

MINOR SUBDIVISION

~for~ DAVID WASHBURN
9694 75TH STREET N.
GRANT, MN 55082

EXISTING PROPERTY DESCRIPTION:

(per Document Number 721799)

The Southwest Quarter of the Northeast Quarter of Section 27, Township 30, Range 21, Washington County, Minnesota except the south 660.00 feet of the west 330.04 feet thereof, and except that parcel conveyed to Washington County, Minnesota by Warranty Deed dated January 17, 1978 being Document No. 372424, which conveys Parcel No. 13, WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 20 as filed in the Washington County Recorder's Office.

PROPOSED PROPERTY DESCRIPTIONS:

PARCEL A:

That part of the Southwest Quarter of the Northeast Quarter of Section 27, Township 30, Range 21, Washington County, Minnesota described as lying northerly and westerly of the following described line:

Commencing at the southeast corner of the said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of North 89 degrees 58 minutes 15 seconds West, along the south line of said Southwest Quarter of the Northeast Quarter, a distance of 610.82 feet to the point of beginning of the line to be described; thence North 00 degrees 39 minutes 56 seconds East a distance of 327.09 feet; thence North 14 degrees 28 minutes 50 seconds East a distance of 137.27 feet; thence South 89 degrees 58 minutes 15 seconds East a distance of 578.04 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 39 minutes 56 seconds East along said east line a distance of 861.15 feet to the northeast corner of said Southwest Quarter of the Northeast Quarter and said line there terminating.

Except the south 660.00 feet of the west 330.04 feet of said Southwest Quarter of the Northeast Quarter.

also

Except that parcel conveyed to Washington County, Minnesota by Warranty Deed dated January 17, 1978 being Document No. 372424, which conveys Parcel No. 13, WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 20 as filed in the Washington County Recorder's Office.

PARCEL B:

That part of the Southwest Quarter of the Northeast Quarter of Section 27, Township 30, Range 21, Washington County, Minnesota described as follows:

Beginning at the southeast corner of the said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of North 89 degrees 58 minutes 15 seconds West, along the south line of said Southwest Quarter of the Northeast Quarter, a distance of 610.82 feet; thence North 00 degrees 39 minutes 56 seconds East a distance of 327.09 feet; thence North 14 degrees 28 minutes 50 seconds East a distance of 137.27 feet; thence South 89 degrees 58 minutes 15 seconds East a distance of 578.04 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 39 minutes 56 seconds West along said east line a distance of 460.03 feet to the point of beginning.

Except that parcel conveyed to Washington County, Minnesota by Warranty Deed dated January 17, 1978 being Document No. 372424, which conveys Parcel No. 13, WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 20 as filed in the Washington County Recorder's Office.

NOTES

- Field survey completed by E.G. Rud and Sons, Inc. on 10/12/2016.
- Parcel ID Number: 27-030-21-13-0001. Total parcel area = 33.50 acres.
- Bearings shown are on the Washington County Coordinate System.
- The contours shown on the survey were provided by Washington County and are NAVD88 vertical datum.
- BENCHMARK: MNDOT Geodetic Station JAMACA. Elevation = 1000.88 (NAVD88 datum).
- 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.
- Wetlands delineation completed by Jacobson Environmental.

LEGEND

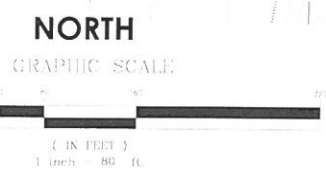
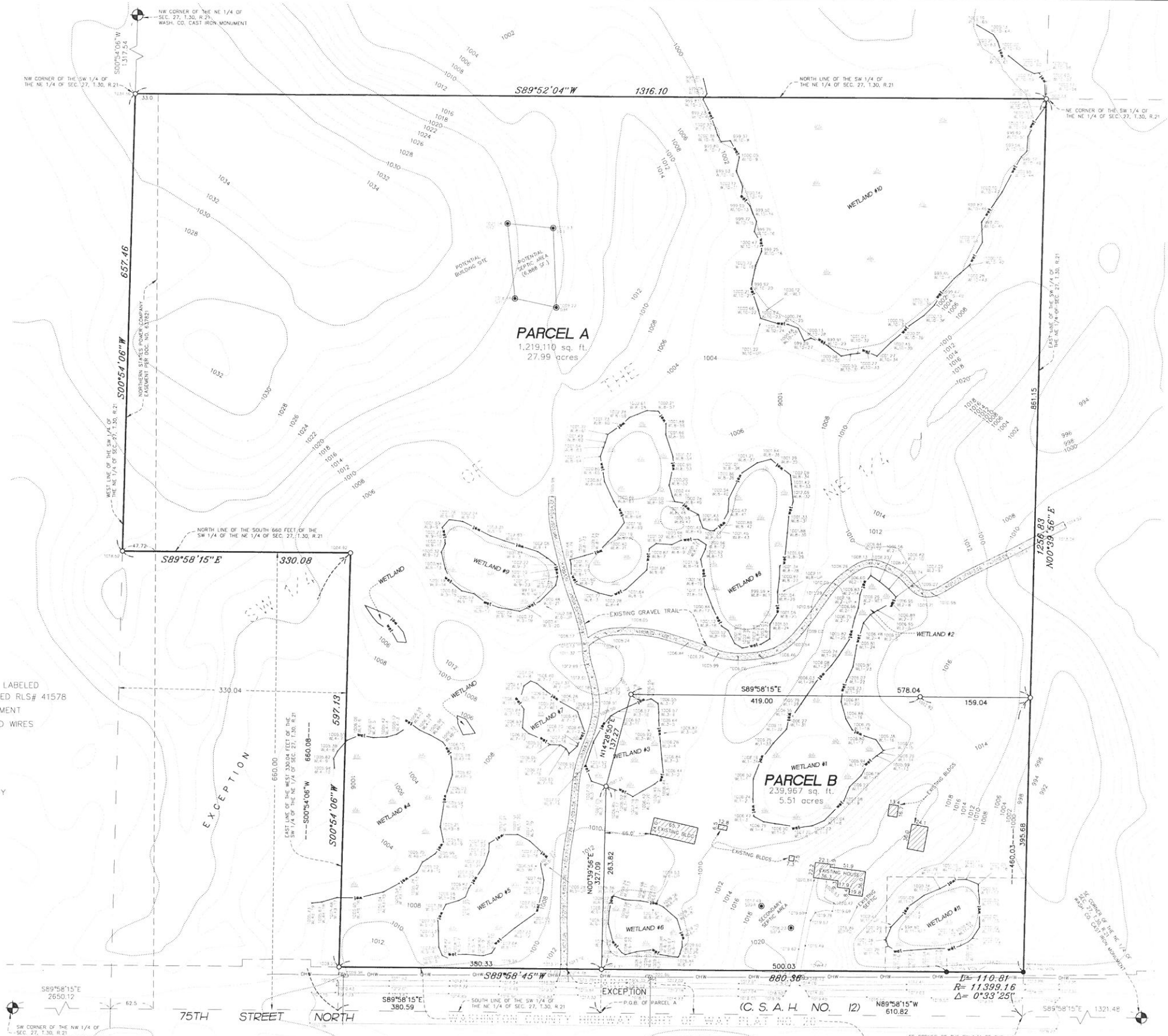
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES WASHINGTON COUNTY MONUMENT
- DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- ▬ DENOTES BITUMINOUS SURFACE
- ▬ DENOTES GRAVEL SURFACE
- DENOTES SOIL BORINGS COMPLETED BY MARK TRADEWELL
- DENOTES EDGE OF WETLAND

ZONING INFORMATION

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.

- Current Zoning = A2 (Agricultural Small Scale)
- Minimum Lot Area = 5 Acres
- Minimum Lot Depth = 300 feet
- Minimum Lot Width = 300 feet Public Road; 160 feet on Cul-De-Sac
- Minimum Frontage = 300 feet Public Road; 60 feet on Cul-De-Sac
- Minimum Building Setbacks:
 - Front = 65 feet
 - Side Corner = 65 feet
 - Side Interior = 20 feet
 - Rear = 50 feet

JASON E. RUD
Date: 11/16/2016 License No. 41578



E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

| | | | |
|---------------|-----------------|---------------------------|-----|
| DRAWN BY: BAB | JOB NO: 1216BPP | DATE: 4/24/12 | |
| CHECK BY: JER | SCANNED | | |
| 1 | 10/20/16 | REVISE PROPOSED PARCELS | BAB |
| 2 | 10/24/16 | REVISE PROPOSED PARCELS | BAB |
| 3 | 11/7/16 | REVISE PROPOSED PARCELS | BAB |
| 4 | 11/14/16 | MONUMENT PARCELS/ADD SB'S | BAB |
| NO. | DATE | DESCRIPTION | BY |

DETAIL

PARCEL AREAS:

TOTAL PARCEL AS SHOWN 9.86 ACRES

SEPTIC/WELL

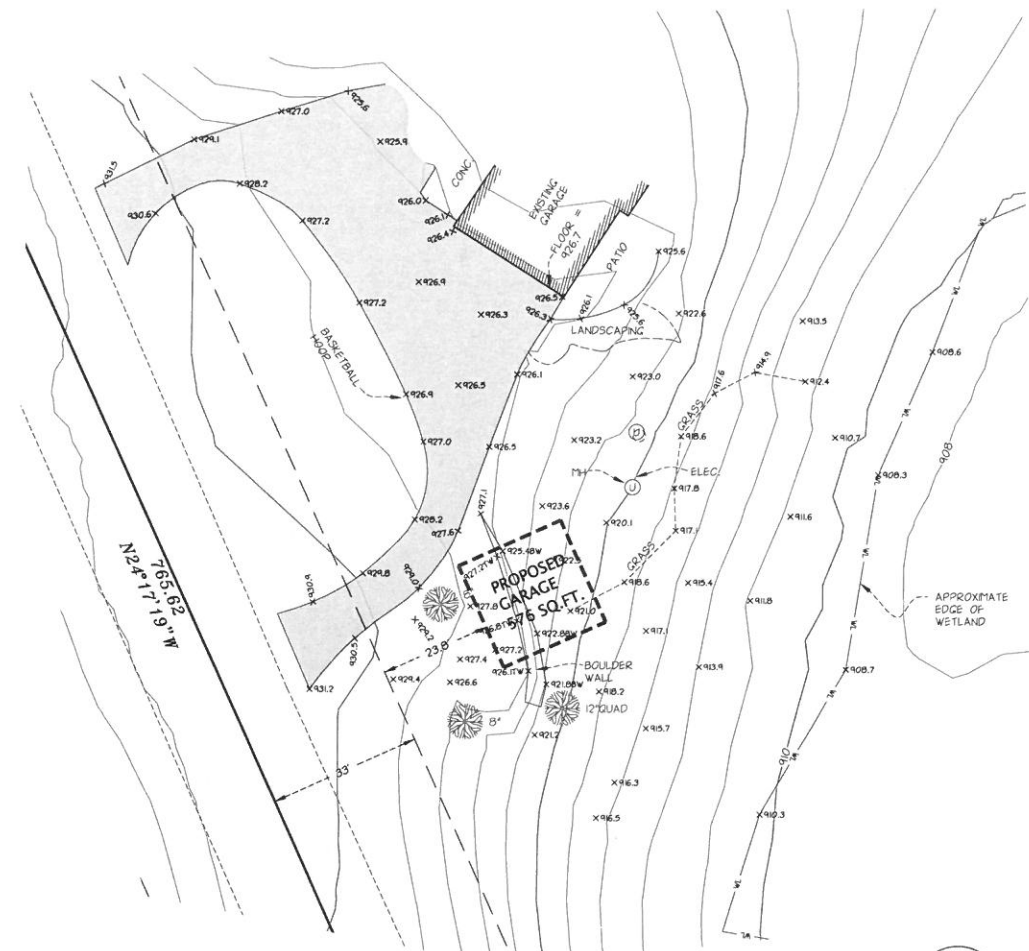
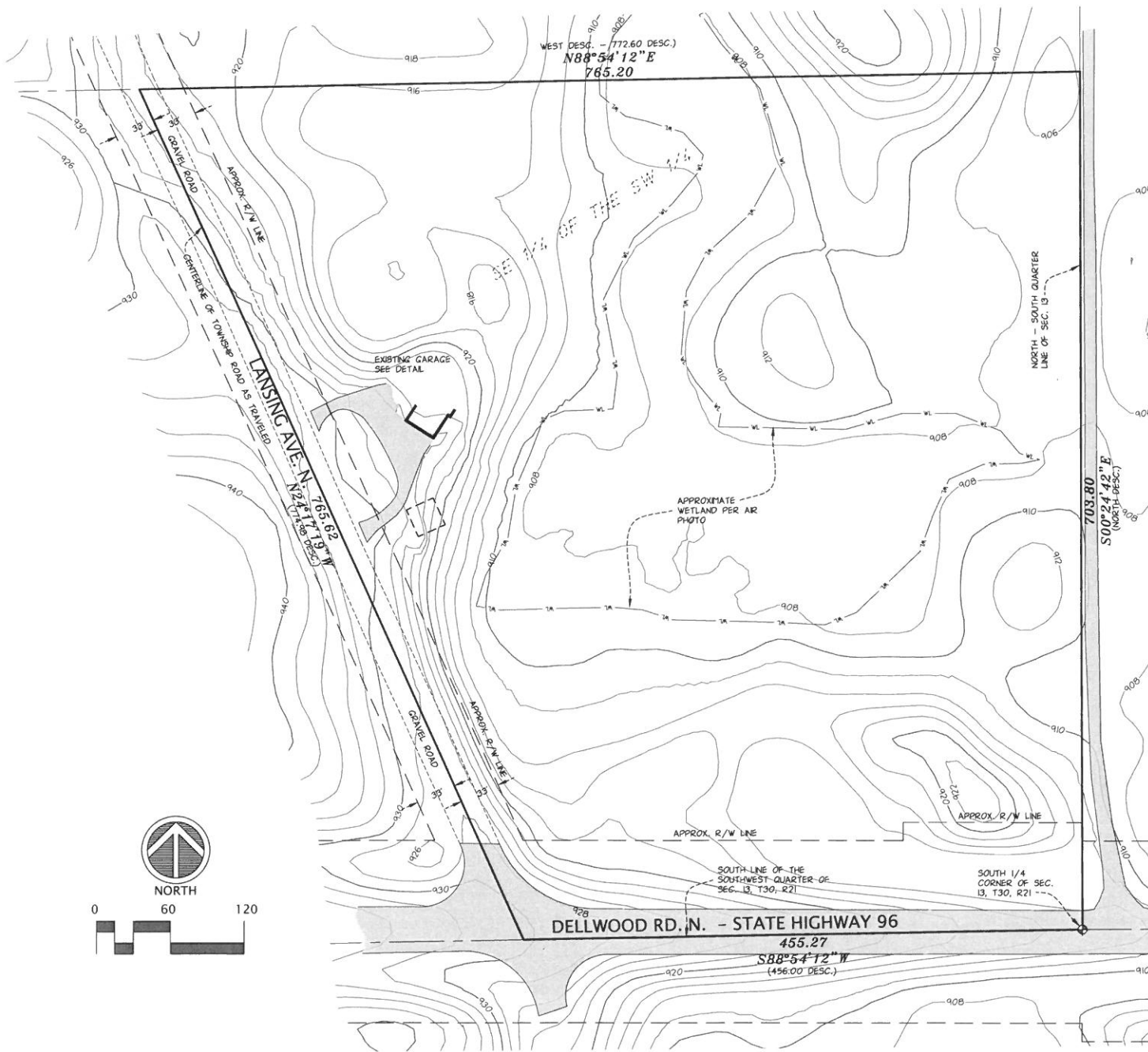
POSSIBLE SEPTIC MANHOLES SHOW IN DRAWING
DETAIL.

WELL NOT SHOWN



LEGEND

| | | | | | |
|--|----------------------|--|---------------------------------------|--|-------------------------|
| | CABLE TV PEDIESTAL | | STORM MANHOLE | | UNDERGROUND ELECTRIC |
| | AIR CONDITIONER | | FIRE DEPT. CONNECTION | | UNDERGROUND CABLE TV |
| | ELECTRIC METER | | HYDRANT | | UNDERGROUND FIBER OPTIC |
| | ELECTRIC TRANSFORMER | | CURB STOP | | OVERHEAD UTILITY |
| | LIGHT POLE | | WATER VALVE | | UNDERGROUND GAS |
| | GAS WIRE | | ROLLARD | | SANITARY SEWER |
| | PLYMER POLE | | FLAG POLE | | STORM SEWER |
| | GAS METER | | TRAFFIC SIGN | | WATER MAIN |
| | TELEPHONE PEDIESTAL | | UNKNOWN MANHOLE | | FENCE |
| | SANITARY MANHOLE | | SPOT ELEVATION | | CURB (TYPICAL) |
| | CATCH BASIN | | FOUND MONUMENT | | CONTOURS |
| | FLASHED SECTION | | 1/2" IRON PIPE MARKED REFS NOS. 25718 | | BUILDING LINE |
| | ROOF DRAIN | | RETURNINGS SURFACE | | CONCRETE SURFACE |
| | WATER MANHOLE | | | | |



CONTACT:
JON & MICHELLE WEAVER
9051 LANSING AVE. N.
GRANT, MN
651-485-7912

COUNTY/CITY:
WASHINGTON COUNTY
CITY OF GRANT

REVISIONS:

| DATE | REVISION |
|--------|---------------|
| 5-8-17 | INITIAL ISSUE |

CERTIFICATION:
I hereby certify that this plan 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.
Daniel L. Thurmes
Daniel L. Thurmes Registration Number: 25718
Date: 5-8-17

PROJECT LOCATION:
9051 LANSING AVE. N.
PID# 1303021340004

Suite #1
6750 Stillwater Blvd. N.
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@cssurvey.net

**CORNERSTONE
LAND SURVEYING, INC.**

FILE NAME SURVZZ448
PROJECT NO. ZZ17448

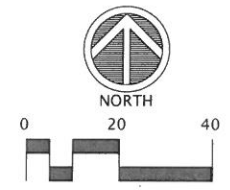
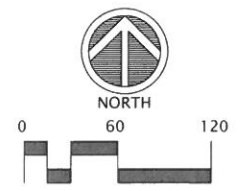
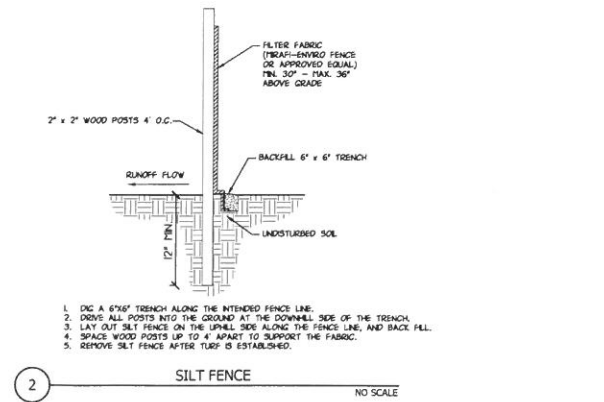
CERTIFICATE OF SURVEY

LEGAL DESCRIPTION:
All that part of Southeast Quarter of Southwest Quarter of Section No. 13, Township 30 North, Range 21 West, Grant Township, Washington County, Minnesota, described as follows: Commence at the South Quarter Corner of said Section 13, thence North along the North and South Quarter line of Section No. 13, for 703.8 feet; thence West for 772.6 feet to the centerline of Township Road; thence Southeasterly along said centerline of Township road for 774.98 feet to the South line of said Section No. 13; thence East along said South line of Section No. 13 for 456.0 feet to the point of beginning.

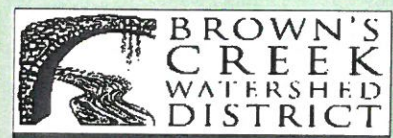
- SURVEY NOTES:**
- LEGAL DESCRIPTION PROVIDED BY JON WEAVER
 - NO TITLE COMMITMENT WAS PROVIDED TO US FOR OUR REVIEW.
 - NO EASEMENT INFORMATION WAS PROVIDED TO US FOR OUR REVIEW.
 - HIGHWAY 96 RIGHT OF WAY IS SHOWN FOR REFERENCE PURPOSES ONLY.
 - WETLANDS SHOWN ARE FOR REFERENCE PURPOSES ONLY. CONSULT LOCAL ORDINANCES FOR APPROPRIATE SETBACKS.
 - THE RIGHT OF WAY LINES FOR LANSING AVE. N. ARE SHOWN TO BE 33.00 FROM TRAVELED CENTERLINE OF GRAVEL ROAD. ACTUAL WIDTH OF RIGHT OF WAY MAY DEPEND ON USE.
 - 2 FOOT CONTOURS SHOWN PER DNR LIDAR DATA OBTAINED FROM THE MNTPO WEBSITE. NOT FIELD VERIFIED.
 - BEARINGS ARE BASED ON WASHINGTON COUNTY COORDINATES (NAD83).
 - UNDERGROUND UTILITIES NOT SHOWN I.O. ELEVATIONS BASED ON NAVD 88.

PROPOSED GARAGE ELEVATIONS:
TOP OF BLOCK =
GARAGE FLOOR =
BASEMENT FLOOR =

- SET OFFSET HUB
- PROPOSED ELEVATION
- PROPOSED CONTOUR
- PROPOSED DRAINAGE



KEY TO FEATURES



Weaver
9051 Lansing Ave

2016 Aerial Photo

