PRELIMINARY
(2-10-2020)

ZAVORAL ADDITION

TO POLK COUNTY, MINNESOTA

OWNERS CONSENT AND DEDICATION

"KNOW ALL PERSONS BY THESE PRESENTS": That RJ Zavoral & Sons, Inc., the owner and proprietor of the following described property;

That part of Government Lot 2 **AND** the East Half of the Northwest Quarter, **ALL IN** Section 18, Township 151 North, Range 49 West of the 5th Principal Meridian, Polk County, Minnesota, described as follows:

Commencing at the southeast corner of said Government Lot 2; thence North 0 degrees 36 minutes 47 seconds West, assumed bearing, along the east line of said Government Lot 2, a distance of 430.00 feet to the point of beginning of that tract of land to be described herein; thence South 0 degrees 36 minutes 47 seconds East, along said east line, a distance of 385.00 feet; thence North 88 degrees 55 minutes 40 seconds East, a distance of 1042.19 feet to the southwesterly right-of-way line of Bygland Road; thence North 39 degrees 53 minutes 19 seconds West along said southwesterly right-of-way line, a distance of 1373.20 feet; thence South 37 degrees 41 minutes 46 seconds West, a distance of 279.80 feet; thence South 89 degrees 23 minutes 13 seconds West, a distance of 565 feet, more or less, to the thread of coulee; thence southerly along said thread of coulee to the intersection of a line bearing South 88 degrees 34 minutes 13 seconds West from the point of beginning; thence North 88 degrees 34 minutes 13 seconds East, a distance of 520 feet, more or less, to the point of beginning.

Said tract of land contains 20.30 acres, more or less.

Has caused the same to be surveyed and platted as "ZAVORAL ADDITION" to Polk County, Minnesota, do hereby dedicate to the public, all of the streets, alleys and utility easements as shown on this plat; the dimensions of which are as designated hereon.

Owner:

_____
John Zavoral, President/CEO, RJ ZAVORAL & SONS, INC

STATE OF MINNESOTA)
COUNTY OF POLK)

This instrument was acknowledged before me on this _____ day of _____, 2020, by John Zavoral, President/CEO, RJ Zavoral & Sons, Inc.

_____
Notary Public, Polk County
State of Minnesota
My Commission Expires:_____

PLANNING COMMISSION APPROVAL

The subdivision of land shown hereon has been approved by the Planning Commission of Polk County on the_____ day of _____, 2020, in accordance with the laws of the State of Minnesota and regulations of said Planning and Zoning Commission.

_____
Jacob Snyder
Polk County Planning & Zoning Administrator

BOARD OF COMMISSIONERS APPROVAL

We do hereby certify that on this _____ day of _____, 2020, the Board of Commissioners of Polk County, Minnesota, approved this plat.

_____
Warren Strandell
Polk County Board of Commissioners Chairman

COUNTY TREASURER TAX STATEMENT

I hereby certify that all taxes for 2020 on the land described herein are paid.

_____
Polk County Treasurer, State of Minnesota

RECORDING CERTIFICATE

COUNTY RECORDER CERTIFICATE

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the office of the Polk County Recorder for record on this ___ day of _____, 2020 , at _____ o'clock __ M, and was duly recorded in as Document No. _____.

_____
Polk County Recorder, State of Minnesota

TAX STATEMENT

COUNTY AUDITOR TAX STATEMENT

No delinquent taxes due and transfer entered this _____ day of _____, 2020.

_____
Polk County Auditor, State of Minnesota

N

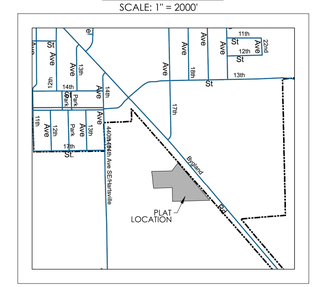
0 50 100 150 200
SCALE 1"=100'

LEGEND

- MONUMENT FOUND
- SET MONUMENT
- SPOT ELEVATION (88' DATUM) × 823.7
- PLAT BOUNDARY
- INTERIOR LOT LINE
- EXISTING PARCEL LINE
- ACCESS CONTROL
- SECTION LINE
- QUARTER-QUARTER LINE
- FLOODPLAIN DISTRICT

VICINITY MAP

SCALE: 1" = 2000'



CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	39°12'49"	360.00'	246.38'	S 69°43'05" W	241.60'
C2	51°57'29"	65.00'	58.94'	N 64°38'03" W	56.95'
C3	90°03'43"	65.00'	102.17'	S 44°21'04" W	91.97'
C4	89°56'17"	65.00'	102.03'	S 45°38'22" E	91.87'
C5	52°04'55"	65.00'	59.08'	N 63°20'45" E	57.07
C6	15°38'07"	440.00'	120.07'	N 79°10'03" E	119.70'
C7	13°08'32"	440.00'	100.92'	N 56°40'57" E	100.70'
C8	51°40'43"	160.00'	144.31'	S 48°57'02" E	139.47'
C9	55°05'55"	160.00'	153.86'	N 77°39'39" E	148.00'
C10	106°46'39"	80.00'	149.09'	N 76°30'00" W	128.43

NOTES

Some portions of these lots near the Hartsville Coulee fall in Zone AE on the FIRM Map revised to reflect the LOMR Effective January 2, 2008, Base Flood Elevation 822.10 NAVD 1988 Datum. These portions are within the coulee area, below the elevation of 822.10 and designated as within the Floodway District to be used as a ponding area during flood conditions. This land is subject to the adopted Floodway Regulations in Section 152 of the East Grand Forks City Code. Any portions of the platted lots above the elevation 822.10 are considered out of the floodplain and should not be designated as such. However, no building shall have any opening (the lowest floor elevations including footings) below an elevation of 824.10 (NAVD 1988 Datum) per East Grand Forks City Code Section 152. In addition, Flood insurance is not required, but recommended.

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as "ZAVORAL ADDITION" to Polk County, Minnesota, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments will be placed in the ground as shown, that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate or public highways to be designated other than as shown.

_____
Nicholas P. Pribula, Registered Land Surveyor
Minnesota Registration, Number 48397

STATE OF MINNESOTA)
COUNTY OF POLK)

On this _____ day of _____, 2020, before me a Notary Public in and for said County and State, personally appeared Nicholas P. Pribula, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

_____
Notary Public, Polk County
State of Minnesota
My Commission Expires:_____