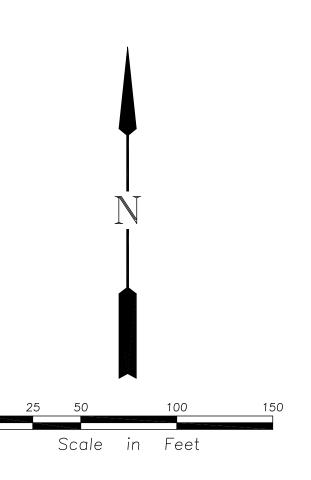
Preliminary Plat of: FOX ESTATE Owner: ERIC BARKE Owner: --- / 11 FXF Northwest corner of the South Half of the Southeast Quarter of the Southeast Quarter of Section 19, Township 114, Range 21 THOMAS SHIMEK ERIC & NGOC SCHNEIDER BRQADVIEW \$89°48'06" E 552.83 BROADVIEW DRIVE N89°11'53"W 295.78 North line of the South Half of the Southeast Quarter of the Southeast Quarter of Section 19, Township 114, Range 21 LOT OWNER Green Mavericks LLC 16837 Enclave Drive Eden Prairie, Minnesota 55347 Phone: 612-701-4583 Attention: Jim Koch Email: Jimkochemail@gmail.com SURVEYOR/ENGINEER Rehder & Associates, Inc. 3440 Federal Drive PROPOSED HOUSE Suite 110 **BRIAN OTTING** Eagan, Minnesota 55122 Owner: Phone: 651-452-5051 MICHAEL & MONA VANERDEWYK Attention: Greg Gentz Email: ggentz@rehder.com △=2°10'41" --R=1380.00 52.46 / GRAVE 1319.25 DRIVE N89°44'06"W South line of the South Half of the -- Southeast Quarter of the Southeast Quarter PAUL & GRETCHEN NEWMAN of Section 19, Township 114, Range 21 Owner: GERALD & PAMELA SCHWINGHAMMER CHRISTOPHER GILES Vicinity Map Section 19, Township 114, Range 21 No Scale

NOTES

- * Contours shown taken from MnTOPO web application June 4, 2018, http://arcgis.dnr.state.mn.us/maps/mntopo.
- * Bearings shown are based on the south line of the Southeast Quarter of
- Section 19, Township 114, Range 21 having a bearing of N89°44'06"W.
- * Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
- * Total Area = 241,677 square feet (5.55 acres)
- * Bench Mark: National Geodetic Survey Disk Tower 1992. Elevation 1055.70 (NAVD 88).
- * Zoning: RR-2 (Rural Residential Single Family District).



LEGEND

- Iron Monument FoundIron Monument Set
- PP-O- Power Pole
- LP**☆ Light Pole**
- T□ Telephone Pedestal

 HH□ Handhole
- Concrete Surface
- Bituminous Surface
- ----- Building Setback Line
- B−2 **⊕ Boring**

PROPERTY DESCRIPTION

That part of the South Half of the Southeast Quarter of the Southeast Quarter of Section 19, Township 114, Range 21, Scott County, Minnesota which lies westerly of County State Aid Highway No. 27.

I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 7th day of September, 2022

REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor Minnesota License No. 22036 Revised September 14, 2022 Revised September 23, 2022

Rehder and Associates, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS

3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051