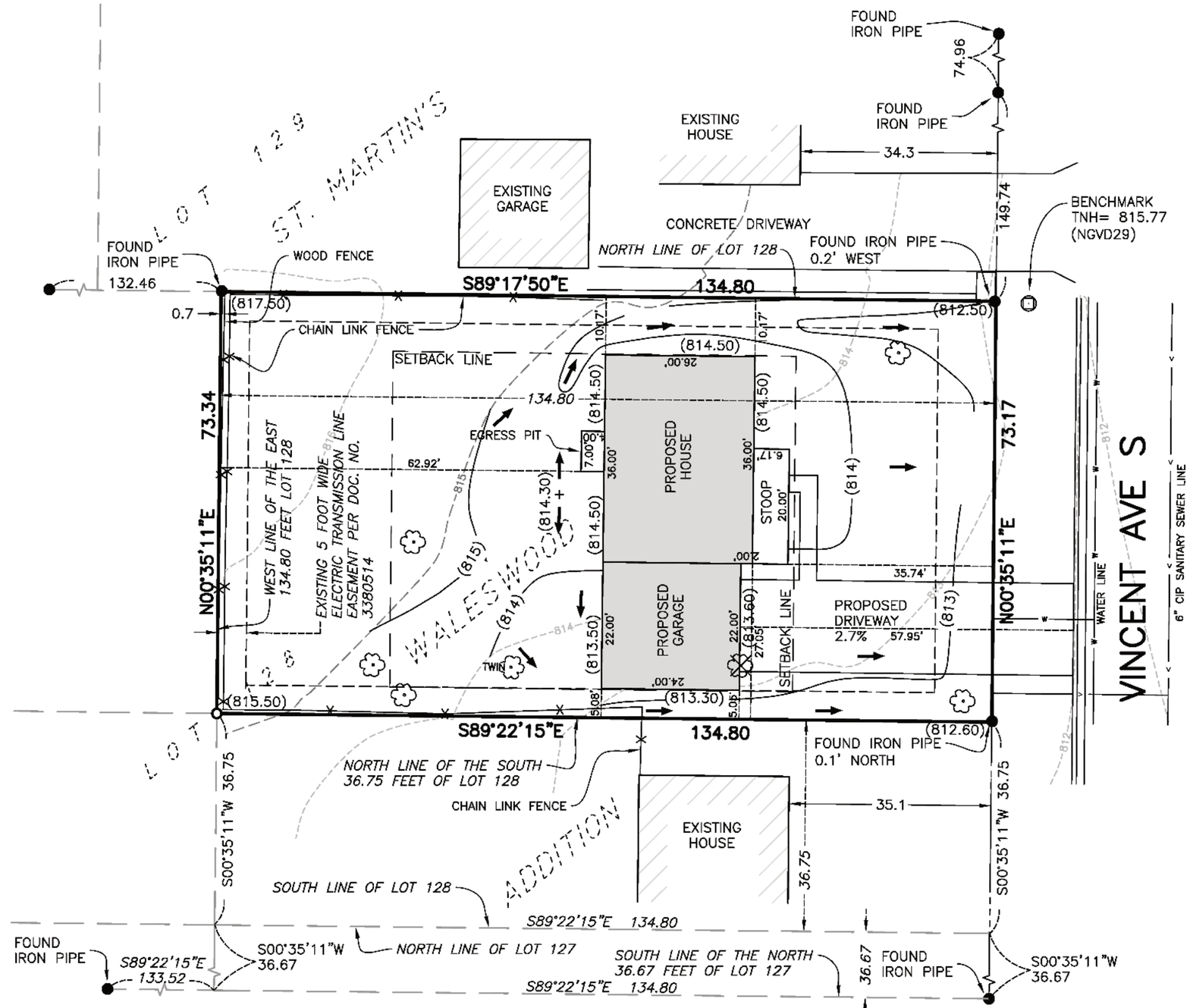
# PRELIMINARY PLAT OF: MAX AND VIVI ADDITION

## 10626 Vincent Avenue South, Bloomington, MN

### LEGEND

- MONUMENT FOUND
- IRON PIPE MONUMENT SET
- WOOD HUB SET
- DENOTES DRAINAGE ARROW
- 1027.7 EXISTING SPOT ELEVATION
- (1027.76) PROPOSED ELEVATION
- 1027.76 AS-BUILT ELEVATION
- PROPOSED CONTOURS
- EXISTING CONTOURS
- FIRE HYDRANT
- CATCH BASIN
- ST S SEWER MANHOLES
- MB MAILBOX
- CURB STOP
- UTILITY PEDESTAL
- LIGHT POLE
- SIGN
- W WATER LINE
- < SANITARY SEWER LINE
- DECIDUOUS TREE




**LEGAL DESCRIPTION:**
The North 73.34 feet of the East 134.8 feet of Lot 128, ST. MARTIN'S WALESWOOD ADDITION, Hennepin County, Minnesota

EXCEPT

The South 36.75 feet of the East 134.80 feet of Lot 128 and the North 36.67 feet of the East 134.80 feet of Lot 127, ST. MARTIN'S WALESWOOD ADDITION, according to the plat thereof, Hennepin County, Minnesota.

**CLIENT:**
Minnesota Design Build, LLC
5201 Eden ave. Ste. 100
Edina, MN 55436
612-219-0234

**SURVEYOR:**
Stonebrooke Engineering, Inc.
12279 Nicollet Ave. S.
Burnsville, MN 55337
Phone: 952-402-9202
Fax: 952-403-6803
www.stonebrookeengineering.com

**LOT AREA SQUARE FOOTAGE:**
9874 SQUARE FEET (.23 ACRES)

**APPROXIMATE SQUARE FOOTAGE:**
PROPOSED BUILDING AREA = 1587

**CURRENT ZONING:**
R-1

**SET BACK REQUIREMENTS:**
34.7' FRONT TO R.O.W. (AVERAGE OF ADJOINING LOTS)
10' SIDE HOUSE TO PROPERTY LINE
5' SIDE GARAGE TO PROPERTY LINE
30' REAR HOUSE TO PROPERTY LINE
5' REAR GARAGE TO PROPERTY LINE

| REV. NO. | DATE | BY | CHK | DESCRIPTION |
|---|---|---|---|---|
| 1. | 07-10-2015 | JPG | AJM | REVISE PER CITY COMMENTS |

0 10 20
SCALE FEET

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.

Aaron J. Mages
NAME Aaron J. Mages LIC. NO. 45507 DATE 03-15-2015

DESIGNED AJM
DRAWN LF
CHECKED AJM

Stonebrooke Engineering Responsible Solutions

PRELIMINARY PLAT
LOT 128
ST. MARTIN'S WALESWOOD ADDITION

SHEET 1 OF 1

Jul 15, 2015 - 11:58am - S:\PROJECTS\SURVEY\0316_Custom_Homes_LLC\St. Martens Waleswood Addition\Cadd_Files\Lot 128-PP.dwg