

PRELIMINARY PLAT OF
SHADY OAKS AT AGC

DATE OF PREPARATION
JUNE 8, 2026

ZONING
R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED USE OF PARCEL'S
RESIDENTIAL

DEVELOPER/OWNER
CARL & SHARLENE WITTENBERG
5900 REMINGTON RD NE
ALEXANDRIA, MN 56308
PH# (320) 260-1708

SURVEYOR
BRAD M. NYBERG
NYBERG SURVEYING INC.
509 22ND AVE. E. SUITE 101
ALEXANDRIA, MN 56308
PH# (320) 762-4111

ENGINEER
MATT & LAURA HAGSTROM
HAGSTROM ENGINEERING
219 6TH AVE E
ALEXANDRIA, MN 56308
PH# (320) 759-0764

VEGETATION
WOODED & GRASS

PARCEL NUMBER
63-4100-675

TOTAL PLATTED AREA
2.86 ACRES ± / 124,800 S.F.±

WATER SUPPLY
ALP

SEWER
ALASD

PROPERTY ADDRESS
NOT YET ASSIGNED
(441 S LE HOMME DIEU DR NE
ALEXANDRIA, MN 56308
IS NORTH OF PLAT)

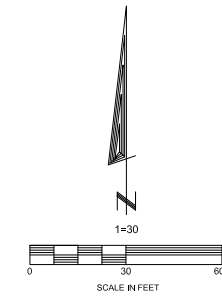
COVENANTS
NONE AT THIS TIME

LEGAL DESCRIPTION (FROM TAX STATEMENT)
THE NORTH 300.00 FEET OF THE WEST 416.00 FEET OF
LOT 1 OF WALKERS SUBDIVISION OF LOT 6 OF T. 128 N.
R. 37 W., ACCORDING TO THE RECORDED PLAT THEREOF

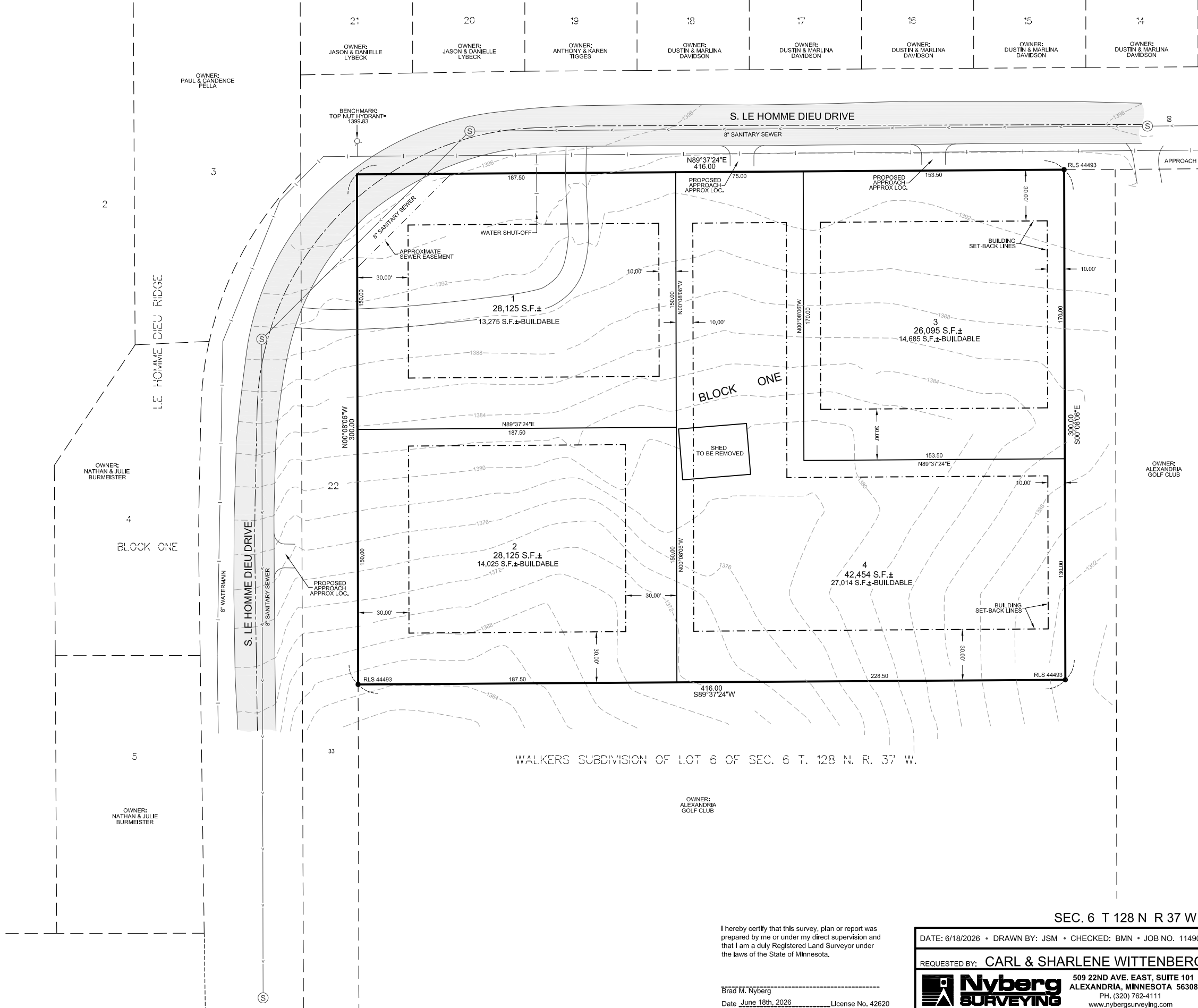
WETLANDS
NONE

SHADY OAKS AT AGC

WALKERS SUBDIVISION OF LOT 6 OF SEC. 6 T. 128 N. R. 37 W.



- INPLACE IRON MONUMENT
- 1/2" IRON REBAR WITH PLASTIC CAP STAMPED "RLS 42620" & "RLS 45335"
- () RECORD DATA
- ⊕ HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- UNDERGROUND WATER LINE
- - - UNDERGROUND SANITARY SEWER
- BITUMINOUS



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Brad M. Nyberg
Date June 18th, 2026 License No. 42620

SEC. 6 T 128 N R 37 W

DATE: 6/18/2026 • DRAWN BY: JSM • CHECKED: BMN • JOB NO. 11490

REQUESTED BY: CARL & SHARLENE WITTENBERG

Nyberg
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