

PRELIMINARY PLAT OF: MY PLACE HOTEL MATURI ADDITION

PROPERTY DESCRIPTION:

Lot 1, Block 1, HARTLEY ADDITION, according to the recorded plat thereof, Itasca County, Minnesota.

SURVEYOR NOTES:

Orientation of this bearing system is based on the north line of Lot 1, Block 1, HARTLEY ADDITION to bear S89°19'18"E.

The description and easements as shown on this Preliminary Plat have been taken from an Ownership & Encumbrance Report, GR21067, prepared by The Title Team, dated January 4, 2022.

Contour interval is one foot, all contours have been prepared from field located elevations on December 14, 2021, elevation datum is NAVD88.

Benchmark: Top nut of hydrant, west side Frazer Drive, opposite SE corner of Lot 1, Block 1, MINER'S ADDITION, elevation = 1306.76.

Benchmark: Top nut of hydrant, west side Frazer Drive, opposite NE corner of Lot 19, CIC NO. 7, elevation = 1303.03.

The existing easement described in Document No. 341572 is within the proposed right of way of Frazer Drive or outside of the boundary of this Preliminary plat.

Parcel Identification Numbers for this property are 91-544-0110 and 91-544-0111.

Building setback dimensions for this Preliminary plat are as follows:
Front = 30 feet Rear = 10 feet Side = 10 feet

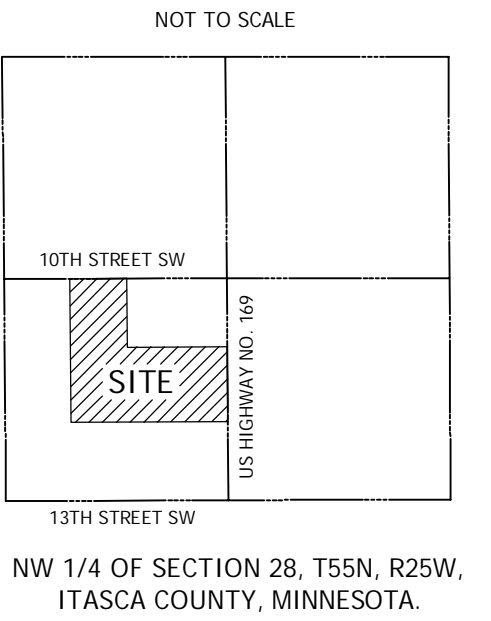
OWNER ENGINEER SURVEYOR:

Owner:
Maturi Properties, LLC
32407 Lakeview Drive
Grand Rapids, MN 55744

Engineer:
Craig B. Larsen, PE
Legacy Design Group
PO Box 1692
Duluth, MN 55811
605-725-5257

Surveyor:
Randy M. Morton, PLS
JPJ Engineering, Inc.
5670 Miller Trunk Hwy, Suite A
Duluth, MN 55811
218-969-9890

LOCATION MAP:



PROPOSED AREAS:

- Lot 1, Block 1, = 46,693 square feet or 1.0719 acres ±
- Lot 2, Block 1, = 36,625 square feet or 0.8408 acres ±
- Lot 3, Block 1, = 67,620 square feet or 1.5523 acres ±
- Lot 4, Block 1, = 226,639 square feet or 5.2029 acres ±
- Total = 377,577 square feet or 8.6679 acres ±

LEGEND:

- ⊙ = Sanitary sewer manhole
- ⊕ = Storm sewer manhole
- ⊠ = Catch basin
- ⊕ = Fire hydrant
- ⊕ = Water valve
- ⊕ = Water curb stop
- ⊕ = Sign
- ⊕ = Electric meter
- ⊕ = Light pole
- ⊕ = Gas meter
- ⊕ = Electric box
- ⊕ = Telephone box
- ⊕ = Air conditioning unit
- ⊕ = Bituminous Surface
- ⊕ = Concrete surface
- ⊕ = Gravel surface
- UC — = Underground gas line
- WM — = Watermain line
- SS — = Storm sewer line
- SS — = Sanitary sewer line
- X — = Fence line
- UE — = Underground electric line

SCALE: 1 INCH = 50 FEET
0 25 50 100
SCALE IN FEET

CERTIFICATION:

I hereby certify that this plan, specification 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.

Signed this 6th day of January 6, 2022. For: JPJ Engineering, Inc.

Randy M. Morton
Randy M. Morton, Professional Land Surveyor
Minnesota State License Number 21401



REVISION DESCRIPTION	DATE
Comments from client.	2/09/2022

DATE	REVISION DESCRIPTION
2/09/2022	Comments from client.

PRELIMINARY PLAT OF:
MY PLACE HOTEL MATURI ADDITION
For: Legacy Design Group
1111 Pokegama Avenue South, Grand Rapids, Minnesota.

SURVEY BY:	SB
DRAWN BY:	AJG/RMM
DESIGNED BY:	
APPROVED BY:	RMM
DATE:	1/06/2022
PROJECT NUMBER	21-974
SHEET NUMBER	1 OF 1

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