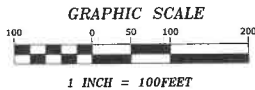


MINOR SUBDIVISION

~for~ KEVIN MCFARLANE
~of~ 11225 JULIANNE AVE NORTH
GRANT, MN



LEGEND

- | | | | |
|---|--|---|----------------------------------|
| ● | DENOTES WASHINGTON COUNTY CAST IRON MONUMENT | — | DENOTES SIGN |
| ○ | DENOTES IRON MONUMENT FOUND AS LABELED | ● | DENOTES SOIL BORING. (BY OTHERS) |
| ○ | DENOTES IRON MONUMENT SET, MARKED RLS# 52140 | — | DENOTES STORM SEWER APRON |
| ⊙ | DENOTES SANITARY SEWER MANHOLE | — | DENOTES FENCE |
| ⊙ | DENOTES MISCELLANEOUS MANHOLE | — | DENOTES EXISTING STORM SEWER |
| ⊙ | DENOTES CLEAN OUT | — | DENOTES OVERHEAD UTILITY |
| ⊙ | DENOTES ELECTRICAL BOX | — | DENOTES TREE LINE |
| ⊙ | DENOTES FIBER OPTIC BOX | — | DENOTES EXISTING CONTOURS |
| ⊙ | DENOTES TELEPHONE PEDESTAL | — | DENOTES BITUMINOUS SURFACE |
| ⊙ | DENOTES POWER POLE | — | DENOTES CONCRETE SURFACE |
| ⊙ | DENOTES GUY WIRE | — | DENOTES GRAVEL SURFACE |
| ⊙ | DENOTES LIGHT POLE | — | DENOTES DELINEATED WETLAND |
| ⊙ | DENOTES MAILBOX | | |

EXISTING LEGAL DESCRIPTION: Per Warranty Deed Document No. 4451046

The North 522.20 feet of the West 154.38 feet of the Southwest Quarter of the Southwest Quarter of Section 2, Township 30, Range 21, Washington County, Minnesota;

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 3, Township 30, Range 21, Washington County, Minnesota EXCEPT the East 180.00 feet of the South 500.00 feet thereof;

AND

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 30 North, Range 21 West, Washington County, Minnesota lying southeasterly of the Washington County Road No. 9;

AND

The South 332.27 feet of the Northeast Quarter of the Southeast Quarter of Section 3, Township 30, Range 21, Washington County, Minnesota.

PROPOSED LEGAL DESCRIPTIONS:

PARCEL A

The South 332.27 feet of the Northeast Quarter of the Southeast Quarter of Section 3, Township 30, Range 21, Washington County, Minnesota.

Subject to and together with an easement for Ingress and egress purposes over and across the South 10.00 feet of the West 150.00 feet of said Northeast Quarter of the Southeast Quarter and the North 10.00 feet of the West 150.00 feet of the Southeast Quarter of the Southeast Quarter of said Section 3.

PARCEL B

The North 430.00 feet of the West 610.00 feet of the Southeast Quarter of the Southeast Quarter of Section 3, Township 30, Range 21, Washington County, Minnesota.

Subject to and together with an easement for Ingress and egress purposes over and across the South 10.00 feet of the West 150.00 feet of said Northeast Quarter of the Southeast Quarter and the North 10.00 feet of the West 150.00 feet of the Southeast Quarter of the Southeast Quarter of said Section 3.

PARCEL C

The North 522.20 feet of the West 154.38 feet of the Southwest Quarter of the Southwest Quarter of Section 2, Township 30, Range 21, Washington County, Minnesota.

AND

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 30 North, Range 21 West, Washington County, Minnesota lying southeasterly of the Washington County Road No. 9.

AND

The Southeast Quarter of the Southeast Quarter of Section 3, Township 30, Range 21, Washington County, Minnesota, Except the North 430.00 feet of the West 610.00 feet thereof and Except the East 180.00 feet of the South 500.00 feet thereof.

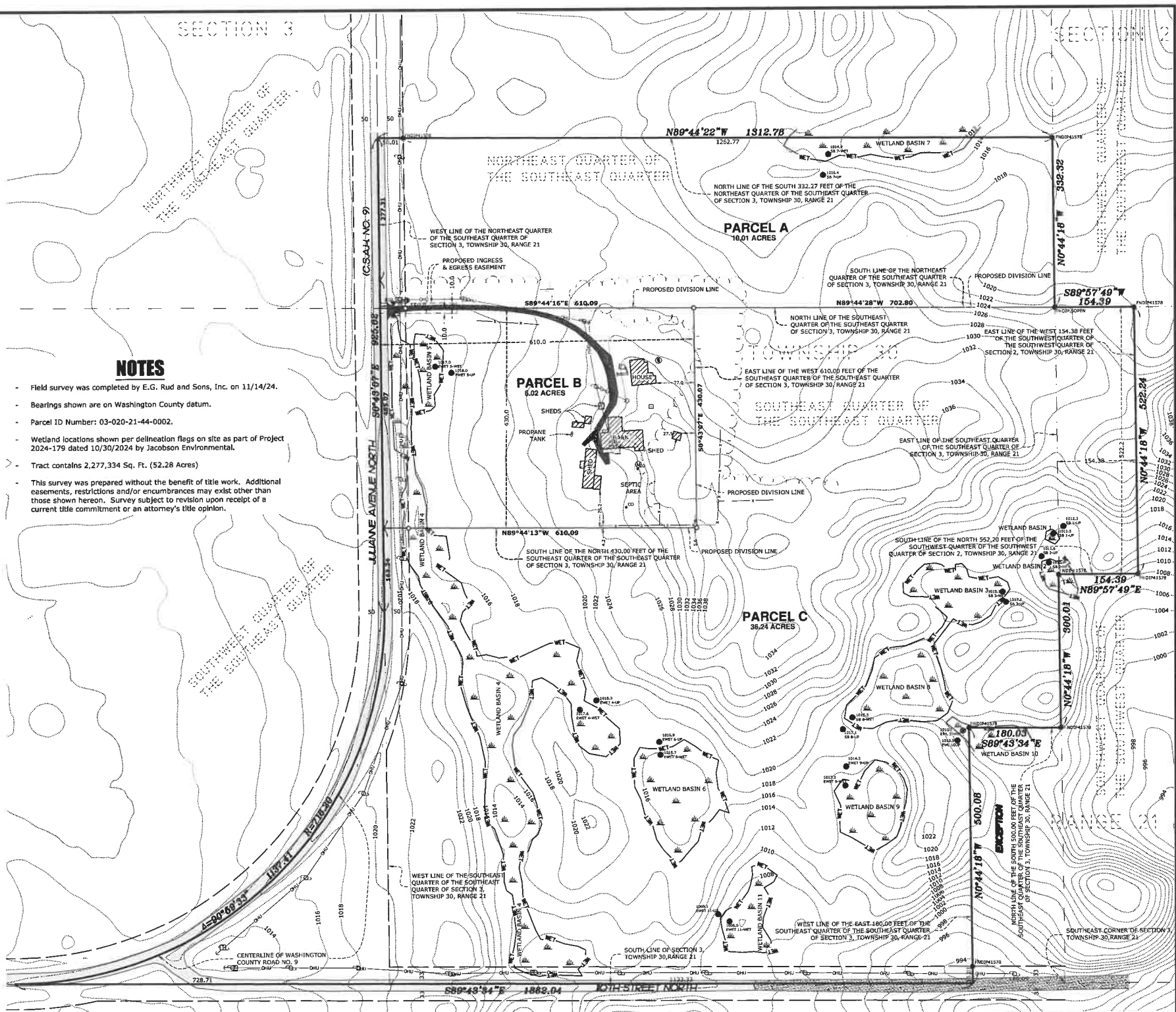
E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

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.

DANIEL S. HANSON
Date: 01/14/2025 License No. 52140

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/14/24.
- Bearings shown are on Washington County datum.
- Parcel ID Number: 03-020-21-44-0002.
- Wetland locations shown per delineation flags on site as part of Project 2024-179 dated 10/30/2024 by Jacobson Environmental.
- Tract contains 2,277,334 Sq. Ft. (52.28 Acres)
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

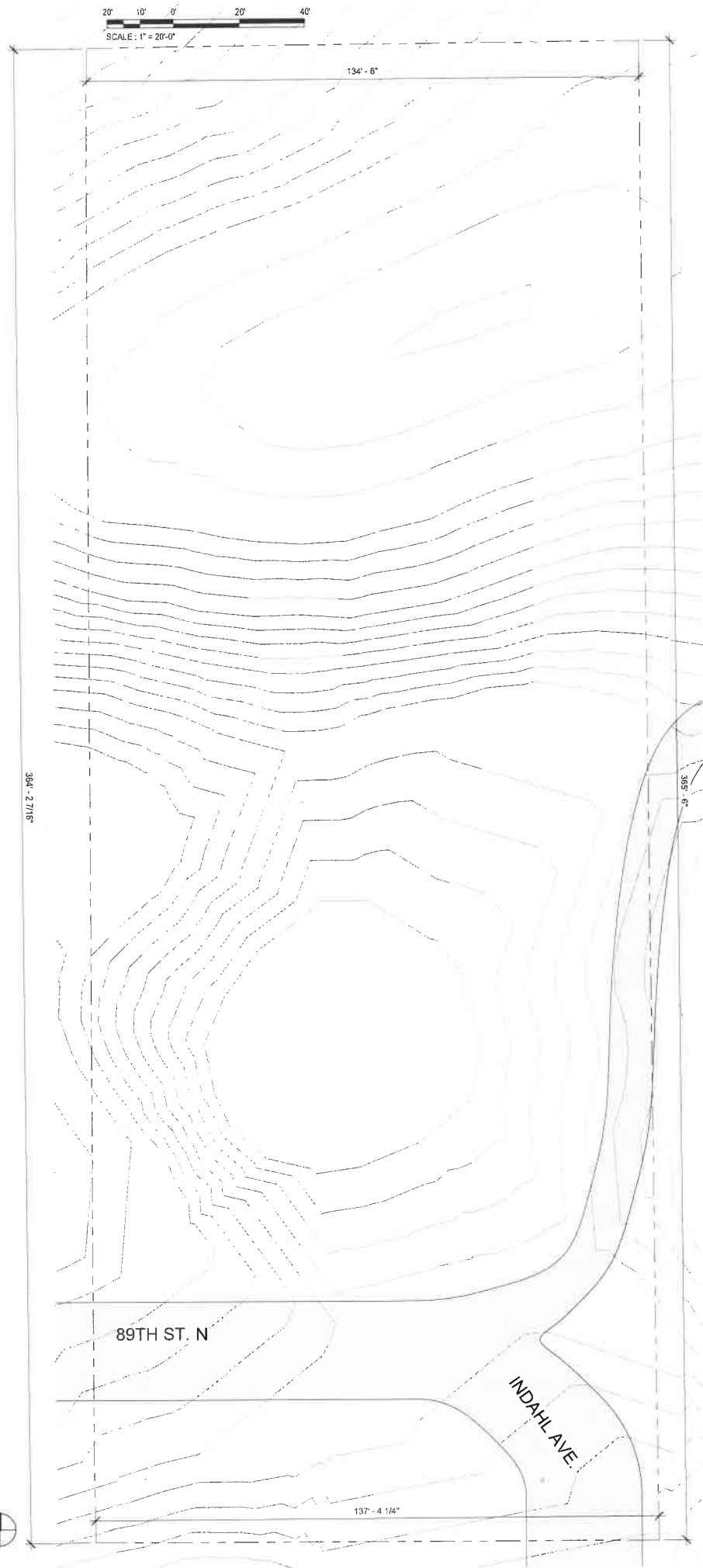


DRAWN BY:	DSH	JOB NO:	241206PP	DATE:	01/03/2025
CHECK BY:	JER	FIELD CREW:	RW/MR		
1	1/14/25	PARCEL A & B BOUNDARY	DSH		
2	1/14/25	PARCEL B & C BOUNDARY	DSH		
3					
NO.	DATE	DESCRIPTION	BY		

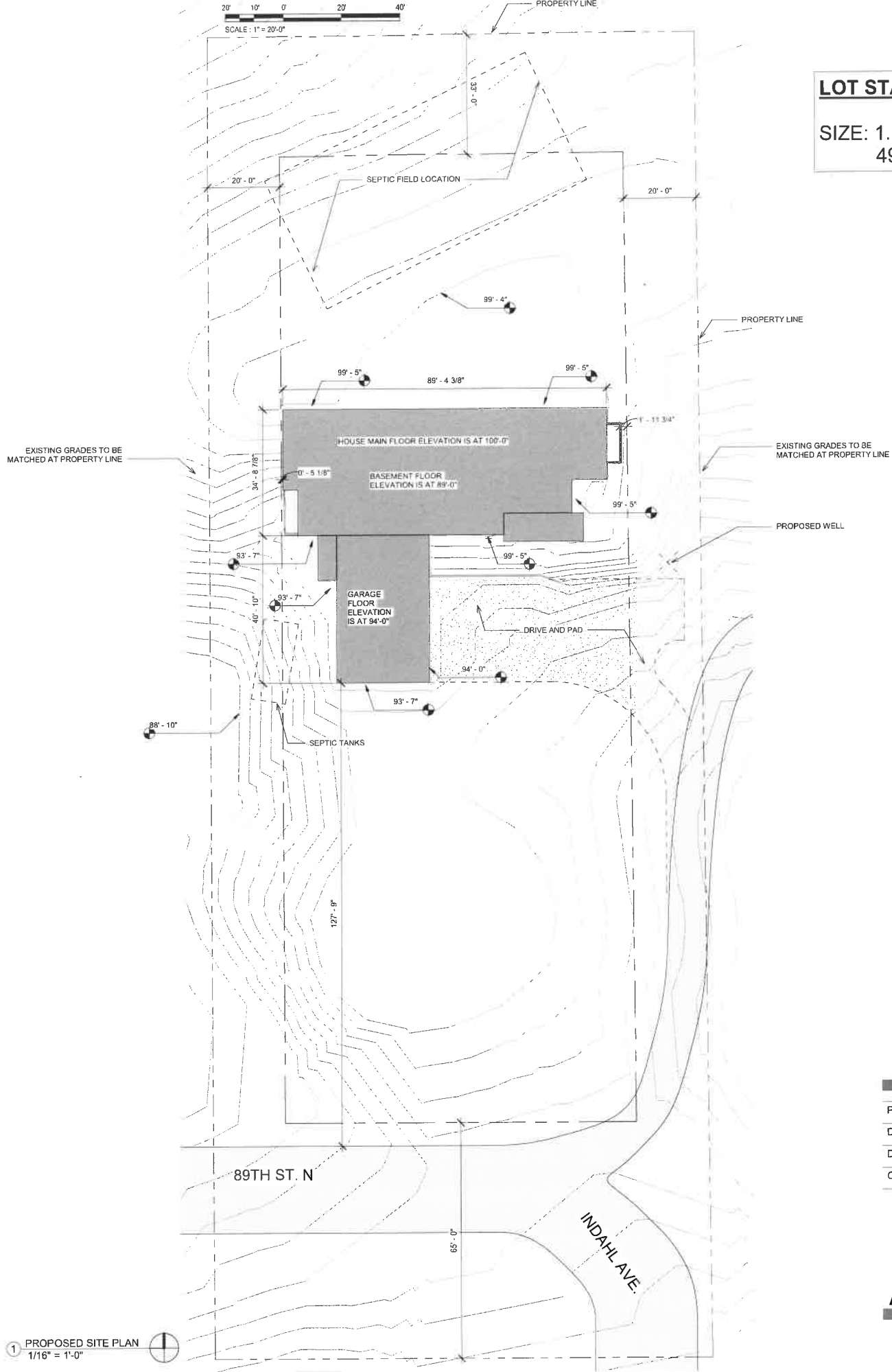
241206PP

2/28/2025 9:33:58 PM

2 EXISTING SITE PLAN
1/16" = 1'-0"



1 PROPOSED SITE PLAN
1/16" = 1'-0"



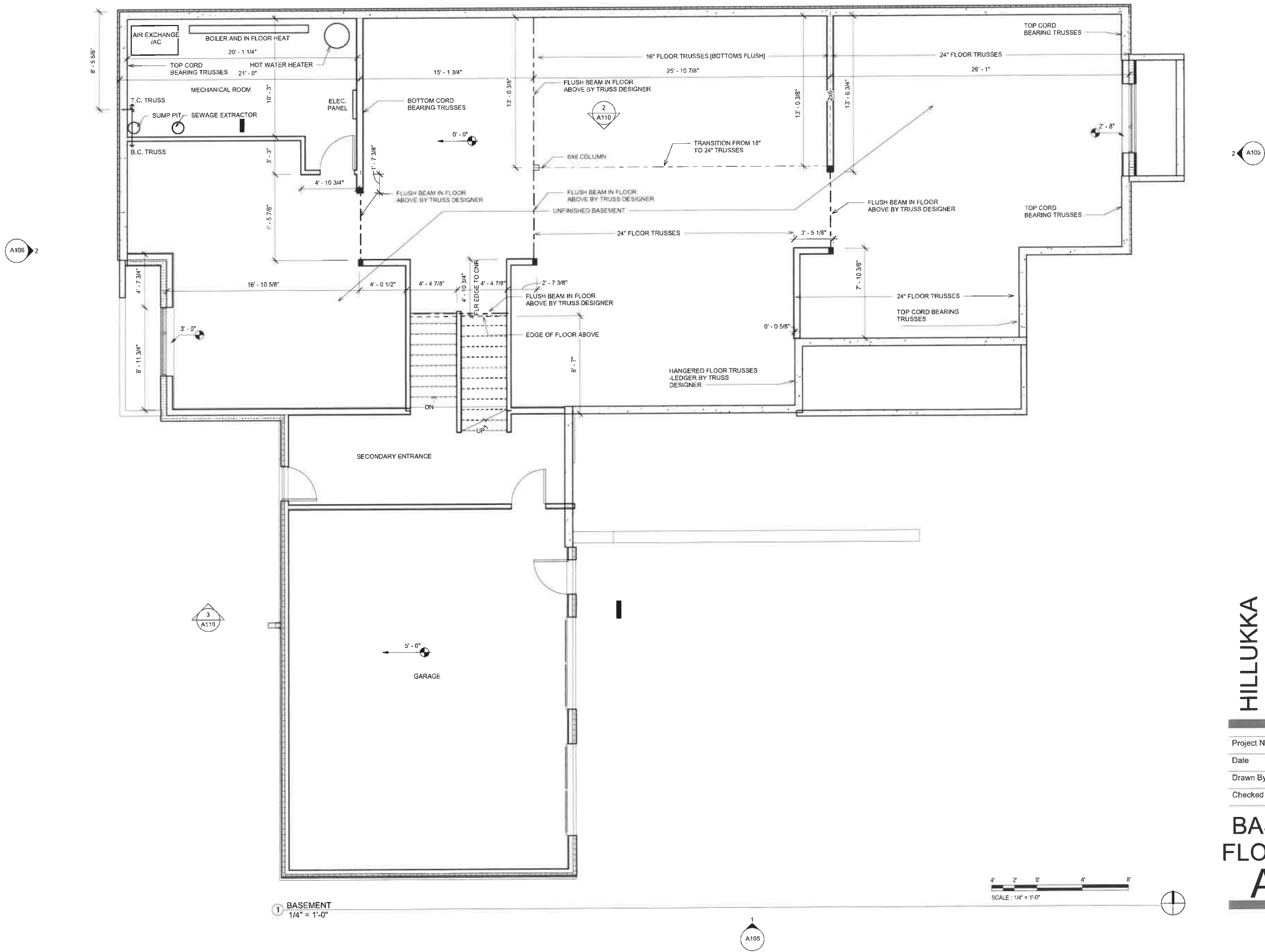
LOT STATISTICS
SIZE: 1.1 ACRES
49,623 SQ FT

HILLUKKA
RAMBLING VIEW
XXXX 89th St NW, GRANT MN 55115

Project Number	200002
Date	03.01.2025
Drawn By	SEG
Checked By	TES

SITE PLAN

A100.5



HILLUKKA

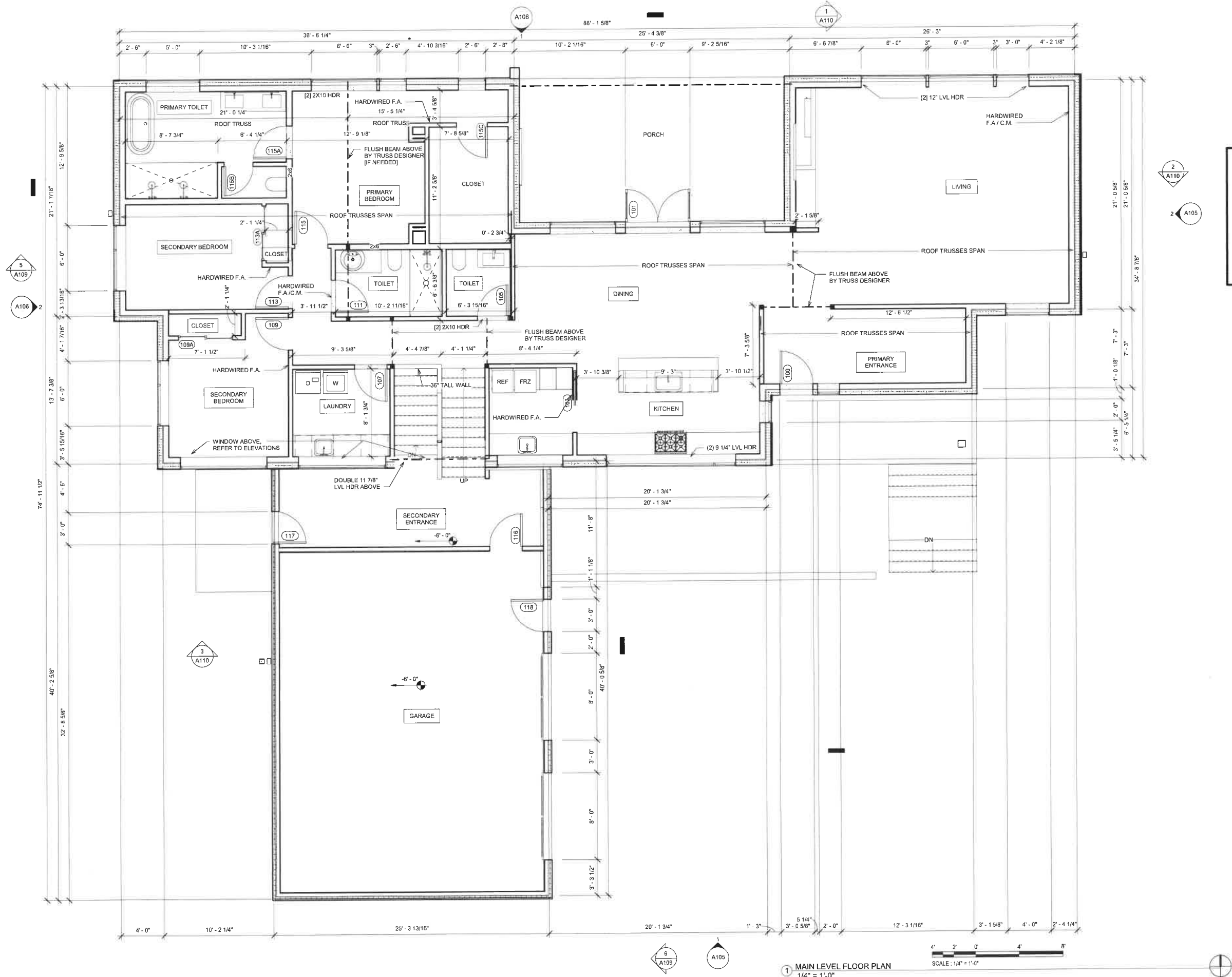
RAMBLING VIEW

XXXX 89th St NW, GRANT MN 55115

Project Number	200002
Date	03.01.2025
Drawn By	SEG
Checked By	TES

BASEMENT
FLOOR PLAN

A102



- PROJECT GENERAL NOTES**
1. DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF SHEATHING.
 2. DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD.
 3. MAIN FLOOR IS 24" [U.N.O.] WOOD TRUSS WITH RADIANT HEATING IN GYPCRETE ASSEMBLY.
 4. FLOOR TRUSSES ARE 24" [U.N.O.] DEEP AND BEAR FROM TOP CHORD ON 1 PLATE ATTACHED TO THE TOP OF THE CONCRETE FOUNDATION WALLS.
 5. ROOF TRUSSES ARE 9" DEEP ON THIN END AND HAVE ROOF SLOPES BUILT INTO TOP OF TRUSS.
 6. WINDOW HEADERS ARE 2X8 UNLESS NOTED OTHERWISE.

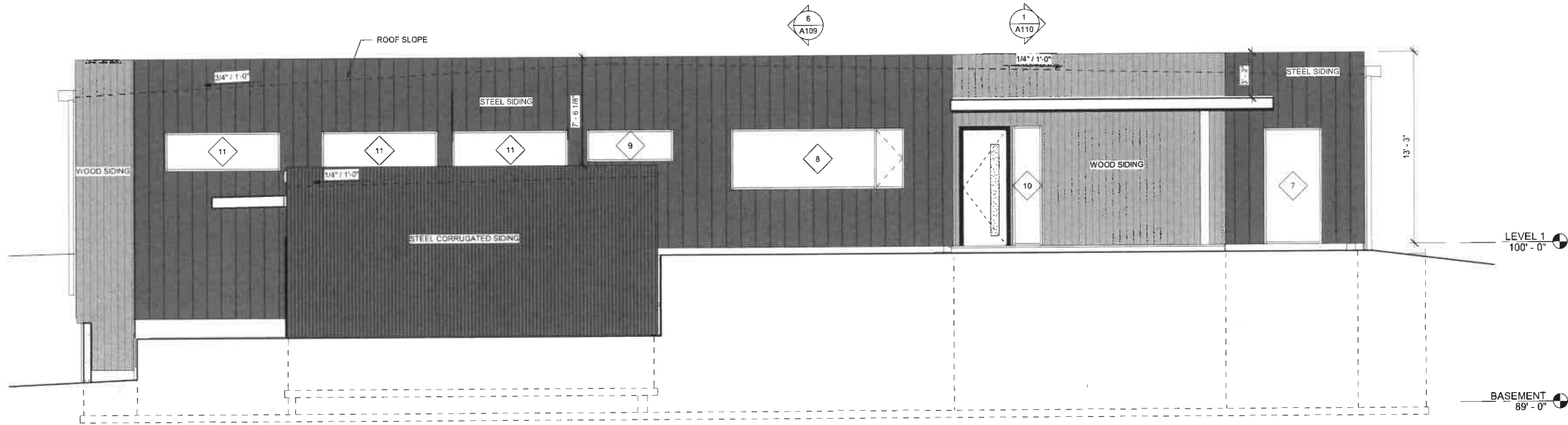
HILLUKKA
RAMBLING VIEW
XXXX 89th St NW, GRANT MN 55115

Project Number	200002
Date	03.01.2025
Drawn By	SEG
Checked By	TES

MAIN FLOOR
PLAN
A103

2/28/2025 9:33:59 PM

1 SOUTH ELEVATION
1/4" = 1'-0"
4' 2' 0' 4' 8'
SCALE: 1/4" = 1'-0"



ELEVATIONS

A105

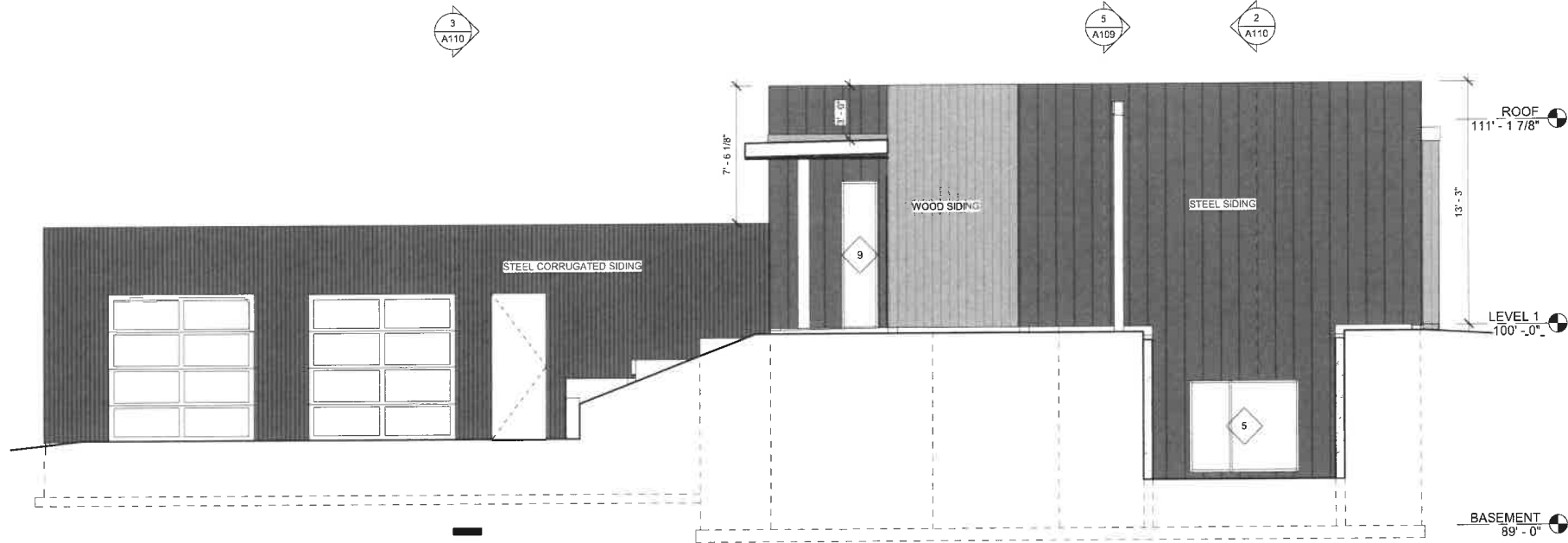
HILLUKKA

RAMBLING VIEW

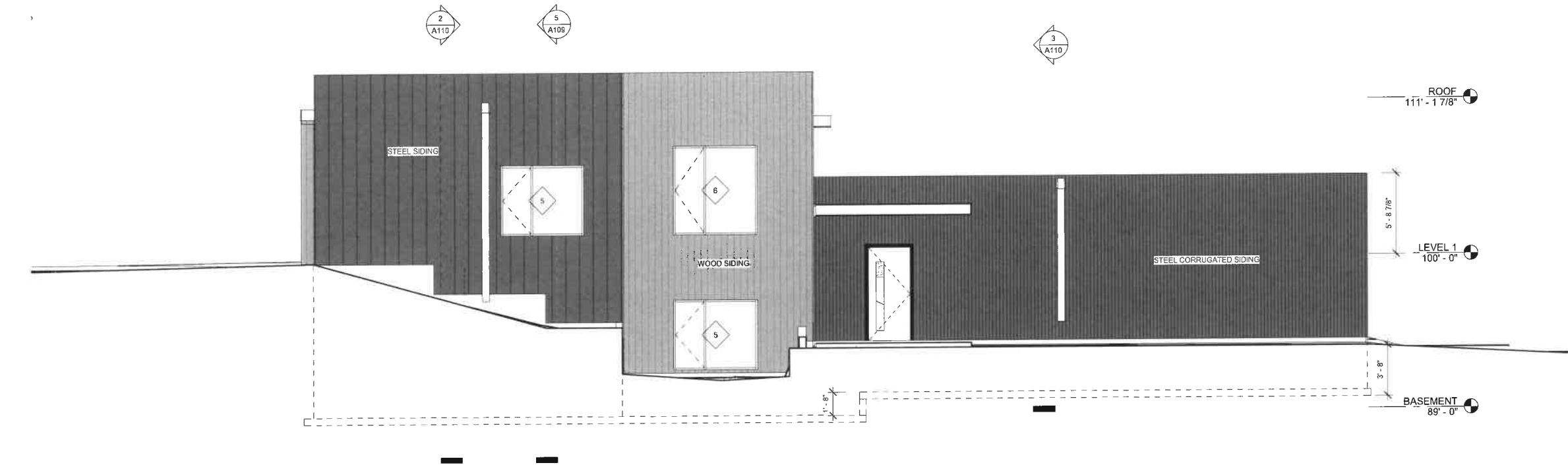
XXXX 89th St NW, GRANT MN 55115

Project Number	200002
Date	03.01.2025
Drawn By	SEG
Checked By	TES

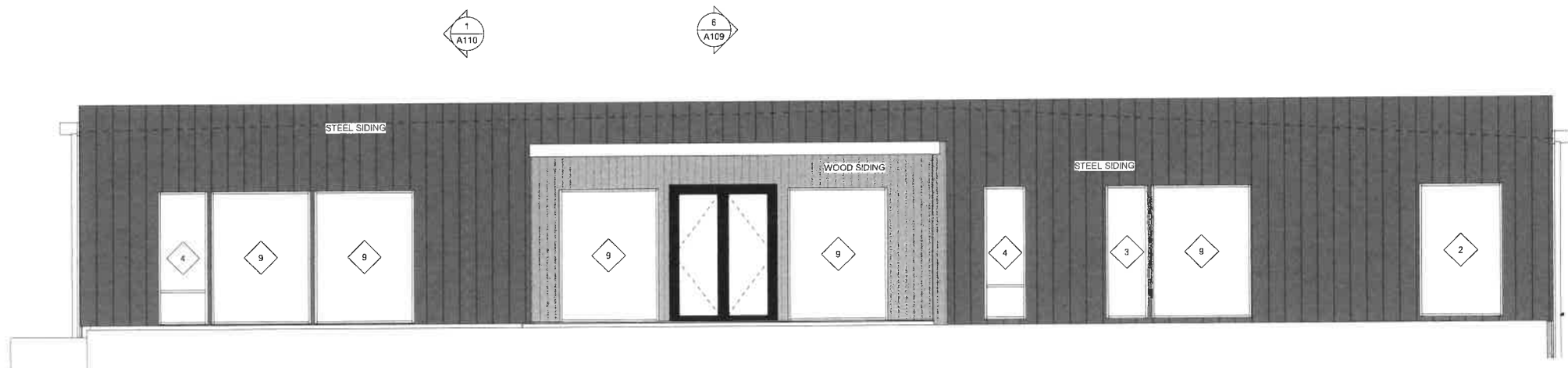
2 EAST ELEVATION
1/4" = 1'-0"
4' 2' 0' 4' 8'
SCALE: 1/4" = 1'-0"



2/28/2025 9:33:59 PM

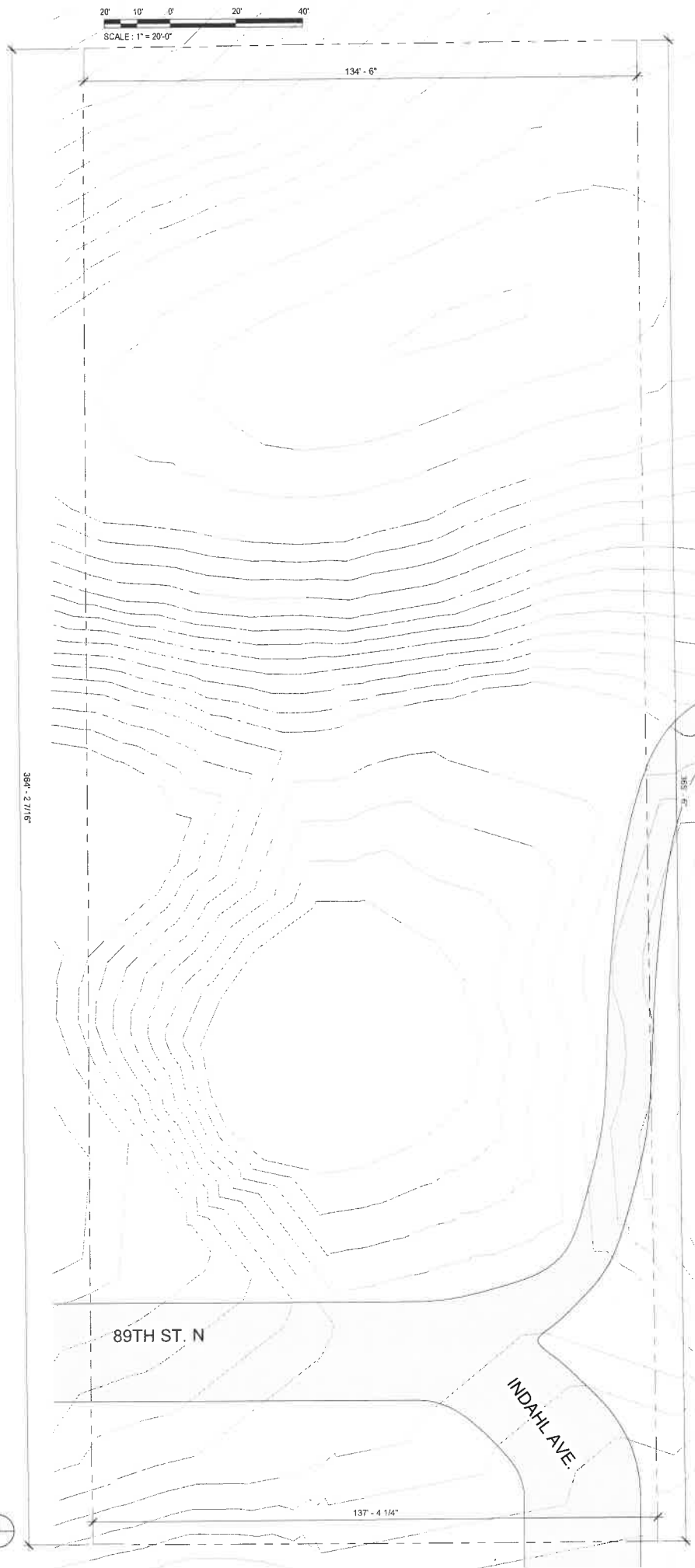


② WEST ELEVATION
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

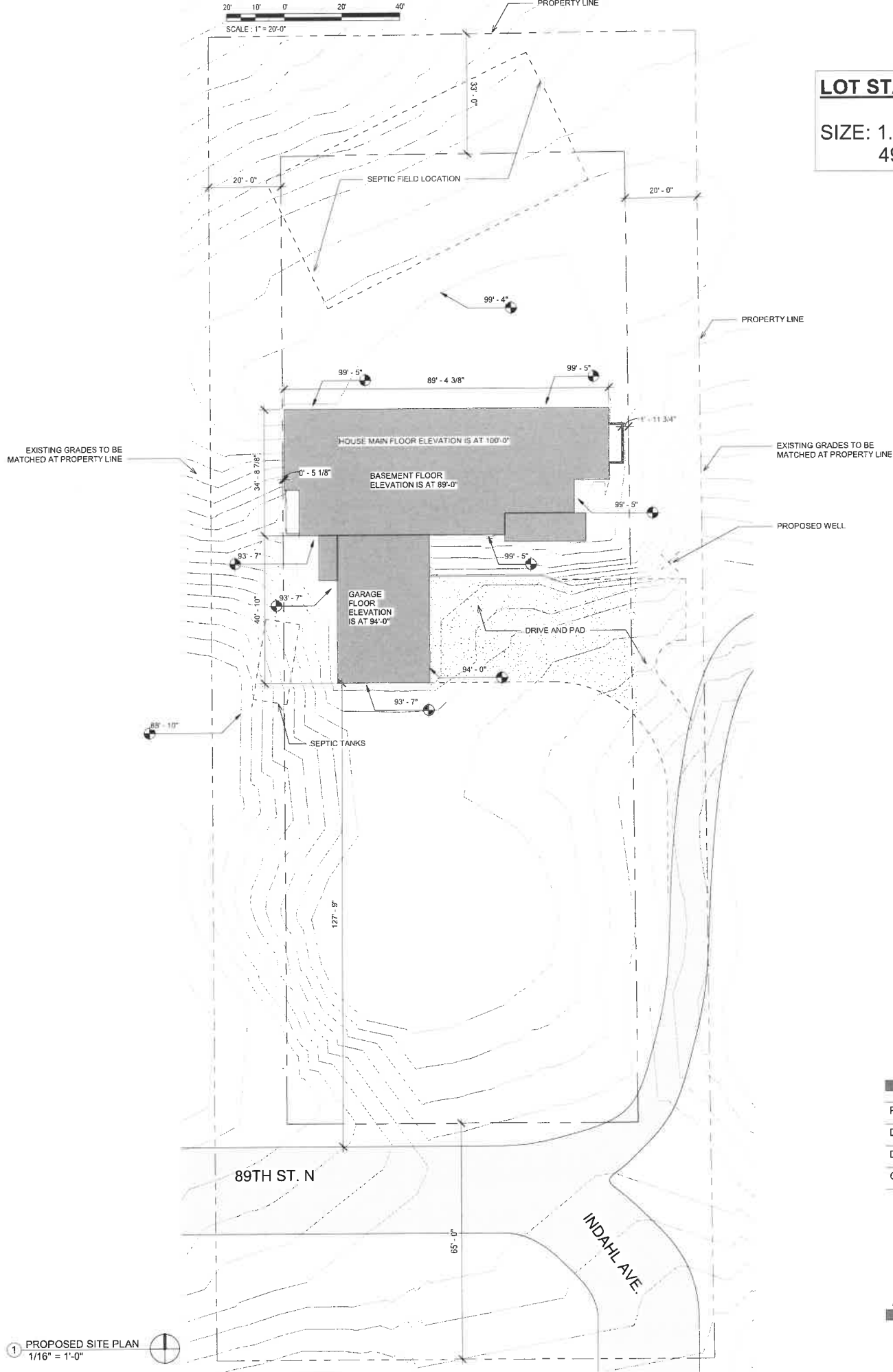


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2 EXISTING SITE PLAN
1/16" = 1'-0"



1 PROPOSED SITE PLAN
1/16" = 1'-0"



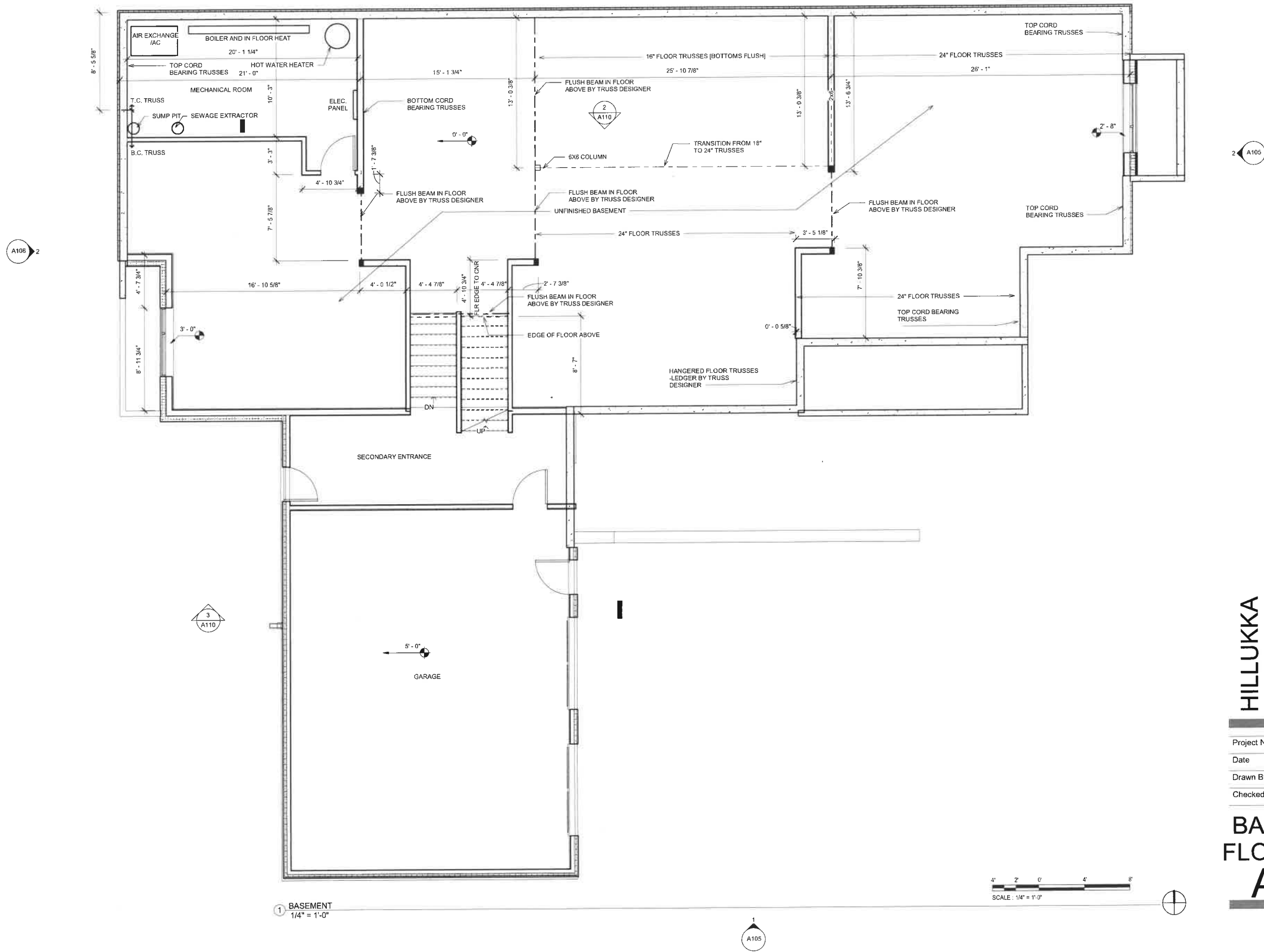
LOT STATISTICS
SIZE: 1.1 ACRES
49,623 SQ FT

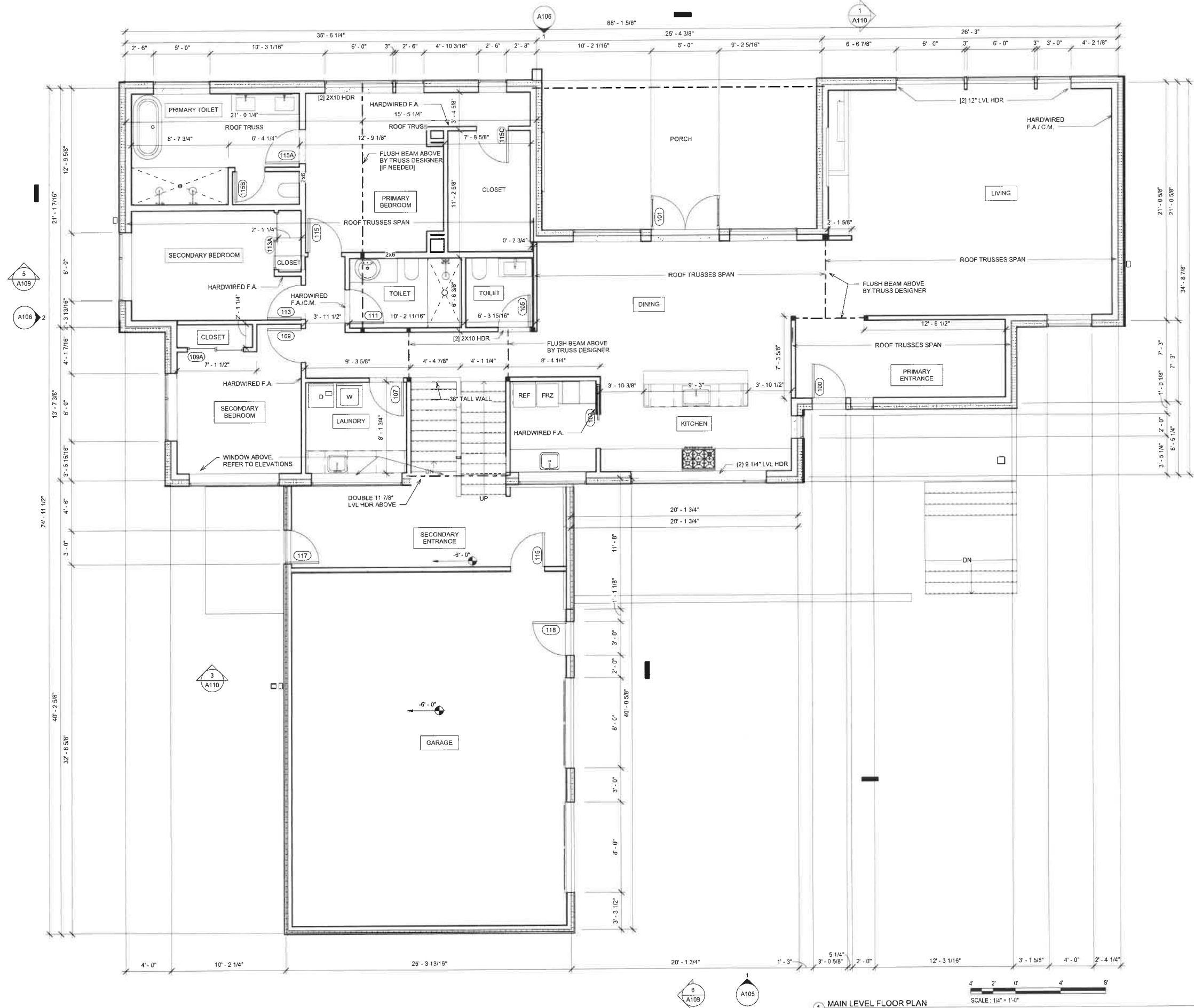
HILLUKKA
RAMBLING VIEW
XXXX 89th St NW, GRANT MN 55115

Project Number	200002
Date	03.01.2025
Drawn By	SEG
Checked By	TES

SITE PLAN

A100.5





- PROJECT GENERAL NOTES**
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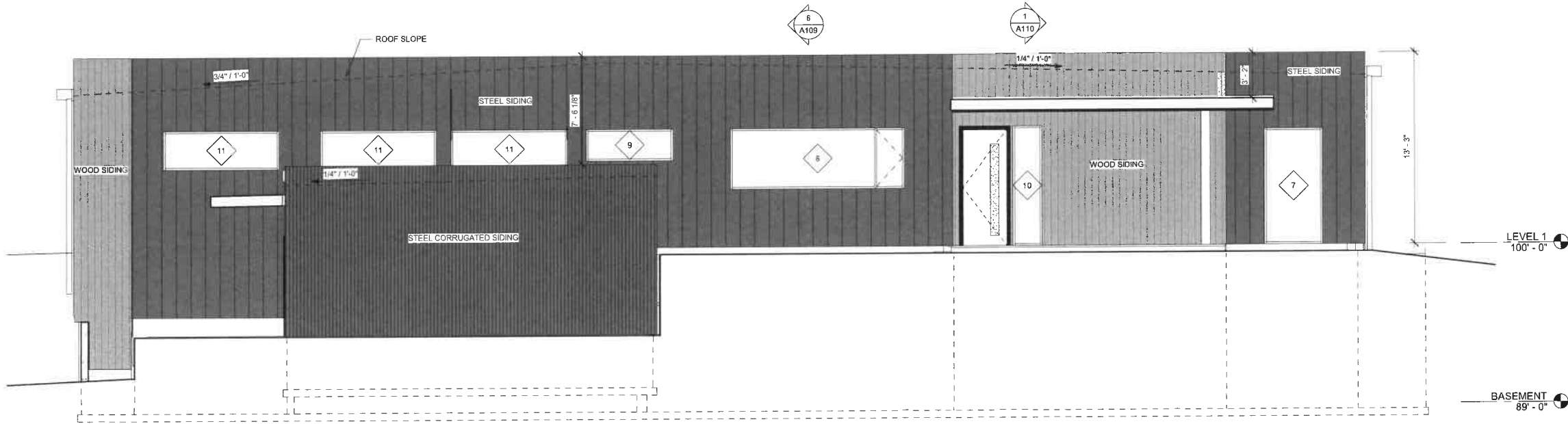
HILLUKKA
RAMBLING VIEW
XXXX 89th St NW, GRANT MN 55115

Project Number 200002
Date 03.01.2025
Drawn By SEG
Checked By TES

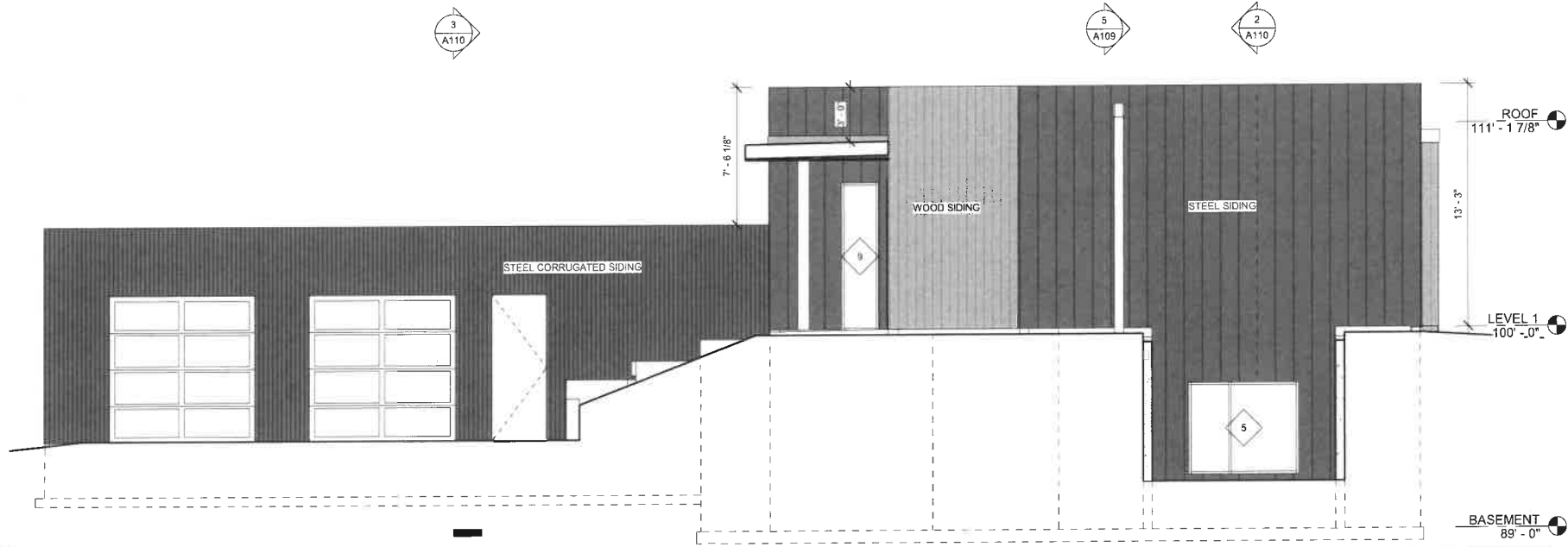
MAIN FLOOR
PLAN
A103

2/28/2025 9:33:59 PM

1 SOUTH ELEVATION
1/4" = 1'-0"
4' 2' 0' 4' 8'
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"
4' 2' 0' 4' 8'
SCALE: 1/4" = 1'-0"

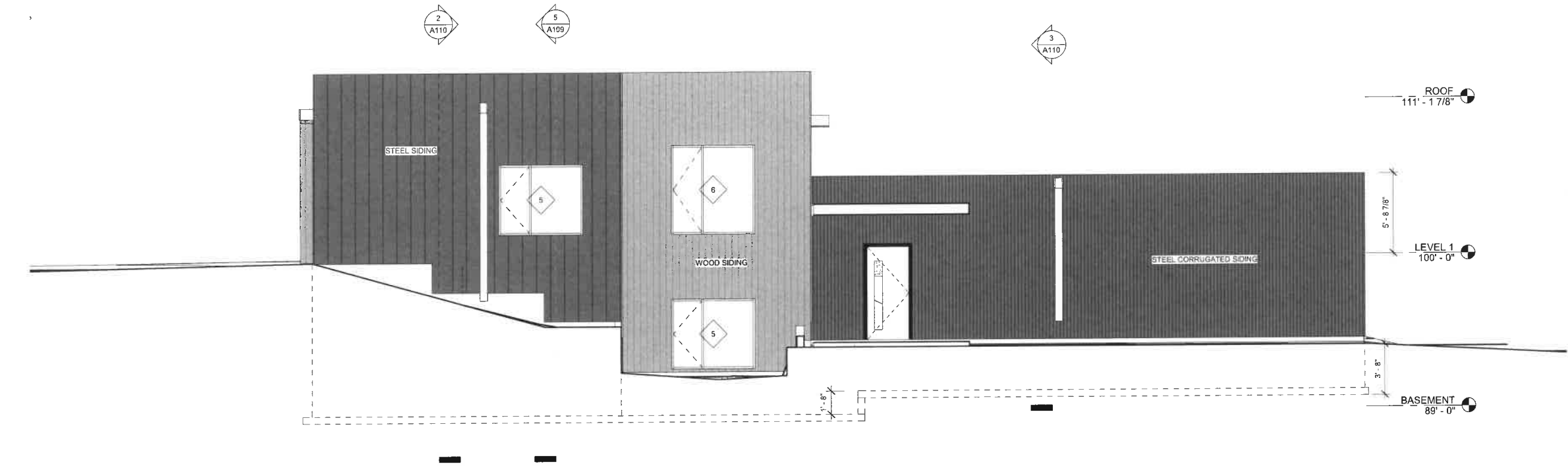


HILLUKKA
RAMBLING VIEW
XXXX 89th St NW, GRANT MN 55115

Project Number	200002
Date	03.01.2025
Drawn By	SEG
Checked By	TES

ELEVATIONS
A105

2/28/2025 9:33:59 PM



2 WEST ELEVATION
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

HILLUKKA

RAMBLING VIEW

XXXX 89th St NW, GRANT MN 55115

Project Number	200002
Date	03.01.2025
Drawn By	SEG
Checked By	TES

ELEVATIONS

A106