

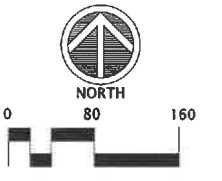
# HAWKINS RESIDENCE

**CONTACT:**

Eric Hawkins  
Park Tool Company  
651-592-3066  
eric@parktool.com

**COUNTY/CITY:**

WASHINGTON COUNTY  
CITY OF GRANT



**EXISTING LEGAL DESCRIPTION:**

(Overall Parcel - 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. (SEE SURVEY BY E.G. RUD & SONS DATED 3/13/18 FOR MINOR SUBDIVISION)

**PROPOSED LEGAL DESCRIPTION:**

**PARCEL A**  
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 the south 612.76 feet of the east 397.10 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.

**PARCEL B**  
The south 612.76 feet of the east 397.10 feet of the Southwest Quarter of the Northeast Quarter of Section 27, Township 30, Range 21, Washington County, Minnesota, 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.

**DEVELOPEMENT DATA**

TOTAL PARCEL AREA = 33.50 ACRES SQ. FT.  
PROPOSED PARCEL A = 28.49 ACRES  
NET (LESS WETLANDS) = 22.62 ACRES  
PROPOSED PARCEL B = 5.01 ACRES  
NET (LESS WETLANDS) = 4.12 ACRES

BUILDING SETBACKS:  
FRONT = 65'  
SIDE = 20'  
REAR = 50'

**LEGEND**

- ◆ FOUND CAST IRON MONUMENT
- FOUND IRON PIPE MARKED WITH MN LICENSE NO. 41578
- ▣ CABLE TV PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- GUY WIRE
- POWER POLE
- GAS METER
- TELEPHONE PEDESTAL
- ⊙ SANITARY CLEANOUT
- ⊙ WATER WELL
- NAIL BOX
- ▨ BUILDING LINE
- ▨ BITUMINOUS SURFACE
- ▨ CONCRETE SURFACE
- UT UNDERGROUND TELEPHONE
- OU OVERHEAD UTILITY
- UG UNDERGROUND GAS
- FENCE

**SURVEY NOTES:**

1. BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM NAD 1983.
2. THERE MAY BE SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
3. CONTOURS SHOWN PER LIDAR DATA OBTAINED FROM THE DNR MNTOP0 WEBSITE. NOT FIELD VERIFIED.
4. ALL INFORMATION SHOWN PER SURVEY PROVIDED BY HAGSTROM BUILDERS. CORNERSTONE LAND SURVEYING, INC HAS NOT BEEN TO THE SITE TO VERIFY EXISTING CONDITIONS.
5. 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.
6. WETLANDS DELINEATION COMPLETED BY JACOBSON ENVIRONMENTAL AS SHOWN ON PROVIDED SURVEY.

**REVISIONS:**

DATE	REVISION
4-17-20	MINOR SUBDIVISION

**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.

*Eric Hawkins*  
Thames Registration Number: 25718  
Date: 4-17-20

**PROJECT LOCATION:**

**9694**  
75TH ST. N.  
PID#2703021130001

Suite #200  
1970 Northwestern Ave.  
Stillwater, MN 55082  
Phone 651.275.8959  
dan@cssurvey.net

**CORNERSTONE LAND SURVEYING, INC.**

FILE NAME SURVHR21  
PROJECT NO. RH20021

**MINOR SUBDIVISION**

