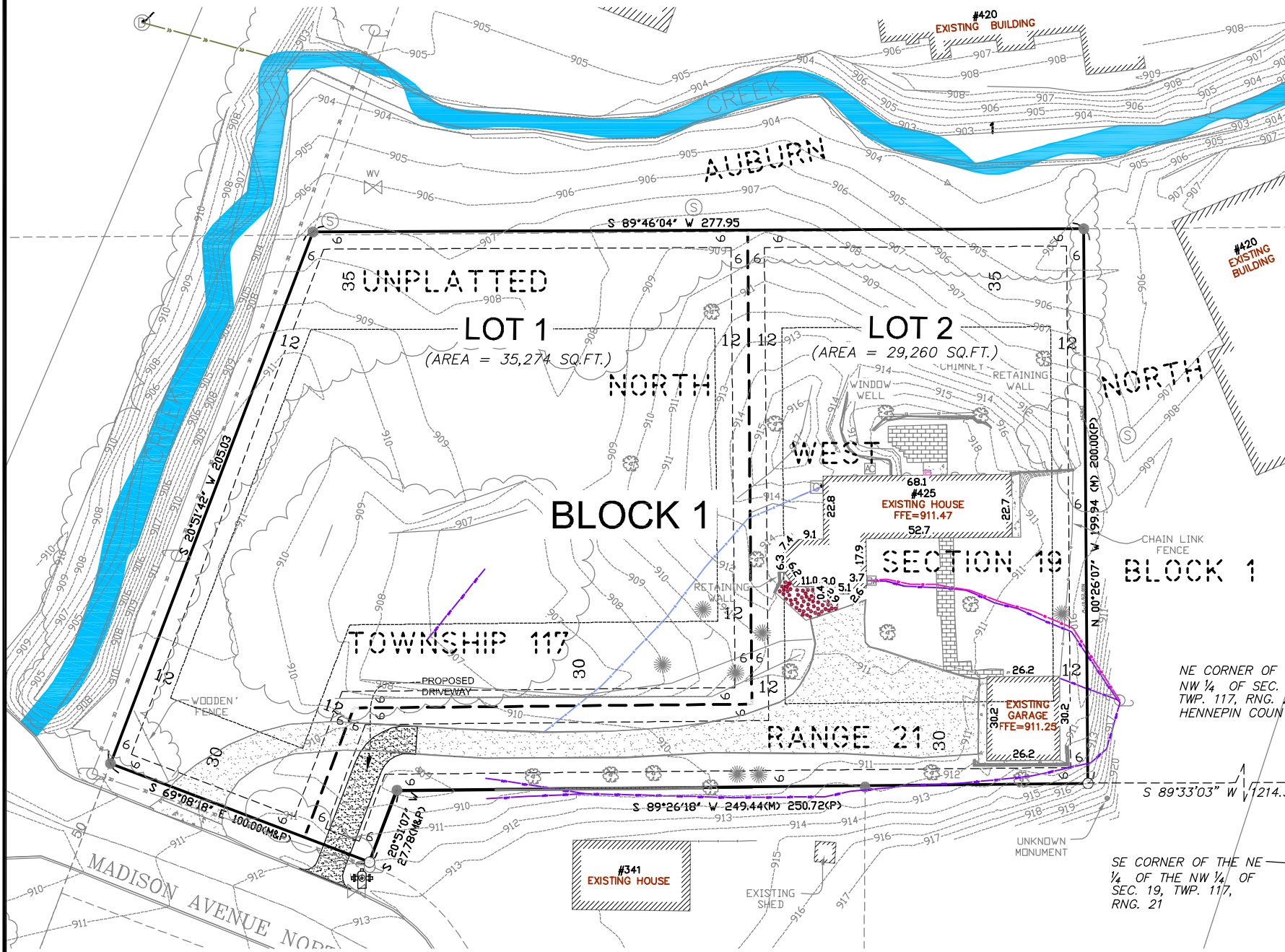


# PRELIMINARY PLAT

Call 48 Hours before digging  
**GOPHER STATE ONE CALL**  
 Twin Cities Area 651-454-0002  
 MN. Toll Free 1-800-252-1166

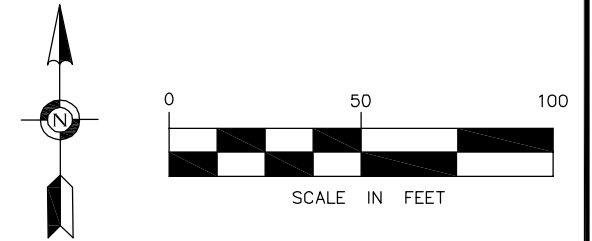


### PROPOSED LEGAL DESCRIPTION OF LOT 1

Lot 1, Block 1, YANG ADDITION of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota,

### PROPOSED LEGAL DESCRIPTION OF LOT 2

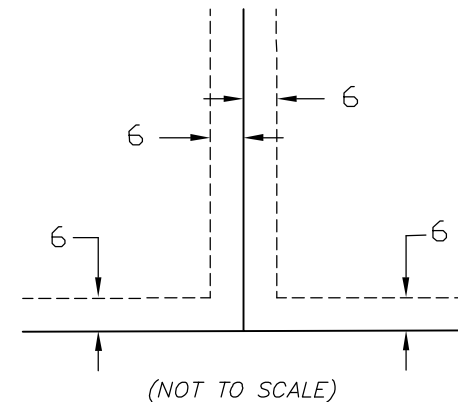
Lot 2, Block 1, YANG ADDITION of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota,



### LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- - - DENOTES LOT LINE
- · - · - DENOTES SETBACK LINE
- x999.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- 999 DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES BITUMINOUS SURFACE
- DENOTES DECIDUOUS TREE
- DENOTES WHITE PVC FENCE
- DENOTES SANITARY MANHOLE
- DENOTES LIGHT POLE
- DENOTES ELECTRIC CABINET /GENERATOR
- DENOTES GAS METER
- WV DENOTES WATER VALVE
- DENOTES STORM CATCH BASIN
- DENOTES STORM MANHOLE
- DENOTES STORM PIPE END
- DENOTES ELECTRIC OUTLET
- DENOTES HYDRANT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 6 FEET IN WIDTH, AND ADJOINING LOT LINES UNLESS OTHERWISE SHOWN, AND 6 FEET IN WIDTH, AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THE PLAT

FOR THE PURPOSE OF THIS PLAT THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 117, RANGE 21, HENNEPIN COUNTY, MINNESOTA ASSUMED TO BEAR NORTH 01°02'57" EAST

### BUILDING SETBACKS

ZONING: R-1-C = SINGLE-FAMILY MEDIUM DENSITY  
 HOUSE: FRONT = 30 FT  
 REAR = 35 FT  
 SIDE = 12 FT (2 - STORY)

### EXISTING DESCRIPTION

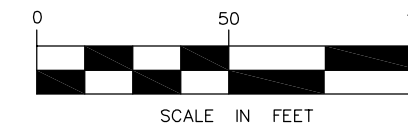
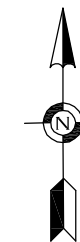
That part of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota,

### REFERENCE BENCHMARK

ELEVATION = 901.84 (NGVD 29) MNDOT DISK "SONYA".

# YANG ADDITION

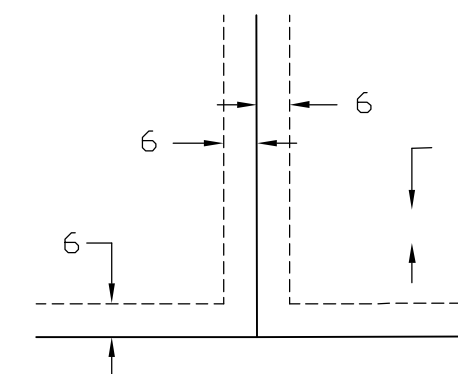
R.T. DOC. NO. \_\_\_\_\_



### LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE

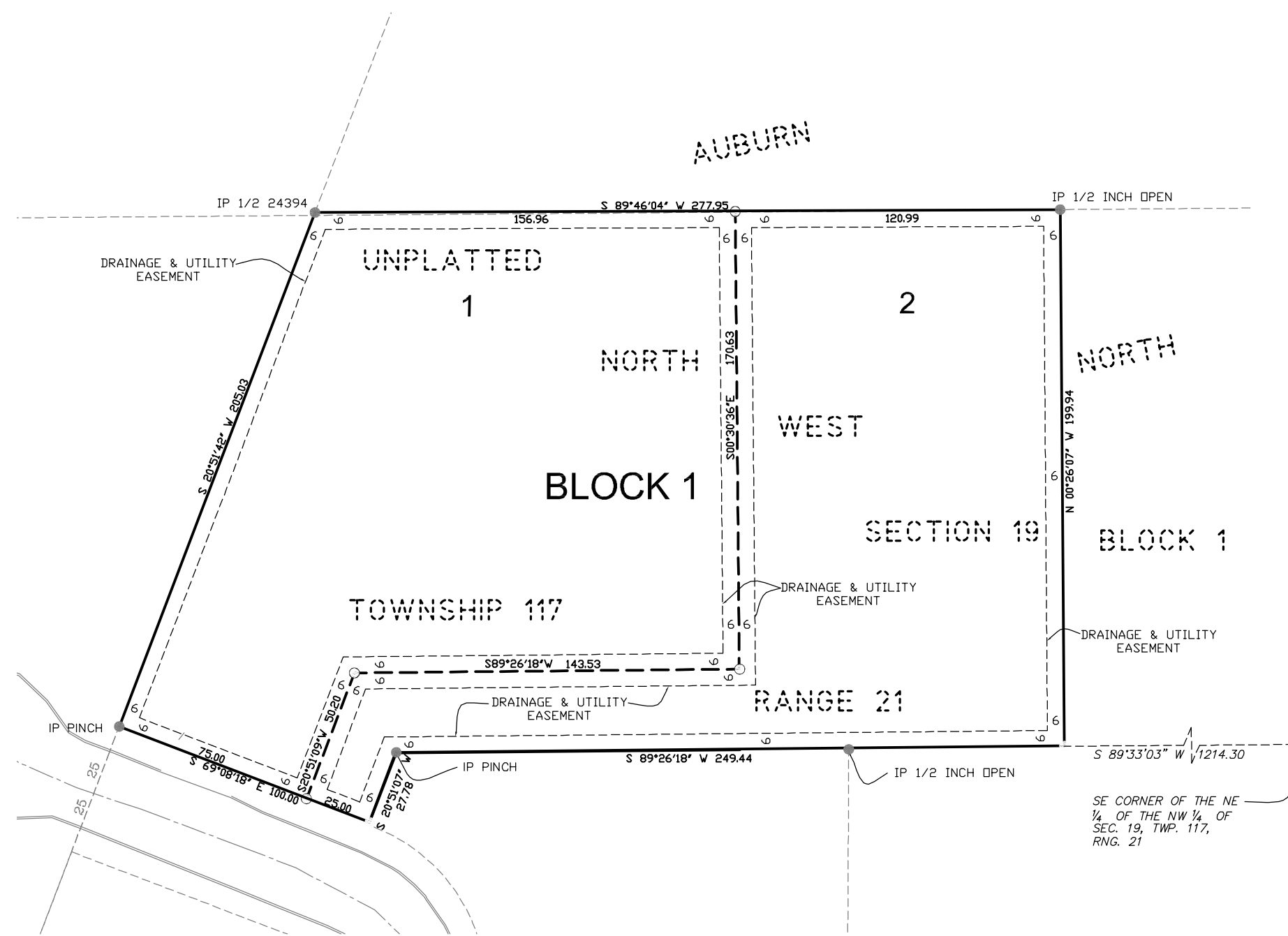
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

BEING 6 FEET IN WIDTH, AND ADJOINING LOT LINES UNLESS OTHERWISE SHOWN, AND 6 FEET IN WIDTH, AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THE PLAT

FOR THE PURPOSE OF THIS PLAT THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 117, RANGE 21, HENNEPIN COUNTY, MINNESOTA ASSUMED TO BEAR NORTH 01°02'57" EAST



# YANG ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Junhui Yang and Xijing Zhang, husband and wife, owners of the following described property situated in the State of Minnesota, County of Hennepin to wit:

Par. 1: That part of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota, described as follows: Commencing at the intersection of the South line of said North Half of the Northwest Quarter and the Easterly line of right of way of the Great Northern Railway; thence East along said South line of the North Half of the Northwest Quarter of Section 19, a distance of 353 feet to a point, at which point there is an iron stake and which point is distant 1214.3 feet West of the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 19; thence at right angles North a distance of 200 feet; thence at right angles West a distance if 277.25 feet more or less to the Easterly right of way line of the Great Northern Railway; thence Southwesterly along said Easterly right of way line to the point of beginning; except that part thereof embraced within the plat of Campbell Third Addition.

Par. 2: That part of Madison Avenue North as shown and dedicated in the plat of Campbell Third addition, embraced within the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota.

Par. 3: Outlot 1, Campbell Third Addition, Hennepin County, Minnesota

Have caused the same to be surveyed and platted as YANG ADDITION and do hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Junhui Yang and Xijing Zhang, husband and wife, have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Junhui Yang Xijing Zhang

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me on \_\_\_\_\_ by Junhui Yang and Xijing Zhang

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print)

Notary Public \_\_\_\_\_ County, Minnesota

My commission expires \_\_\_\_\_

I, Vladimir Sivriver do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01 Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Vladimir Sivriver, Licensed Land Surveyor  
Minnesota License No. 25105

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me on \_\_\_\_\_ by Vladimir Sivriver.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print)

Notary Public \_\_\_\_\_ County, Minnesota

My commission expires \_\_\_\_\_

CITY COUNCIL, CITY OF HOPKINS, MINNESOTA

This plat of YANG ADDITION was approved and accepted by the City Council of the City of Hopkins, Minnesota at a regular meeting thereof, held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF HOPKINS, MINNESOTA

\_\_\_\_\_, Mayor

\_\_\_\_\_, Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20 \_\_\_\_\_ and prior years have been paid for land described on this plat, dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Mark V Chapin, County Auditor

By: \_\_\_\_\_

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Chris F. Mavis, County Surveyor

By: \_\_\_\_\_

REGISTRAR OF TITLES  
Hennepin County, Minnesota

I hereby certify that the within plat of YANG ADDITION, was filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M.

Martin McCormick, Registrar of Titles

By: \_\_\_\_\_, Deputy

By: \_\_\_\_\_, Deputy