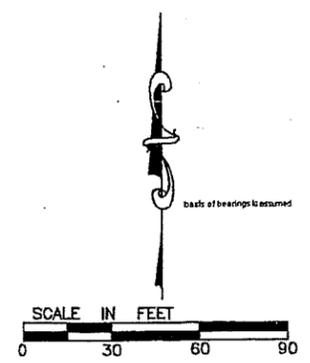
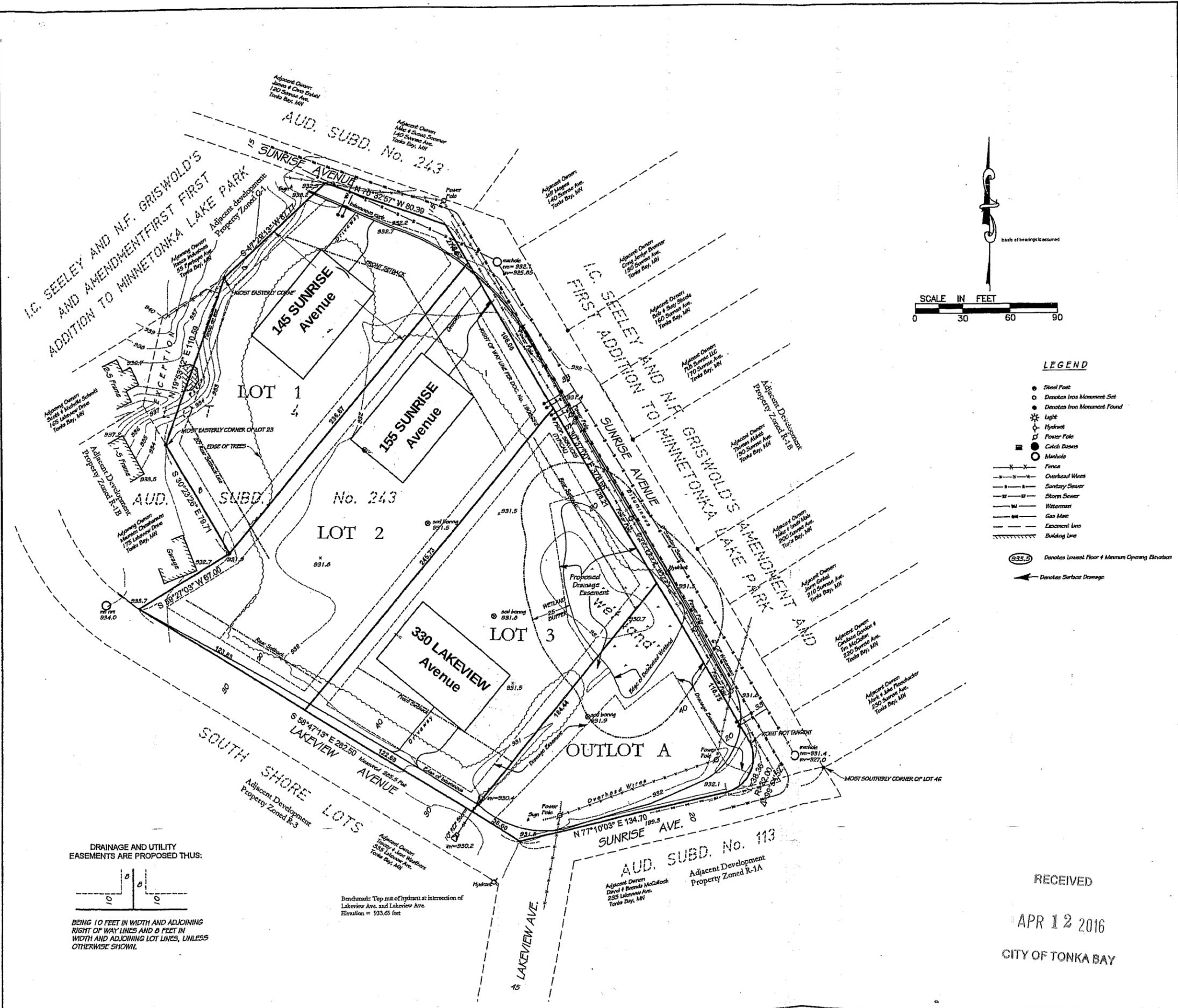


PRELIMINARY PLAT
ALAN CHAZIN HOMES INC.
 5353 Wayzata Blvd.
 Suite No. 602
 St. Louis Park, MN 55416



- LEGEND**
- Steel Post
 - Denotes Iron Monument Set
 - Denotes Iron Monument Found
 - ✱ Light
 - ⊕ Hydrant
 - ⊖ Power Pole
 - ⊕ Catch Basins
 - Manhole
 - Fence
 - Overhead Wires
 - Sanitary Sewer
 - Storm Sewer
 - Water Main
 - Gas Main
 - Easement Line
 - Building Line
 - ⊙ (933.5) Denotes Lowest Floor & Minimum Opening Elevation
 - ← Denotes Surface Drainage

DRAINAGE AND UTILITY EASEMENTS ARE PROPOSED THUS:

BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND 8 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE SHOWN.

Benchmark: Top rim of hydrant at intersection of Lakeview Ave. and Lakeview Ave.
 Elevation = 933.65 feet

NOTES:

Property Address: Unassigned address.
 Property Identification Numbers: 27-117-23-24-0210
 Existing Zoning Classification - R-1B (Single Family Residential "B") also Shoreland District (non-urban area)
 Proposed Zoning Classification - R-1B (Single Family Residential "B")
 100 Year Flood Plain Elevation = 931.84 feet

Required Building Setbacks:
 Front Yard: 40 feet
 Side Yard: 8 feet
 Rear Yard: 20 feet

Minimum Lot Area - Not less than 15000 sq.ft.
 Minimum Lot Width - Not less than 75 feet (per Shoreland District)
 Maximum Building Height - 30 feet
 See City Code for Accessory Structures.
 Screening will be required on all parcels.
 Total Area of Property = 89936 sq.ft.
 Total number of proposed Lots = 4

Area of proposed Lots	Net Area of proposed Lots
Lot 1, Block 1 - 21768 sq.ft.	Lot 1, Block 1 - 21768 sq.ft.
Lot 2, Block 1 - 27774 sq.ft.	Lot 2, Block 1 - 27774 sq.ft.
Lot 3, Block 1 - 26038 sq.ft.	Lot 3, Block 1 - 22898 sq.ft.
Outlot A - 14355 sq.ft.	Outlot A - 12466 sq.ft.
	Net area of Lot 1: Area of total Lot minus wetland areas.

Minimum First Floor Elevation = 934.5 feet
 Section Quarter lines will be under Hennepin County Review at Final Plat Phase.

Property Owner:	Developer:	Wetland delineation by:
Alan Chazin Homes, Inc. 5353 Wayzata Blvd. Suite No. 602 St. Louis Park, MN 55416	Alan Chazin Homes, Inc. 5353 Wayzata Blvd. Suite No. 602 St. Louis Park, MN 55416 Attn: Don Peterson Phone: 612-718-7120	Kjohaug Environmental Services Inc. 26105 Wild Rose Lane Shorewood, MN 55331 952-401-8757

Existing Legal Description

Lot 4, Auditor's Subdivision No. 243, Hennepin County, Minnesota, except that part lying Northwestly of a line drawn from the most Easterly corner of Lot 23, I.C. Seedy and N.E. Griswold's Amendment and First Addition to Minnetonka Lake Park to the most Easterly corner of Lot 27 said Amendment and First Addition.

Torrens Property.
 Certificate of Title No. 845059

PRELIMINARY PLAT
SUNRISE ADDITION

CERTIFICATION

The only easements shown are from plats of record or information provided by client.
 I 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.
 Dated this 23rd day of January, 2015.

Signed:
 Gregory R. Pishch, Minn. Reg. No. 24992

Date of Survey	1-23-2015
8-16-15 City comments	
8-26-15 pads, low opening	
4-27-15 location of wetland delineation	
5-1-2015	
11-30-2015, 1-11-2016	
File No.	As-243-10777-1m-0485-Plat-01p

LOT SURVEYS COMPANY, INC.	LAND SURVEYORS
7801 73RD AVENUE N.	
BROOKLYN PARK, MN 55428	
763-560-3093 phone	
763-560-3522 fax	
F.B. No. 1077-71	Invoice No. 83485

RECEIVED
 APR 12 2016
 CITY OF TONKA BAY

SUNRISE ADDITION

R. T. DOC. No. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Alan Chazin Homes, Inc., a Minnesota corporation, owner of the following described property situate in the County of Hennepin, State of Minnesota, to wit:

Lot 4, Auditor's Subdivision No. 243, Hennepin County, Minnesota, except that part lying Northwest of a line drawn from the most Easterly corner of Lot 23, I.C. Seeley and N.F. Griswold's Amendment and First Addition to Minnetonka Lake Park to the most Easterly corner of Lot 27 said Amendment and First Addition.

Has caused the same to be surveyed and platted as SUNRISE ADDITION and does hereby dedicate to the public for public use forever the easements for and maintenance of utilities and drainage facilities are reserved over, under and along the stripes marked utility and drainage easements as shown on the plat.

In witness whereof Alan Chazin Homes, Inc. a Minnesota corporation has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

By _____
Alan Chazin, President

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Alan Chazin its President of Alan Chazin Homes, Inc., a Minnesota corporation on behalf of the corporation.

(signature) (printed name)

Notary Public, _____ County, Minnesota, My Commission Expires _____

I Gregory R. Prasch 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____.

Gregory R. Prasch, Land Surveyor
Minnesota License No. 24992

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on this _____ day of _____, 20____, by Gregory R. Prasch.

(signature) (printed name)

Notary Public, _____ County, Minnesota, My Commission Expires _____

TONKA BAY, MINNESOTA

This plat of SUNRISE ADDITION was approved and accepted by the City Council of the City of Tonka Bay, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____. If applicable the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

TONKA BAY, MINNESOTA

By _____, Mayor By _____, City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that the taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20____.

Mark V. Chapin, Hennepin County Auditor By _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, Hennepin County Surveyor By _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of SUNRISE ADDITION was recorded in this office this _____ day of _____, 20____, at _____ o'clock _____ M.

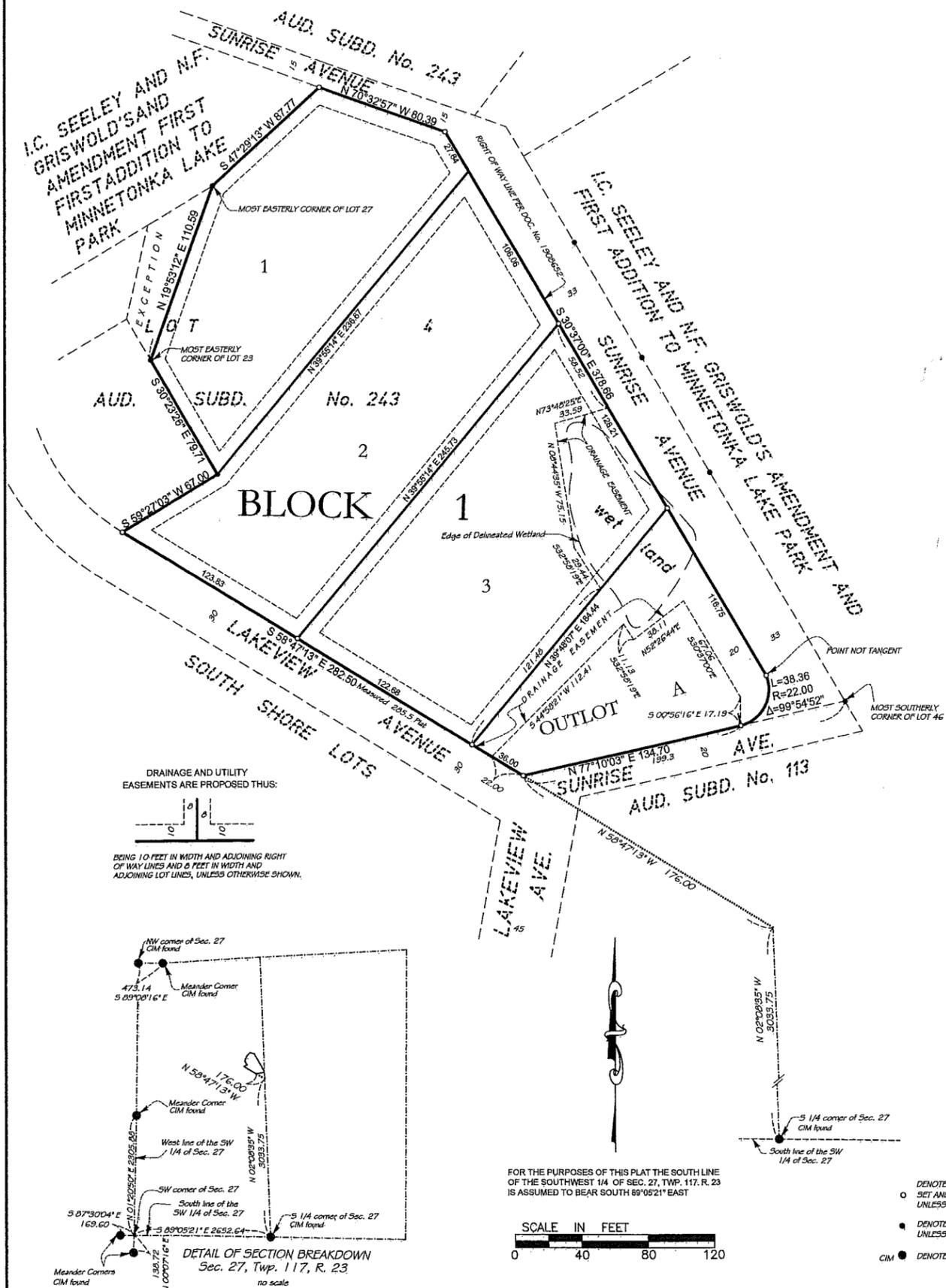
Martin McCormick, Hennepin County Recorder By _____, Deputy

RECEIVED

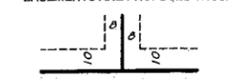
APR 12 2016

CITY OF TONKA BAY

The Gregory Group, Inc. d.b.a.
LOT SURVEYS COMPANY
LAND SURVEYORS
7801 73RD AVENUE N.
BROOKLYN PARK, MN 55428
783-560-3093 phone
783-560-3522 fax

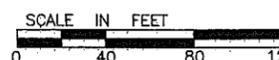


DRAINAGE AND UTILITY EASEMENTS ARE PROPOSED THUS:



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND 6 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE SHOWN.

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SEC. 27, TWP. 117, R. 23 IS ASSUMED TO BEAR SOUTH 89°05'21" EAST



- DENOTES 1/2 INCH BY 1 1/4 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 24992, UNLESS OTHERWISE NOTED.
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT UNLESS OTHERWISE NOTED.
- ◉ DENOTES CAST IRON MONUMENT