 Acre)
Lot 2: 33,918 Sq. Ft. (0.78 Acre)

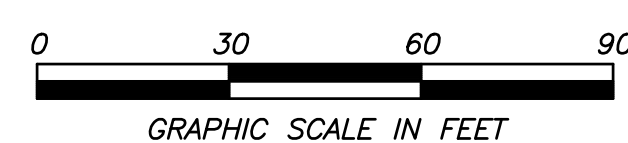
EXISTING ZONING (Subject Parcel and surrounding area):
R-1 (Single Family Residential)

Minimum setbacks for R-1 Zoning (according to Zoning Ordinance):

Front: 35 ft.
Side: 5 ft. (30 combined total for both side yards)
Rear: 30 ft.

SURVEYOR'S NOTES:

- Matters of record are shown according to a Title Opinion by Jan C. Larson of Johnson, Larson, & Peterson, P.A., dated June 22, 2023, a copy of which was provided to us by the client.
- Existing utilities are shown according to observed evidence, and flags or markings placed pursuant to Gopher State One Call Ticket No. 231793679 (non-excavation locate request). Location of underground utilities shown hereon cannot be guaranteed to be accurate or all-inclusive. Utility locations may not be complete or correct due to inconsistent or incomplete response to non-excavation locate requests, or other reasons. Contact Gopher State One Call prior to excavation.
- Possible house & driveway location and elevation, and proposed contours and spot elevations, are conceptual. Actual location of proposed house & driveway and proposed lot grading to be determined at time of building permit application.
- Project Benchmark: MN/DOT Geodetic Monument "MAMA MNDT". Elevation = 938.56 (NAVD 88 Datum)



(A.W. 3rd) DENOTES BEARING OR DISTANCE AS SHOWN ON THE PLAT OF APPALOOSA WOODS 3RD ADDITION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.

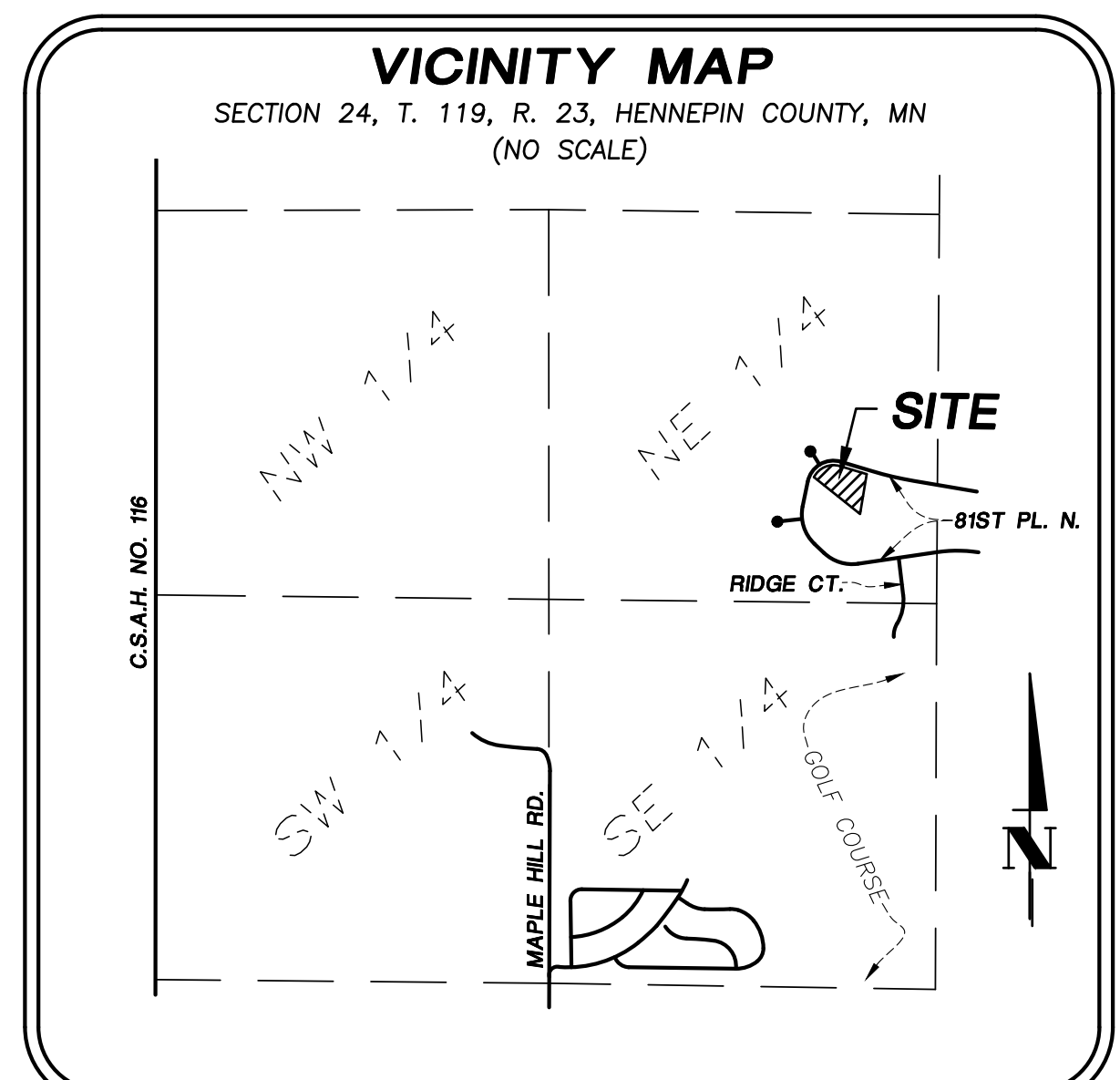
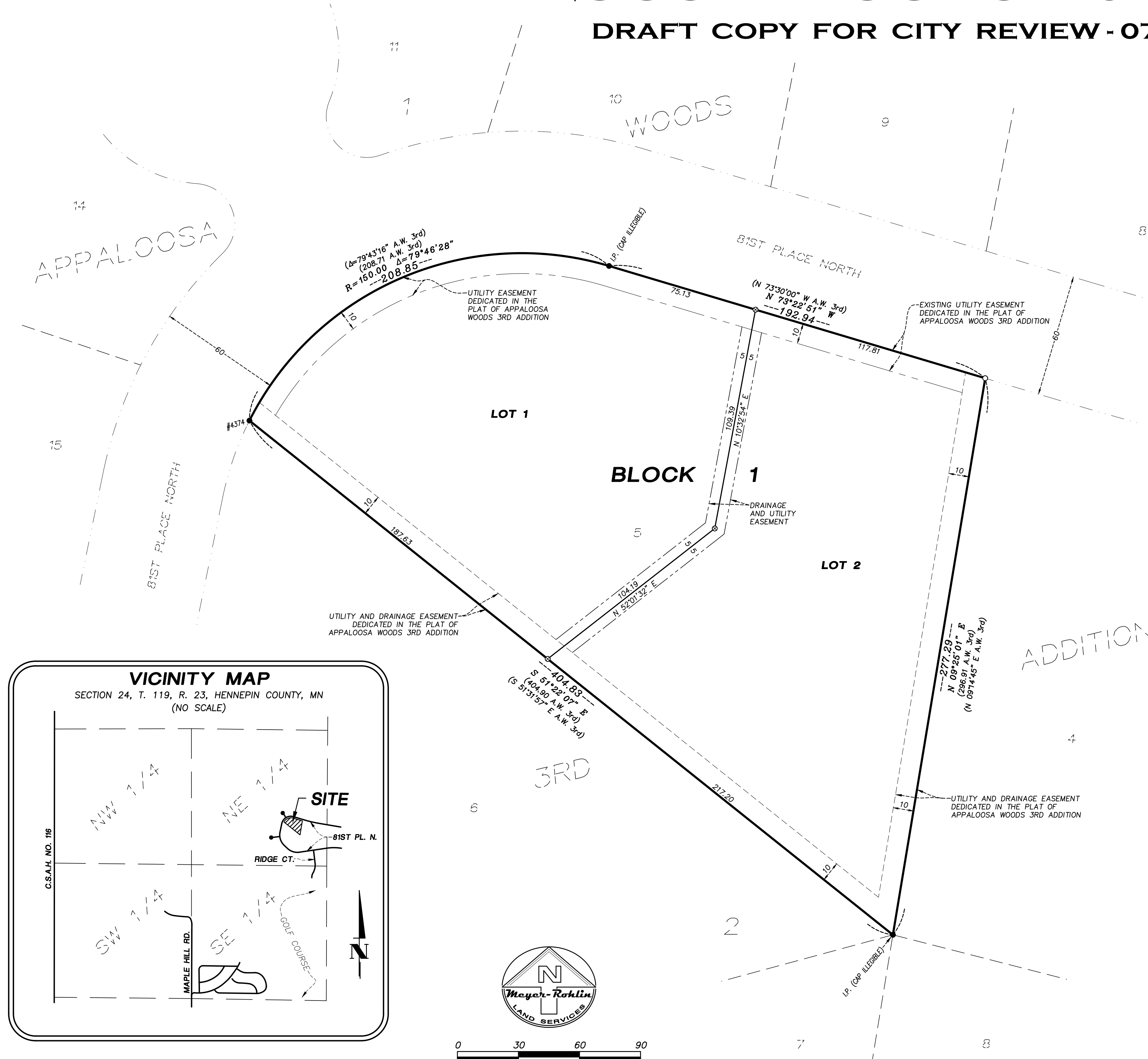
Date 07/10/2023
Abram A. Niemela
License No. 48664

				REVISIONS	
DATE 07/10/2023					
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PAGE	64, 66	SHEETS			

APPALOOSA WOODS 10TH ADDITION

DRAFT COPY FOR CITY REVIEW - 07/10/2023

C.R. DOC. NO. _____



- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 INCH I.D. X 14 INCH IRON PIPE SET, MARKED BY LICENSE NO. 48664
- ⊙ DENOTES 1/2 INCH I.D. X 14 INCH IRON PIPE SET, MARKED BY LICENSE NO. 48664, TO BE SET WITHIN 1 YEAR OF RECORDING OF THIS PLAT
- (A.W. 3rd) DENOTES BEARING OR DISTANCE AS SHOWN ON THE PLAT OF APPALOOSA WOODS 3RD ADDITION

BEARING ORIENTATION:
THE SOUTHWESTERLY LINE OF LOT 5, BLOCK 2, APPALOOSA WOODS 3RD ADDITION IS ASSUMED TO BEAR S 51°22'07" E.

KNOW ALL PERSONS BY THESE PRESENTS: That Aleksandr Ustimchuk, a married person, owner of the following described property:

Lot 5, Block 2, APPALOOSA WOODS 3RD ADDITION.

Has caused the same to be surveyed and platted as **APPALOOSA WOODS 10TH ADDITION** and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Aleksandr Ustimchuk has hereunto set his hand this _____ day of _____, 20____.

Aleksandr Ustimchuk

State of Minnesota
County of _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Aleksandr Ustimchuk.

(Signature)

(Print Notary Name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Abram A. Niemela, do hereby certify that his 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____

Abram A. Niemela, Licensed Land Surveyor
Minnesota License No. 48664

State of Minnesota
County of Wright

This instrument was acknowledged before me this _____ day of _____, 20____, by Abram A. Niemela.

(Signature)

(Print Notary Name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF MAPLE GROVE, MINNESOTA

This plat of **APPALOOSA WOODS 10TH 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, Sec. 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____.

Daniel Rogan, 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 _____, 20____.

Chris F. Mavis, County Surveyor By _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of **APPALOOSA WOODS 10TH ADDITION** was recorded in this office this _____ day of _____, 20____ at _____ o'clock _____M.

Amber Bougie, County Recorder By _____ Deputy

