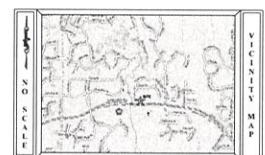


**Notes:**

Zoning: PUD

Lots: 2 - Single Family Lots

Front Yard Setback: 25', 15' for Lot 1  
 Side Yard Setback: 5/10', 15' Total  
 Side Yard Setback Corner Lot: 15'  
 Rear Yard Setback: 30'



**DESCRIPTION OF PROPERTY SURVEYED**

The land referred to herein is situated in the State of Minnesota, Hennepin County described as follows:

That part of the Northwest Quarter of Section 21, Township 119, Range 22 lying northerly of the center line of County Road No. 10 and south of a line drawn parallel to and distant 64.27 feet north of the north line of the north line of the Southeast Quarter of the Southeast Quarter and lying west of the east 72.13 feet of said Northwest Quarter of the Southeast Quarter.

Except that part of said Northwest Quarter of the Southeast Quarter lying westerly of the following described "Line A", and easterly of the following described "Line B":

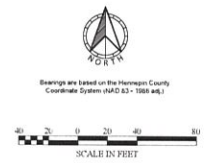
"Line A" is described as commencing at the point of intersection of the north line of the North 64.27 feet of said Northwest Quarter of Southeast Quarter with the west line of the East 72.13 feet thereof; thence an estimated bearing of South 89 degrees 36 minutes 25 seconds West along said west line a distance of 201.18 feet to the point of beginning of "Line A" to be described; thence South 64 degrees 40 minutes 57 seconds East, a distance of 531.43 feet to the centerline of said County Road No. 10 and thence terminating.

"Line B" is described as commencing at the point of intersection of the south line of the North 64.27 feet of said Northwest Quarter of Southeast Quarter with the west line of the East 72.13 feet thereof; thence South 64 degrees 40 minutes 57 seconds East along said west line a distance of 484.13 feet to the point of beginning of "Line B" to be described; thence South 83 degrees 47 minutes 23 seconds West, a distance of 64 feet; thence westerly 203.35 feet along a horizontal curve concave to the south having a radius of 1190.66 feet to the intersection with said "Line A" and thence terminating.

- STANDARD NOTES**
- Site Address: 16245 Bass Lake Road, Maple Grove, MN 55311
  - All lots shown were not finished to the surveyor's part of this survey. Only easements for the recorded plat are shown unless otherwise identified herein.
  - Flood Zone Information: Areas determined by extract of the 0.2% annual chance floodplain per Flood Insurance Rate Map, Community Panel No. 270530174E, effective date of November 4, 2015.
  - Parcel Area Information: Gross Area: 118,938.41 - 2.73 acres
  - Boundary: Easements are based on MNDOT Quarterly Station Notes. GRACN which has an elevation of +54.89 feet (NAVD83).
  - Zoning Information: The zoning district for the subject property is E-1 (Single Family Residential) per the City of Maple Grove zoning map dated February 06, 2020. The setback, height, and floor space area restrictions for the zoning designation are as follows:
    - Frontal Structure Setback: Street: 35 feet (Bass Lake Road)
    - Sid: 10 feet
    - Rear: 10 feet
    - Height: 15 feet
    - Hookover: 40 percent of lot area
- \*Please note that the zoning information shown herein may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current regulations by the site. All setback information and lot area data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.
- We have not received the current zoning classification and setback requirements from the owner.
- Utilities: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities not including the subject property we are unaware of. Please note that we have not placed a DigPro 3000 Call for the survey. There may be any and all underground utilities in the mapped area. Buried utilities cannot be seen or felt by any excavation that is not a new one. Also, please note that normal conditions may inhibit our ability to verify the location of the utilities located on the subject property. Before digging, you are required by law to notify DigPro 3000 Call at least 48 hours in advance of 651.474.6142.

**SURVEY REPORT**

The property described on Warranty Deed No. A3461927 does not exceed a portion of the property that was described to the City of Maple Grove in Warranty Deed No. A072577. Assessor Tab. A. Error in mapping to locate the site area. The property description used for the calculation of area is a combination and extension of the description used in both Warranty Deeds. A revision will be made once a resolution has been reached by the title company.



**SURVEY LEGEND**

<ul style="list-style-type: none"> <li>● CAST IRON MONUMENT</li> <li>○ IRON PIPE MONUMENT SET</li> <li>● IRON PIPE MONUMENT FOUND</li> <li>● DRILL HOLE FOUND</li> <li>○ CHECKED "X" MONUMENT SET</li> <li>○ CHECKED "X" MONUMENT FOUND</li> <li>▲ REBAR MONUMENT FOUND</li> <li>● PK. NAIL MONUMENT SET</li> <li>● PK. NAIL MONUMENT FOUND</li> <li>● PK. NAIL W/ ALLUMINUM DISC</li> <li>○ SURVEY CONTROL POINT</li> <li>○ A/C SET</li> <li>○ CABLE TV PEDESTAL</li> <li>○ ELECTRIC TRANSFORMER</li> <li>○ ELECTRIC MANHOLE</li> <li>○ ELECTRIC METER</li> <li>○ ELECTRIC OUTLET</li> <li>○ YARD LIGHT</li> <li>○ LIGHT POLE</li> <li>○ FIBER OPTIC MANHOLE</li> <li>○ FIRE STOP, WOOD UP</li> <li>○ FLAG POLE</li> <li>○ FUEL PUMP</li> <li>○ FUEL TANK</li> <li>○ PROPANE TANK</li> <li>○ GAS METER</li> <li>○ GAS VALVE</li> <li>○ GAS MANHOLE</li> <li>○ GENERATOR</li> <li>○ GUARD POST</li> <li>○ HAND HOLE</li> <li>○ MAIL BOX</li> </ul>	<ul style="list-style-type: none"> <li>○ PIZOMETER</li> <li>○ POWER POLE</li> <li>○ GUY WIRE</li> <li>○ ROOF DRAIN</li> <li>○ LIFT STATION</li> <li>○ SANITARY MANHOLE</li> <li>○ SANITARY CLEANOUT</li> <li>○ STORM MANHOLE</li> <li>○ STORM DRAIN</li> <li>○ CATCH BASIN</li> <li>○ FLARED END SECTION</li> <li>○ TREE CONTOUR</li> <li>○ TREE DECIDUOUS</li> <li>○ TREE CONTOUR REMOVED</li> <li>○ TREE DECIDUOUS REMOVED</li> <li>○ TELEPHONE MANHOLE</li> <li>○ TELEPHONE PEDESTAL</li> <li>○ UTILITY MANHOLE</li> <li>○ UTILITY PEDESTAL</li> <li>○ UTILITY "PAUL"</li> <li>○ WATERMAN MANHOLE</li> <li>○ WATER METER</li> <li>○ WATER SPOUT</li> <li>○ WELL</li> <li>○ MONITORING WELL</li> <li>○ CURB STOP</li> <li>○ UTILITY UNDERGROUND</li> <li>○ WATERMAN</li> <li>○ TRAFFIC SIGNAL</li> <li>○ RAILROAD TRACKS</li> <li>○ RAILROAD SIGNAL</li> <li>○ RAILROAD SWITCH</li> <li>○ SATELLITE DISH</li> <li>○ WETLAND BUFFER SIGN</li> </ul>	<ul style="list-style-type: none"> <li>— WIDE WALKOUT ELEVATION</li> <li>— FIVE FIRST FLOOR ELEVATION</li> <li>— ONE GARAGE FLOOR ELEVATION</li> <li>— TOP OF FOUNDATION ELEV.</li> <li>— 10' LOWEST OPENING ELEV.</li> <li>— CONCRETE</li> <li>— BITUMINOUS</li> <li>— BRICKING SETBACK LINE</li> <li>— CARP. TV</li> <li>— CONCRETE CURB</li> <li>— CONTOUR EXISTING</li> <li>— CONTOUR PROPOSED</li> <li>— GROUND RAIL</li> <li>— DRAIN TILE</li> <li>— ELECTRIC UNDERGROUND</li> <li>— FENCE</li> <li>— FIBER OPTIC UNDERGROUND</li> <li>— GAS UNDERGROUND</li> <li>— OVERHEAD UTILITY</li> <li>— TREE LINE</li> <li>— SANITARY SEWER</li> <li>— STORM SEWER</li> <li>— TELEPHONE UNDERGROUND</li> <li>— RETAINING WALL</li> <li>— UTILITY UNDERGROUND</li> <li>— WETLAND</li> <li>— TRAFFIC SIGNAL</li> <li>— RAILROAD TRACKS</li> <li>— RAILROAD SIGNAL</li> <li>— RAILROAD SWITCH</li> <li>— SATELLITE DISH</li> <li>— WETLAND BUFFER SIGN</li> </ul>
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**PREPARED BY**

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**PREPARED FOR**

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FIELD CREW	NO.	BY	DATE	REVISION
DRAMA	1	DLS	10/27/2022	REVISE TO 2 LOTS
CMT	2	CMT	12/19/2022	FIELD CALCULATIONS
CHECKED				
DLS				
DATE				
12/09/2022				

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 the 20th day of May, 2022

*Daniel L. Schmidt*  
 Daniel L. Schmidt, PLS  
 License #9788  
 Minnesota License No. 20147

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TWP 119-RGE 22-SEC 29  
 Hennepin County

**MAPLE GROVE, MINNESOTA**

**PRELIMINARY PLAT**

PREPARED FOR:  
 BOZIDAR DJURANOVIC

FILE NO.  
 20700-001

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