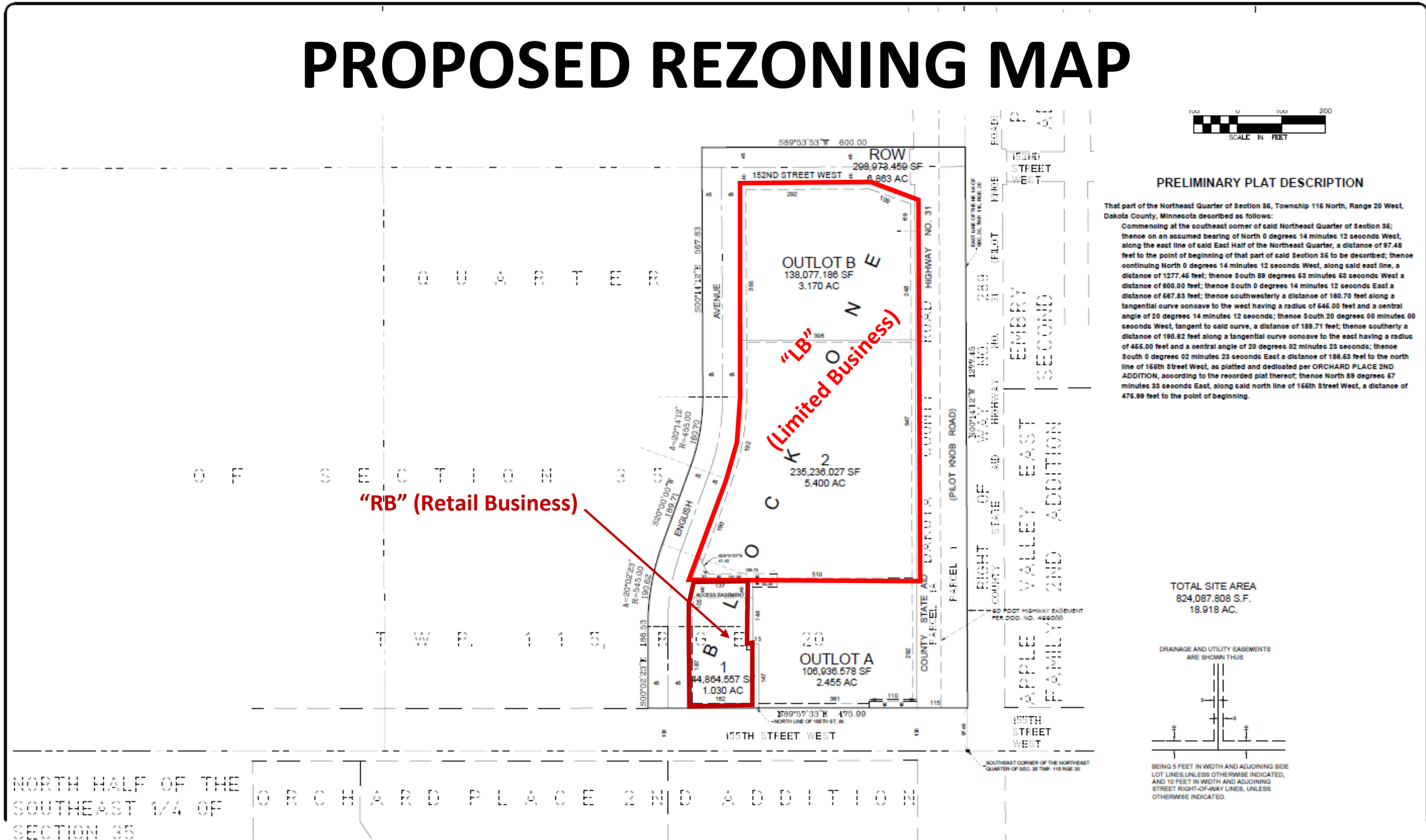


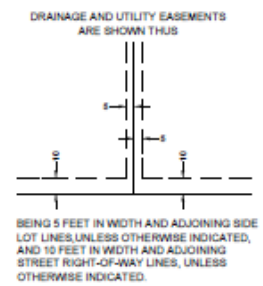
PROPOSED REZONING MAP



PRELIMINARY PLAT DESCRIPTION

That part of the Northeast Quarter of Section 35, Township 116 North, Range 20 West, Dakota County, Minnesota described as follows:
 Commencing at the southeast corner of said Northeast Quarter of Section 35; thence on an assumed bearing of North 0 degrees 14 minutes 12 seconds West, along the east line of said East Half of the Northeast Quarter, a distance of 87.48 feet to the point of beginning of that part of said Section 35 to be described; thence continuing North 0 degrees 14 minutes 12 seconds West, along said east line, a distance of 1277.45 feet; thence South 88 degrees 53 minutes 53 seconds West a distance of 800.00 feet; thence South 0 degrees 14 minutes 12 seconds East a distance of 587.83 feet; thence southwesterly a distance of 180.70 feet along a tangential curve concave to the west having a radius of 645.00 feet and a central angle of 20 degrees 14 minutes 12 seconds; thence South 20 degrees 00 minutes 00 seconds West, tangent to said curve, a distance of 188.71 feet; thence southerly a distance of 180.82 feet along a tangential curve concave to the east having a radius of 465.00 feet and a central angle of 20 degrees 02 minutes 23 seconds; thence South 0 degrees 02 minutes 23 seconds East a distance of 188.63 feet to the north line of 156th Street West, as platted and dedicated per ORCHARD PLACE 2ND ADDITION, according to the recorded plat thereof; thence North 88 degrees 57 minutes 33 seconds East, along said north line of 156th Street West, a distance of 475.99 feet to the point of beginning.

TOTAL SITE AREA
 824,087.808 S.F.
 18.918 AC.



NORTH HALF OF THE
 SOUTHEAST 1/4 OF
 SECTION 35

PROBE ENGINEERING COMPANY, INC.
 CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
 1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

I HEREBY CERTIFY THAT THIS PLAN 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.
Russell P. Dawilo
 RUSSELL P. DAWILO
 DATE: 12-12-2022 REG. NO. 12206

NO.	DATE	BY	REVISIONS
1	11-18-22	PM	REVISED LAYOUT
2	12-15-22	AM	REVISED PER CITY COMMENTS

PREPARED FOR:
 HJ DEVELOPMENT
 2655 CHESTNUT LANE NORTH
 PLYMOUTH, MN 55447

DATE	TIME
12-15-22	10:30 AM

PRELIMINARY PLAT
ORCHARD PLACE 4TH ADDITION
 APPLE VALLEY, MINNESOTA

SHEET	NO.
1	1