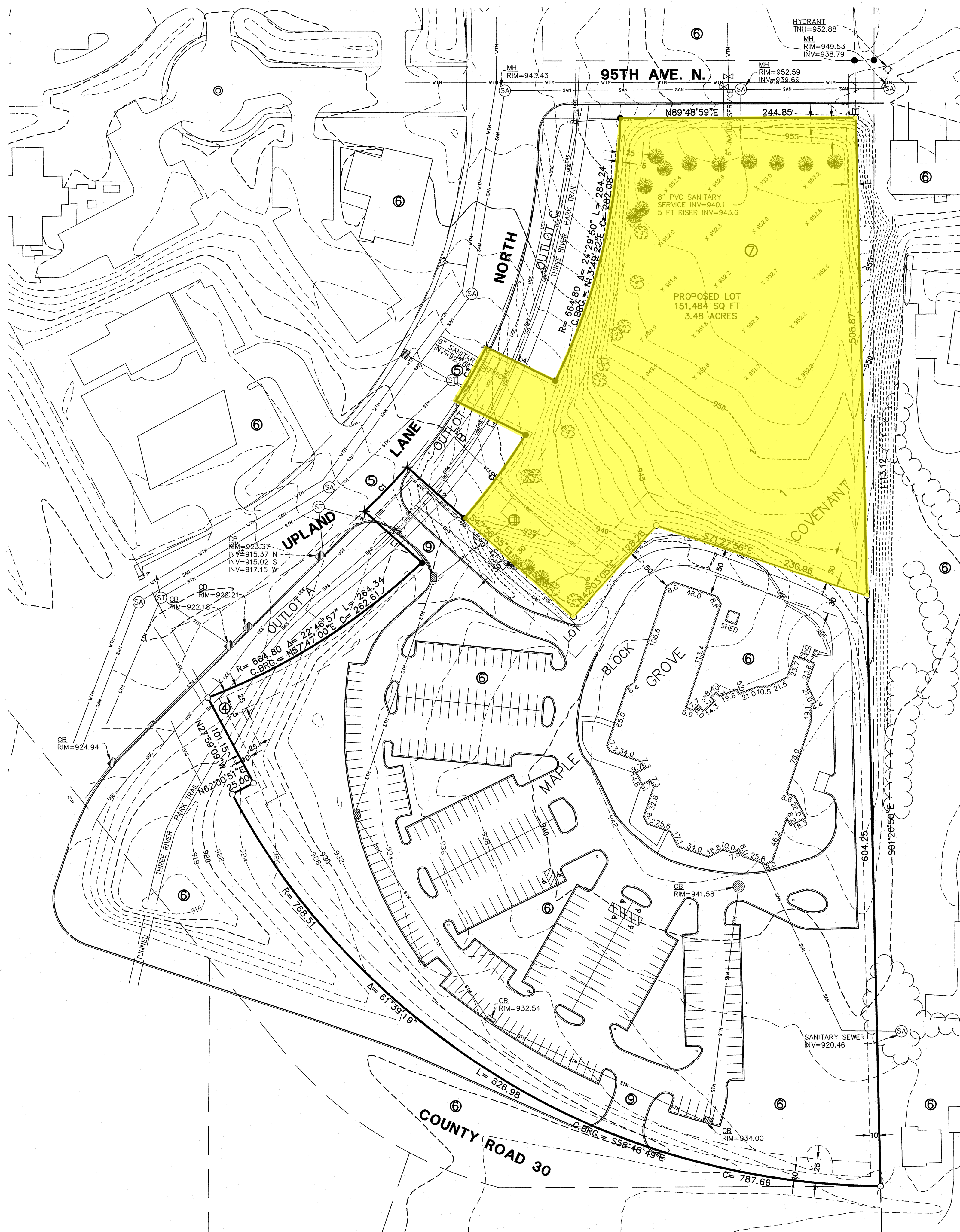


9350 Upland Lane North
Maple Grove, MN 55369

Revision	Date	Number	By



EXISTING LEGAL DESCRIPTION

Lot 1, Block 1, MAP GROVE COVENANT, Hennepin County, Minnesota.

GENERAL NOTES

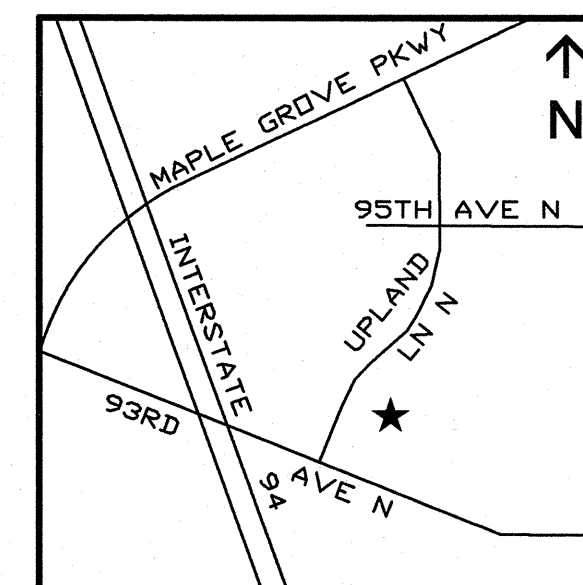
1. The property is zoned Planned Unit Development (PUD) and Single and Two-Family Residential (R3).
2. Minimum building setback for zone PUD:
15 ft = Right of Way
25 ft = Private Garage from Right of Way

*No building within the project shall be nearer to another building than one-half the sum of the building heights of the two buildings.
3. Minimum building setback for zone R3:
25 ft = Front
5 ft = Side
30 ft = Rear
4. Apparent easement for park trail.
5. Upland Lane encroaches onto the property.
6. Utility, planimetric, and topographic information located outside of the proposed lot is compiled from various sources including City of Maple Grove topographic maps, record plans, and field data.
7. Utility, planimetric, and topographic information located within the proposed lot is compiled from field data.
8. Summary of Areas:
Proposed North Lot: 151,484 square feet, more or less, or 3.48 acres, more or less.
Proposed South Lot: 343,894 square feet, more or less, or 7.89 acres, more or less.
Existing Lot 1: 495,378 square feet, more or less, or 11.37 acres, more or less.
9. Existing access to public streets.
10. Line and Curve Data Table

<u>LINE</u>	<u>BEARING</u>	<u>LENGTH</u>
L1	N47°56'55"W	80.27
2	S47°56'55"E	80.02
3	N63°55'43"W	80.43
4	S47°56'55"E	80.00

<u>CURVE</u>	<u>RADIUS</u>	<u>DELTA</u>	<u>LENGTH</u>	<u>CHORD BRG.</u>	<u>CHORD LENGTH</u>
C1	584.80	06°16'35"	64.06	N43°50'57"W	64.03
C2	664.80	09°16'22"	107.59	N36°14'08"W	107.47
C3	584.80	08°17'14"	64.17	N29°12'54"W	64.14

LOCATION MAP



MAPLE GROVE, MN
★ = SITE

LEGEND

- IRON MONUMENT FOUND
- IRON MONUMENT SET BY R.L.S. NO. 14889
- + PK NAIL SET
- ELECTRIC TRANSFORMER
 - CONCRETE BASE W/ LIGHT POLE
- TELEPHONE PEDESTAL
- ⊞ AIR CONDITION UNIT
- ⊙(SA) SANITARY MANHOLE
- ⊙ CATCH BASIN BEEHIVE TYPE
- ⊙ CATCH BASIN CURB TYPE
- ⊙ CATCH BASIN PARKING LOT TYPE
- ⊙(ST) STORM MANHOLE
- ⊙ GATE VALVE
- ⊙ HYDRANT
- ♿ HANDICAP PARKING STALL
- ⊙ CONIFEROUS TREE
- ⊙ DICIDUOUS TREE

I hereby certify that this plan, specification 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.

Print Name: Walter Gregory

Signed:

Date: 06-07-2007 License Number: 14889

Ulteigengineers

Bismarck - Detroit Lakes - Fargo - Minneapolis - Sioux Falls
5201 East River Road Suite 308
Minneapolis, Minnesota 55421
Phone: 763.571.2500 Fax: 763.571.1168
Web: www.ulteig.com
Drawn By: Virginia Goughnour
Checked By: Walter Gregory
Approved By: Walter Gregory

PROPOSED LOT SPLIT:

Lot 1, Block 1,
MAPLE GROVE COVENANT

Project Number: 207.0045
Date: June 7, 2007
Sheets: 1 of 1

COS