VALLEY OAKS ESTATES

THE OAKS OF APPLE VALLEY IV

GOSSAMER WAY

EAST QUARTER CORNER SEC. 21, T. 115, R. 20 (DAKOTA CO. ALUMINUM MONUMENT)

1178.12 N89°58'33"E

508.02

NORTH LINE OF THE S 1/4 OF THE N 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

DRAINAGE AND UTILITY EASEMENT

WEST LINE OF THE EAST 300 FEET OF THE N 1/2 OF THE S 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

N89°58'33"E 75.00

N89°58'33"E 66.41

493.89 S00°16'06"W

VALLEY II AVENUE

HARWELL PATH

PENNOCK AVENUE

404.60 N00°00'49"E

404.59 N00°00'49"E

SOUTH LINE OF THE S 1/4 OF THE N 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

NORTH LINE OF THE N 1/4 OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

WEST LINE OF THE EAST 1020 FEET OF THE N 1/4 OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

1020

SOUTH LINE OF THE N 1/4 OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

NORTH LINE OF THE S 1/2 OF THE N 1/2 OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

75.00

508.56

819.47 S89°57'39"W

SOUTH LINE OF THE NORTH 75 FEET OF THE S 1/2 OF THE N 1/2 OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

EAST LINE OF THE WEST 838.97 FEET OF THE S 1/2 OF THE N 1/2 OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

838.97

SOUTH LINE OF THE S 1/2 OF THE N 1/2 OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

WEST LINE OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

NORTH LINE OF THE SOUTH 75 FEET OF THE N 1/2 OF THE S 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

EAST LINE OF THE WEST 838.97 FEET OF THE N 1/2 OF THE S 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

SOUTH LINE OF THE N 1/2 OF THE S 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

NORTH LINE OF THE N 1/2 OF THE S 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

NORTH LINE OF THE S 1/2 OF THE N 1/2 OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 21, T. 115, R. 20

PENNOCK AVENUE

404.47 N00°03'43"W

389.09 N00°03'43"W

254.39 N00°00'49"E

254.39 N00°03'43"W

405.45 N00°03'43"W

GOTHAM COURT

GRAFTON COURT

GOSSAMER WAY

GOSSAMER

N81°33'02"W 127.66

N78°09'39"E 79.06

N44°40'27"W 53.49

N44°40'27"W 41.78

N89°58'33"E 176.53

N89°58'33"E 206.94

N44°03'13"E 74.70

N89°58'33"E 142.54

N89°58'33"E 79.20

N89°58'33"E 52.86

N89°56'17"E 182.68

N89°56'17"E 52.68

N82°23'13"W 137.66

N40°20'04"E 231.98

N15°48'32"E 173.76

N69°38'57"E 84.43

N20°21'03"W 60.00

N20°13'58"E 60.00

N69°46'24"E 73.48

N69°46'24"E 10.86

N20°13'58"E 132.61

N68°28'09"E 32.36

N37°35'40"W 33.62

N68°28'09"E 130.08

N32°35'57"W 114.28

N68°28'09"E 149.72

N89°56'44"W 19.17

N89°56'44"W 19.50

S89°57'39"W 19.50

S89°57'39"W 165.89

S89°57'39"W 115.02

S89°56'44"W 78.26

S89°56'44"W 33.00

S89°56'44"W 33.00

331.71 S89°56'44"W

483.80 S89°56'44"W

S00°03'43"E 134.70

60.00 S89°56'17"W

1481.65 N00°16'06"W

N00°16'06"W 75.00

S00°16'06"E 75.00

S00°16'06"E 404.26

N00°16'06"W 329.27

S01°35'08"E 404.44

S01°35'08"E 254.37

S89°57'39"W 15.01

S89°57'39"W 33.00

N89°57'39"E 33.00

N89°56'44"E 33.00

N89°56'44"E 179.25

S00°16'06"E

N00°16'06"W 75.00

S89°56'17"W 42.00

S89°56'17"W 96.56

S89°56'17"W 106.74

S89°56'17"W 89.20

S89°56'17"W 67.04

S89°56'17"W 100.04

S89°56'17"W 90.03

S89°56'17"W 107.63

S89°56'17"W 91.17

S89°56'17"W 92.81

S89°56'17"W 92.81

S89°56'17"W 82.40

S89°56'17"W 83.44

S89°56'17"W 104.91

S89°56'17"W 57.99

S89°56'17"W 61.27

S89°56'17"W 215.77

S89°56'17"W 49.49

S89°56'17"W 54.68

S89°56'17"W 57.97

S89°56'17"W 140.28

S89°56'17"W 7.33.96

S89°56'17"W 30.13

S89°56'17"W 30.09

S89°56'17"W 22.92

S89°56'17"W 55.84

S89°56'17"W 29.61

S89°56'17"W 135.78

S89°56'17"W 167.13

S89°56'17"W 57.13

S89°56'17"W 153.41

S89°56'17"W 64.05

S89°56'17"W 230.99

S89°56'17"W 64.05

S89°56'17"W 242.13

S89°56'17"W 175.51

S89°56'17"W 57.97

S89°56'17"W 92.81

S89°56'17"W 91.17

S89°56'17"W 107.63

S89°56'17"W 67.04

S89°56'17"W 100.04

S89°56'17"W 90.03

S89°56'17"W 106.74

S89°56'17"W 89.20

S89°56'17"W 96.56

S89°56'17"W 42.00

S89°56'17"W 15.01

S89°56'17"W 33.00

S89°56'17"W 33.00

S89°56'17"W 179.25

S89°56'17"W 254.37

S89°56'17"W 165.18

S89°56'17"W 114.28

S89°56'17"W 149.72

S89°56'17"W 405.45

S89°56'17"W 311.72

S89°56'17"W 75.55

S89°56'17"W 190.17

S89°56'17"W 65.99

S89°56'17"W 78.26

S89°56'17"W 33.00

S89°56'17"W 33.00

S89°56'17"W 60.00

S89°56'17"W 138TH STREET WEST

GRANADA AVENUE

THE OAKS OF APPLE VALLEY II

THE OAKS OF APPLE VALLEY II

THE GREENLAND AVENUE

THE OAKS OF APPLE VALLEY II BLOCK 6 LOT 7

MINNESOTA DEPARTMENT OF TRANSPORTATION PARCEL 40 EXCEPTION

MINNESOTA DEPARTMENT OF TRANSPORTATION PARCEL 39 EXCEPTION

STATE TRUNK HIGHWAY NO. 77 (CEDAR AVENUE)

STATE TRUNK HIGHWAY NO. 77 (CEDAR AVENUE) RIGHT OF WAY PLAT NO. 19-26

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING REAR LOT LINES AND RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.

—△—△— DENOTES ACCESS CONTROL AS SHOWN ON THE MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 19-26

● DENOTES 1/2 INCH IRON MONUMENT FOUND

○ DENOTES 1/2 INCH x 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 12294.

BEARINGS ARE BASED ON THE EAST LINE OF SECTION 21, WHICH IS ASSUMED TO HAVE A BEARING OF N00°16'06"W.

NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH GALVANIZED IRON PIPES MARKED BY R.L.S. NO. 12294.

SCALE IN FEET 0 60 120 180

VICINITY MAP
NO SCALE
SEC 21 T. 115 R. 20
NW 1/4 NE 1/4 SW 1/4 SE 1/4 SITE PENNOCK AVE 138TH ST. WEST S.T.H. NO. 77 (CEDAR AVE)

JAMES R. HILL, INC.

SHEET 2 OF 2 SHEETS

DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6582
POSITION EDGE OF PRINT ON THIS LINE

DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6582
POSITION EDGE OF PRINT ON THIS LINE

DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6582
POSITION EDGE OF PRINT ON THIS LINE