

MINOR SUBDIVISION

OWNER & DEVELOPER

Sandra Wegleitner
6808 117th Street North
Grant, MN 55110

LAND SURVEYOR

Widseth Smith Nolting
PO Box 37
Forest Lake, MN 55025
PHONE (651)464-3130
FAX (651)464-4822

EXISTING DESCRIPTION (as provided)

The Northeast Quarter of the Northeast Quarter of Section 6, Township 30, Range 21, Washington County, Minnesota. Excepting therefrom the East 270.0 feet of the South 490.0 feet thereof.

PROPOSED DESCRIPTIONS

PARCEL A

The south 1405.00 feet of the west 310.00 feet of the Northeast Quarter of the Northeast Quarter of Section 6, Township 30, Range 21, Washington County, Minnesota.

Subject to 117th Street North and other valid easements, restrictions and reservations.

PARCEL B

The Northeast Quarter of the Northeast Quarter of Section 6, Township 30, Range 21, Washington County, Minnesota. Excepting therefrom the East 270.0 feet of the South 490.0 feet thereof.

Also excepting the South 1405.00 feet of the West 310.00 feet of said Northeast Quarter of the Northeast Quarter.

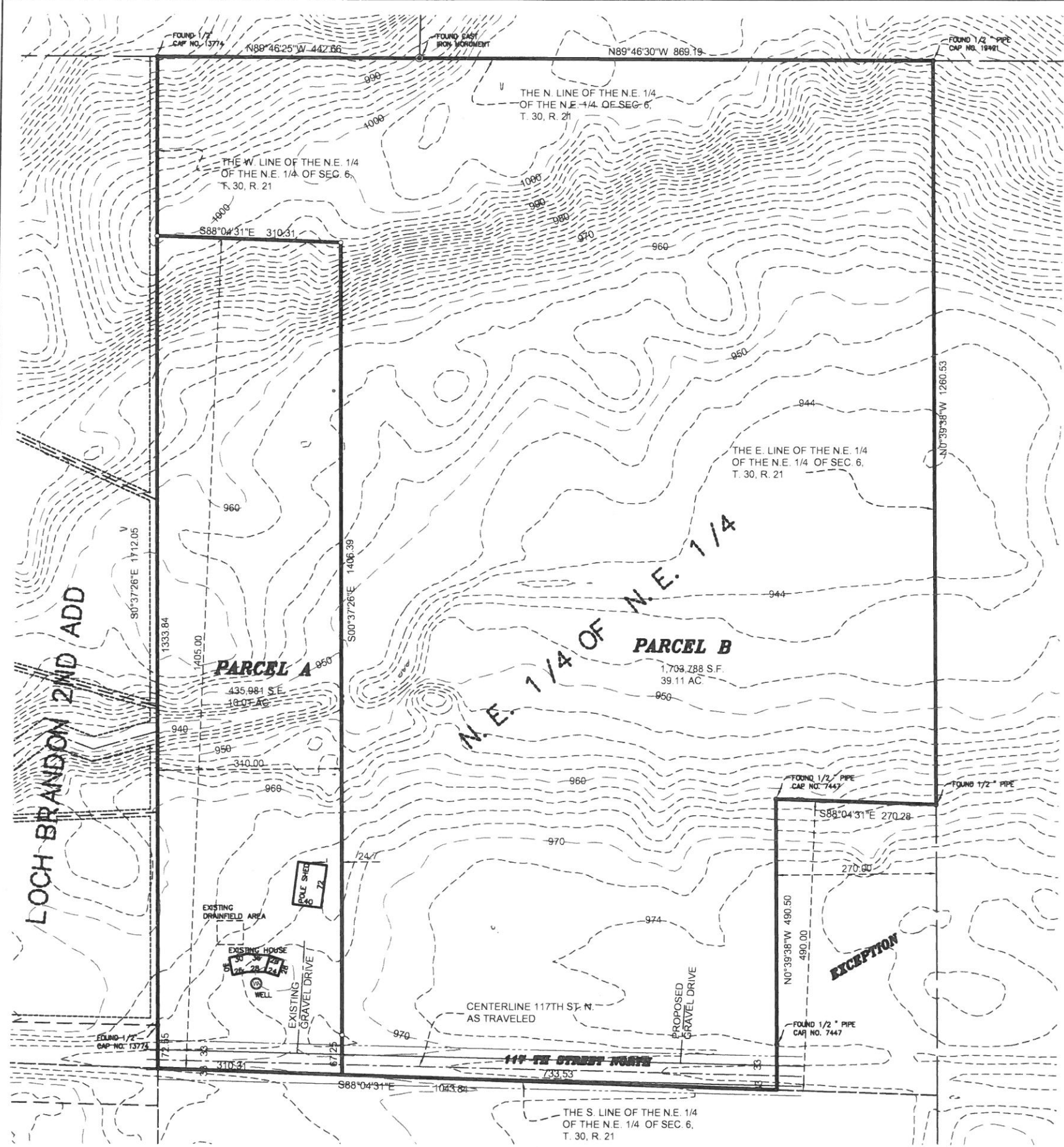
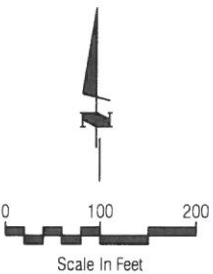
Subject to 117th Street North and other valid easements, restrictions and reservations.

SURVEY NOTES:

- The orientation of this bearing system is based on the Washington County Coordinate System NAD 83.
- Existing Parcel address 6808 117th St. N., Grant, MN 55110, Parcel ID 06.030.21.11.0001.
- Contours shown are from the Minnesota Department of Natural Resources.

LEGEND

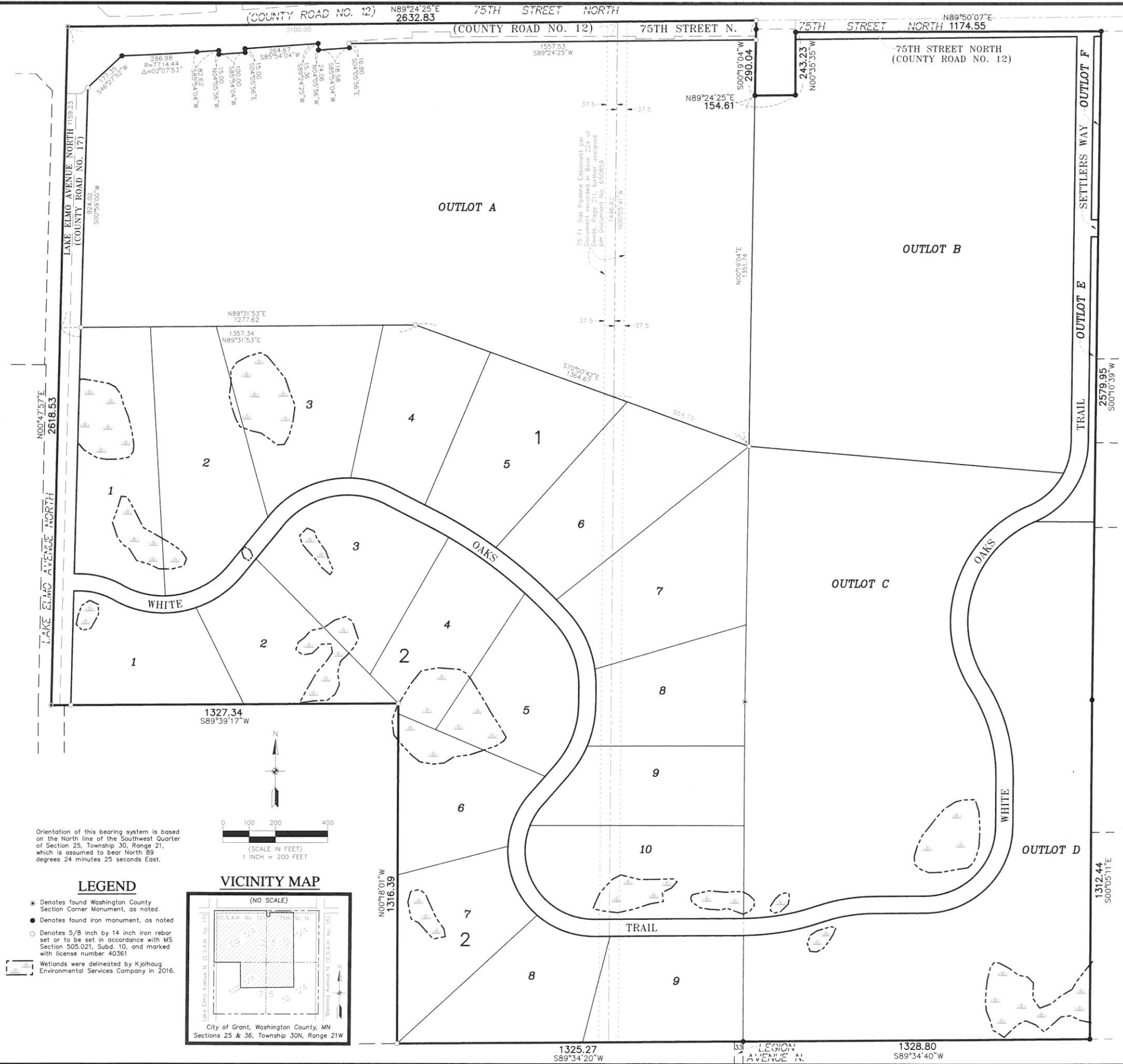
- FOUND IRON MONUMENT AS DENOTED
- SET 1/2 INCH IRON PIPE CAP NO. 42648



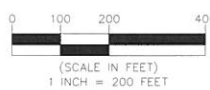
DATE	January 08, 2018	DATE		AMENDMENTS	BY	PREPARED FOR SANDRA WEGLEITNER
SCALE	AS SHOWN					I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
DRAWN BY	SLD					<i>Kelly L. Jordan</i>
CHECKED BY	KLJ					Kelly L. Jordan
FILE NUMBER	1290F0255.000					DATE 01-08-2018 LIC NO 42648



WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental



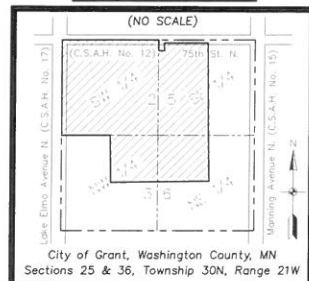
Orientation of this bearing system is based on the North line of the Southwest Quarter of Section 25, Township 30, Range 21, which is assumed to bear North 89 degrees 24 minutes 25 seconds East.




LEGEND

- Denotes found Washington County Section Corner Monument, as noted.
- Denotes found iron monument, as noted.
- Denotes 5/8 inch by 14 inch iron rebar set or to be set in accordance with M5 Section 505.021, Subd. 10, and marked with license number 40361.
- Wetlands were delineated by Kjelhaug Environmental Services Company in 2016.

VICINITY MAP
(NO SCALE)





**Carlson
McCain**
ENVIRONMENTAL · ENGINEERING · SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

FINAL PLAT EXHIBIT

WHITE OAKS SAVANNA
City of Grant, MN

STREETCAR HOLDINGS, LLC
3432 Denmark Avenue, Suite 440
Eagan, MN 55123

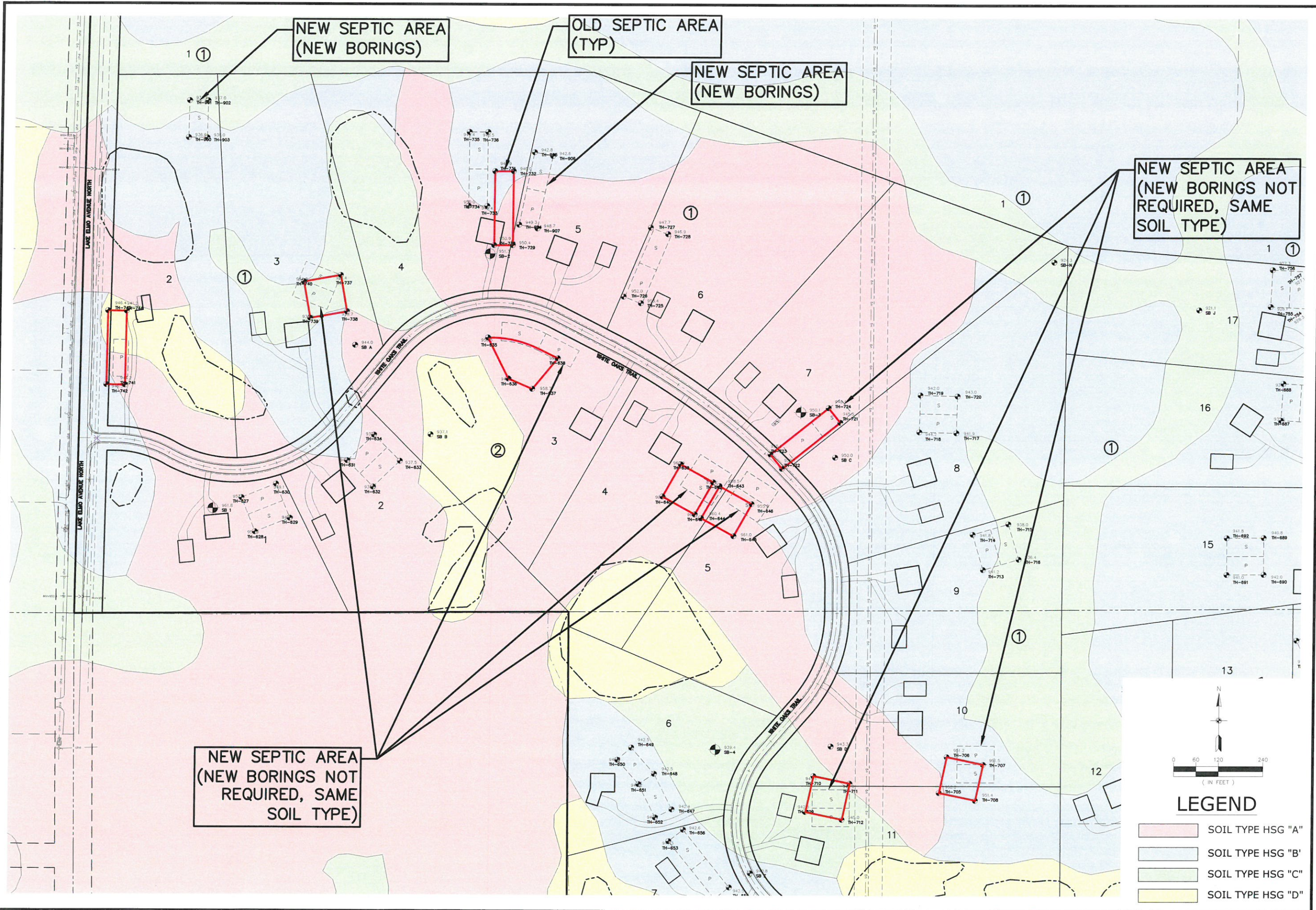
REVISIONS

No.	Description	Date

DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 02/21/18

NOTES

1 of 1



REVISIONS

DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 02/21/18

WHITE OAKS SAVANNA

KNOW ALL BY THESE PRESENTS: That XYZ, a XYZ, owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Southwest Quarter of Section 25, Township 30, Range 21.
 AND
 Northeast Quarter of the Northwest Quarter of Section 36, Township 30, Range 21.
 AND
 The West 450.70 feet of the Northwest Quarter of the Southeast Quarter of Section 25, Township 30, Range 21, Grant Township, Washington County, Minnesota, which lies southerly of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 22 on file and of record in the Office of the County Recorder, Washington County, Minnesota, excepting therefrom that parcel of land described as follows:
 Commencing at the center of said Section 25, thence East along the North line of said Northwest Quarter of Southeast Quarter 150 feet, thence South at right angles 290 feet, thence West parallel to the North line of said Quarter Section 150 feet to the West line of said Northwest Quarter of the Southeast Quarter, thence North along said West line 250 feet more or less to the place of beginning.
 AND
 The West Half of the Southwest Quarter of the Southeast Quarter of Section 25, Township 30, Range 21, Grant Township, Washington County, Minnesota.
 AND
 The North 580.32 feet of the West Half of the Northwest Quarter of the Northeast Quarter of Section 36, Township 30, Range 21, Grant Township, Washington County, Minnesota.
 AND
 All that part of the Northwest Quarter of the Southeast Quarter of Section 25, Township 30, Range 21, Grant Township, Washington County, Minnesota, which lies easterly of the West 450.70 feet thereof, and which lies southerly of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 22 on file and of record in the Office of the County Recorder, Washington County, Minnesota.
 AND
 The East Half of the Southwest Quarter of the Southeast Quarter of Section 25, Township 30, Range 21, Grant Township, Washington County, Minnesota.
 AND
 The Northwest Quarter of the Northeast Quarter of Section 36, Township 30, Range 21, Grant Township, Washington County, Minnesota, excepting therefrom the North 580.32 feet of the West Half of said Northwest Quarter of Northeast Quarter.

Has caused the same to be surveyed and platted as THE FARMS OF GRANT and does hereby dedicate to the public for public use forever the public ways, as shown on this plat and also dedicate the easements created by this plat for drainage and utility purposes only. In witness whereof said XYZ, a XYZ, has caused these presents to be signed by XYZ, XYZ, this ____ day of ____ 20__.

By: _____
 XYZ, XYZ

STATE OF _____
 COUNTY OF _____
 This instrument was acknowledged before me on this ____ day of _____, 20__, by XYZ, XYZ of XYZ, a XYZ, on behalf of the XYZ.

Notary Public, _____
 My commission expires _____

I, Thomas R. Balluff, do hereby certify that this plat was prepared by me or under my direct supervision, that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey, that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been set, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__
 Thomas R. Balluff, Licensed Land Surveyor
 Minnesota License No. 40361

STATE OF _____
 COUNTY OF _____
 This instrument was acknowledged before me on this ____ day of _____, 20__, by Thomas R. Balluff, Licensed Land Surveyor.

Notary Public, _____
 My commission expires _____

CITY COUNCIL, CITY OF GRANT, MINNESOTA
 This plat was approved by the City Council of the City of Grant, Minnesota, on this ____ day of _____, 20__, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed: _____ Mayor Signed: _____ Clerk

COUNTY SURVEYOR
 Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20__.

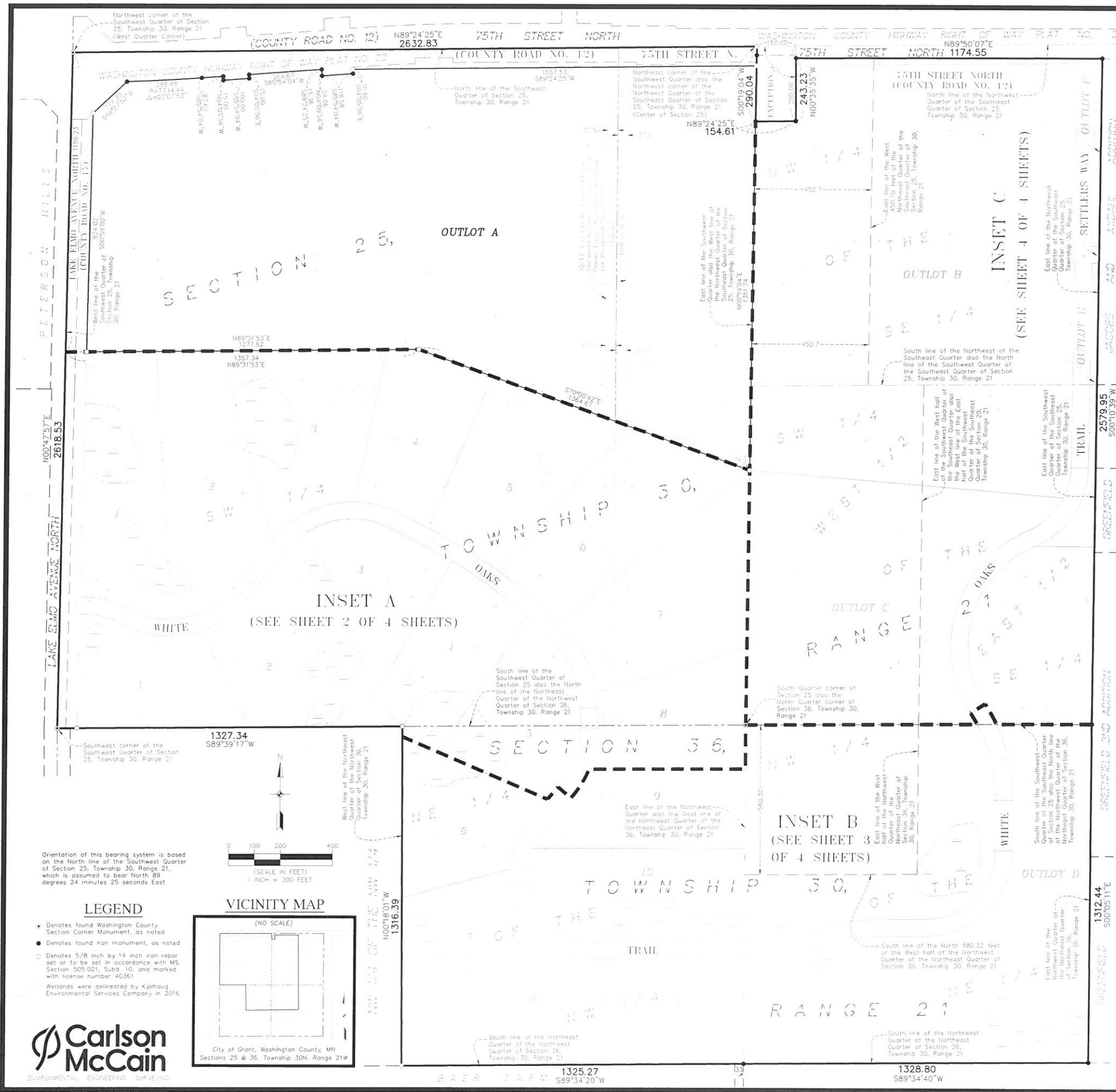
By: _____
 Washington County Surveyor

COUNTY AUDITOR/TREASURER
 Pursuant to Minnesota Statutes, Section 505.021, Subd. 9 and Section 272.12, taxes payable in the year 20__ on the real estate hereinbefore described, have been paid and there are no delinquent taxes, and transfer has been entered on this ____ day of _____, 20__.

By: _____
 Washington County Auditor, Treasurer

COUNTY RECORDER
 Document Number _____
 I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this ____ day of _____, 20__ at _____ o'clock _____ M., and was duly recorded in Washington County Records.

By: _____
 Washington County Recorder

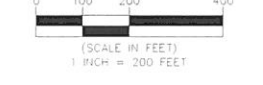


(COUNTY ROAD NO. 12) N89°24'25"E 2632.83 75TH STREET NORTH
 (COUNTY ROAD NO. 12) 75TH STREET NORTH 1174.55
 WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 22 N89°50'07"E

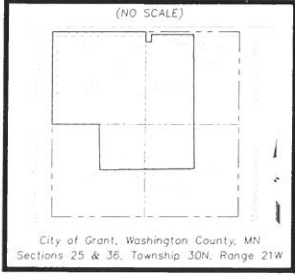
SECTION 25, TOWNSHIP 30, RANGE 21
 SECTION 36, TOWNSHIP 30, RANGE 21
 TOWNSHIP 30, OF THE RANGE 21
 WHITE OAKS SAVANNA
 OUTLOT A
 OUTLOT B
 INSET A (SEE SHEET 2 OF 4 SHEETS)
 INSET B (SEE SHEET 3 OF 4 SHEETS)
 OUTLOT C
 OUTLOT D
 SETTLEERS WAY EASEMENT
 TRAIL
 GREENFIELD AND ADDITION
 GREENFIELD

1327.34 S89°31'53"E 1277.62
 1357.34 N89°31'53"E
 1327.34 S89°39'17"W
 1316.39 N00°18'01"W
 1325.27 S89°34'20"W
 1328.80 S89°34'40"W
 2579.95 S00°10'39"W
 1312.44 S00°05'12"E

Orientation of this bearing system is based on the North line of the Southwest Quarter of Section 25, Township 30, Range 21, which is assumed to bear North 89 degrees 24 minutes 25 seconds East.



VICINITY MAP (NO SCALE)



- LEGEND**
- Denotes found Washington County Section Corner Monument, as noted.
 - Denotes found iron monument, as noted.
 - Denotes 5/8 inch by 14 inch iron rebar set or to be set in accordance with MS Section 505.021, Subd. 10, and marked with license number 40361.
 - Wetlands were delineated by Kjøthaug Environmental Services Company in 2016.



WHITE OAKS SAVANNA

INSET A



West line of the Southwest Quarter of Section 25, Township 30, Range 21

Southwest corner of the Southwest Quarter of Section 25, Township 30, Range 21

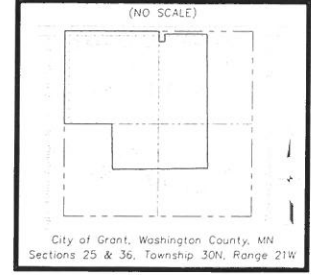
West line of the Northeast Quarter of the Northeast Quarter of Section 36, Township 30, Range 21

East line of the Southwest Quarter of Section 25, Township 30, Range 21

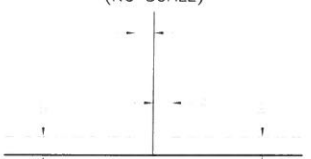
South Quarter corner of Section 25 also the North Quarter corner of Section 36, Township 30, Range 21

East line of the Northeast Quarter of Section 36, Township 30, Range 21

VICINITY MAP



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



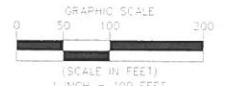
being 10 feet in width, and adjoining lot lines and right of way lines unless otherwise shown on this plan.

LEGEND

- Denotes found Washington County Section Corner Monument, as noted
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- ▭ Wetlands were delineated by Kjolhaug Environmental Services Company in 2016.

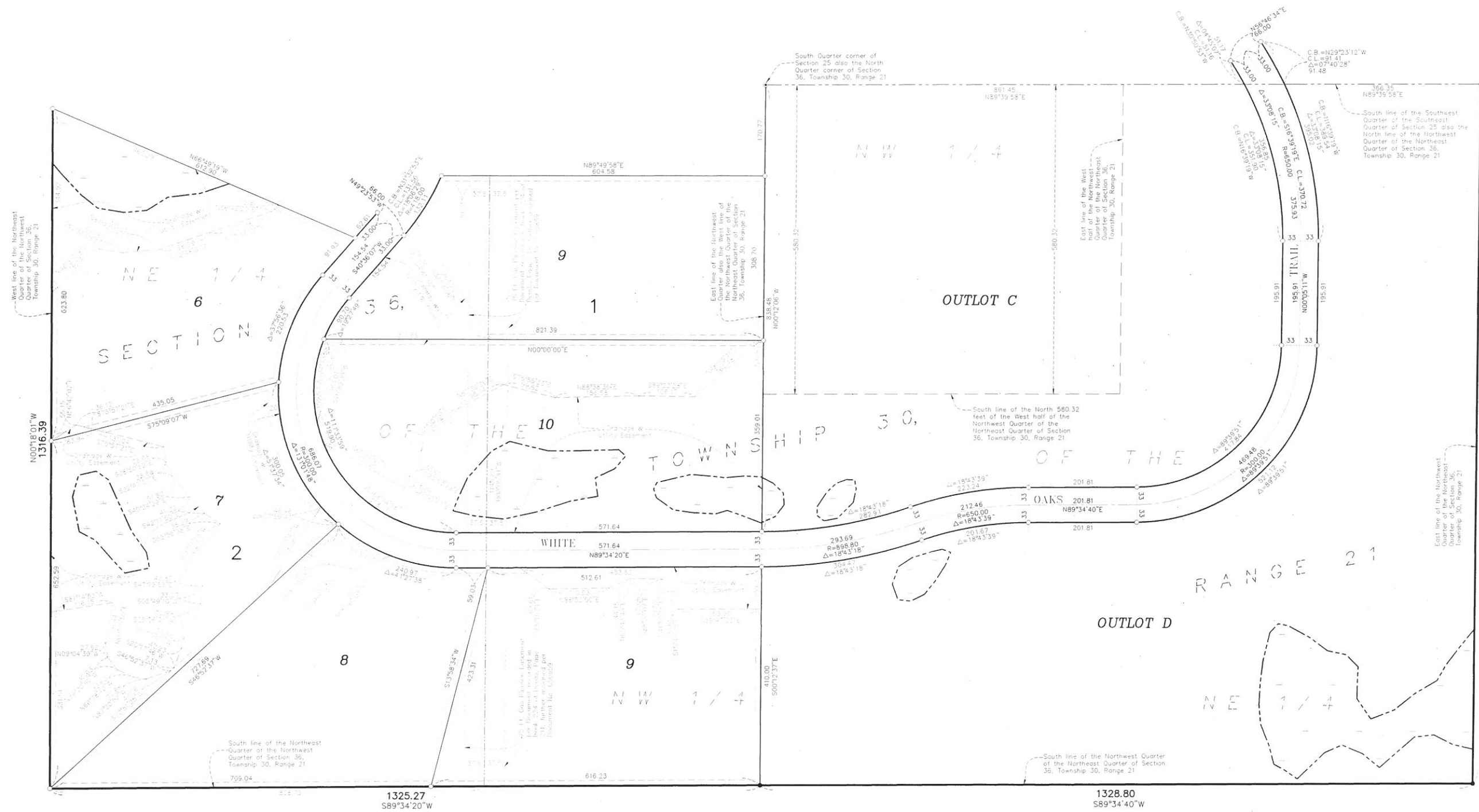


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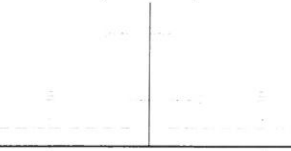


WHITE OAKS SAVANNA

INSET B

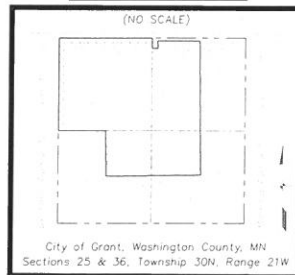


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NO SCALE)



being 10 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plot.

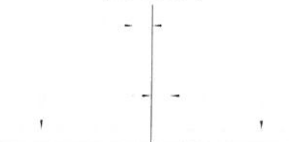
VICINITY MAP



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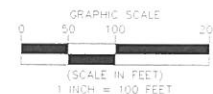
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NO SCALE)



being 10 feet in width, and adjoining lot lines and right of way lines unless otherwise shown on this plot.

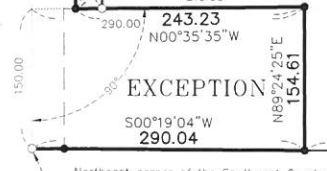
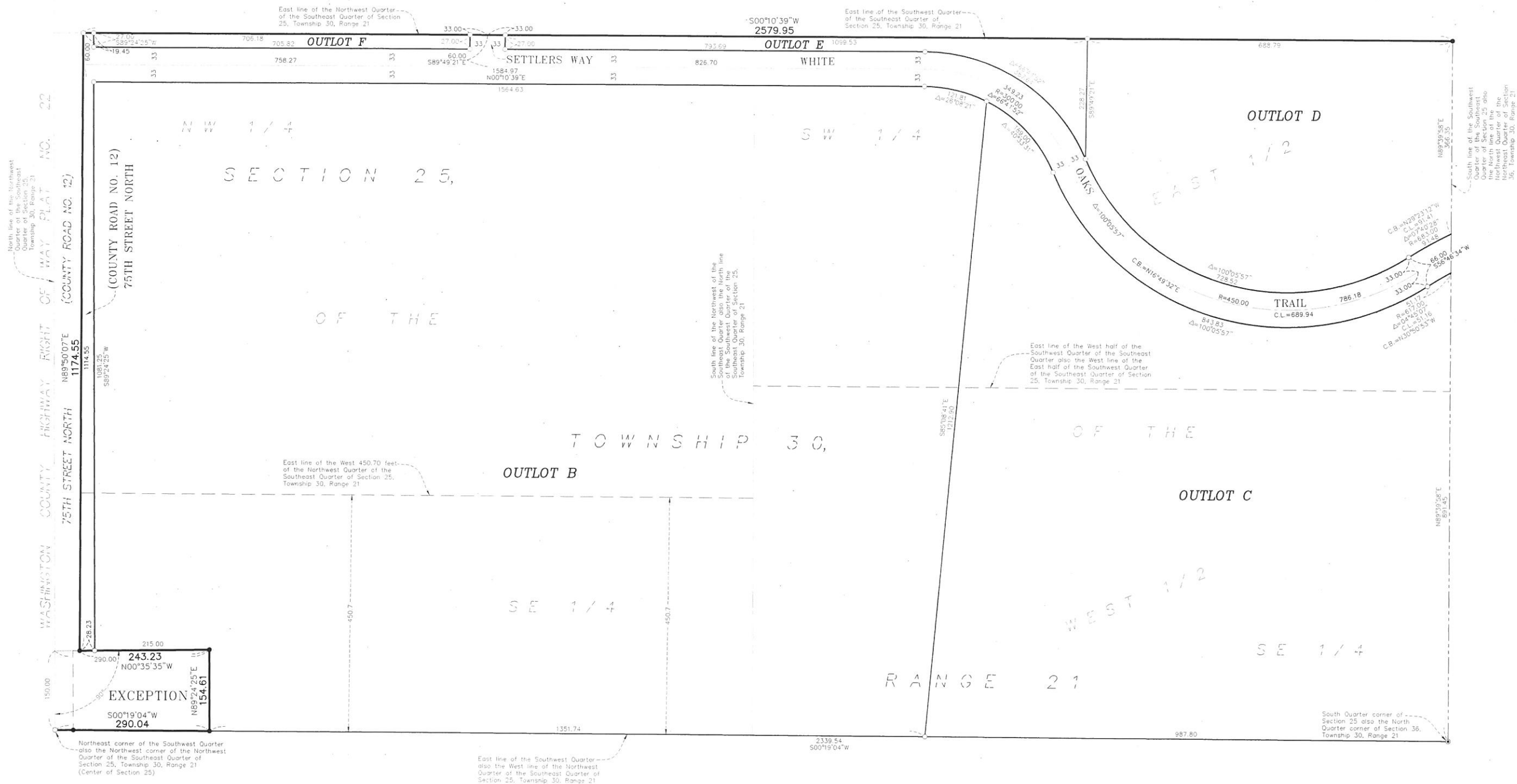


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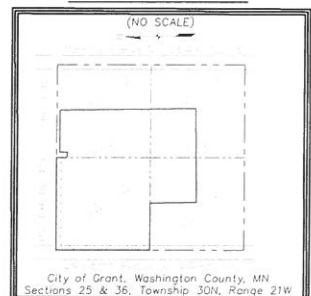


WHITE OAKS SAVANNA

INSET C



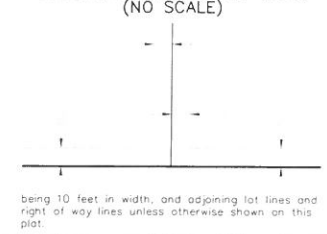
VICINITY MAP



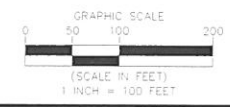
LEGEND

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- Denotes found iron monument, as noted
- Denotes 5/8 inch by 14 inch iron rebar set or to be set in accordance with MS Section 505.021, Subd. 10, and marked with license number 40361

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NO SCALE)

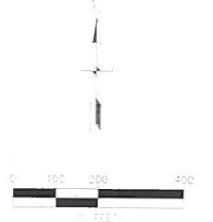
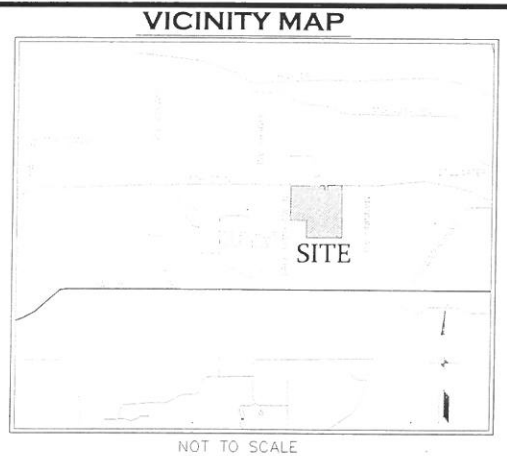
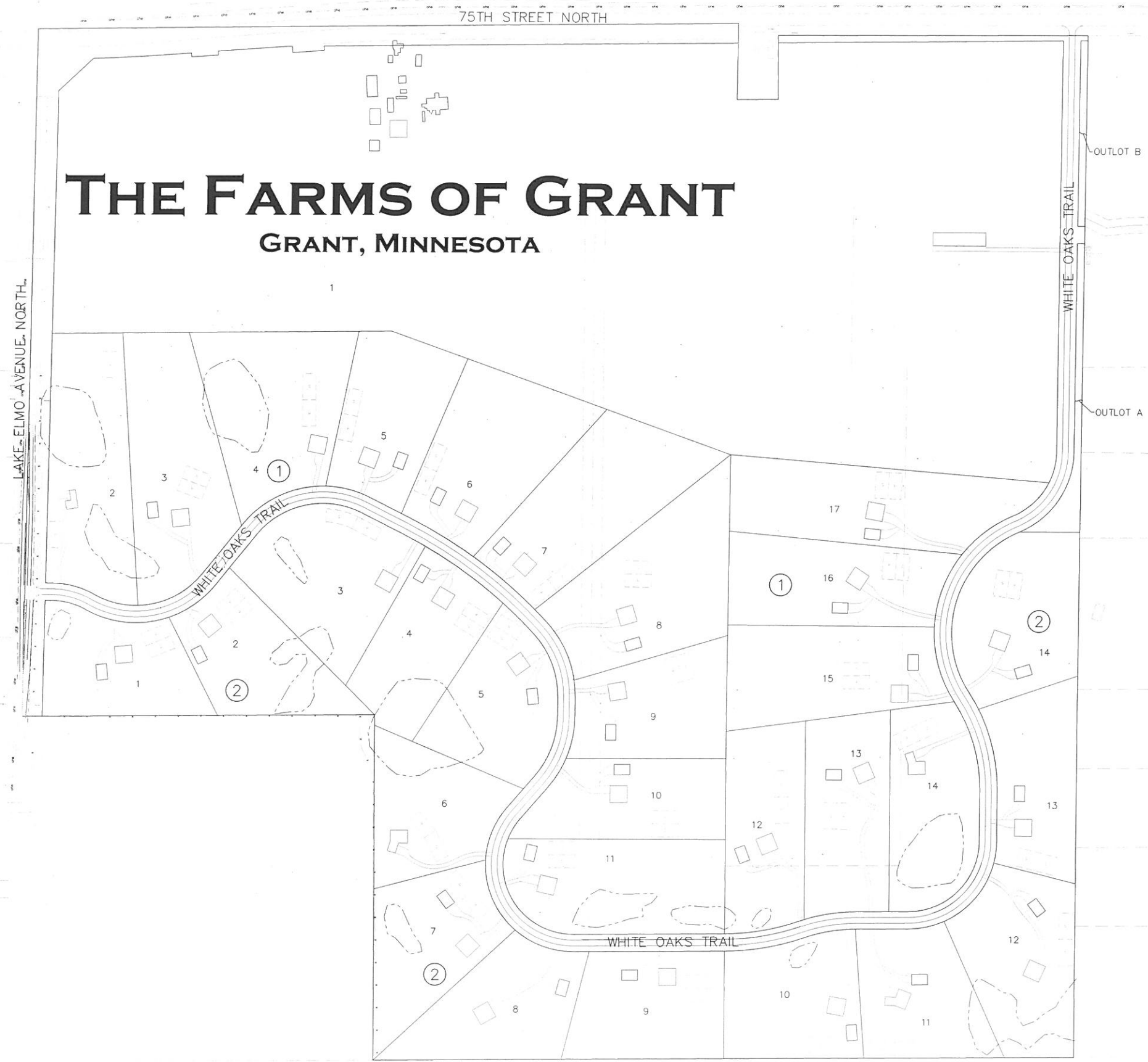


Orientation of this bearing system is based on the North line of the Southwest Quarter of Section 25, Township 30, Range 21, which is assumed to bear North 89 degrees 24 minutes 25 seconds East.



THE FARMS OF GRANT

GRANT, MINNESOTA



BENCHMARKS	
1.	Minnesota Department of Transportation Geodetic Monument Station No. 85671. MnDot Name ALEX. ELEVATION: 944.84 (NAVD 88)
2.	Minnesota Department of Transportation Geodetic Monument Station No. 33477. MnDot Name AAN007 MNDT. ELEVATION: 1038.95 (NAVD 88)

- SHEET INDEX**
- 1. COVER
 - 2. EXISTING CONDITIONS
 - 3. PRELIMINARY PLAT INDEX
 - 4-8. PRELIMINARY PLAT
 - 9-11. LIVABILITY PLAN
 - 12. GRADING INDEX
 - 13-22. PRELIMINARY GRADING & EROSION CONTROL PLANS
 - 23. DETAILS



Carlson McCain
 • environmental
 • engineering
 • surveying
 3890 Pheasant Ridge Drive NE,
 Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

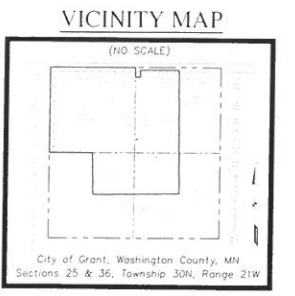
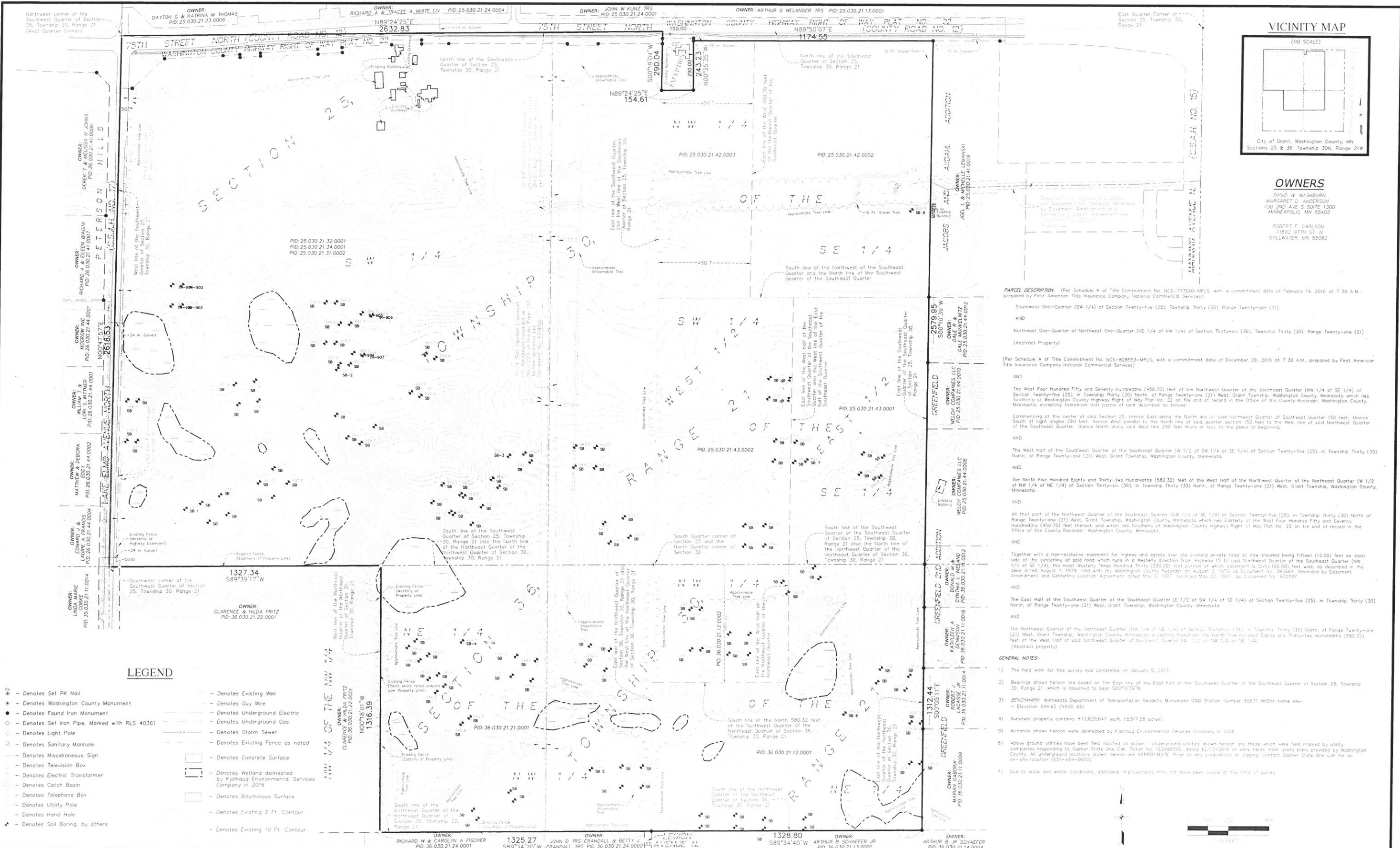
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
 Print Name: Joseph T. Rasach, P.E.
 Signature: *[Signature]*
 Date: 1/20/17 License #: 45889

Drawn: JJO
 Designed: JTR
 Date: 1/20/17
 Revisions:
 1. 4/10/17 City & County Comments
 2. 6/16/17 City & County Comments
 3. 7/24/17 BCWD Comments
 4. 1/26/18 City, County, & BCWD Comments

STREETCAR HOLDINGS, LLC.
 3432 Denmark Avenue, Suite 440
 Eagan, MN 55123

THE FARMS OF GRANT
 City of Grant, MN

COVER SHEET
 1 of 23



OWNERS
 DAVID W. WASHBURN
 MARGARET D. ANDERSON
 730 2ND AVE. S. SUITE 1300
 MINNEAPOLIS, MN 55402
 ROBERT E. CARLSON
 11802 97TH ST. N.
 STILLWATER, MN 55082

PARCEL DESCRIPTION: (Per Schedule A of Title Commitment No. NCS-777610-MPLS, with a commitment date of February 19, 2016 at 7:30 A.M., prepared by First American Title Insurance Company National Commercial Services)
 Southwest One-Quarter (SW 1/4) of Section Twenty-five (25), Township Thirty (30), Range Twenty-one (21),
 AND
 Northeast One-Quarter of Northwest One-Quarter (NE 1/4 of NW 1/4) of Section Thirty-six (36), Township Thirty (30), Range Twenty-one (21)
 (Abstract Property)
 (Per Schedule A of Title Commitment No. NCS-828553-MPLS, with a commitment date of December 29, 2016 at 7:30 A.M., prepared by First American Title Insurance Company National Commercial Services)
 AND
 The West Four Hundred Fifty and Seventy Hundredths (450.70) feet of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) of Section Twenty-five (25), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota which lies Southerly of Washington County Highway Right of Way Plat No. 22 on file and of record in the Office of the County Recorder, Washington County, Minnesota, excepting therefrom that parcel of land described as follows:
 Commencing at the center of said Section 25, thence East along the North line of said Northwest Quarter of Southeast Quarter 150 feet, thence South at right angles 290 feet, thence West parallel to the North line of said quarter section 150 feet to the West line of said Northwest Quarter of the Southeast Quarter, thence North along said West line 290 feet more or less to the place of beginning.
 AND
 The West Half of the Southwest Quarter of the Southeast Quarter (W 1/2 of SW 1/4 of SE 1/4) of Section Twenty-five (25), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota.
 AND
 The North Five Hundred Eighty and Thirty-two Hundredths (580.32) feet of the West Half of the Northwest Quarter of the Northeast Quarter (W 1/2 of NW 1/4 of NE 1/4) of Section Thirty-six (36), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota.
 AND
 All that part of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) of Section Twenty-five (25), in Township Thirty (30) North of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota which lies Easterly of the West Four Hundred Fifty and Seventy Hundredths (450.70) feet thereof, and which lies Southerly of Washington County Highway Right of Way Plat No. 22 on file and of record in the Office of the County Recorder, Washington County, Minnesota.
 AND
 Together with a non-exclusive easement for ingress and egress over the existing private road as now traveled being Fifteen (15.00) feet on each side of the centerline of said road which runs in a Westerly direction from Highway 15 to said Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4), the most Westerly Three Hundred Thirty (330.00) foot portion of which easement is Sixty (60.00) feet wide, as described in the deed dated August 1, 1979, filed with the Washington County Recorder on August 2, 1979 as Document No. 323664, amended by Easement Amendment and Centerline Location Agreement dated May 9, 1997, recorded May 22, 1997 as Document No. 932297.
 AND
 The East Half of the Southwest Quarter of the Southeast Quarter (E 1/2 of SW 1/4 of SE 1/4) of Section Twenty-five (25), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota.
 AND
 The Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Thirty-six (36), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota, excepting therefrom the North Five Hundred Eighty and Thirty-two Hundredths (580.32) feet of the West Half of said Northwest Quarter of Northeast Quarter (W 1/2 of NW 1/4 of NE 1/4).
 (Abstract Property)

GENERAL NOTES:
 1) The field work for this survey was completed on January 5, 2017.
 2) Bearings shown herein are based on the East line of the East half of the Southwest Quarter of the Southeast Quarter of Section 25, Township 30, Range 21, which is assumed to bear S00°10'39"W.
 3) **BENCHMARK:** Minnesota Department of Transportation Geodetic Monument GSD Station Number 55671 Mndot name Alex - Elevation 944.85 (NAD83)
 4) Surveyed property contains ±13,820,647 sq. ft. (±317.28 acres).
 5) Wetlands shown herein were delineated by Kjolhaug Environmental Services Company in 2016.
 6) Above ground utilities have been field located as shown. Underground utilities shown herein are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 183480506, dated 12/13/2016, or were taken from utility plans provided by Washington County. All underground locations shown herein are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (551-454-0002).
 7) Due to snow and winter conditions, additional measurements may not have been made at the time of survey.

LEGEND

PK	- Denotes Set PK Nail	—	- Denotes Existing Well
MC	- Denotes Washington County Monument	—	- Denotes Guy Wire
FM	- Denotes Found Iron Monument	—	- Denotes Underground Electric
IP	- Denotes Set Iron Pipe, Marked with RLS 40361	—	- Denotes Underground Gas
LP	- Denotes Light Pole	—	- Denotes Storm Sewer
SM	- Denotes Sanitary Manhole	—	- Denotes Existing Fence as noted
MS	- Denotes Miscellaneous Sign	—	- Denotes Concrete Surface
TV	- Denotes Television Box	—	- Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2016
ET	- Denotes Electric Transformer	—	- Denotes Bituminous Surface
CB	- Denotes Catch Basin	—	- Denotes Existing 2 Ft. Contour
TB	- Denotes Telephone Box	—	- Denotes Existing 10 Ft. Contour
UP	- Denotes Utility Pole		
HH	- Denotes Hand Hole		
SB	- Denotes Soil Boring, by others		

Carlson McCain
 environmental
 engineering
 surveying
 3890 Pheasant Ridge Drive NE
 Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

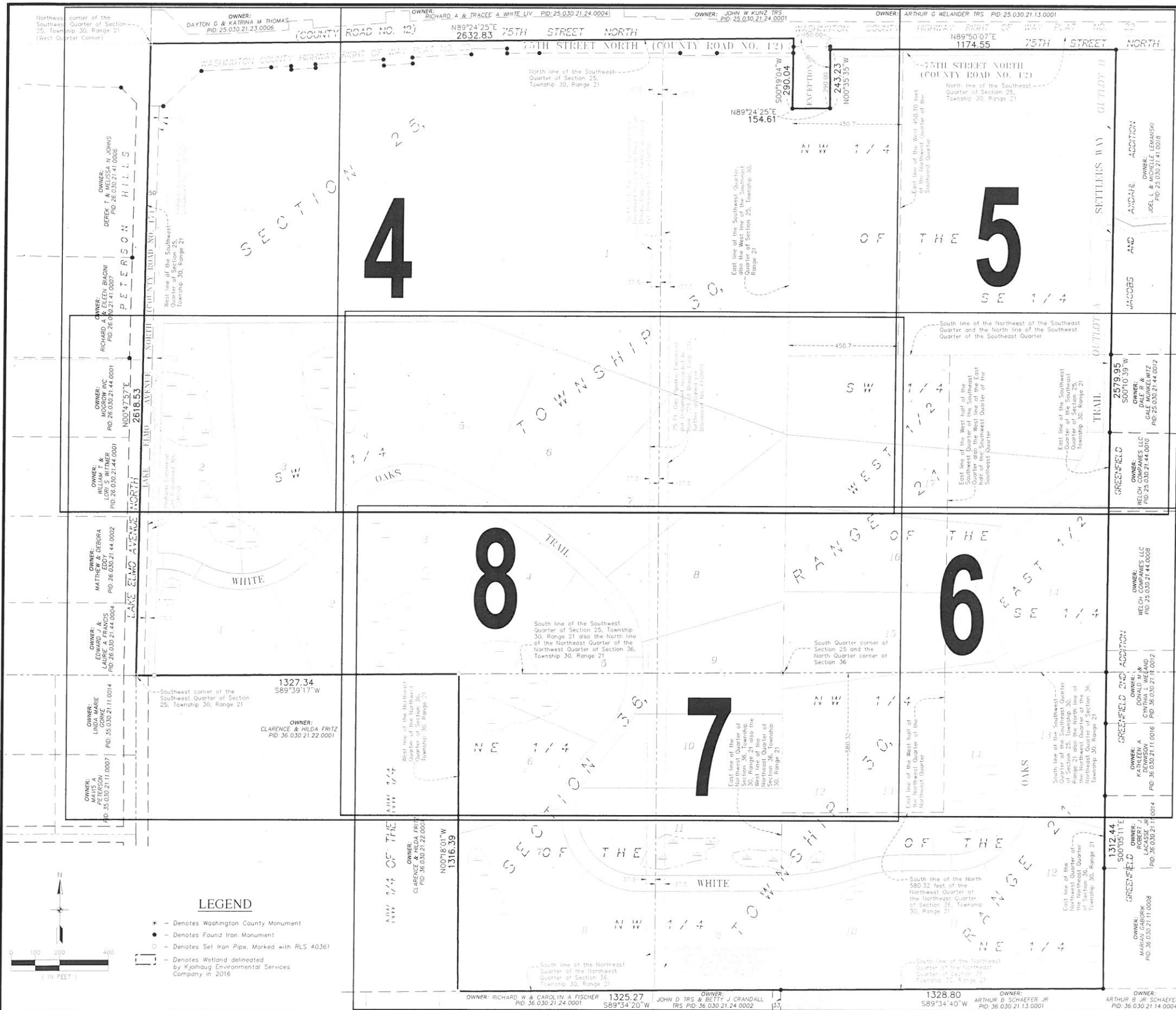
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
 Print Name: Thomas R. Balluff, L.S.
 Signature: *Thomas R. Balluff*
 Date: 1/20/2017 License #: 40361

DRAWN BY: JAB
 ISSUE DATE: 1/20/2017
 FILE NO.: 1353
 Revisions:
 1.) 4/10/17 City & County Comments
 2.) 5/16/17 City & County Comments
 3.) 7/24/17 City & County Comments
 4.) 1/15/18 Revised Layout

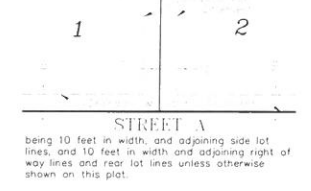
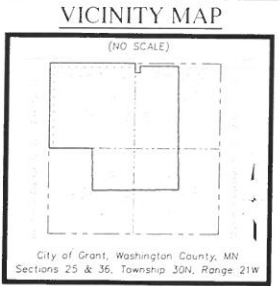
STREETCAR HOLDINGS, LLC
 4084 Oakbrooke Alcove
 Eagan, MN 55122

THE FARMS OF GRANT
 City of Grant, Minnesota

EXISTING CONDITIONS
 2 of 23



PROPOSED DRAINAGE EASEMENTS AND DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



PARCEL DESCRIPTION: (Per Schedule A of Title Commitment No. NCS-777610-MPLS, with a commitment date of February 19, 2016 at 7:30 A.M., prepared by First American Title Insurance Company National Commercial Services)

Southwest One-Quarter (SW 1/4) of Section Twenty-five (25), Township Thirty (30), Range Twenty-one (21),

AND

Northeast One-Quarter of Northwest One-Quarter (NE 1/4 of NW 1/4) of Section Thirty-six (36), Township Thirty (30), Range Twenty-one (21)

(Abstract Property)

(Per Schedule A of Title Commitment No. NCS-828553-MPLS, with a commitment date of December 29, 2016 at 7:30 A.M., prepared by First American Title Insurance Company National Commercial Services)

AND

The West Four Hundred Fifty and Seventy-Hundredths (450.70) feet of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) of Section Twenty-five (25), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota, which lies Southerly of Washington County Highway Right of Way Plat No. 22 on file and of record in the Office of the County Recorder, Washington County, Minnesota, excepting therefrom that parcel of land described as follows:

Commencing at the center of said Section 25, thence East along the North line of said Northwest Quarter of Southeast Quarter 150 feet, thence South at right angles 290 feet, thence West parallel to the North line of said quarter section 150 feet to the West line of said Northwest Quarter of the Southeast Quarter, thence North along said West line 260 feet more or less to the place of beginning

AND

The West Half of the Southwest Quarter of the Southeast Quarter (W 1/2 of SW 1/4 of SE 1/4) of Section Twenty-five (25), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota

AND

The North Five Hundred Eighty and Thirty-two Hundredths (580.32) feet of the West Half of the Northwest Quarter of the Northeast Quarter (W 1/2 of NW 1/4 of NE 1/4) of Section Thirty-six (36), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota

AND

All that part of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) of Section Twenty-five (25), in Township Thirty (30) North of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota which lies Easterly of the West Four Hundred Fifty and Seventy-Hundredths (450.70) feet thereof, and which lies Southerly of Washington County Highway Right of Way Plat No. 22 on file and of record in the Office of the County Recorder, Washington County, Minnesota.

AND

Together with a non-exclusive easement for ingress and egress over the existing private road as now traveled being Fifteen (15.00) feet on each side of the centerline of said road which runs in a Westerly direction from Highway 15 to said Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4), the most Westerly Three Hundred Thirty (330.00) foot portion of which easement is Sixty (60.00) feet wide as described in the deed dated August 1, 1979, filed with the Washington County Recorder on August 2, 1979 as Document No. 392684 Amended by Easement Amendment and Centerline Location Agreement dated May 9, 1997, recorded May 22, 1997, as Document No. 932329

AND

The East Half of the Southwest Quarter of the Southeast Quarter (E 1/2 of SW 1/4 of SE 1/4) of Section Twenty-five (25), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota

AND

The Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Thirty-six (36), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota, excepting therefrom the North Five Hundred Eighty and Thirty-two Hundredths (580.32) feet of the West Half of said Northwest Quarter of Northeast Quarter (W 1/2 of NW 1/4 of NE 1/4)

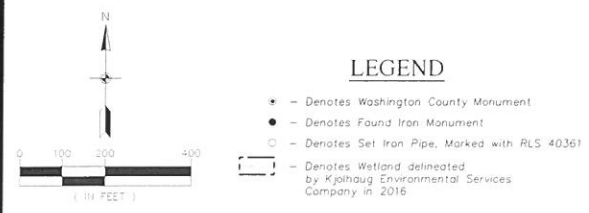
(Abstract property)

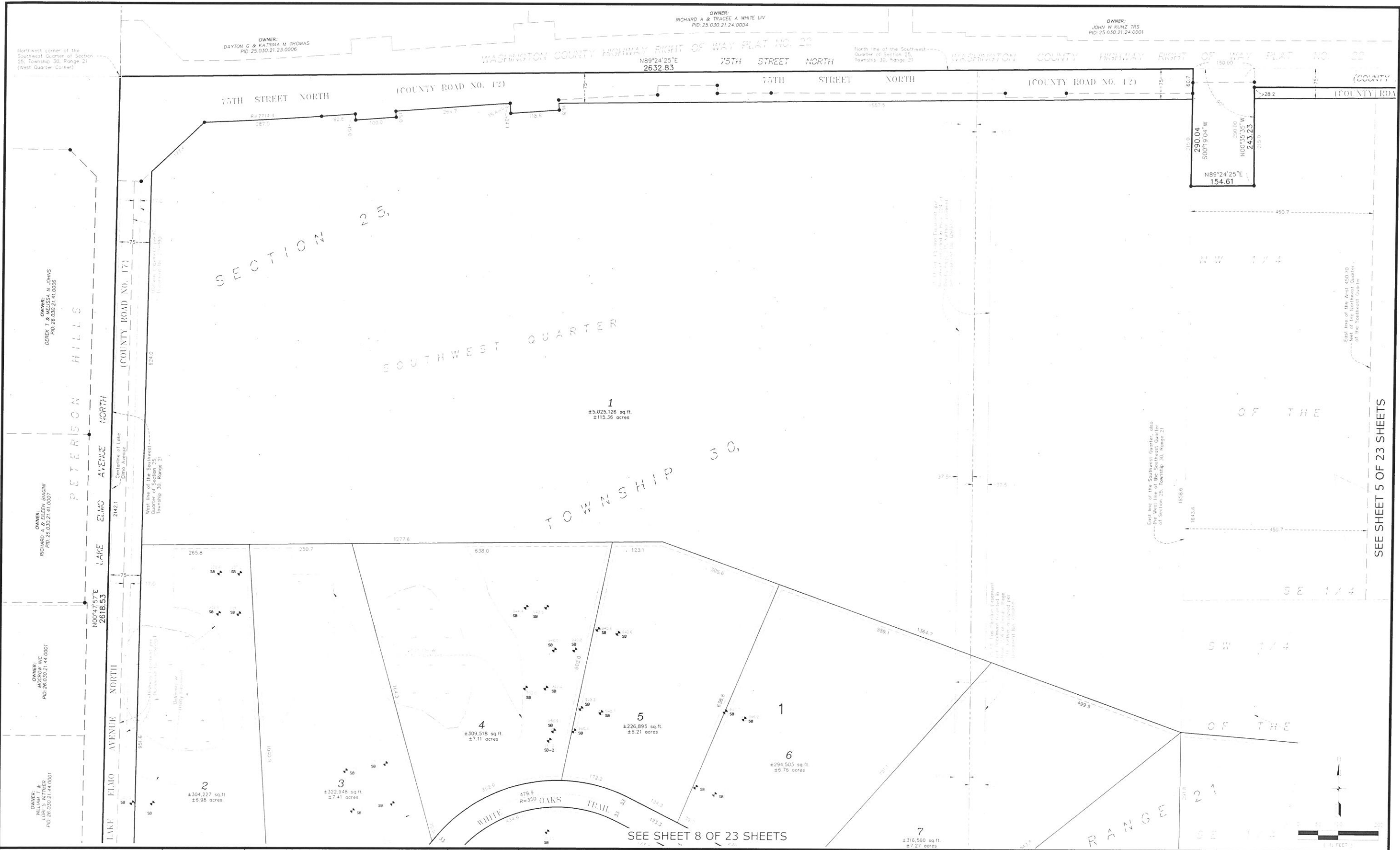
GENERAL NOTES:

- The field work for this survey was completed on January 5, 2017
- Bearings shown hereon are based on the East line of the East Half of the Southwest Quarter of the Southeast Quarter of Section 25, Township 30, Range 21, which is assumed to bear S00°10'39"W
- BEVCHMARK: Minnesota Department of Transportation Geodetic Monument GSD Station Number 85471; M-Dot name: 44 - Elevation: 944.85 (NAVD 88)
- Surveyed property contains ±13,820,647 sq.ft. (±317.28 acres)
- Wetlands shown hereon were delineated by Kjhough Environmental Services Company in 2016.
- Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 163480506, dated 12/13/2016 or were taken from utility plans provided by Washington County. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-664-0002).
- Due to snow and winter conditions, additional improvements may not have been visible at the time of survey.

SITE DATA

TOTAL SITE AREA	±317.28 AC.	MINIMUM BUILDING SETBACKS:	
TOTAL ROW AREA	±23.78 AC.	FRONT	65 FT.
COUNTY ROAD RIGHT OF WAY	±1.91 AC.	HOUSE SIDE	20 FT.
SETTLERS WAY	±0.30 AC.	CARAGE SIDE	20 FT.
TRAIL	±0.30 AC.	SIDE STREET CORNER	65 FT.
TOTAL OUTLOT AREA	±1.51 AC.	REAR	55 FT.
OUTLOT A	±1.07 AC.		
OUTLOT B	±0.44 AC.		
TOTAL LOT AREA	±291.99 AC.		
NET LOT AREA	±291.99 AC.		
TOTAL NUMBER OF LOTS	33		
GROSS DENSITY	±0.10 LOTS/AC.		
NET DENSITY	±0.11 LOTS/AC.		
EXISTING ZONING	A-1		
PROPOSED ZONING	A-1		
EXISTING ABUTTING LAND ZONING	A-1		





SEE SHEET 8 OF 23 SHEETS

SEE SHEET 5 OF 23 SHEETS

Carlson McCain
 environmental
 engineering
 surveying
 3890 Pheasant Ridge Drive NE,
 Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

I hereby certify that this plan, specification 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.
 Print Name: Thomas R. Balluff, L.S.
 Signature: *Thomas R. Balluff*
 Date: 1/20/2017 License #: 40361

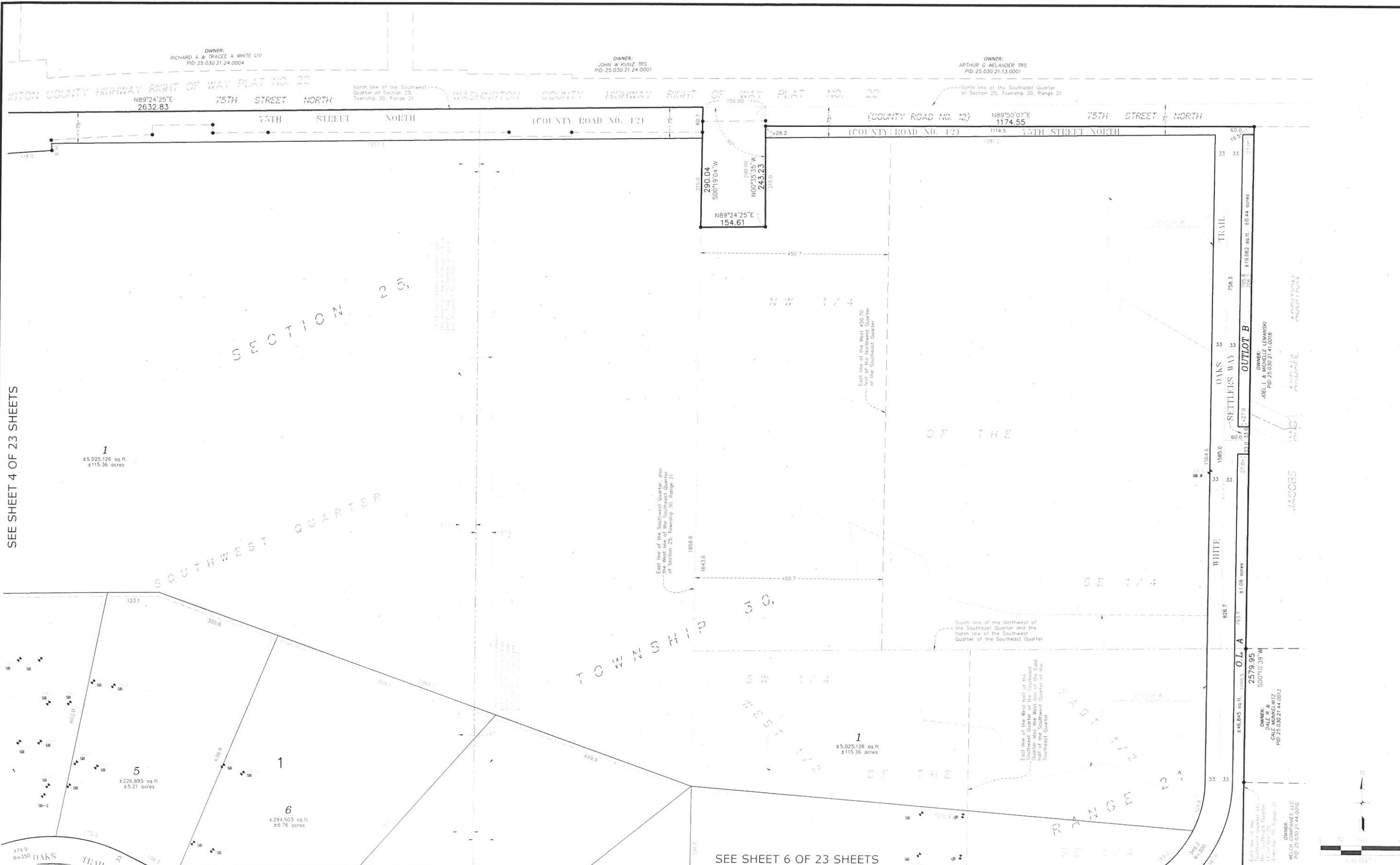
DRAWN BY: JAB
 ISSUED DATE: 1/29/2017
 FILE NO: 1353
 Revisions:
 1) 4/10/17 City & County Comments
 2) 6/16/17 City & County Comments
 3) 7/24/17 City & County Comments
 4) 1/19/18 Revised Layout
 5) 1/26/18 Per City Comments

STREETCAR HOLDINGS, LLC
 4084 Oakbrooke Alcove
 Eagan, MN 55122

THE FARMS OF GRANT
 City of Grant, Minnesota

PRELIMINARY PLAT

4 of 23



SEE SHEET 4 OF 23 SHEETS

SEE SHEET 6 OF 23 SHEETS

<p>environmental engineering surveying</p>	<p>3890 Pheasant Ridge Drive NE Suite 100 Blaine, MN 55449 Phone: (763) 489-7900 Fax: (763) 489-7959 www.carlsonmccain.com</p>	<p>I hereby certify that this plan, specification 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</p>	<p>Print Name: Thomas R. Balluff, L.S. Signature: <i>Thomas R. Balluff</i> Date: 1/20/2017 License #: 40361</p>	<p>DRAWN BY: JAB ISSUE DATE: 1/20/2017 FILE NO: 1353</p>	<p>Revisions: 1) 4/10/17 City & County Comments 2) 6/16/17 City & County Comments 3) 7/24/17 City & County Comments 4) 1/19/18 Revised Layout</p>	<p>STREETCAR HOLDINGS, LLC 4084 Oakbrooke Alcove Eagan, MN 55122</p>	<p>THE FARMS OF GRANT City of Grant, Minnesota</p>	<p>PRELIMINARY PLAT</p>	<p>5 of 23</p>
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SEE SHEET 5 OF 23 SHEETS



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SEE SHEET 7 OF 23 SHEETS



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3) 7:24:17 City & County Comments
4) 1:18:18 Revised Layout

STREETCAR HOLDINGS, LLC
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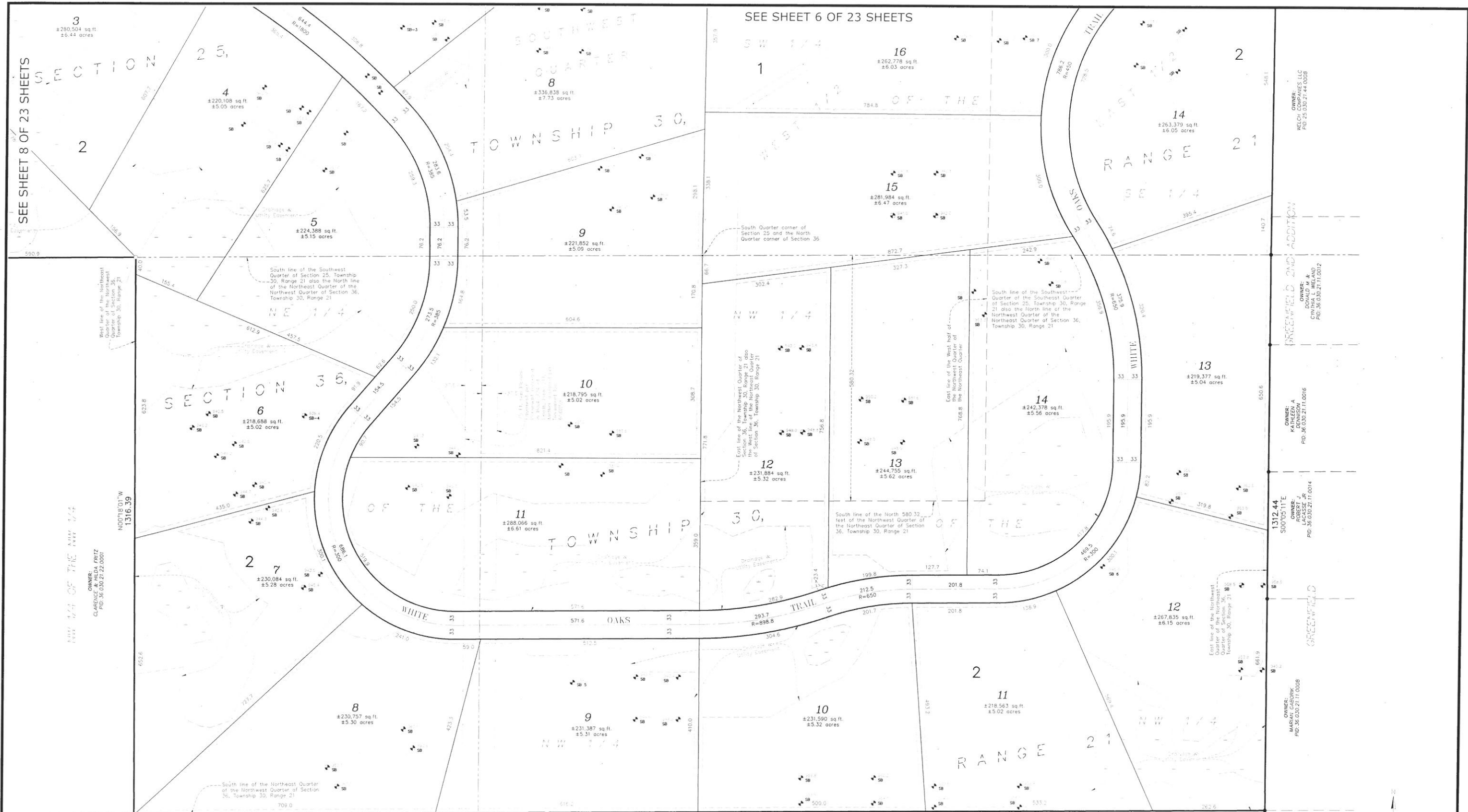
THE FARMS OF GRANT
City of Grant, Minnesota

PRELIMINARY PLAT

6 of 23

SEE SHEET 6 OF 23 SHEETS

SEE SHEET 8 OF 23 SHEETS



OWNER:
RICHARD W & CAROLYN A FISHER
PID: 36.030.21.24.0001

OWNER:
JOHN D TRS & BETTY J CRANDALL
TRS PID: 36.030.21.24.0002

OWNER:
ARTHUR B SCHAEFER JR
PID: 36.030.21.13.0001

OWNER:
ARTHUR B JR SCHAEFER
PID: 36.030.21.14.0004

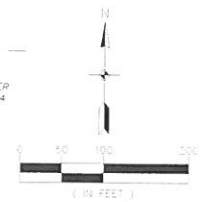
OWNER:
GREENFIELD 2ND ADDITION
DONALD M &
DORIS L WELAND
PID: 36.030.21.11.0012

OWNER:
A DENNISON
PID: 36.030.21.11.0016

OWNER:
ROBERT J
ACASSE JR
PID: 36.030.21.11.0014

OWNER:
MARGALY GABRIK
PID: 36.030.21.11.0008

OWNER:
HELCH COMPANIES LLC
PID: 36.030.21.14.0008



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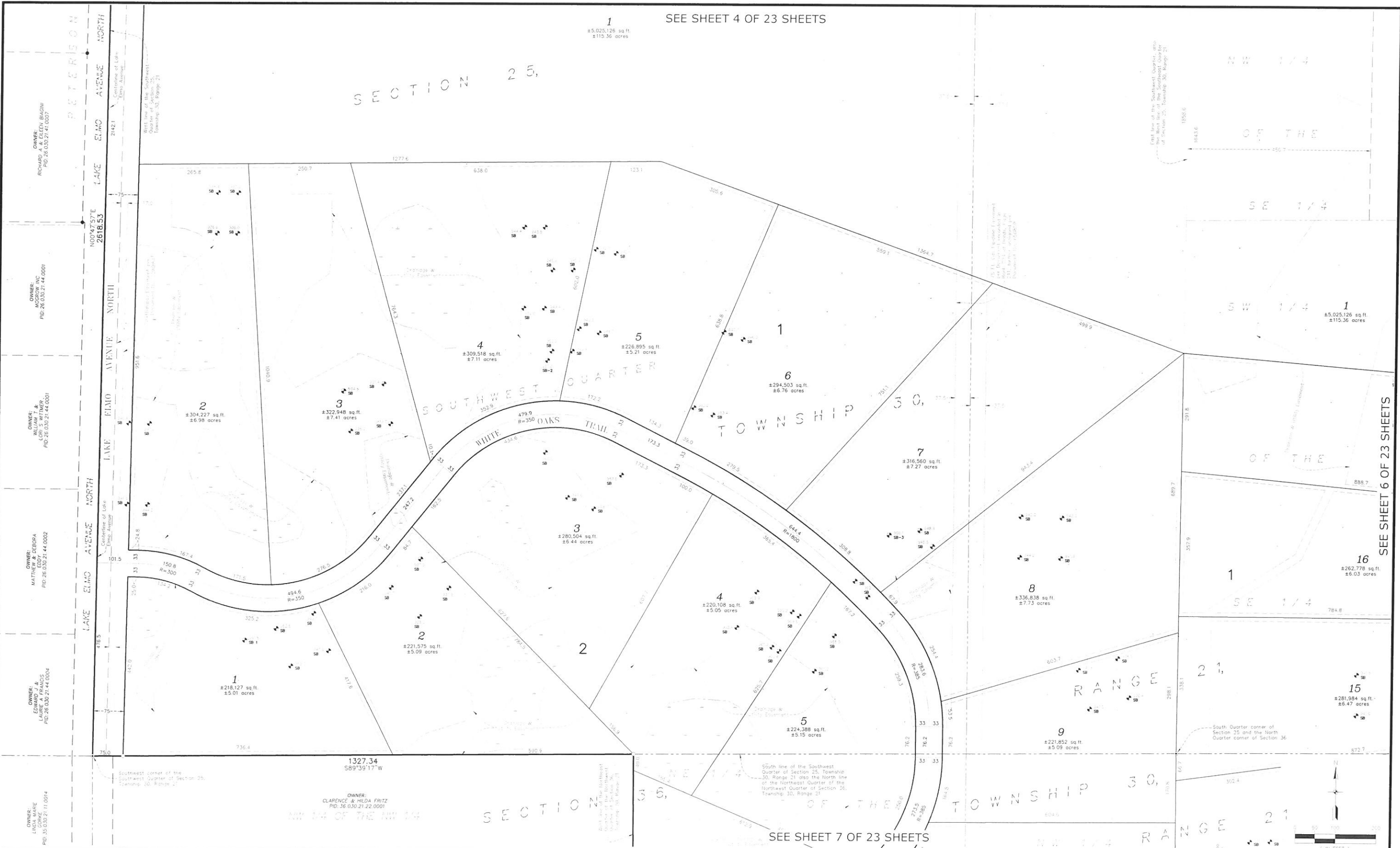
Revisions:
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STREETCAR HOLDINGS, LLC
4084 Oakbrooke Alcove
Eagan, MN 55122

THE FARMS OF GRANT
City of Grant, Minnesota

PRELIMINARY PLAT

7 of 23



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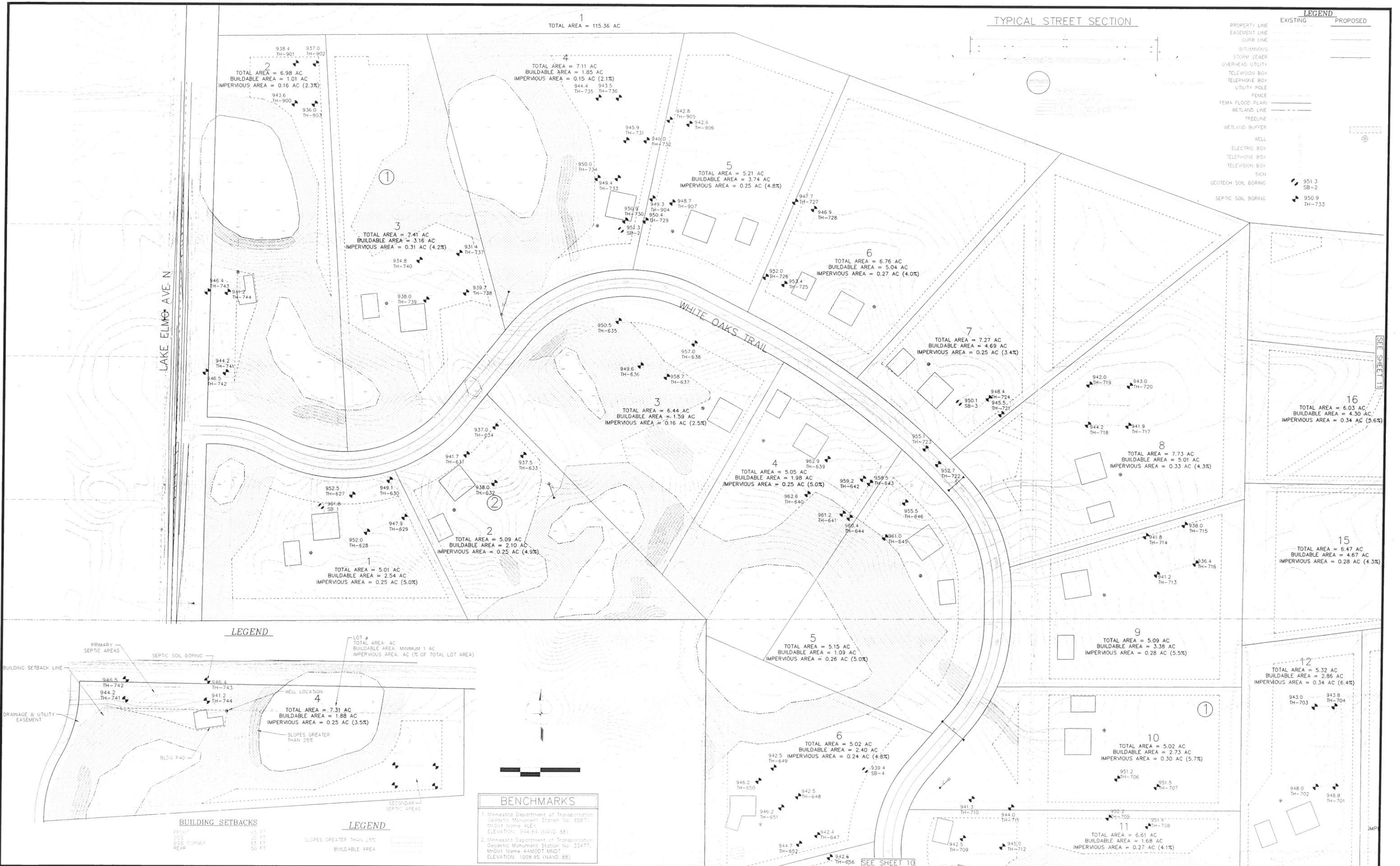
THE FARMS OF GRANT
 City of Grant, Minnesota

PRELIMINARY PLAT

8 of 23



Base Date: 01/20/17 File: 0301512 - 15404112 - grant townshipsubdivisions1353preliminary.plat.dwg



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Print Name: Joseph T. Radach, P.E.
 Signature: [Signature]
 Date: 1/20/17 License #: 45889

Drawn: JJO
 Designed: JTR
 Date: 1/20/17

Revisions:
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 2. 6/16/17 City & County Comments
 3. 7/24/17 BCWD Comments
 4. 1/26/18 City, County, & BCWD Comments

STREETCAR HOLDINGS, LLC.
 3432 Denmark Avenue, Suite 440
 Eagan, MN 55123

THE FARMS OF GRANT
 City of Grant, MN

LIVABILITY PLAN



TYPICAL STREET SECTION

BENCHMARKS	
1	Minnesota Department of Transportation Geodetic Monument Station No. 25071 MkDot Name: ALE Elevation: 944.84 (NAVD 88)
2	Minnesota Department of Transportation Geodetic Monument Station No. 25477 MkDot Name: AAM007 MNDT Elevation: 1008.95 (NAVD 88)

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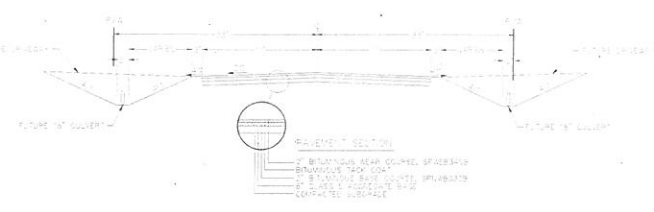
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THE FARMS OF GRANT
 City of Grant, MN

LIVABILITY PLAN

75TH STREET N

TYPICAL STREET SECTION



OUTLOT B
WHITE OAKS TRAIL
OUTLOT A



5
TOTAL AREA = 5.21 AC
BUILDABLE AREA = 3.74 AC
IMPERVIOUS AREA = 0.25 AC (4.8%)

6
TOTAL AREA = 6.76 AC
BUILDABLE AREA = 5.04 AC
IMPERVIOUS AREA = 0.27 AC (4.0%)

7
TOTAL AREA = 7.27 AC
BUILDABLE AREA = 4.69 AC
IMPERVIOUS AREA = 0.25 AC (3.4%)

1
TOTAL AREA = 115.36 AC

17
TOTAL AREA = 7.20 AC
BUILDABLE AREA = 3.26 AC
IMPERVIOUS AREA = 0.34 AC (4.7%)

16
TOTAL AREA = 6.03 AC

BENCHMARKS	
1	Minnesota Department of Transportation Geodetic Measurement Station No. 25577 MUTIS Code: 434 ELEVATION: 944.74 (NAVD 88)
2	Minnesota Department of Transportation Geodetic Measurement Station No. 25477 MUTIS Code: 440501 ELEVATION: 1008.95 (NAVD 88)

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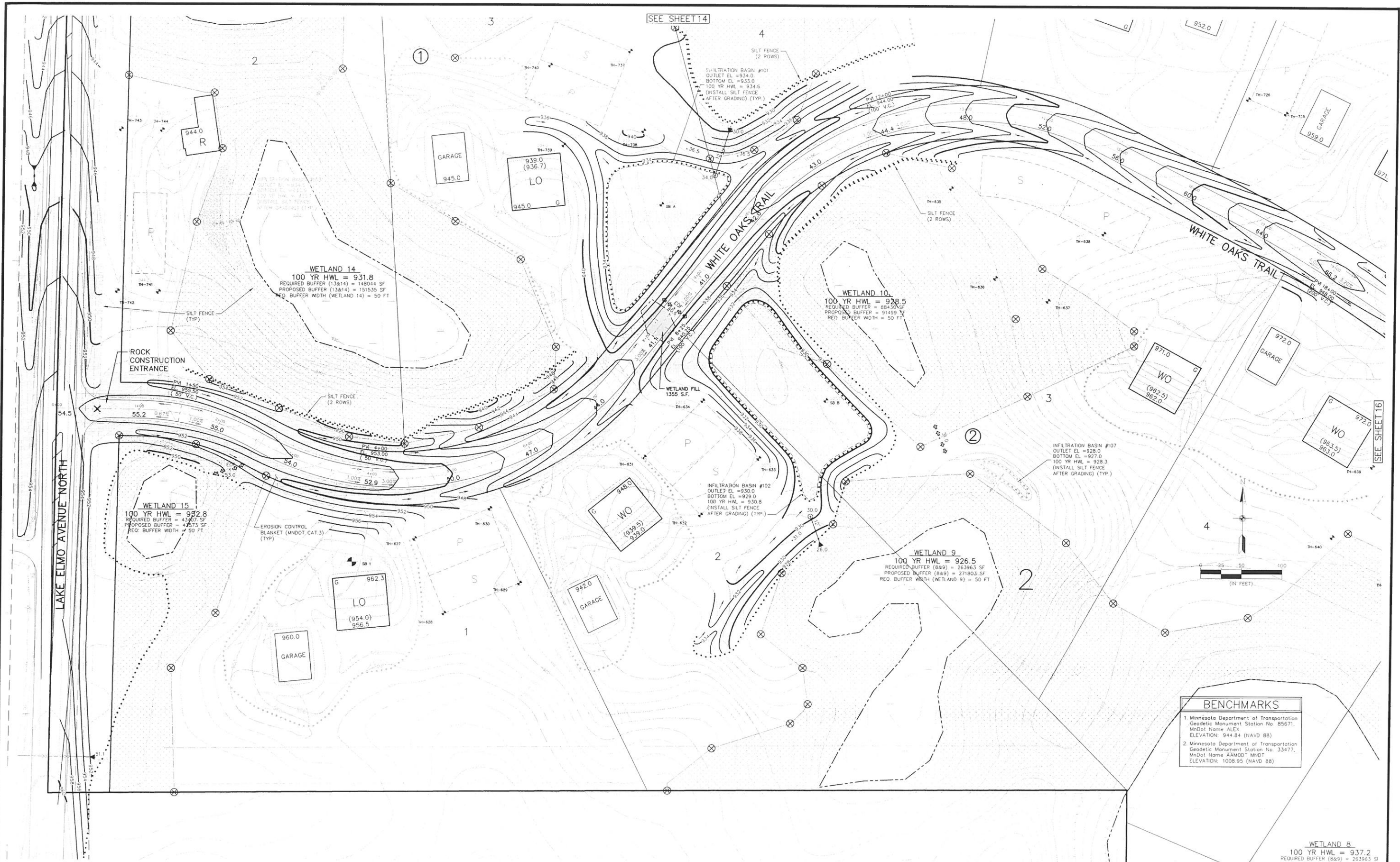
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THE FARMS OF GRANT
 City of Grant, MN

LIVABILITY PLAN



BENCHMARKS	
1.	Minnesota Department of Transportation Geodetic Monument Station No. 85671, MnDot Name: ALEX, ELEVATION: 944.84 (NAVD 88)
2.	Minnesota Department of Transportation Geodetic Monument Station No. 33477, MnDot Name: AAM007 MNDT, ELEVATION: 1008.95 (NAVD 88)

WETLAND 8
 100 YR HWL = 937.2
 REQUIRED BUFFER (849) = 25396.3 SF
 PROPOSED BUFFER (849) = 25396.3 SF



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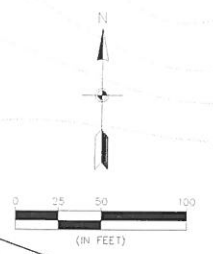
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 Eagan, MN 55123

THE FARMS OF GRANT
 City of Grant, MN

GRADING, DRAINAGE & EROSION CONTROL PLAN



BENCHMARKS	
1	Minnesota Department of Transportation Geodetic Monument Station No. 25671, MnDot Name ALEX, ELEVATION: 944.84 (NAVD 88)
2	Minnesota Department of Transportation Geodetic Monument Station No. 33477, MnDot Name AAMODT MNDT, ELEVATION: 1008.95 (NAVD 88)



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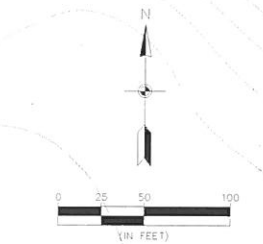
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THE FARMS OF GRANT
 City of Grant, MN

GRADING, DRAINAGE & EROSION CONTROL PLAN



BENCHMARKS	
1.	Minnesota Department of Transportation Geodetic Monument Station No. 85671, MnDot Name: ALEX, ELEVATION: 944.84 (NAVD 88)
2.	Minnesota Department of Transportation Geodetic Monument Station No. 33477, MnDot Name: AAMODT MNDT, ELEVATION: 1008.95 (NAVD 88)

INFILTRATION BASIN #107
 OUTLET EL = 928.0
 BOTTOM EL = 927.0
 100 YR HWL = 928.3
 (INSTALL SILT FENCE
 AFTER GRADING) (TYP.)

EROSION CONTROL
 SLOANWET (MNDOT CAT 3)
 (TYP.)

INFILTRATION BASIN #106
 OUTLET EL = 948.0
 BOTTOM EL = 947.0
 100 YR HWL = 949.1
 (INSTALL SILT FENCE
 AFTER GRADING) (TYP.)



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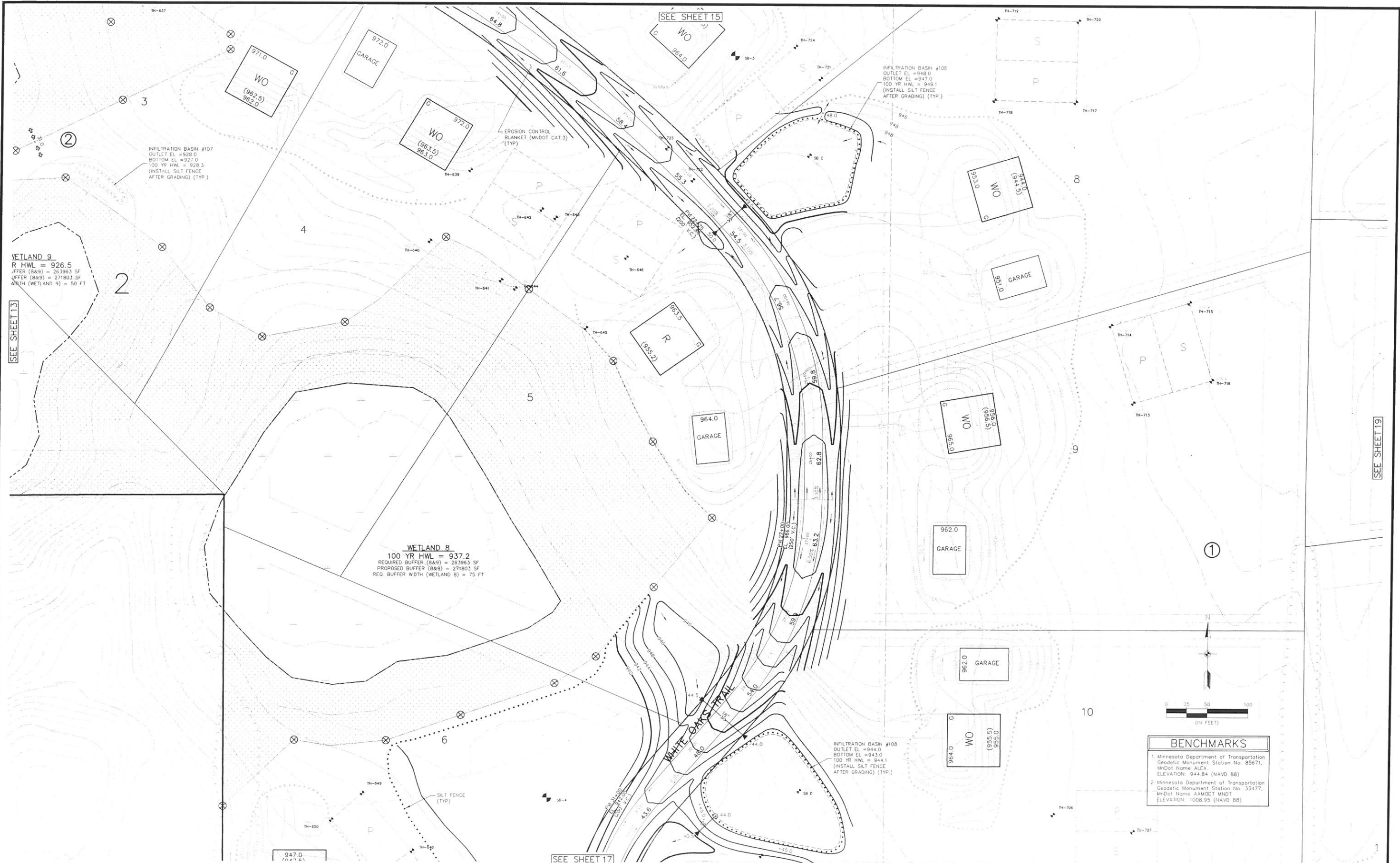
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THE FARMS OF GRANT
 City of Grant, MN

GRADING, DRAINAGE & EROSION CONTROL PLAN



WETLAND 9
 R HWL = 926.5
 BUFFER (8&9) = 263963 SF
 BUFFER (8&9) = 271803 SF
 WIDTH (WETLAND 9) = 50 FT

WETLAND 8
 100 YR HWL = 937.2
 REQUIRED BUFFER (8&9) = 263963 SF
 PROPOSED BUFFER (8&9) = 271803 SF
 REQ. BUFFER WIDTH (WETLAND 8) = 75 FT

INFILTRATION BASIN #105
 OUTLET EL = 948.0
 BOTTOM EL = 947.0
 100 YR HWL = 949.1
 (INSTALL SILT FENCE AFTER GRADING) (TYP.)

INFILTRATION BASIN #108
 OUTLET EL = 944.0
 BOTTOM EL = 943.0
 100 YR HWL = 944.1
 (INSTALL SILT FENCE AFTER GRADING) (TYP.)

BENCHMARKS
 1. Minnesota Department of Transportation
 Geodetic Monument Station No. 85671,
 MnDot Name: ALEX,
 ELEVATION: 944.84 (NAVD 88)
 2. Minnesota Department of Transportation
 Geodetic Monument Station No. 33477,
 MnDot Name: AAMODT MNDT,
 ELEVATION: 1008.95 (NAVD 88)



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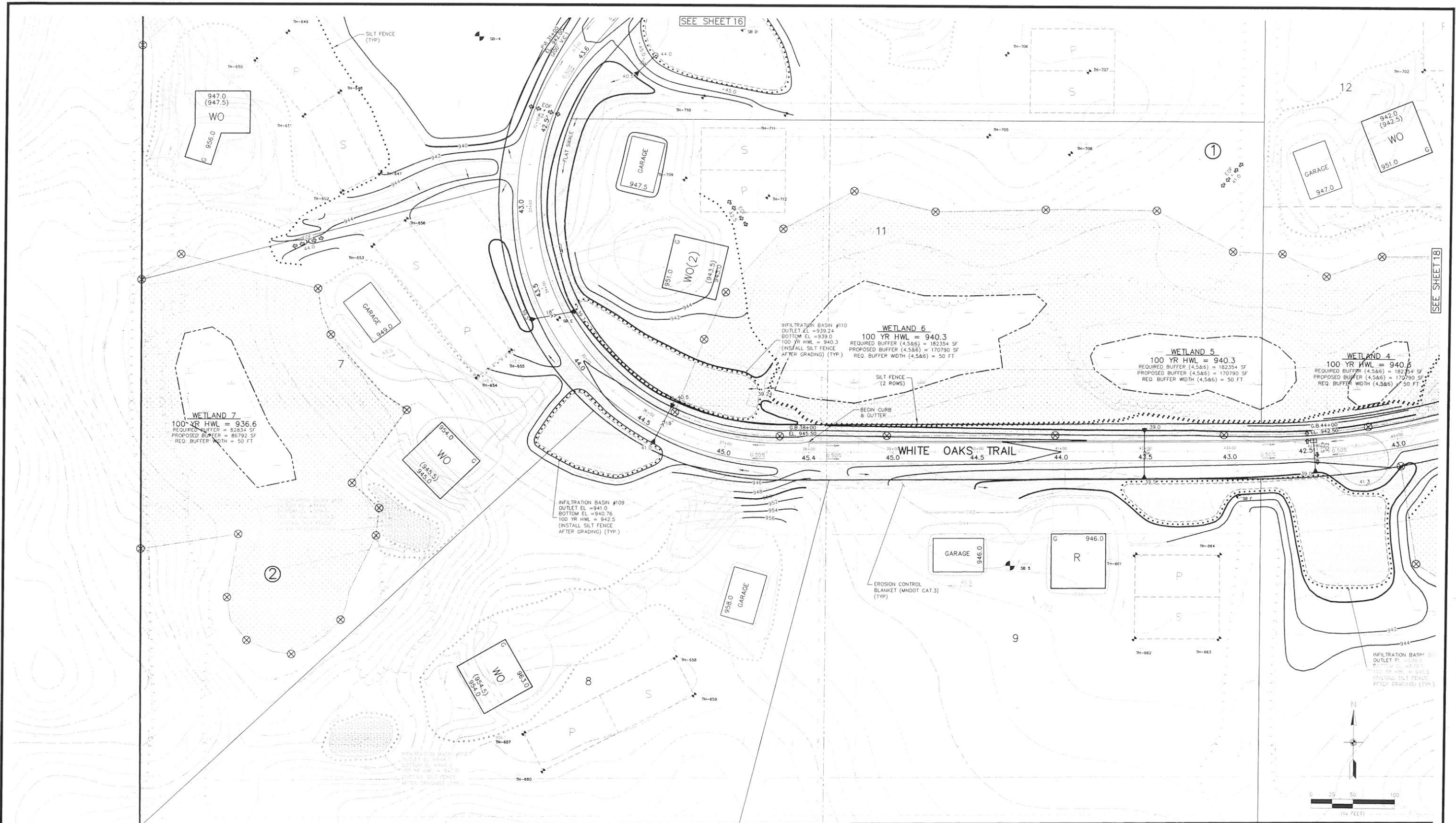
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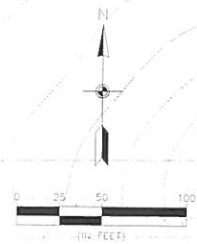
THE FARMS OF GRANT
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GRADING, DRAINAGE & EROSION CONTROL PLAN



SEE SHEET 16

SEE SHEET 18



BENCHMARKS	
1	Minnesota Department of Transportation Geodetic Monument Station No. 85671, MnDot Name ALEX, ELEVATION: 944.84 (NAVD 88)
2	Minnesota Department of Transportation Geodetic Monument Station No. 33477, MnDot Name AAMODT MNDT, ELEVATION: 1008.95 (NAVD 88)

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Print Name: Joseph T. Radach, P.E.
 Signature: *[Signature]*
 Date: 1/20/17 License #: 45889

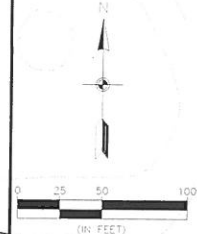
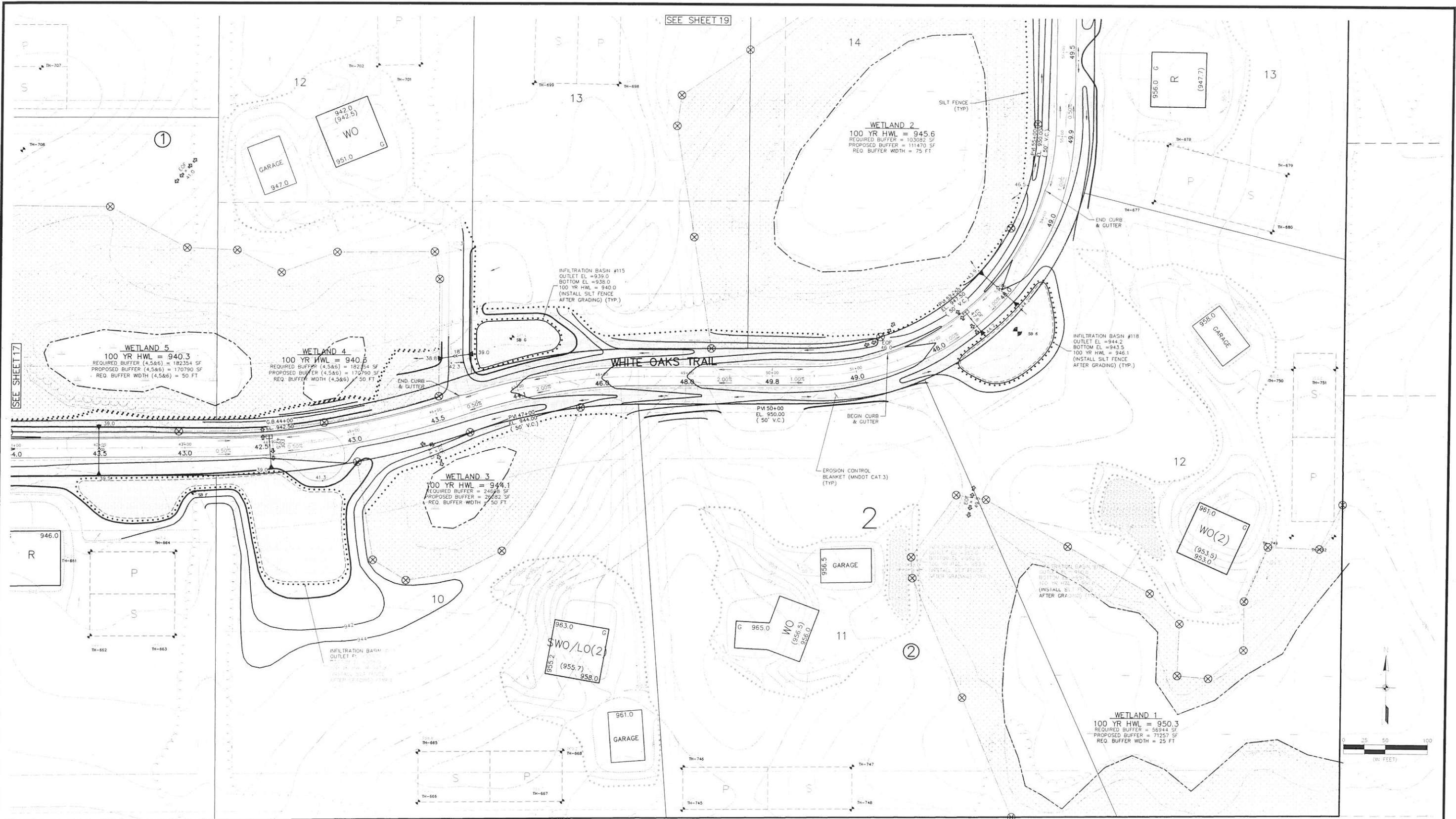
Drawn: LOC
 Designed: JTR
 Date: 1/20/17

Revisions:
 1. 4/10/17 City & County Comments
 2. 6/16/17 City & County Comments
 3. 7/24/17 BCWD Comments
 4. 1/26/18 City, County, & BCWD Comments

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THE FARMS OF GRANT
 City of Grant, MN

GRADING, DRAINAGE & EROSION CONTROL PLAN



BENCHMARKS	
1	Minnesota Department of Transportation Geodetic Monument Station No. 85671, MnDot Name ALEX, ELEVATION: 944.84 (NAVD 88)
2	Minnesota Department of Transportation Geodetic Monument Station No. 33477, MnDot Name SAARODI MNDOT, ELEVATION: 1008.95 (NAVD 88)

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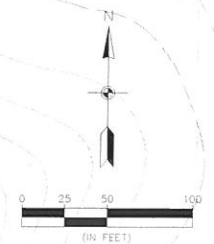
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2	Minnesota Department of Transportation Cadastral Monument Station No. 33477, MnDot Name AAMODT MNDT, ELEVATION: 1008.95 (NAVD 88)

SEE SHEET 16

SEE SHEET 18

SEE SHEET 20



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19 of 23

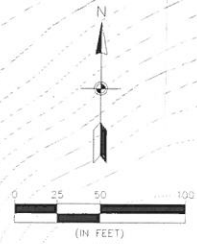
SEE SHEET 21

INFILTRATION BASIN #1
OUTLET EL = 916.0
BOTTOM EL = 915.0
100 YR HWL = 920.1
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

INFILTRATION BASIN #120
OUTLET EL = 920.0
BOTTOM EL = 919.0
100 YR HWL = 921.7
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

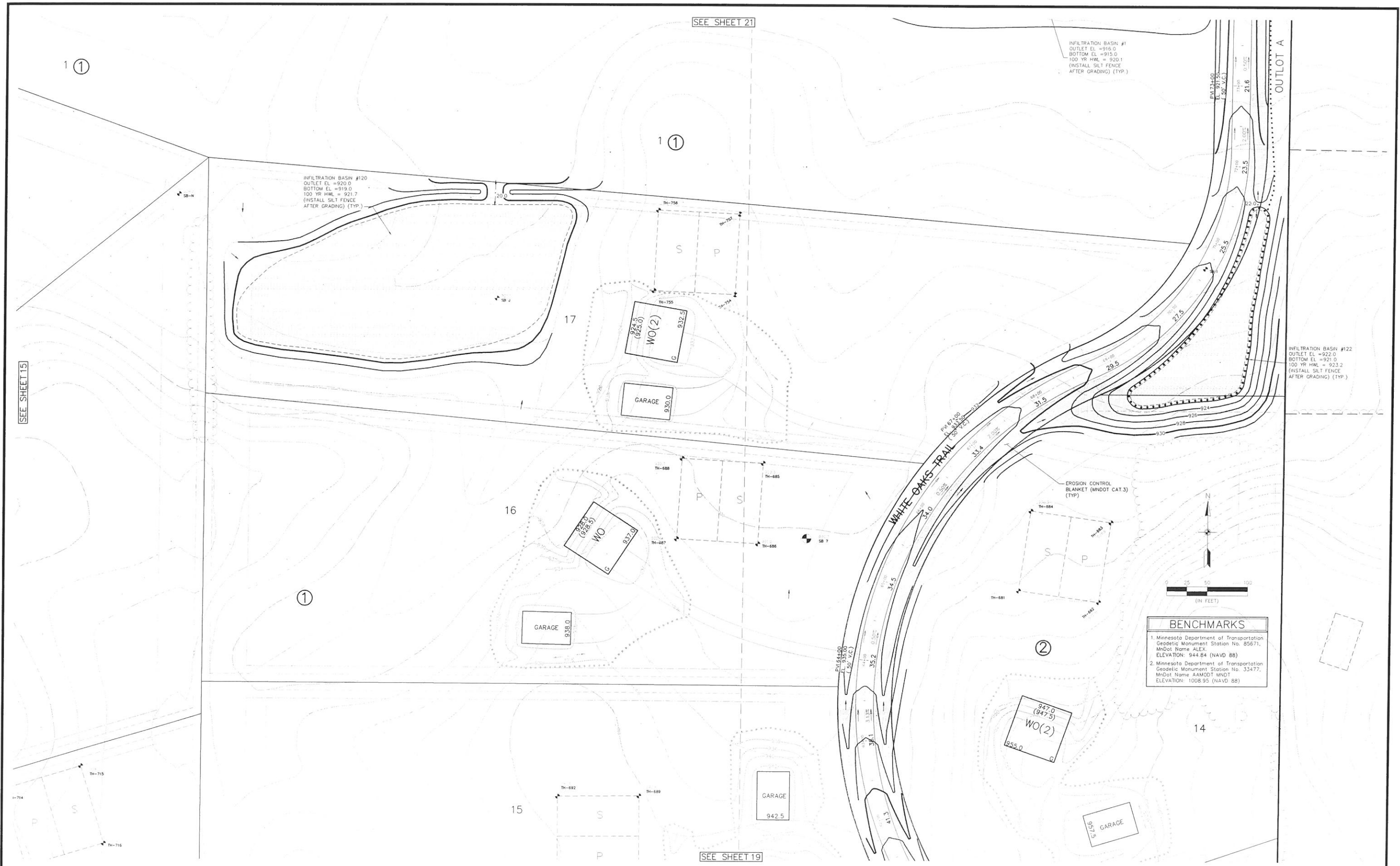
INFILTRATION BASIN #122
OUTLET EL = 922.0
BOTTOM EL = 921.0
100 YR HWL = 923.2
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

BENCHMARKS
1. Minnesota Department of Transportation
Geodetic Monument Station No. 85671,
MnDot Name ALEX,
ELEVATION: 944.84 (NAVD 88)
2. Minnesota Department of Transportation
Geodetic Monument Station No. 33477,
MnDot Name AAMODT MNDT,
ELEVATION: 1008.95 (NAVD 88)



SEE SHEET 15

SEE SHEET 19



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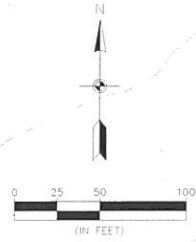
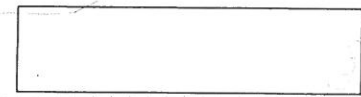
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GRADING, DRAINAGE & EROSION CONTROL PLAN

SEE SHEET 22

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BENCHMARKS	
1.	Minnesota Department of Transportation Geodetic Monument Station No. 85671, MnDot Name ALEX, ELEVATION: 944.84 (NAVD 88)
2.	Minnesota Department of Transportation Geodetic Monument Station No. 33477, MnDot Name AAM007 MND, ELEVATION: 1008.95 (NAVD 88)

1 ①

1 ①

INFILTRATION BASIN #120
 OUTLET EL = 920.0
 BOTTOM EL = 919.0
 100 YR HWL = 921.7
 (INSTALL SILT FENCE)

SEE SHEET 20

EROSION CONTROL BLANKET (MHDOT CAT.3) (TYP)

SILT FENCE (TYP)

SILT FENCE (TYP)

INFILTRATION BASIN #124
 OUTLET EL = 916.0
 BOTTOM EL = 915.5
 100 YR HWL = 916.5
 (INSTALL SILT FENCE AFTER GRADING) (TYP.)

INFILTRATION BASIN #1
 OUTLET EL = 916.0
 BOTTOM EL = 915.0
 100 YR HWL = 920.1
 (INSTALL SILT FENCE AFTER GRADING) (TYP.)

WHITE OAKS TRAIL

OUTLET B

OUTLET A

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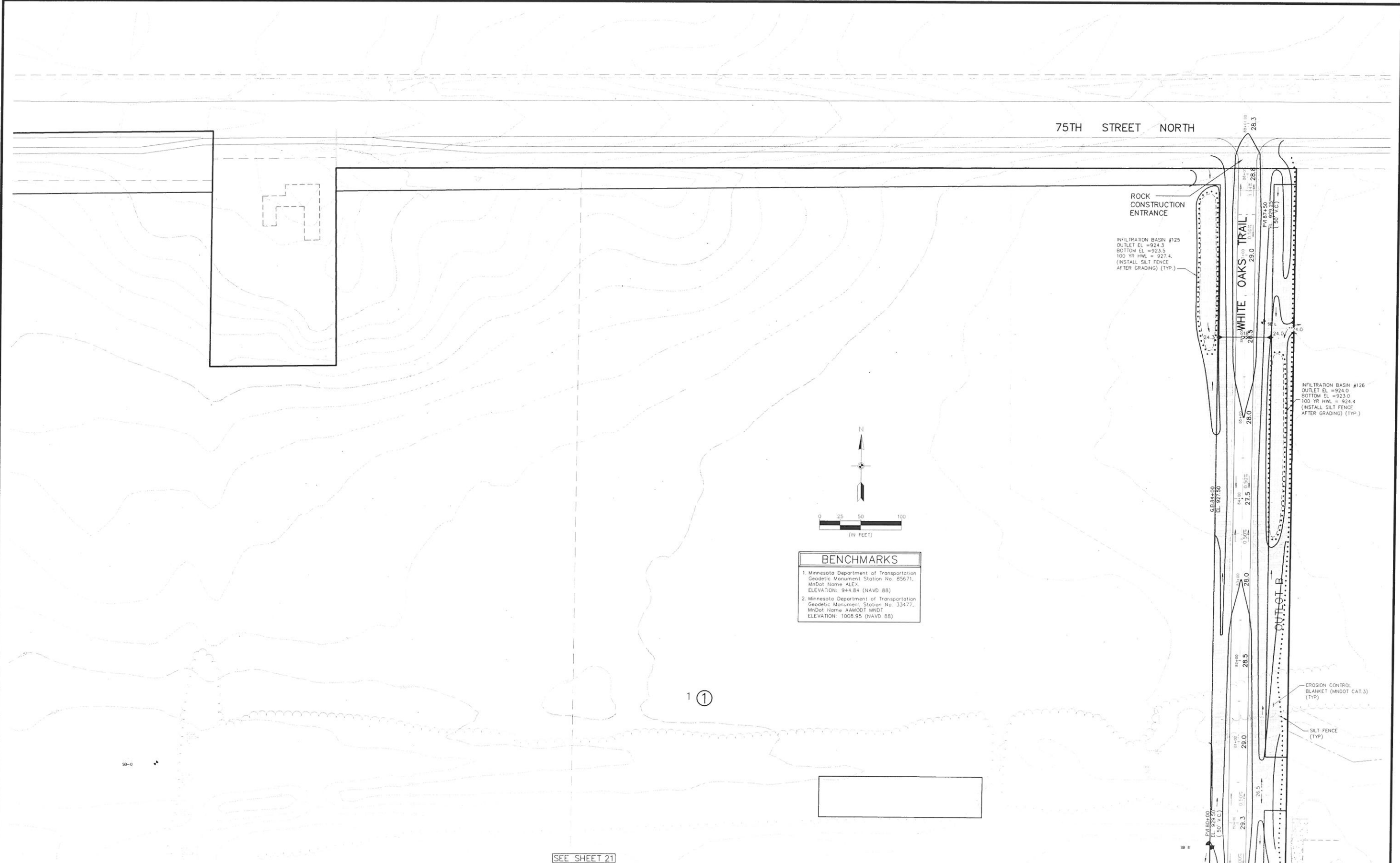
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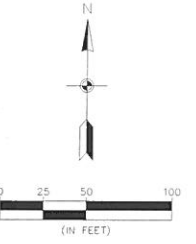
75TH STREET NORTH

ROCK CONSTRUCTION ENTRANCE

INFILTRATION BASIN #125
 OUTLET EL = 924.3
 BOTTOM EL = 923.5
 100 YR HWL = 927.4
 (INSTALL SILT FENCE AFTER GRADING) (TYP.)

WHITE OAKS TRAIL

INFILTRATION BASIN #126
 OUTLET EL = 924.0
 BOTTOM EL = 923.0
 100 YR HWL = 924.4
 (INSTALL SILT FENCE AFTER GRADING) (TYP.)



BENCHMARKS	
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2.	Minnesota Department of Transportation Geodetic Monument Station No. 33477, Mndot Name: AAMODT MNDT, ELEVATION: 1008.95 (NAVD 88)

1 ①

SEE SHEET 21

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