

CONTACT:

BARBARA R. BLACK
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GRANT, MN 55082
Ph. 651-492-1998

COUNTY/CITY:

WASHINGTON
COUNTY

CITY OF
GRANT

EXISTING LEGAL DESCRIPTION:

PARCEL 1 - PID#1103021210003
(AS DESCRIBED IN DOCUMENT NO. 3454449)
The West 850.00 feet of the North 1390.00 feet of the East Half of the Northwest Quarter of Section 11, Township 30, Range 21, EXCEPT the West 275.00 feet of the East 1162.00 feet of the North 180.00 feet of the Northwest Quarter of Section 11, township 30, Range 21 and except the South 175.00 feet of the North 355.00 feet of the West 200.00 feet of the East 1162.00 feet of the Northwest Quarter of Section 11, Township 30, Range 21.

PARCEL 2 - PID#1103021210004
(AS DESCRIBED IN DOCUMENT NO. 4076972)
The South 175.00 feet of the North 355.00 feet of the West 200.00 feet of the East 1162.00 feet of the Northwest Quarter of Section 11, Township 30, Range 21.

EASEMENT INFORMATION

EASEMENTS SHOWN ARE LIMITED TO THOSE SHOWN ON COUNTY HALF SECTION MAPPING OR LISTED IN THE ABOVE LEGAL DESCRIPTION. NO TITLE COMMITMENT WAS PROVIDED TO US FOR REVIEW. OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

DEVELOPMENT DATA:

CURRENT ZONING A-2
TOTAL AREA (PARCELS 1 AND 2) = 25.99 ACRES

PROPOSED PARCEL A = 20.98 ACRES
AREA ABOVE 12% SLOPES = 3.34 ACRES
WETLANDS (SEE WETLAND NOTE) = 0.66 ACRES
AREA OF EXISTING RIGHT OF WAY = 0.36 ACRES
BUILDABLE = 16.62 ACRES

PROPOSED PARCEL B = 5.01 ACRES
AREA ABOVE 12% SLOPES = 0.07 ACRES
WETLANDS (SEE WETLAND NOTE) = 0.00 ACRES
AREA OF EXISTING RIGHT OF WAY = 0.00 ACRES
BUILDABLE = 4.94 ACRES

PROPOSED LEGAL DESCRIPTION:

PARCEL A
The West 850.00 feet of the North 1390.00 feet of the East Half of the Northwest Quarter of Section 11, Township 30, Range 21, EXCEPT the West 275.00 feet of the East 1162.00 feet of the North 180.00 feet of said Northwest Quarter of and except the West 436.00 feet of the South 500.00 feet of the North 1390.00 feet of said East Half of the Northwest Quarter

PARCEL B
The West 436.00 feet of the South 500.00 feet of the North 1390.00 feet of the East Half of the Northwest Quarter of Section 11, Township 30, Range 21, Washington County, Minnesota.

SURVEY NOTES:

- BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE.
- UNDERGROUND UTILITIES NOT SHOWN.
- CONTOURS SHOWN PER MNTOPD WEBSITE, 2012 DNR LIDAR GENERATED CONTOURS.
- SEPTIC AREAS BY OTHERS.
- LOCATION OF BUILDINGS, DRIVEWAY, ROADS AND TREELINES SHOWN PER WASHINGTON COUNTY ORTHO PHOTO.
- THE EDGE OF THE WETLAND AS SHOWN ON THIS SURVEY IS NOT BASED ON ANY DELINEATED WETLAND BY A PROFESSIONAL WETLAND SCIENTIST. THE WETLAND EDGE AS SHOWN IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY.

REVISIONS:

DATE	REVISION
6-8-18	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: 6-8-18

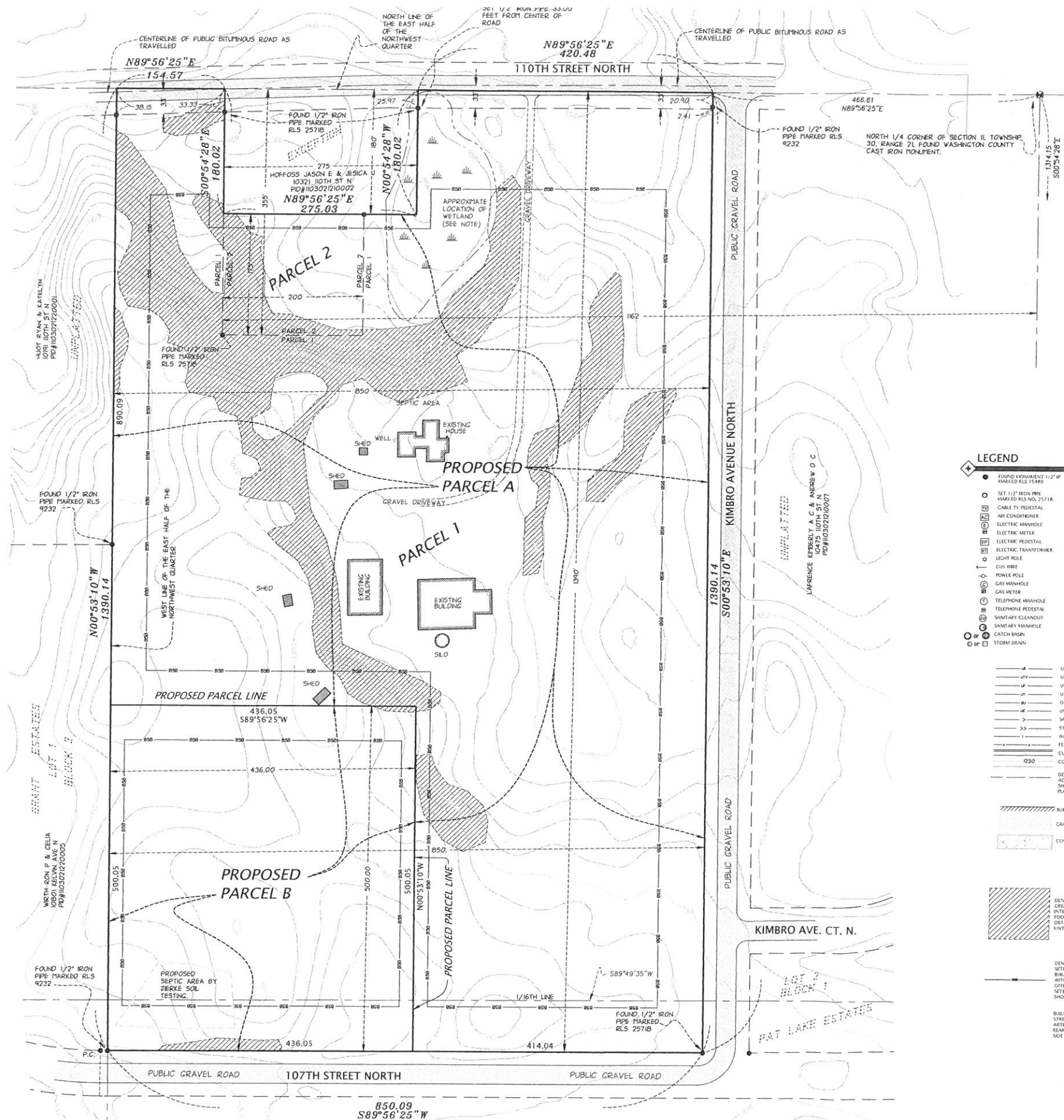
PROJECT LOCATION:

10361
110TH STREET N.
PID#1103021210003
PID#1103021210004

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 SURZ251A
PROJECT NO. ZZ054051A



LEGEND

● FOUND MONUMENT 1/2\"/>	⊕ WATER VALVE
○ SET 1/2\"/>	⊙ FLAG POLE
⊙ SET 1/2\"/>	⊙ HOLE BOX
⊙ CABLE TV PEDESTAL	⊙ TRAFFIC SIGN
⊙ AIR CONDITIONER	⊙ UNKNOWN MANHOLE
⊙ ELECTRIC METER	⊙ SOIL BORING
⊙ ELECTRIC PEDESTAL	⊙ SPOT ELEVATION
⊙ ELECTRIC TRANSFORMER	⊙ TRAFFIC SIGNAL
⊙ LIGHT POLE	⊙ CONIFEROUS TREE
⊙ CUN WIRE	⊙ DECIDUOUS TREE
⊙ POWER POLE	⊙ FLARED END SECTION
⊙ GAS MANHOLE	⊙ STORAGE MANHOLE
⊙ GAS METER	⊙ FIRE DEPT. CONNECTION
⊙ TELEPHONE MANHOLE	⊙ CURB STOP
⊙ TELEPHONE PEDESTAL	⊙ WATER WELL
⊙ SANITARY CLEANOUT	⊙ WATER MANHOLE
⊙ SANITARY MANHOLE	⊙ WATER METER
⊙ CATCH BASIN	⊙ POST INDICATOR VALVE
⊙ STORM DRAIN	
— UNDERGROUND ELECTRIC	
— UNDERGROUND CABLE TV	
— UNDERGROUND FIBER OPTIC	
— UNDERGROUND TELEPHONE	
— OVERHEAD UTILITY	
— UNDERGROUND GAS	
— SANITARY SEWER	
— STORM SEWER	
— WATERMAIN	
— FENCE	
— CURB (TYPICAL)	
— CONTOURS	
— DENOTES EXISTING ACCESS CONTROL AS SHOWN ON RECORDED PLAN	
— BUILDING LINE	
— GRAVEL SURFACE	
— CONCRETE SURFACE	
— DENOTES SLOPES GREATER THAN 12% AS INTERPOLATED FROM 2 FOOT ONE LINE DATA OBTAINED FROM THE MNTOPD WEBSITE.	
— DENOTES BUILDING SETBACK LINE. LEGAL BUILDING SETBACKS WITH ZONING OFFICIAL. WETLAND SETBACKS NOT SHOWN.	
— BUILDING SETBACKS STREET = 65' ARTISAN = 105' REAR = 50' SIDE = 20'	

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

