

**CITY OF DUNDAS PLANNING COMMISSION
PUBLIC HEARING AND SPECIAL MEETING AGENDA
TUESDAY MAY 31, 2022
6:30 PM – DUNDAS CITY HALL**

1. CALL TO ORDER

2. APPROVAL OF AGENDA
Motion by _____, second by _____ to approve agenda

3. PUBLIC HEARING
 - a. Preliminary Plat for Stoneridge Hills 2nd Addition submitted by Giles Properties Inc
 - I. Public Hearing at _____p.m.
 - II. Staff Presentation*
 - III. Applicant Presentation
 - IV. Public Comment
 - V. Closed Public Hearing ____ p.m.

4. NEW BUSINESS
 - a. Recommendation to City Council for a Preliminary Plat as Stoneridge Hills 2nd Addition, Outlot C, PID 17.10.1.76.043 for 34 Single-Family Homes as submitted by Giles Properties, Inc.
Motion by _____, second by _____ to recommend to Council

5. ADJOURN
Motion by _____, second by _____ to adjourn at _____p.m.

PLANNING REPORT

TO: Dundas Planning Commission
Jenelle Teppen, City Administrator

FROM: Nate Sparks, City Planner

DATE: May 26, 2022

RE: Dundas – Stoneridge Second Addition - Preliminary Plat

BACKGROUND

Tim Giles has made an application for a preliminary plat for Stoneridge Second Addition. The plat was originally approved in 2005 but expired when it did not get recorded within the period of time required by the City's Subdivision Ordinance and the Development Agreement for the first phase. The first phase had 40 houses and the second phase is planned for 34.

The applicant is not proposing significant changes to the plat. However, the grading and construction plans were modified.

The property is zoned R-1/PUD which allows for the development of the site consistent with the original PUD for the site.

ISSUES/ANALYSIS

Land Use. The City's Comprehensive Plan (Land Use Plan) guides the subject site for a Low Density Residential Land Use. This allows for up to four units per acre. The proposed development is consistent with this. The property is zoned R-1 with a PUD Overlay.

Planned Unit Development. As noted, the plat was approved originally with a PUD Overlay District. The R-1 District requires all lots to be 75 feet wide with 10,000 square feet in area. The proposed development has four lots that are less than 10,000 square feet (9,873 square feet is the smallest) and one lot that does not meet the minimum width (70.6 feet on a corner). These deviations were approved with the original PUD.

The applicant is proposing to change the grading plan slightly and modify the housing types. There are four houses being proposed as slab on grade which were originally planned as having full basements or lookouts.

Additionally, the plan is being modified to remove the medians on Mill Towns Road and Stoneridge Parkway. At minimum City Staff recommended that there should be transitional medians from the first phase (where medians were installed) in to the second phase.

At the concept plan review, there was discussion about the design of the intersection of Mill Towns Road and Stoneridge Parkway. The proposed design includes a transitional median on Mill Towns Road but nothing on Stoneridge Parkway. The Planning Commission should review and comment on this configuration.

Streets

Configuration. Streets are configured as they were with the original plan for this development. The only modifications are of the design of the streets, as noted above.

Right-of-Way Dedication. Consistent with Subdivision Ordinance requirements, the proposed streets lie within 60-foot wide rights-of way, with the exception of Mill Towns Road and Stoneridge Parkway, which are both 80 feet in width.

Temporary Cul-de-sacs. The applicant will need to depict, to the satisfaction of the City Engineer, how there will be adequate turnarounds on the end of Mill Towns Road and Stoneridge Parkway.

Lots. Within the City's R-1 District, a minimum lot size of 10,000 square feet is required with a minimum width of 75 feet. As mentioned above there are a few lots that do not meet these standards that were approved in the original PUD.

Setbacks. As previously, the applicant has requested flexibility from the City's front, side yard and rear yard setback requirements.

The setbacks were approved with the original PUD and include a front yard setback of 25, street side yard of 20, side yard of 7, and rear setback of 25 feet. The R-1 District requires 30, 30, 10, and 25 feet respectively.

Sidewalks. As shown on the landscape plan, sidewalks are proposed on one side of Stoneridge Parkway. A trail in lieu of a sidewalk is depicted on one side of Mill Towns Road.

Park Dedication. The submitted preliminary plat does not include any parkland dedication. Cash-in-lieu of parkland dedication will be required. The requirement is \$1,500 per lot.

Landscaping. A landscape plan is required. The plan must depict plantings in the rear yards of lots along Mill Towns Road, as well as illustrating a minimum of one tree in the front yard of every lot.

Additionally, to be consistent with the approved PUD, the applicant should provide street trees along Stoneridge Parkway and Mill Towns Road, in a similar fashion to Bridgewater Heights.

Security for the tree plantings shall be placed in the development agreement.

Architecture. The PUD for the development required enhanced architectural standards which included a window on every street facing façade, a minimum footprint of 1,100 square feet for all houses, and a minimum footprint of 400 feet for each garage. Additionally, if a house does not have a porch, it would be required to have no more than 70% if any one exterior finish unless that exterior finish is brick, stone, or stucco.

Grading, Drainage and Utilities. Issues related to grading, drainage, and utilities, including the establishment of related outlots and easements, should be subject to comment and recommendation by the City Engineer.

Development Agreement. As a condition of final plat approval, the applicant will be required to enter into a development agreement with the City and post all the necessary securities required by it. This issue should be subject to further comment by the City Attorney.

RECOMMEDATION

The Planning Commission should review the request and hold a public hearing. Staff recommends approval of the preliminary plat with the following conditions:

1. All comments from the City Engineer shall be addressed.
2. A landscaping plan shall be provided that meets the minimum requirements of the approved PUD. This includes, at minimum, street trees along Mill Towns Road and Stoneridge Parkway, one tree per lot in the front yard, and buffer trees in the rear yards for lots along Mill Towns Road.
3. All houses constructed within the plat shall adhere to the minimum standards of the PUD established for Stoneridge Hills. This includes a minimum house footprint of 1,100 square feet, at least one window per street facing side, the front face of each house shall either have a porch or not exceed 70% of one exterior material unless that exterior material is brick, stone, or stucco.
4. All comments from the Planning Commission shall be addressed.
5. Park dedication shall be paid in the form of cash-in-lieu.

Memorandum

To: Dustin Tipp, PE, WSB

From: Kris Keller, PE, WSB

Date: May 19, 2022

Re: Stoneridge 2nd Addition Engineering Review
WSB Project No. 010168-000

We have completed our revised preliminary plat review for grading permit of the civil plans submitted for the Stoneridge 2nd Addition as prepared by Kimley Horn and Probe Engineering in May 2022. The following documents were received:

- Civil Plan Set dated 5-10-22 (*STONERIDGE HILLS 2ND ADDITION PLAN SET.pdf*)
- Stormwater Management Memo 4-6-22 (*2022-0406 Dundas Drainage Report.pdf*)
- Final Plat (*FINAL PLAT STONERIDGE HILLS 2ND-SH 1.pdf; FINAL PLAT STONERIDGE HILLS 2ND-SH 2.pdf*)

Comments are provided within this memorandum and in the corresponding redlined plan set. Please note that not all comments within the plan set are in the memorandum. We have the following comments with regards to engineering;

General

1. Submit for and provide copies to the City of all required permits from regulatory agencies (MCES, Minnesota Pollution Control Agency, Minnesota Department of Health, County, etc.)

Site Plan

1. Extend Mill Towns Road to the western development limits
2. Install medians as shown in the concept plan along Mill Towns Road at the intersection with Bluestone Drive
3. Update the locations and extents of existing and proposed sidewalks and trails.
 - a. Show the existing sidewalk on the south side of Bluestone Drive west of Granite Way to the western development limits (to remain)
 - b. Show the existing ped ramps on the north side of Bluestone Drive at Granite Way
 - i. Show as removing with project
 - c. Remove the existing ped ramp at the northwest corner of Stoneridge Parkway and Bluestone Drive
 - i. Show the existing ped ramp at the northeast corner of Stoneridge Parkway and Bluestone Drive as remaining
 - d. Show the proposed 5' concrete sidewalk on the northeast side of Mill Towns Road as an 8' bituminous trail from the connection at Bluestone Drive to the western development limits
 - e. Several existing ped ramps and sidewalk stubs are not proposed to have sidewalk extended from them.
 - f. There are existing ped ramps and sidewalk stubs at the northeast and northwest corners of Granite Way and Bluestone Drive that are not shown
 - g. Show all new proposed ped ramps

- i. All ped ramps to meet ADA requirements
 - ii. Show the proposed ped ramps at the northeast corner of Stoneridge Parkway and Mill Towns Road as being merged
4. With future submittals include
 - a. Include any proposed signage and striping
 - b. Include any proposed lighting
5. Provide proposed curb type for Granite Way
6. Shift Type III barricades with future street signs to the leg of the nearest intersection
7. Show dimensions of street on either side of the medians (minimum 16' face to face) at the intersection of Stoneridge Parkway and Mill Towns Road

Utility Plans

1. Call out all connections to existing watermain, sanitary sewer, storm sewer pipe or structures.
 - a. **Note, the connection to the existing 16" watermain should NOT be called out as being with a butterfly valve in the profile**
2. Note, the existing sanitary sewer stub located at Stoneridge Parkway is 10".
 - a. This stub will need to be extended at minimum grade (0.28% after matching existing 0.59%) to 25' past the northern limits of the development
3. All hydrant leads to be DIP
4. Verify City uses service stamps in the curblines
5. Verify the size of the existing watermain stub at the south end of Granite Way
 - a. As-built profile indicates 8" DIP, as-built plan indicates 6" DIP with reducer and gate valve
 - b. If 6" remove back to reducer and install 8" gate valve to maintain minimum 8" watermain
6. Shift gate valve at the intersection of Mill Towns Road and Stoneridge Parkway from the northern leg to the eastern leg to minimize the number of lots that are impacted with future shutoffs or maintenance.
7. Install a tee at the intersection with Street A with an extension to the northern end of Stoneridge Parkway.
8. Shift the hydrant to between Lots 4 and 5 Block 4 at the end of the Street A cul de sac
 - a. Flip the sewer and water services for Lot 5 Block 4
9. There is an existing gate valve manhole approximately 40' from the connect to existing along Mill Towns Road where a 16" butterfly valve is proposed
 - a. Eliminate proposed 16" butterfly valve
10. Provide a permanent hydrant at the west end of Mill Towns Road
 - a. Shift hydrant to the north side of the road and stub to the west due to the steep (3:1) transition grades
11. Verify potential conflicts between the storm sewer and watermain
 - a. Note intersection of Mill Towns Road and Stonebridge Parkway
 - b. **There should be a minimum 18" vertical separation between the watermain and sewer with the use of insulation when the separation is less than 36"**
 - i. See additional couple areas identified on plans
12. Show the watermain and sanitary sewer crossings in all utility profiles
 - a. Watermains at the intersection of Mill Towns Road and Stonebridge Parkway should match in the profiles at the cross
13. Show the termination of all watermain in the profile
14. Shift the curb stop for Lot 7 Block 2 out of the driveway
15. Verify the water service for Lot 1 Block 2 is outside the watermain offset in the street
16. All storm sewer structures in the street should be a minimum of 4' depth
17. All transitions in storm sewer pipe size should match the crowns of pipe
18. Call out core drilling into existing structures

19. Show curblin inlet castings for all curblin catch basins
20. Replace inlet FES between Lots 18 and 19 Block 2 with an inlet CB (similar to CB-313)
 - a. Use a 27" Type-H structure and 15" RCP pipe
21. Label all utility pipes as "X" [material type][material grade], e.g. 8" PVC SDR-26, 8" PVC C900, etc.
22. Shift the 8" gate valves on Stonebridge Parkway outside the watermain offset at the intersection of Mill Towns Road and Stonebridge Parkway
23. Show the utilities at the north end of Stonebridge Parkway in the profile view
 - a. Extend the proposed and temporary transition grades
 - i. Maintain minimum 7.5' cover for the watermain with construction
 - b. Provide plugs on all utility stubs
 - c. Include development and easement limits in the profile
24. Show all watermain tees and hydrant tees in the profile
 - a. Hydrant tees should be at the high points of the watermain
 - i. Adjust watermain grades or shift hydrants if necessary
25. Adjust/correct the curb stop for Lot 7 Block 4
26. Shift STMH-304 away from the curb line at the intersection of Mill Towns Road and Stonebridge Parkway
 - a. Top slab would be in conflict with the curb line
 - b. Keep casting out of wheel path

Street Plans

1. All horizontal and vertical curves to meet MnDOT 30 mph guidelines
 - a. Provide horizontal curves
2. Staff recommendation to council will be to install medians within the streets where connections to Mill Towns Road and Stoneridge Parkway are made. Road will taper back 32-feet back of curb to back of curb after medians are ended. Based on council direction, this may be subject to change.
3. Show limits of construction/disturbance at each transition to existing.
4. Show transition from proposed grade to existing grade at the northern limit in the profile of Stoneridge Parkway
5. Show Type III barricades with future street signs at the north end of Stoneridge Parkway and the west end of Mill Towns Road on the street sheets
 - a. Shift Type III barricades with future street signs to the leg of the nearest intersection
6. Identify crossing street centerlines, development limits, and match limits on all street profiles
 - a. Include easement limits at the north end of Stoneridge Parkway
7. Call out all curb types and show transitions between curb types
 - a. Provide proposed curb type for Granite Way
8. Show dimensions of street on either side of the medians (minimum 16' face to face)
 - a. Medians to have concrete noses
 - b. Show dimensions of street on either side of the medians (minimum 16' face to face) at the intersection of Stoneridge Parkway and Mill Towns Road
9. Show all new proposed ped ramps
 - a. All ped ramps to meet ADA requirements
 - b. Show the proposed ped ramps at the northeast corner of Stoneridge Parkway and Mill Towns Road as being merged
10. Show 3' beavertails at the end of all curb lines

Grading Plan

1. Provide executed easement agreements with adjacent property owners to the City prior to any grading work in those areas.
2. Provide EOFs for all low point structures in the street or greenspace

3. Provide additional drainage and utility easements for the storm sewer in the rear yards of Lots 2-4 Block 1
 - a. Easement to be a minimum of 20' centered on the pipe for up to 10' bury depth and then 1:1 thereafter
4. Provide additional drainage and utility easements for all drainage from one lot to another
 - a. Lots 15,18 Block 2
 - b. Lots 3,4,5,6,8 Block 4
 - i. Modify proposed contours to contain the drainage from Lot 4 in the drainage and utility easement provided
5. Provide additional drainage and utility easements for the paths of all EOFs
 - a. Lot 1 Block 1
 - b. Lots 7,19 Block 2
6. Direct drainage away from house pads
 - a. Lot 2 Block 4
7. The low point of the curb line at the southeast corner of the intersection of Street A and Stoneridge Parkway is shown on the street sheets between the catch basins
8. Show house types for lots that have split house types in the back as FB/LO; FBLO/WO; SELO/WO; etc. as appropriate for the foundation
9. Provide a spot elevation in the rear of lot 5 block 4 to show water draining away from the back of the house and splitting to the north and south
10. Define a minimum 2% swale from the northwest rear corner of Lot 17 Block 2 to the catch basin between Lots 18 and 19 Block 2
 - a. Lower catch basin rim elevation to achieve 2%
 - b. Increase rear drainage and utility easement for Lot 18 Block 2 to 15'
11. Verify the EOF for the rear CB in Lots 3,4 Block 1
 - a. It appears to drain to the east (982.7) through the adjacent lot before draining through the EOF (983.0) shown to the south
 - b. Berm to utilize 983.0 EOF as proposed
12. Channelized flow discharges to the adjacent property.
 - a. Lots 6 and 7 Block 4
 - b. Lot 4 Block 4
13. Install a perforated draintile system with Nyloplast inlets along the sidewalk on Mill Towns Road to collect drainage from Lots 3-5 Block 4 and the adjacent hillside
 - a. Connect to existing and proposed CBs in Mill Towns Road

Landscape Plan

1. Submit landscape plan for subdivision. Contact Nate Sparks, City Planner, with questions.

It is requested the applicant respond with how each comment was addressed. Please reach out with any questions or comments.

City of Dundas

DEVELOPMENT APPLICATION

216 Railway Street N.
P.O. Box 70
Dundas, MN 55019-0070

Date Filed: _____
Date Complete: _____
Received By: _____
Base Fee: _____
Escrow: _____

Instructions: Please read carefully and answer all questions thoroughly. Only complete applications will be accepted after validation by the Zoning Administrator, and prior to acceptance of required processing fees and escrows.

PROPERTY INFORMATION

Property Identification Number (PID): 1710176043
Street Address: N/A
Legal Description: Outlot C, Stoneridge Hills
Other information: 15.6 Ac ±

APPLICATION INFORMATION

Name: Tim Giles Business Name: Giles Properties, Inc
Address: 7243 Hazelwood Ave
City: Northfield State: MN Zip Code 55057
Telephone 952-215-9782 Fax _____ e-mail tegiles85@AOL.com

PROPERTY OWNER INFORMATION (if other than applicant)

Name: _____ Business Name: _____
Address: _____
City: _____ State: _____ Zip Code _____
Telephone _____ Fax _____ e-mail _____

REQUEST

Administrative Permit	_____	Final Plat/PUD	<u>X</u>
Conditional Use Permit	_____	Ordinance Amendment (text or map)	_____
Annexation Request	_____	Other Public Hearing	_____
Appeals	_____	Preliminary Plat/PUD	<u>X</u>
Application Conference	_____	Simple Land Division/Consolidation	_____
Comprehensive Plan Amendment	_____	PUD (concept plan/development)	_____
Interim Use Permit Amendment	_____	Vacation	_____
Environmental Review	_____	Variance	_____

DESCRIPTION of REQUEST (attach additional sheets as necessary)

Existing Property Zoning Classification/Existing Use of Property:

Currently zoned R-1 PUD - property is vacant

Nature of Proposed Use: Proposed 34 Single Family Lots

DESCRIPTION of REQUEST (attach additional sheets as necessary)

Reason(s) to Approve Request: Site Layout matches previously approved layout. Proposed use is consistent with adjacent neighborhood and current zoning / Land Use Maps.

Please describe any previous applications pertaining to the subject site:

Site has ^{previous} preliminary plat / P.U.D. approval as part of Stoneridge Hills.

Project Name: Stoneridge Hill 2nd Addⁿ Date of Application: 5-9-22

Nature of Request: Final Plat approval

APPLICATION FEES AND EXPENSES The undersigned agree that all fees and expenses incurred by the City of Dundas for the processing of this application, including, without limitation, costs for professional services, are the responsibility of the applicant and property owner to be paid immediately upon receipt or the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes 429.81. All fees and expenses are due whether the application is approved or denied.

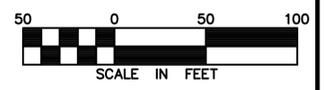
I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements and are complete to the best of my knowledge.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99, as amended, supplemented or replaced from time to time, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, as amended, supplemented or replaced from time to time, the City will notify the applicant within (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: Z. Jahn Date: 5-9-22

Property Owner: Centra Property LLC Date: 5-9-22

Please contact the City of Dundas with any questions:
507-645-2852 ph
cityhall@dundas.us



MINIMUM FRONT SETBACK - 25 FT
 MINIMUM SIDE SETBACK - 7 FT
 MINIMUM REAR SETBACK - 25 FT
 MINIMUM SIDE STREET SETBACK - 20 FT

PROBE ENGINEERING COMPANY, INC.
 CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
 1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 DATE _____ REG. NO. _____

REVISIONS	

PREPARED FOR:
TC CONSTRUCTION INC.
 7243 HAZELLWOOD AVE.
 NORTHFIELD MN, 55057

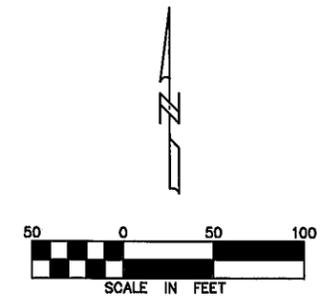
DESIGNED	CHECKED
DRAWN	DATE
JJ	2-3-2022
SCALE	AS SHOWN
JOB NO.	17501.00

CONCEPT/PUD

STONERIDGE HILLS 2ND

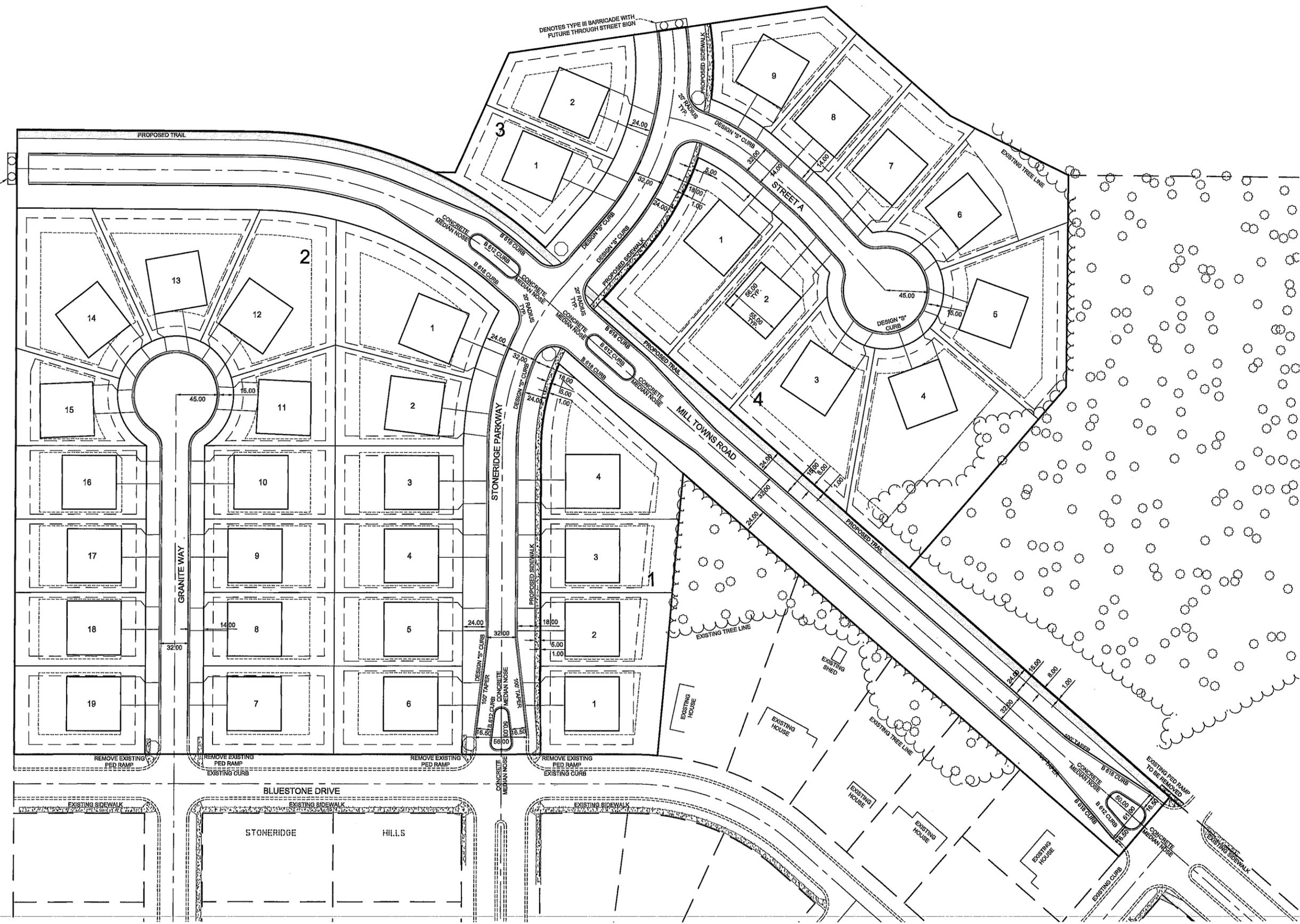
DUNDAS, MINNESOTA

SHEET	REV.
OF	



MINIMUM FRONT SETBACK - 25 FT
 MINIMUM SIDE SETBACK - 7 FT
 MINIMUM REAR SETBACK - 25 FT
 MINIMUM SIDE STREET SETBACK - 20 FT

- DENOTES PROPOSED STOP SIGN AND STREET SIGN LOCATION
- ◻ DENOTES PROPOSED BARRICADE



PROBE ENGINEERING COMPANY, INC.
 CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
 1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 DATE _____ REG. NO. _____

REVISIONS			
1	5-10-22	JJ	SEE SHEET 1

PREPARED FOR:
GILES PROPERTIES, INC.

DESIGNED	CHECKED
DRAWN	DATE
JJ	2-3-2022
SCALE	AS SHOWN
JOB NO.	17501.00

SITE PLAN
STONERIDGE HILLS 2ND ADDITION
 DUNDAS, MINNESOTA

SHEET	REV.
2	
OF	38

STONERIDGE HILLS 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Giles Properties, INC., a Minnesota limited liability company, fee owner of the following described property situated in the County of Rice, State of Minnesota to wit:

OUTLOT C, STONERIDGE HILLS, according to the recorded plat thereof.

Has caused the same to be surveyed and platted as STONERIDGE HILLS 2ND ADDITION and does hereby donate and dedicate to the public, for public use forever the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Giles Properties, INC., a Minnesota limited liability company, has caused these presents to be signed by Timothy Giles, the chief manager this _____ day of _____, 20 _____.

GILES PROPERTIES, INC.

By _____, its _____

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20 _____ by Timothy Giles, the chief manager of Giles Properties, INC., a Minnesota limited liability company, on behalf of the company.

_____ signature

_____ printed

Notary Public, _____ County, Minnesota

My Commission Expires _____

I hereby certify that I have surveyed and platted the property described on this plat as STONERIDGE HILLS 2ND ADDITION; 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 have been correctly placed in the ground or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown.

Russell P. Damlo, Land Surveyor
Minnesota License No. 19086

STATE OF MINNESOTA

COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20 _____, by Russell P. Damlo, Land Surveyor, Minnesota Registration No. 19086.

Notary Public, _____ County, Minnesota

My Commission Expires _____

DUNDAS PLANNING COMMISSION

Approved by the planning Commission of the City of Dundas, Minnesota at a regular meeting on this _____ day of _____, 20 _____.

Chairperson

DUNDAS CITY COUNCIL

We do hereby certify that on the _____ day of _____, 20 _____, the City Council of Dundas, Minnesota approved this plat.

Mayor

Clerk

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20 _____.

Michael A. Fangman, Rice County Surveyor

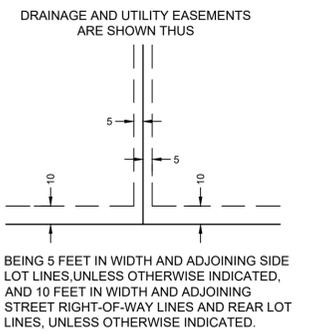
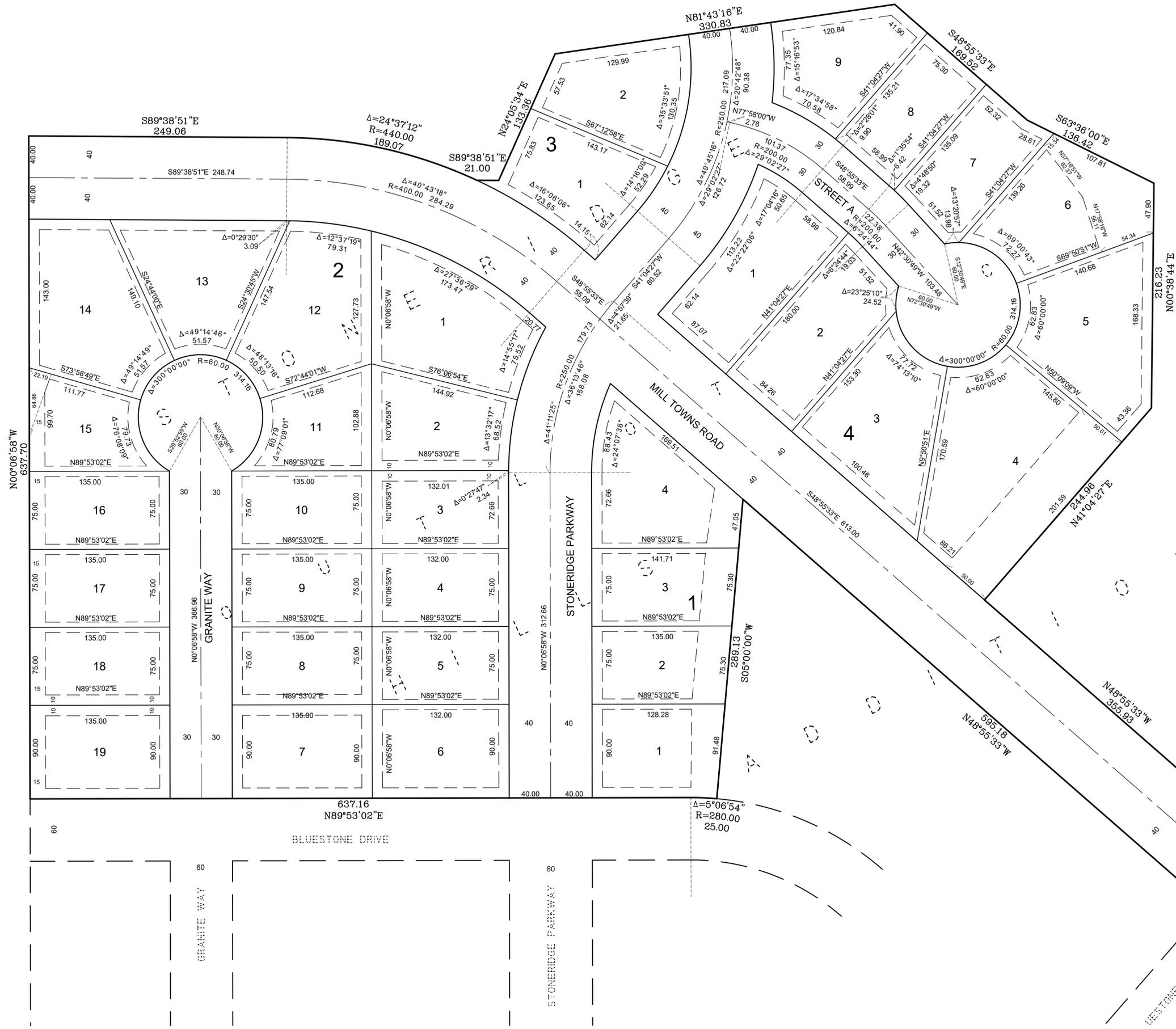
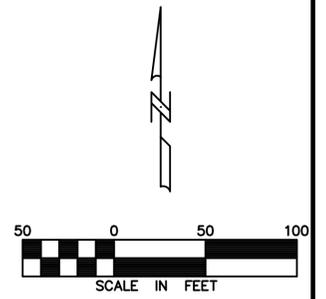
I hereby certify that the taxes for the year 20 _____ on the land described are paid and no delinquent taxes due and transfer entered on this _____ day of _____, 20 _____.

Fran Windschill, County Auditor/Treasurer
Rice County, Minnesota

I hereby certify that this instrument was filed for record in my office this _____ day of _____, 20 _____, at _____ o'clock _____ M.
as Document No. _____

Marsha DeGroat, County Recorder
Rice County, Minnesota

STONERIDGE HILLS 2ND ADDITION



NO MONUMENT SYMBOL SHOWN ON THE PLAT INDICATES 1/2 INCH BY 14 INCH IRON MONUMENT TO BE SET WITHIN 1 YEAR OF RECORDING THIS PLAT, MARKED BY LICENSE NUMBER 19086.

- DENOTES 1/2" BY 14" IRON MONUMENT SET MARKED BY LICENSE NUMBER 19086, UNLESS OTHERWISE SHOWN.
- DENOTES 1/2" IRON MONUMENT FOUND, UNLESS OTHERWISE SHOWN.

PROBE ENGINEERING COMPANY, INC.
 CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS