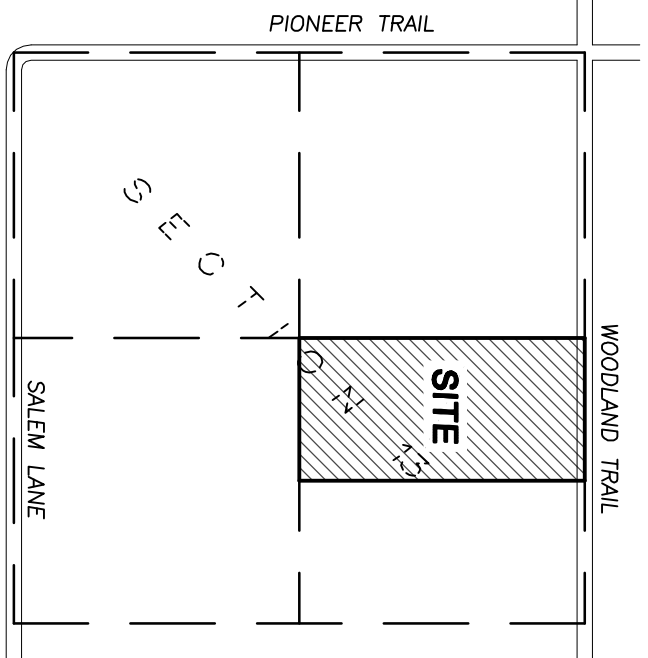


**VIACITY MAP**  
(NO SCALE)



**DEVELOPMENT DATA:**

**OWNER & DEVELOPER:** Green Trio-Dev, LLC  
 C/O Matt Agimason  
 23810 Meadow Creek Drive  
 Corcoran, MN 55337  
 (763) 226-9065

**SURVEYOR:** Stoeckel-Jahner Surveying Inc  
 1206 3rd Avenue East  
 Alexandria, MN 56308  
 (320) 763-6855

**EXISTING ZONING:** Rural Residential

**SETBACKS:** Front Yard 35' from right-of-way  
 Side Yard 15'  
 Rear Yard 35'  
 Wetland 20'

**SETBACKS:** Jurisdictional Wetland 50'

**DESIGN CRITERIA:**  
 Minimum size 2.5 acres  
 Minimum buildable area 100'  
 Minimum width 1.5 acres

**LOCATION:** The West Half of the Northeast Quarter of Section 13, Township 119 North, Range 24 West, Hennepin County, Minnesota.  
 Total area of Preliminary Plat = 80.15 Acres

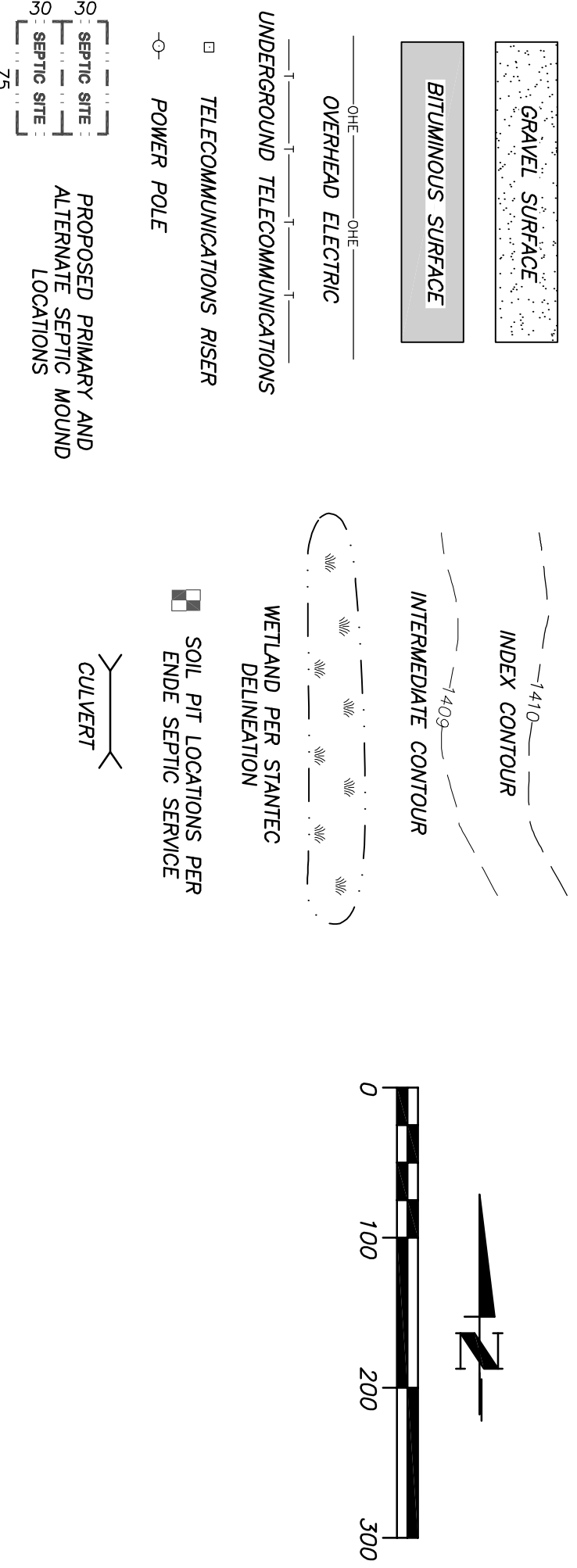
Proposed Lot will be served by an existing Public Road (Woodland Trail)

**PRELIMINARY PLAT OF CREEKSIDE MEADOWS**

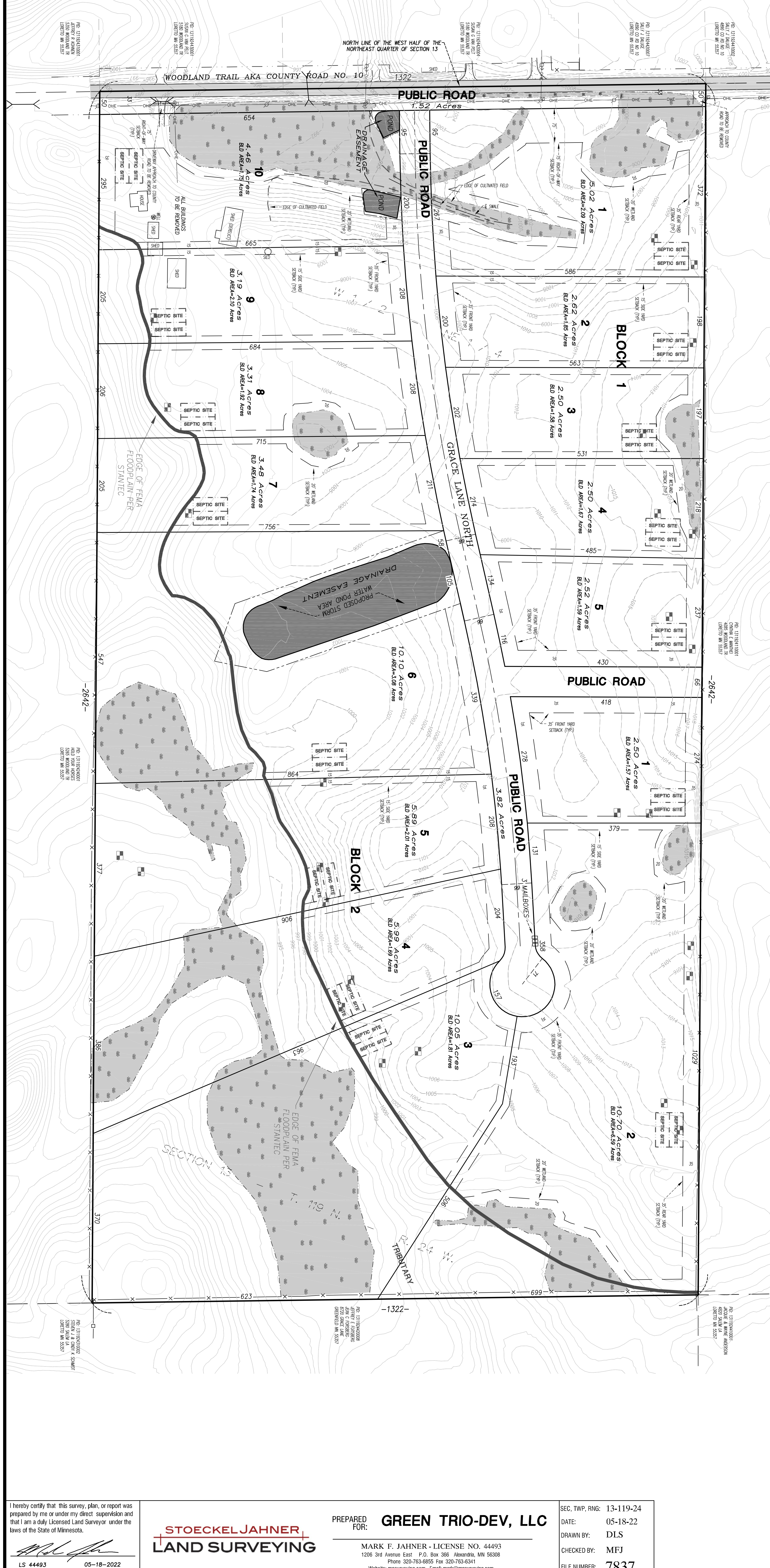
STOECKEL-JAHNER SURVEYING FILE NO. 7837

**BENCHMARK:** TOP OF CAST-IRON MONUMENT LOCATED 135.4 WEST OF DRIVEWAY TO 5185 WOODLAND TRAIL. ELEVATION=1003.07 (ASSUMED DATA)

**LEGEND**



- SURVEYOR'S NOTES:**
- The underground utilities as shown on this map are as located by Cooper One Call (Trenching and Locating) and are shown as a composite of field collected data and digital data. The utility locations are shown as a composite of field collected data and digital data. The utility locations are shown as a composite of field collected data and digital data. The utility locations are shown as a composite of field collected data and digital data.
  - Due to the extreme cold and snow conditions, snow and ice were present during field data collection. Some topographic features may have been inadvertently omitted.
  - Contours shown are a composite of field collected data and lidar.
  - Wetland delineated per State. Wetlands are shown per State file and digital data.
  - The tributary drainage area across the southeast portion of the property has not been shown herein. Snow and ice conditions currently present obscure location of the edge of the wetland adjacent to the tributary. The Greenfield City Engineer and the Lake Superior Watershed Engineer have been contacted; they have stated that there is no way to develop an accurate flow data station without further study.



PREPARED FOR: **GREEN TRIO-DEV, LLC**

MARK F. JAHNER - LICENSE NO. 44493  
 1206 3rd Avenue East P.O. Box 366 Alexandria, MN 56308  
 Phone 320-763-6855 Fax 320-763-6341  
 Website: mrsurveying.com Email: mark@mrsurveying.com

SEC. TWP. RING: 13-119-24  
 DATE: 05-18-22  
 DRAWN BY: DLS  
 CHECKED BY: MFJ  
 FILE NUMBER: 7837

**STOECKELJAHNER**  
**LAND SURVEYING**

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.

*Mark F. Jahner*  
 License No. 44493 Date 05-18-2022