

# Preliminary Plat of GREAT RIVER SECOND ADDITION

**CITY OF MONTICELLO  
WRIGHT COUNTY, MN**

Bearings are based on the plat of GREAT RIVER ADDITION. For the purpose of this plat, the East line of Outlot B is assumed to bear South 0 degrees 22 minutes 05 seconds West

- Denotes found iron monument
- ⊙ Denotes found cast iron monument
- ⊙ Denotes 1/2 inch x 1/4 inch iron monument with a plastic plug stamped R.L.S. 47466 to be set within one year of platting date
- ⊙PK Denotes found PK nail

**REFERENCE BENCHMARK:**  
First top nut hydrant SE 1/4 of the intersection of Elm St. and 7th St. W. Elevation = 948.18 feet (City Datum)

**PROJECT BENCHMARK:**  
Top nut hydrant in the NW 1/4 quadrant of Elm St. and 7th St. W. Elevation = 944.53 feet (City Datum)

**OWNER:**  
Riverwood Bank  
1421 E 7th St  
Monticello, MN 55362  
(763) 295-2265

**DEVELOPER:**  
Briggs Companies  
c/o Patrick Briggs  
P.O. Box 719  
Big Lake, MN 55309  
(612) 919-1561

**SURVEYORS & ENGINEERS:**  
Bogart, Pederson & Associates, Inc.  
13076 First Street  
Becker, MN 55308-9322  
763-262-8822

**TOTAL AREA:** 20.16% Acres

**EXISTING ZONING:** B-3 Highway Business District

**PROPOSED ZONING:** Planned Unit Development (PUD)

**DENOTES BUILDING SETBACKS:**  
30' Side  
40' Street/Highway

Drainage and Utility Easements are shown thus:

12' --- 12'  
NOT TO SCALE  
Being 12 feet in width and adjoining lot lines unless otherwise indicated on the plat.

DATE: 6/28/23  
FIELD DATE: June 27th, 2023  
BK/PG: 86.23/Pg. 61&62  
DRAWN BY: CK  
CHECKED BY: CAW  
DWG FILE: 23-0250 Prelim  
FILE NO: 23-0250.00

**REVISIONS:**  
8-14-23 add trees, scale, north arrow

I hereby certify that this survey, plan, 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.

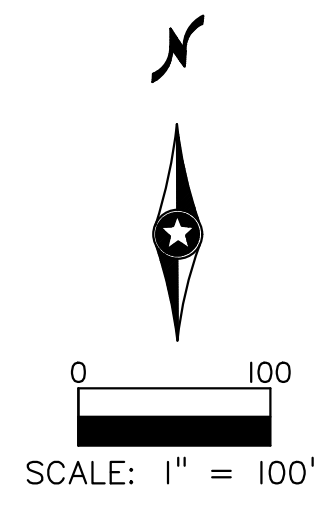
Signed: *Craig Wensmann*  
Craig A. Wensmann  
Date: 7/5/23 Lic. No. 47466

**BOGART, PEDERSON & ASSOCIATES, INC.**  
LAND SURVEYING  
CIVIL ENGINEERING  
MAPPING  
13076 FIRST STREET, BECKER, MN 55308-9322  
TEL: 763-262-8822 FAX: 763-262-8844

**PRELIMINARY PLAT**  
for  
Pat Briggs  
GREAT RIVER SECOND ADDITION  
City of Monticello  
Wright County, MN

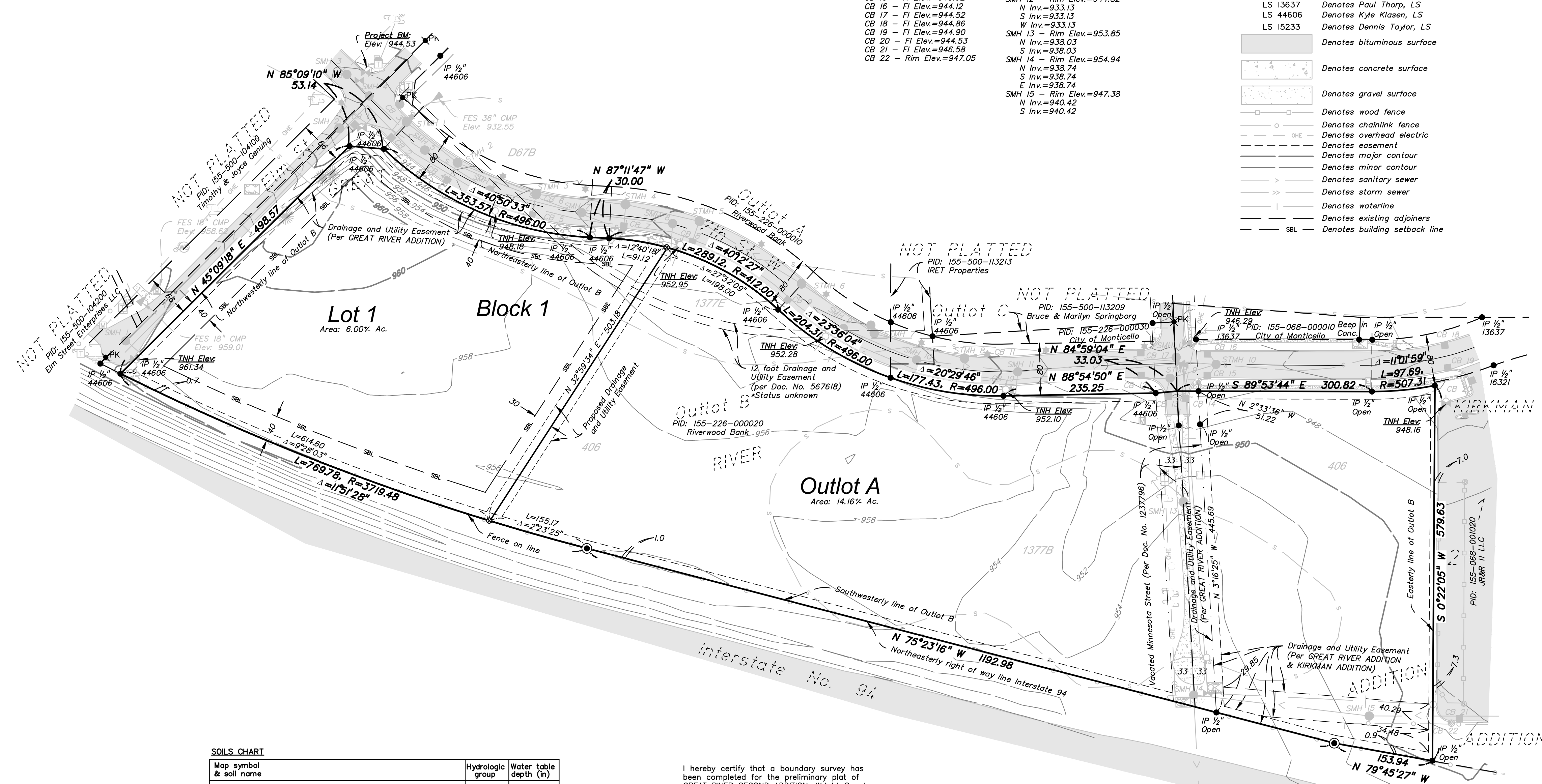
- LEGEND:**
- Denotes catch basin
  - Denotes electrical cabinet
  - Denotes water service
  - Denotes fiber optic marker
  - Denotes sanitary manhole
  - Denotes water valve
  - Denotes sign
  - Denotes power pole
  - Denotes guy wire
  - Denotes telephone pedestal
  - Denotes fiber optic vault
  - Denotes hydrant
  - Denotes beehive catchbasin
  - Denotes bollard
  - Denotes light pole
  - Denotes tree, coniferous
  - Denotes tree, deciduous
  - Denotes flared end section
  - Denotes culvert
  - Denotes David Thorp, LS
  - Denotes Paul Thorp, LS
  - Denotes Kyle Klason, LS
  - Denotes Dennis Taylor, LS
  - Denotes bituminous surface
  - Denotes concrete surface
  - Denotes gravel surface
  - Denotes wood fence
  - Denotes chainlink fence
  - Denotes overhead electric
  - Denotes easement
  - Denotes major contour
  - Denotes minor contour
  - Denotes sanitary sewer
  - Denotes storm sewer
  - Denotes waterline
  - Denotes existing adjoiners
  - Denotes building setback line

- Storm Sewer**
- STMH 1 - Rim Elev.=942.66  
SE Inv.=943.39  
E Inv.=934.20  
S Inv.=939.47
  - STMH 2 - Rim Elev.=943.62  
W Inv.=935.52  
E Inv.=935.52  
S Inv.=Not acquired
  - STMH 3 - Rim Elev.=946.34  
W Inv.=935.52  
E Inv.=935.52  
S Inv.=Not acquired
  - STMH 4 - Rim Elev.=949.05  
W Inv.=937.73  
E Inv.=937.73  
S Inv.=Not acquired
  - STMH 5 - Rim Elev.=950.39  
W Inv.=938.92  
E Inv.=938.92  
S Inv.=Not acquired
  - STMH 6 - Rim Elev.=951.35  
W Inv.=941.03  
E Inv.=941.03  
S Inv.=Not acquired
  - STMH 7 - Rim Elev.=952.22  
STMH 8 - Rim Elev.=951.00  
STMH 9 - Rim Elev.=945.16  
W Inv.=937.33  
E Inv.=937.33  
SE Inv.=939.76
  - STMH 10 - Rim Elev.=944.69
- Storm Sewer**
- CB 1 - Fl Elev.=945.34  
NE Inv.=941.51  
CB 2 - Fl Elev.=942.31  
N Inv.=935.53  
CB 3 - Fl Elev.=942.27  
S Inv.=933.12  
CB 4 - Fl Elev.=943.24  
N Inv.=939.72  
CB 5 - Fl Elev.=945.98  
N Inv.=939.78  
S Inv.=939.78  
CB 6 - Fl Elev.=946.00  
N Inv.=942.57  
CB 7 - Fl Elev.=948.78  
N Inv.=945.71  
CB 8 - Fl Elev.=950.09  
N Inv.=942.89  
S Inv.=942.89  
CB 9 - Fl Elev.=951.18  
NE Inv.=947.69  
SE Inv.=941.52  
CB 10 - Fl Elev.=945.41  
W Inv.=942.15  
CB 11 - Fl Elev.=943.92  
CB 12 - Fl Elev.=944.12  
CB 13 - Fl Elev.=944.52  
CB 14 - Fl Elev.=944.86  
CB 15 - Fl Elev.=944.90  
CB 16 - Fl Elev.=944.53  
CB 17 - Fl Elev.=946.59  
CB 18 - Fl Elev.=947.00  
CB 19 - Fl Elev.=947.00  
CB 20 - Fl Elev.=947.38  
CB 21 - Fl Elev.=947.38  
CB 22 - Fl Elev.=947.00
- Sanitary Sewer**
- SMH 1 - Rim Elev.=960.99  
NE Inv.=948.30  
SE Inv.=949.39  
SMH 2 - Rim Elev.=946.91  
NE Inv.=935.41  
SMH 3 - Rim Elev.=942.48  
NE Inv.=914.58  
SMH 4 - Rim Elev.=943.33  
S Inv.=939.78  
E Inv.=932.86  
SMH 5 - Rim Elev.=945.17  
W Inv.=932.86  
SMH 6 - Rim Elev.=945.17  
W Inv.=933.24  
SMH 7 - Rim Elev.=948.16  
E Inv.=933.24  
SMH 8 - Rim Elev.=950.44  
W Inv.=934.71  
SMH 9 - Rim Elev.=952.28  
E Inv.=936.87  
SMH 10 - Rim Elev.=952.29  
SMH 11 - Rim Elev.=949.16  
SMH 12 - Rim Elev.=944.52  
N Inv.=933.13  
S Inv.=933.13  
W Inv.=933.13  
SMH 13 - Rim Elev.=953.85  
N Inv.=938.03  
S Inv.=938.03  
SMH 14 - Rim Elev.=954.94  
N Inv.=938.74  
S Inv.=938.74  
E Inv.=938.74  
SMH 15 - Rim Elev.=947.38  
N Inv.=940.42  
S Inv.=940.42



**Proposed Plat Description:**  
Outlot B, GREAT RIVER ADDITION, Wright County, Minnesota

- Survey Notes:**
1. This survey was performed without the benefit of a title report. No search for restrictions or easements was made by the surveyor. We reserve the right to update this survey upon the receipt of title documentation.
  2. An official wetland delineation was not requested or performed.
  3. Subject property is not part of the shoreland district or within a flood plain district as mapped by FEMA.
  4. Contours were created using RTK GPS methods.
  5. Utilities shown per Gopher State One Call Ticket No. 231772581. Not all utilities may have been located. Locations shall be verified.
  6. There may be question whether the street vacation described in Doc. No. 1237796 included the West Half of Minnesota Street.



**SOILS CHART**

Map symbol & soil name	Hydrologic group	Water table depth (in)
1377E: Dorset-Two Inlets complex, 20 to 35 percent slopes	A	>80
1377B: Dorset-Two Inlets complex, 2 to 6 percent slopes	A	>80
D67A: Hubbard loamy sand, 0 to 2 percent slopes	A	>80
406: Dorset sandy loam, 0 to 2 percent slopes	B	>80

\* Data from USDA Web Soil Survey

I hereby certify that a boundary survey has been completed for the preliminary plat of GREAT RIVER SECOND ADDITION, Wright County, Minnesota.

Signed: *Craig Wensmann*  
Craig A. Wensmann  
Date: 7/5/23 Lic. No. 47466

**BOGART, PEDERSON & ASSOCIATES, INC.**