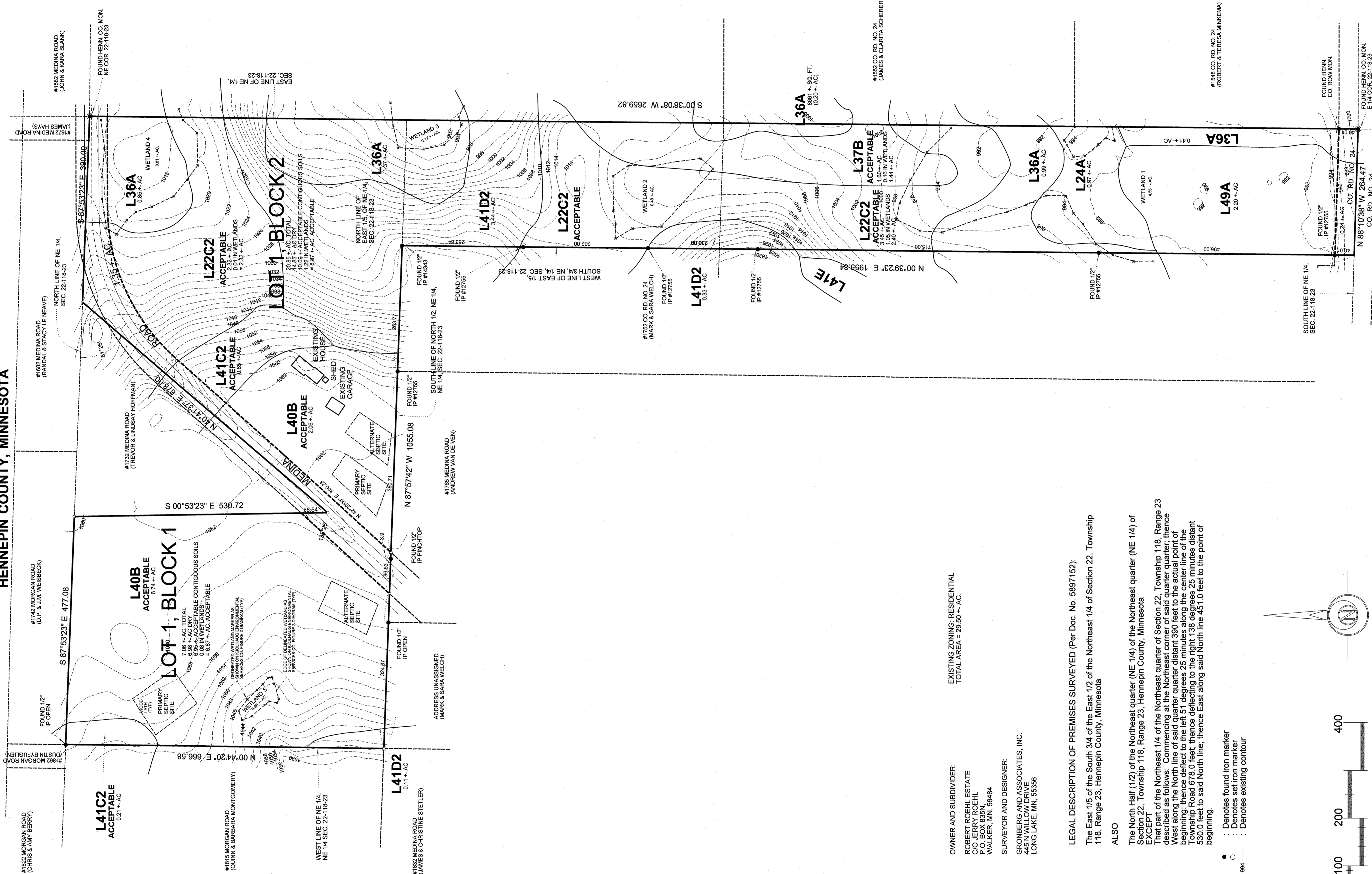


ROEHL HEIGHTS PRELIMINARY PLAT FOR THE ROBERT ROEHL ESTATE IN THE NE 1/4 OF SECTION 22-118-23 HENNEPIN COUNTY, MINNESOTA



OWNER AND SUBDIVIDER:
ROBERT ROEHL ESTATE
HENRY ROEHL
P.O. BOX 835N
WALKER, MN, 56484

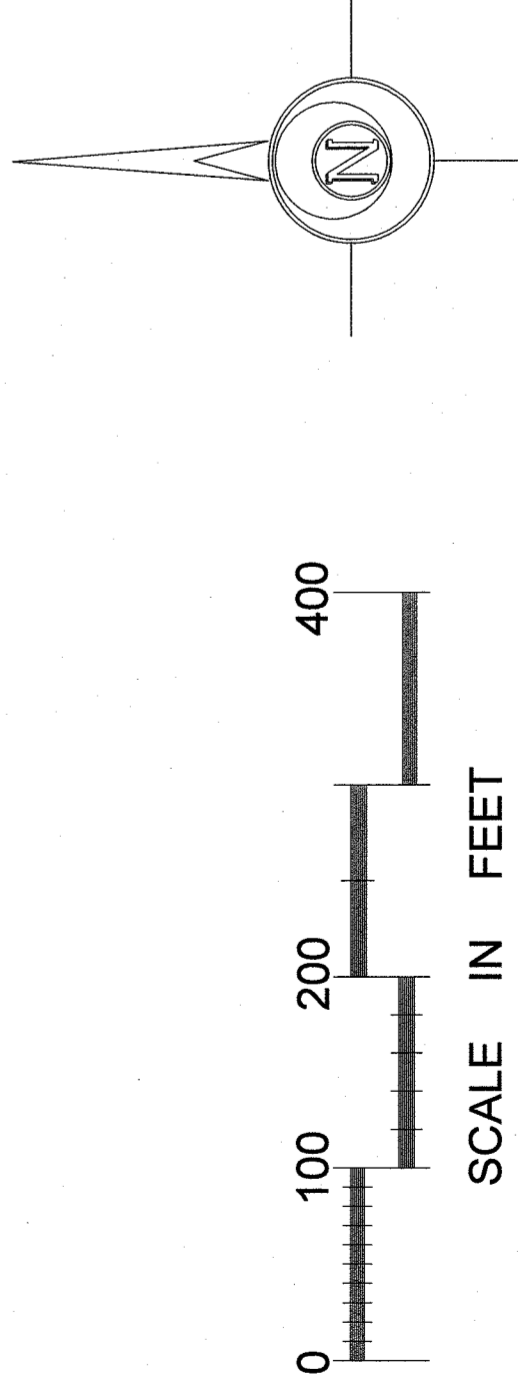
SURVEYOR AND DESIGNER:
GRONBERG AND ASSOCIATES, INC.
445 N WILLOW DRIVE
LONG LAKE, MN, 56356

EXISTING ZONING: RESIDENTIAL
TOTAL AREA = 29.50 +/- AC.

LEGAL DESCRIPTION OF PREMISES SURVEYED (Per Doc. No. 5897152):
The East 1/5 of the South 3/4 of the East 1/2 of the Northeast 1/4 of Section 22, Township 118, Range 23, Hennepin County, Minnesota

ALSO
The North Half (1/2) of the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of Section 22, Township 118, Range 23, Hennepin County, Minnesota
EXCEPT
That part of the Northeast 1/4 of the Northeast quarter of Section 22, Township 118, Range 23 described as follows: Commencing at the Northeast corner of said quarter quarter; thence West along the North line of said quarter quarter distant 350 feet to the actual point of beginning; thence deflect to the left 51 degrees 25 minutes along the center line of the beginning road 675.0 feet, thence deflect to the right 135 degrees 23 minutes distant 530.0 feet to said North line; thence East along said North line 451.0 feet to the point of beginning.

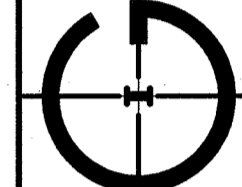
- Denotes found iron marker
- Denotes set iron marker
- Denotes existing contour



DATE	REVISIONS	REMARKS

DESIGNED	DRAWN	CHECKED

DATE	SHEETS
12-20-19	19-187



GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN 56356
PHONE: 952-473-4141 FAX: 952-473-4435