

PROPOSED PARCEL DESCRIPTION:

PROPOSED PARCEL A
That part of Southwest Quarter of Section 15, Township 30 North, Range 21 West, lying North of the centerline of Trunk Highway No. 96, also known as Dellwood Road North, and lying easterly of the following described line:

COMMENCING at the northwest corner of said Southwest Quarter; thence on an assumed bearing of South 89 degrees 47 minutes 16 seconds East along the north line of said Southwest Quarter a distance of 1,049.00 feet to the westerly line of Justin Trail North as described in Roadway and Utility Easement per Document No. 549364 and the POINT OF BEGINNING of the line to be described; thence South 08 degrees 15 minutes 00 seconds West along the westerly line of said Road and Utility Easement per Document No. 549364 a distance of 489.94 feet to an angle point in said Road and Utility Easement per Document No. 326871; thence South 03 degrees 27 minutes 23 seconds West along the westerly line of a Road, Ingress and Egress Easement per Document No. 326871 a distance of 329.64 feet to the centerline of Trunk Highway No. 96, also known as Dellwood Road North and said line there terminating;

except that part included in the Plat of Victoria Station No. 3.

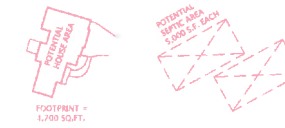
And also Outlot A, Victoria Station No. 3, except that part lying within the following described lines: Beginning at the Southeast corner of said Outlot A, said point also being the Southwest corner of Lot 5, Block 3, said Victoria Station No. 3; thence North 00 degrees 59 minutes 45 seconds West 636.58 feet along the West line of Lots 3, 4 and 5, said Block 3 to a point on the South line of Northeast 1/4, Section 15, Township 30 North, Range 21 West; thence North 00 degrees 56 minutes 40 seconds West 638.42 feet along the West line of Lots 1, 2 and 3, said Block 3, to the Northwest corner of said Lot 1, said point being on the South line of Outlot B, Victoria Station No. 3; thence West 153.5 feet along the Southerly line of said Outlot B; thence South 00 degrees 51 minutes 34 seconds East 350 feet to a point on the South line of Northeast 1/4, Section 15, Township 30 North, Range 21 West, thence South 89 degrees 51 minutes 21 seconds West 650.10 feet along said South line to a point on the West line of Southeast 1/4 of Section 15 said point being the center of said Section 15; thence South 00 degrees 51 minutes 34 seconds East 634.41 feet along said West line to the Northwest corner of Lot 10, said Block 3; thence East 856.08 feet along the Southerly line of said Outlot A and the Northerly line of Lots 8, 9 and 10, said Block 3, to point of beginning, Washington County, Minnesota.

SURVEY NOTES:

- 1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE (NAD 83).
2. NO UTILITIES WERE LOCATED FOR THIS SURVEY
3. FIELD WORK WAS CONDUCTED ON SEPTEMBER 8/9, 2017.
4. THERE MAY BE SOME EASEMENTS NOT SHOWN OR LOCATED.
5. CONTOURS (IF SHOWN) ARE PER MN DNR LIDAR DATA.
6. THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE PROPERTY BOUNDARIES IN THE FIELD, TO SET POINTS ON LINE TO HELP CLEARLY MARK THE BOUNDARIES, AND TO LOCATE THE LARGE EXISTING BARN.

PROPOSED PADS, SEPTIC

ITEMS SHOWN ON THIS PLAN ARE FOR REFERENCE PURPOSES FOR THE POTENTIAL SUBDIVISION. ACTUAL LOCATION OF ANY PROPOSED BUILDINGS, DRIVEWAYS AND SEPTIC AREAS MAY VARY SIGNIFICANTLY.



TITLE NOTES:

No titlework was provided for our review, but it appears that the following easements affect the subject property:

- 1) Electric Transmission line Easement to NSP per Doc. No. 384163.
2) Electric Transmission line Easement to NSP per Book 314 DEEDS Page 267.
3) Highway Easement (Jamaica Avenue N.) per Book 257 DEEDS page 267.
4) Road Ingress/Egress Easement (Justin Trail N.) per Doc. No. 326871.
5) Roadway and utility Easement (Justin Trail N.) per Doc. No. 549364.
There may be additional easements affecting the property of which we are unaware.

MARCH 6TH, 2019 - ADDED DETAIL SHEETS. NO ADDITIONAL FIELD WORK PERFORMED BY CORNERSTONE LAND SURVEYING SINCE INITIAL SURVEY DATED 9-18-17.

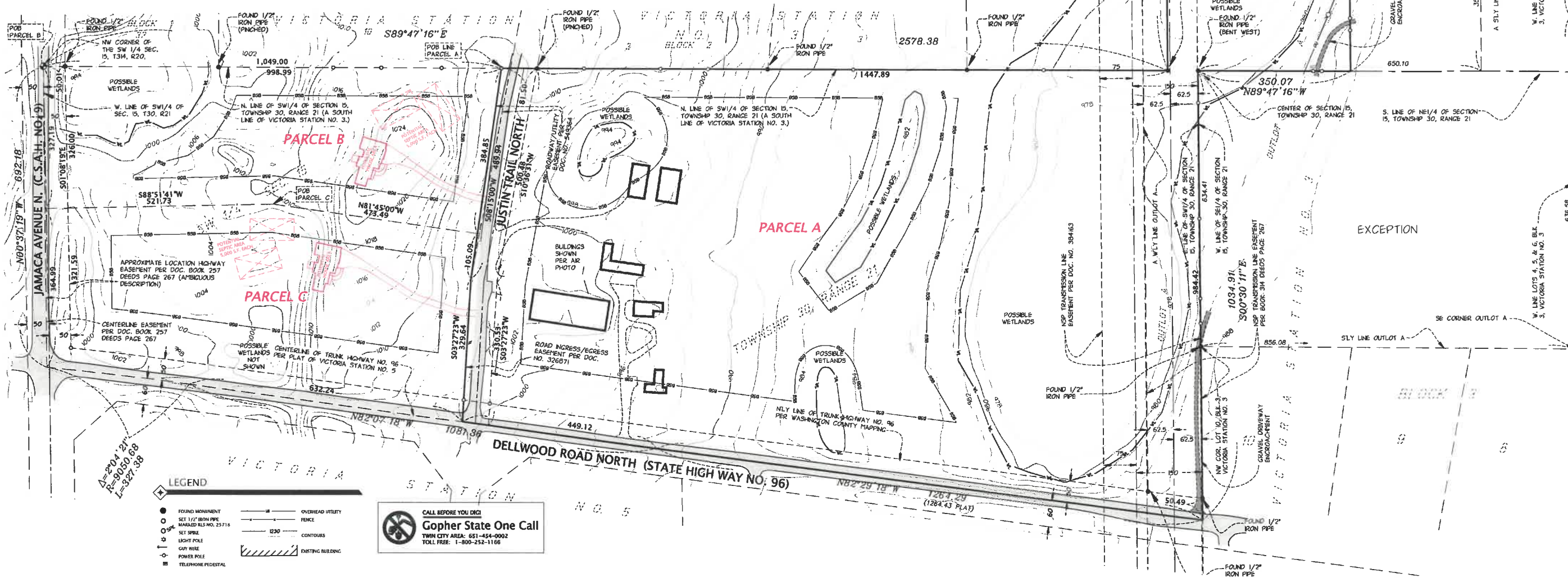
DEVELOPMENT DATA

PROPOSED PARCEL AREA:
PARCEL A = 42.28 ACRES INCLUDING 3.15 ACRES OF EXISTING ROADWAY EASEMENT
BUILDABLE AREA SHOWN = 11.04 ACRES *SEE NOTE BELOW

*NOTE - All new lots created must have at least one (1) acre of accessible buildable land. Buildable land is defined as land with a slope of less than twenty-five (25) percent, and outside of any required setbacks, above any floodway, drainage way, or drainage easement. Property situated within shorelands or floodplains are also subject to the requirements set forth in those respective ordinances.
**THERE ARE NO SUSTAINED SLOPES OVER 25% ON THIS PARCEL.
***WETLAND DELINEATION AND SOIL TESTING NOT COMPLETED AT THE TIME.

A-2 Zoning requirements - Minimum Size = 5 acres. 300' minimum width Front Setback (Justin Trail North) = 65' Highway 96 & Jamaica = 150' from centerline Side = 65' Rear = 50'

--- DENOTES APPROXIMATE EXTENTS OF BUILDABLE AREA



CONTACT:

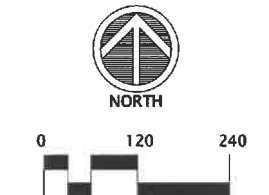
Sam Scott
Dellwood Farms
9250 Dellwood Road North
Grant, MN
Phone: 651.263.1368

COUNTY/CITY:

WASHINGTON COUNTY
CITY OF GRANT

REVISIONS:

Table with columns for DATE and REVISION. Includes entries for 09-18-17 (INITIAL ISSUE), 3-6-19 (ADDED DETAIL SHEETS), 2-15-22 (CONCEPT PLAN), and 4-28-22 (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.

David L. Thurnes Registration Number: 25718
Date: 09-18-17

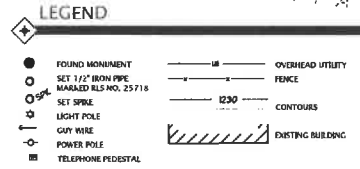
PROJECT LOCATION:

9250
DELLWOOD ROAD N.
PID# 1503021310001
PID# 1503021130002

Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME SURVZZ470
PROJECT NO. Z217470
PARCEL A
CERTIFICATE OF SURVEY



LEGAL DESCRIPTION

(LEGAL DESCRIPTION PER PERSONAL REPRESENTATIVES DEED DOC. NO. 4101344).

That part of Southwest 1/4, Section 15, Township 30 North, Range 21 West, lying North of the centerline of Trunk Highway No. 96, except that part included in the Plat of Victoria Station No. 3.

And also Outlot A, Victoria Station No. 3, except that part lying within the following described lines; Beginning at the Southeast corner of said Outlot A, said point also being the Southwest corner of Lot 5, Block 3, said Victoria Station No. 3; thence North 00 degrees 59 minutes 45 seconds West 636.58 feet along the West line of Lots 3, 4 and 5, said Block 3 to a point on the South line of Northeast 1/4, Section 15, Township 30 North, Range 21 West; thence North 00 degrees 56 minutes 40 seconds West 638.42 feet along the West line of Lots 1, 2 and 3, said Block 3, to the Northwest corner of said Lot 1, said point being on the South line of Outlot B, Victoria Station No. 3; thence West 153.5 feet along the Southerly line of said Outlot B; thence South 00 degrees 51 minutes 34 seconds East 288.91 feet along the Easterly line of said Outlot B; thence West 50 feet along the Southerly line of said Outlot B; thence South 00 degrees 51 minutes 34 seconds East 350 feet to a point on the South line of Northeast 1/4, Section 15, Township 30 North, Range 21 West; thence South 89 degrees 51 minutes 21 seconds West 650.10 feet along said South line to a point on the West line of Southeast 1/4 of Section 15 said point being the center of said Section 15; thence South 00 degrees 51 minutes 34 seconds East 634.41 feet along said West line to the Northwest corner of Lot 10, said Block 3; thence East 856.08 feet along the Southerly line of said Outlot A and the Northerly line of Lots 8, 9 and 10, said Block 3, to point of beginning, Washington County, Minnesota.

Abstract property.

TITLE NOTES:

No titework was provided for our review, but it appears that the following easements affect the subject property:

- 1) Electric Transmission line Easement to NSP per Doc. No. 384163.
 - 2) Electric Transmission line Easement to NSP per Book 314 DEEDS Page 267.
 - 3) Highway Easement (Jamarca Avenue N.) per Book 257 DEEDS page 267.
 - 4) Road Ingress/Egress Easement (Justin Trail N.) per Doc. No. 326871.
 - 5) Roadway and utility Easement (Justin Trail N.) per Doc. No. 549364.
- There may be additional easements affecting the property of which we are unaware.

MARCH 6TH, 2019 - ADDED DETAIL SHEETS, NO ADDITIONAL FIELD WORK PERFORMED BY CORNERSTONE LAND SURVEYING SINCE INITIAL SURVEY DATED 9-18-17.

PROPOSED PARCEL DESCRIPTION:

PROPOSED PARCEL A

That part of Southwest Quarter of Section 15, Township 30 North, Range 21 West, lying North of the centerline of Trunk Highway No. 96, also known as Dellwood Road North, and lying easterly of the following described line:

COMMENCING at the northwest corner of said Southwest Quarter; thence on an assumed bearing of South 89 degrees 47 minutes 16 seconds East along the north line of said Southwest Quarter a distance of 1,049.00 feet to the westerly line of Justin Trail North as described in Roadway and Utility Easement per Document No. 5419364; thence South 08 degrees 15 minutes 00 seconds West along the westerly line of said Road and Utility Easement per Document No. 5419364 a distance of 384.85 feet; thence North 81 degrees 45 minutes 00 seconds West a distance of 473.49 feet; thence South 88 degrees 51 minutes 41 seconds West a distance of 521.73 feet to the west line of said Southwest Quarter; thence North 00 degrees 56 minutes 40 seconds West along said west line of the Southwest Quarter a distance of 327.19 feet to the POINT OF BEGINNING.

except that part included in the Plat of Victoria Station No. 3.

And also Outlot A, Victoria Station No. 3, except that part lying within the following described lines; Beginning at the Southeast corner of said Outlot A, said point also being the Southwest corner of Lot 5, Block 3, said Victoria Station No. 3; thence North 00 degrees 59 minutes 45 seconds West 636.58 feet along the West line of Lots 3, 4 and 5, said Block 3 to a point on the South line of Northeast 1/4, Section 15, Township 30 North, Range 21 West; thence North 00 degrees 56 minutes 40 seconds West 638.42 feet along the West line of Lots 1, 2 and 3, said Block 3, to the Northwest corner of said Lot 1, said point being on the South line of Outlot B, Victoria Station No. 3; thence West 153.5 feet along the Southerly line of said Outlot B; thence South 00 degrees 51 minutes 34 seconds East 288.91 feet along the Easterly line of said Outlot B; thence West 50 feet along the Southerly line of said Outlot B; thence South 00 degrees 51 minutes 34 seconds East 350 feet to a point on the South line of Northeast 1/4, Section 15, Township 30 North, Range 21 West; thence South 89 degrees 51 minutes 21 seconds West 650.10 feet along said South line to a point on the West line of Southeast 1/4 of Section 15 said point being the center of said Section 15; thence South 00 degrees 51 minutes 34 seconds East 634.41 feet along said West line to the Northwest corner of Lot 10, said Block 3; thence East 856.08 feet along the Southerly line of said Outlot A and the Northerly line of Lots 8, 9 and 10, said Block 3, to point of beginning, Washington County, Minnesota.

PROPOSED PARCEL B

That part of Southwest Quarter, Section 15, Township 30 North, Range 21 West described as follows:

BEGINNING at the northwest corner of said Southwest Quarter; thence on an assumed bearing of South 89 degrees 47 minutes 16 seconds East along the north line of said Southwest Quarter a distance of 1,049.00 feet to the westerly line of Justin Trail North as described in Roadway and Utility Easement per Document No. 5419364; thence South 08 degrees 15 minutes 00 seconds West along the westerly line of said Road and Utility Easement per Document No. 5419364 a distance of 384.85 feet; thence North 81 degrees 45 minutes 00 seconds West a distance of 473.49 feet; thence South 88 degrees 51 minutes 41 seconds West a distance of 521.73 feet to the west line of said Southwest Quarter; thence North 00 degrees 56 minutes 40 seconds West along said west line of the Southwest Quarter a distance of 327.19 feet to the POINT OF BEGINNING.

PROPOSED PARCEL C

That part of Southwest Quarter, Section 15, Township 30 North, Range 21 West, described as follows:

COMMENCING at the northwest corner of said Southwest Quarter; thence on an assumed bearing of South 89 degrees 47 minutes 16 seconds East along the north line of said Southwest Quarter a distance of 1,049.00 feet to the westerly line of Justin Trail North as described in Roadway and Utility Easement per Document No. 549364; thence South 08 degrees 15 minutes 00 seconds West along the westerly line of said Road and Utility Easement per Document No. 549364 a distance of 384.85 feet; thence North 81 degrees 45 minutes 00 seconds West a distance of 473.49 feet to the POINT OF BEGINNING; thence South 81 degrees 45 minutes 00 seconds East along last described line a distance of 473.49 feet; thence South 08 degrees 15 minutes 00 seconds West along the westerly line of said Road and Utility Easement per Document No. 549364 a distance of 105.10 feet to an angle point in said Road and Utility Easement per Document No. 326871; thence South 03 degrees 27 minutes 23 seconds West along the westerly line of a Road, Ingress and Egress Easement per Document No. 326871 a distance of 329.64 feet to the centerline of Trunk Highway No. 96, also known as Dellwood Road North; thence North 82 degrees 07 minutes 18 seconds West along said centerline a distance of 632.24 feet; thence westerly 327.38 feet along said centerline being a tangential curve concave to the south having a radius of 9,050.68 feet and a central angle of 02 degrees 21 seconds to the west line of said Southwest Quarter; thence North 00 degrees 37 minutes 19 seconds West along said west line a distance of 364.99 feet to the intersection of a line that bears South 88 degrees 51 minutes 41 seconds West from the point of beginning; thence North 88 degrees 51 minutes 41 seconds East a distance of 521.73 feet to the POINT OF BEGINNING.

SURVEY NOTES:

1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE (NAD 83).
2. NO UTILITIES WERE LOCATED FOR THIS SURVEY.
3. FIELD WORK WAS CONDUCTED ON SEPTEMBER 8/9, 2017.
4. THERE MAY BE SOME EASEMENTS NOT SHOWN OR LOCATED.
5. CONTOURS (IF SHOWN) ARE PER MN DNR LIDAR DATA.
6. THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE PROPERTY BOUNDARIES IN THE FIELD, TO SET POINTS ON LINE TO HELP CLEARLY MARK THE BOUNDARIES, AND TO LOCATE THE LARGE EXISTING BARN.

DEVELOPMENT DATA

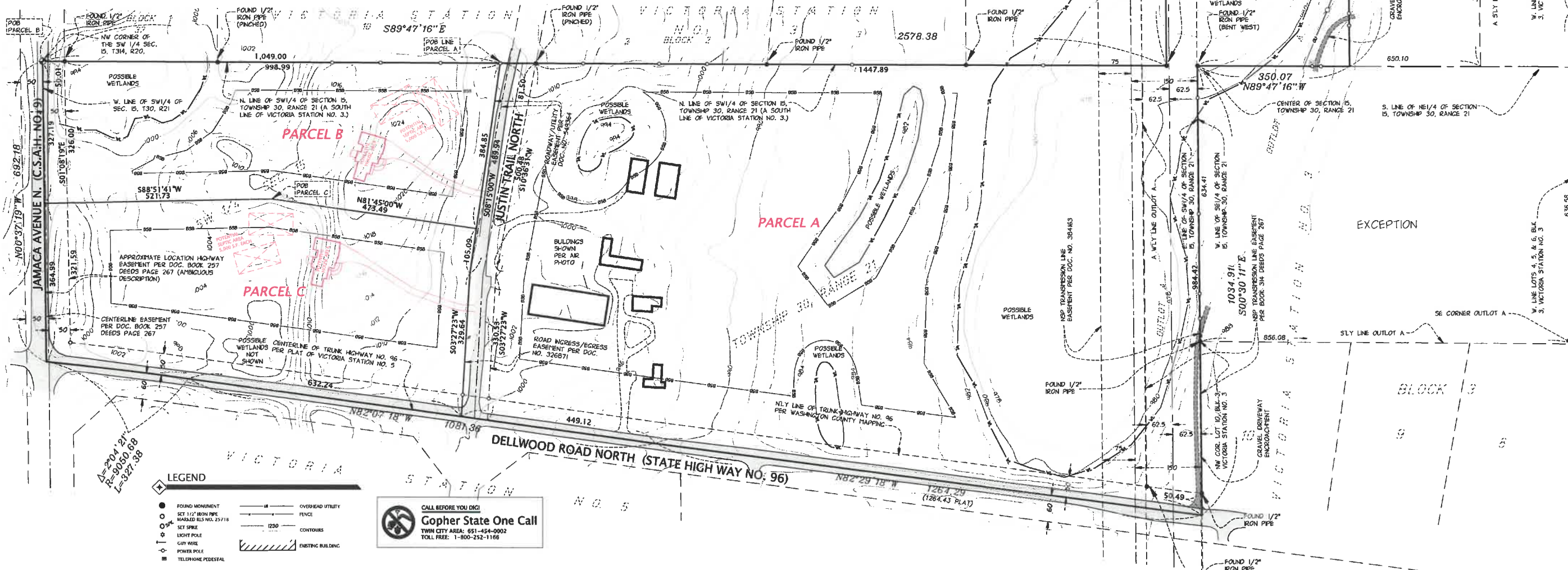
PROPOSED NUMBER OF PARCELS = 3

PROPOSED PARCEL AREAS:
 PARCEL A = 42.28 ACRES INCLUDING 3.15 ACRES OF EXISTING ROADWAY EASEMENT BUILDABLE AREA SHOWN = 11.04 ACRES *SEE NOTE BELOW
 PARCEL B = 7.84 ACRES INCLUDING 0.39 ACRES OF EXISTING ROADWAY EASEMENT BUILDABLE AREA SHOWN = 2.84 ACRES *SEE NOTE BELOW
 PARCEL C = 9.30 ACRES INCLUDING 1.50 ACRES OF EXISTING ROADWAY EASEMENT BUILDABLE AREA SHOWN = 3.63 ACRES *SEE NOTE BELOW

*NOTE - All new lots created must have at least one (1) acre of accessible buildable land. Buildable land is defined as land with a slope of less than twenty-five (25) percent, and outside of any required setbacks, above any floodway, drainage way, or drainage easement. Property situated within shorelands or floodplains are also subject to the requirements set forth in those respective ordinances.
 **THERE ARE NO SUSTAINED SLOPES OVER 25% ON THIS PARCEL
 ***WETLAND DELINEATION AND SOIL TESTING NOT COMPLETED AT THE TIME.

A-2 Zoning requirements - Minimum Size = 5 acres. 300' minimum width Front Setback (Justin Trail North) = 65' Highway 96 & Jamarca = 150' from centerline Side = 65' Rear = 50'

--- DENOTES APPROXIMATE EXTENTS OF BUILDABLE AREA



PROPOSED PADS, SEPTIC

ITEMS SHOWN ON THIS PLAN ARE FOR REFERENCE PURPOSES FOR THE POTENTIAL SUBDIVISION. ACTUAL LOCATION OF ANY PROPOSED BUILDINGS, DRIVEWAYS AND SEPTIC AREAS MAY VARY SIGNIFICANTLY.

EXISTING OVERALL AREA:

PARCEL AREA: 2,588,433 SQ. FT. / 59.4 ACRES

DELLWOOD FARMS

MINOR SUBDIVISION

CONTACT:

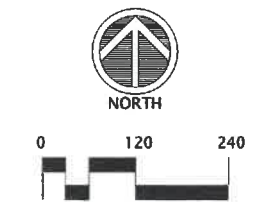
Sam Scott
 Dellwood Farms
 9250 Dellwood Road North
 Grant, MN
 Phone: 651.263.1368

COUNTY/CITY:

WASHINGTON COUNTY
 CITY OF GRANT

REVISIONS:

DATE	REVISION
09-18-17	INITIAL ISSUE
3-6-19	ADDED DETAIL SHEETS
2-15-22	CONCEPT PLAN
4-28-22	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.

Daniel L. Thurmes Registration Number: 25718
 Date: 09-18-17

PROJECT LOCATION:

9250 DELLWOOD ROAD N.
 PID#1503021310001
 PID#1503021130002

Suite #200
 1970 Northwestern Ave.
 Stillwater, MN 55082
 Phone 651.275.8969
 dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME SURVZZ470
 PROJECT NO. 2217470

MINOR SUBDIVISION

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

LEGEND

- FOUND MONUMENT
- SET 1/2" BORN PIPE
- MARKED REL. NO. 25718
- SET SPIKE
- LIGHT POLE
- CITY WIRE
- POWER POLE
- TELEPHONE PEDESTAL
- OVERHEAD UTILITY
- FENCE
- 230' CONTOURS
- EXISTING BUILDING

PROPOSED PARCEL DESCRIPTION:

PROPOSED PARCEL C
That part of Southwest Quarter, Section 15, Township 30 North, Range 21 West, described as follows:

COMMENCING at the northwest corner of said Southwest Quarter; thence on an assumed bearing of South 89 degrees 47 minutes 16 seconds East along the north line of said Southwest Quarter a distance of 1,049.00 feet to the westerly line of Justin Trail North as described in Roadway and Utility Easement per Document No. 549364; thence South 08 degrees 15 minutes 00 seconds West along the westerly line of said Road and Utility Easement per Document No. 549364 a distance of 384.85 feet; thence North 81 degrees 45 minutes 00 seconds West a distance of 473.49 feet to the POINT OF BEGINNING; thence South 08 degrees 15 minutes 00 seconds West along the westerly line of said Road and Utility Easement per Document No. 549364 a distance of 105.10 feet to an angle point in said Road and Utility Easement per Document No. 326871; thence South 03 degrees 27 minutes 23 seconds West along the westerly line of a Road, Ingress and Egress Easement per Document No. 326871 a distance of 329.64 feet to the centerline of Trunk Highway No. 96, also known as Dellwood Road North; thence North 82 degrees 07 minutes 18 seconds West along said centerline a distance of 632.24 feet; thence westerly 327.38 feet along said centerline being a tangential curve concave to the south having a radius of 9,050.68 feet and a central angle of 02 degrees 04 minutes 21 seconds to the west line of said Southwest Quarter; thence North 00 degrees 37 minutes 19 seconds West along said west line a distance of 364.99 feet to the intersection of a line that bears South 88 degrees 51 minutes 41 seconds West from the point of beginning; thence North 88 degrees 51 minutes 41 seconds East a distance of 521.73 feet to the POINT OF BEGINNING.

TITLE NOTES:

No titlework was provided for our review, but it appears that the following easements affect the subject property:

- 1) Electric Transmission line Easement to NSP per Doc. No. 384163.
2) Electric Transmission line Easement to NSP per Book 314 DEEDS Page 267.
3) Highway Easement (Jamaica Avenue N.) per Book 257 DEEDS page 267.
4) Road Ingress/Egress Easement (Justin Trail N.) per Doc. No. 326871.
5) Roadway and utility Easement (Justin Trail N.) per Doc. No. 549364.
There may be additional easements affecting the property of which we are unaware.

MARCH 6TH, 2019 - ADDED DETAIL SHEETS. NO ADDITIONAL FIELD WORK PERFORMED BY CORNERSTONE LAND SURVEYING SINCE INITIAL SURVEY DATED 9-18-17.

DEVELOPMENT DATA

PARCEL C = 9.30 ACRES INCLUDING 1.50 ACRES OF EXISTING ROADWAY EASEMENT BUILDABLE AREA SHOWN = 3.63 ACRES *SEE NOTE BELOW

*NOTE - All new lots created must have at least one (1) acre of accessible buildable land. Buildable land is defined as land with a slope of less than twenty-five (25) percent, and outside of any required setbacks, above any floodway, drainage way, or drainage easement. Property situated within shorelands or floodplains are also subject to the requirements set forth in those respective ordinances.
**THERE ARE NO SUSTAINED SLOPES OVER 25% ON THIS PARCEL
***WETLAND DELINEATION AND SOIL TESTING NOT COMPLETED AT THE TIME.

A-2 Zoning requirements - Minimum Size = 5 acres. 300' minimum width Front Setback (Justin Trail North) = 65' Highway 96 & Jamaica = 150' from centerline Side = 65' Rear = 50'

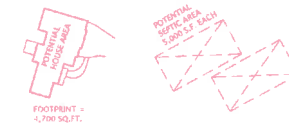
DENOTES APPROXIMATE EXTENTS OF BUILDABLE AREA

SURVEY NOTES:

- 1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE (INAD 83).
2. NO UTILITIES WERE LOCATED FOR THIS SURVEY
3. FIELD WORK WAS CONDUCTED ON SEPTEMBER 8/9, 2017.
4. THERE MAY BE SOME EASEMENTS NOT SHOWN OR LOCATED.
5. CONTOURS (IF SHOWN) ARE PER MN DNR LIDAR DATA.
6. THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE PROPERTY BOUNDARIES IN THE FIELD, TO SET POINTS ON LINE TO HELP CLEARLY MARK THE BOUNDARIES, AND TO LOCATE THE LARGE EXISTING BARN.

PROPOSED PADS, SEPTIC

ITEMS SHOWN ON THIS PLAN ARE FOR REFERENCE PURPOSES FOR THE POTENTIAL SUBDIVISION. ACTUAL LOCATION OF ANY PROPOSED BUILDINGS, DRIVEWAYS AND SEPTIC AREAS MAY VARY SIGNIFICANTLY.



CONTACT:

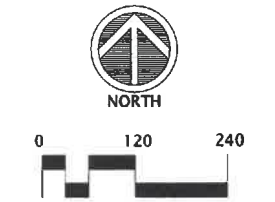
Sam Scott
Dellwood Farms
9250 Dellwood Road North
Grant, MN
Phone: 651.263.1368

COUNTY/CITY:

WASHINGTON COUNTY
CITY OF GRANT

REVISIONS:

Table with columns for DATE and REVISION. Includes entries for 09-18-17 (INITIAL ISSUE), 3-6-19 (ADDED DETAIL SHEETS), 2-15-22 (CONCEPT PLAN), and 4-28-22 (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.

Daniel L. Thurmes Registration Number: 25718
Date: 09-18-17

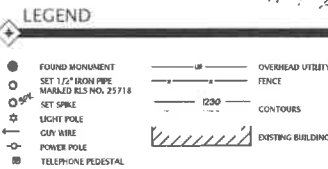
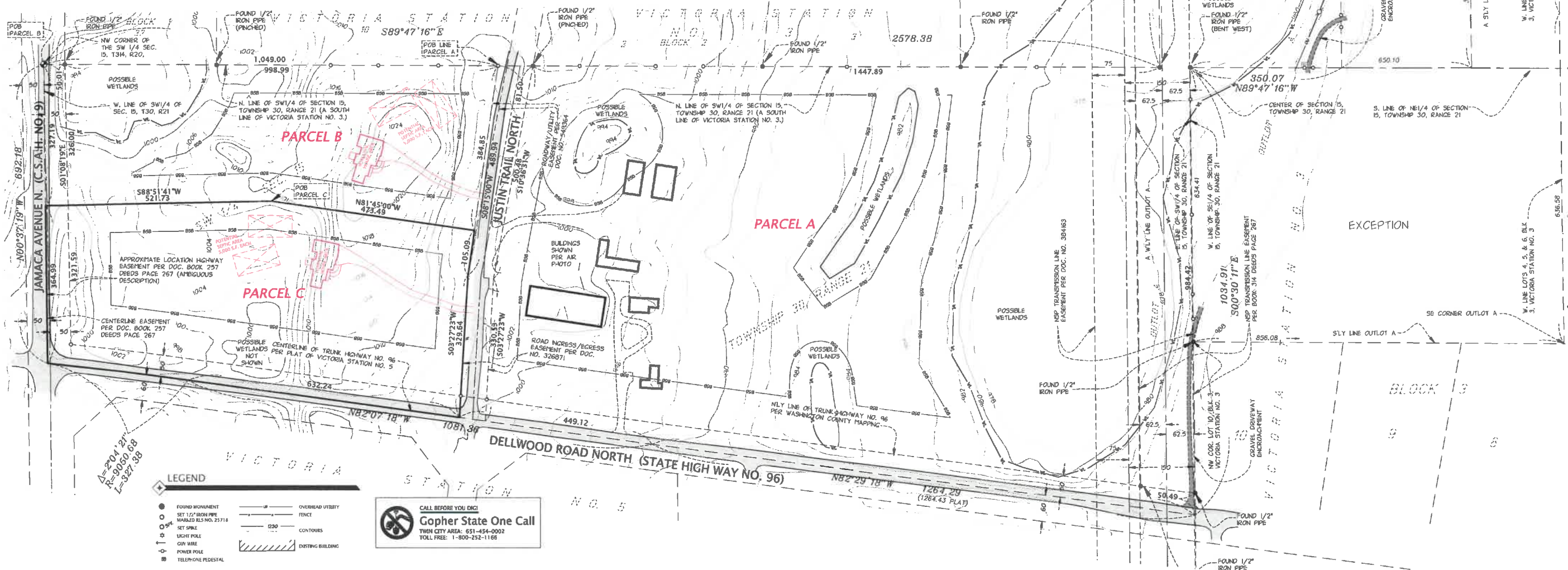
PROJECT LOCATION

9250
DELLWOOD ROAD N.
PID#1503021310001
PID#1503021130002

Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME SURVZZ470
PROJECT NO. Z217470
PARCEL C
CERTIFICATE OF SURVEY



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

PROPOSED PARCEL DESCRIPTION:

PROPOSED PARCEL B
That part of Southwest Quarter, Section 15, Township 30 North, Range 21 West described as follows:

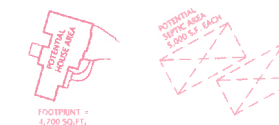
BEGINNING at the northwest corner of said Southwest Quarter; thence on an assumed bearing of South 89 degrees 47 minutes 16 seconds East along the north line of said Southwest Quarter a distance of 1,049.00 feet to the westerly line of Justin Trail North as described in Roadway and Utility Easement per Document No. 5419364; thence South 08 degrees 15 minutes 00 seconds West along the westerly line of said Road and Utility Easement per Document No. 5419364 a distance of 384.85 feet; thence North 81 degrees 45 minutes 00 seconds West a distance of 473.49 feet; thence South 88 degrees 51 minutes 41 seconds West a distance of 521.73 feet to the west line of said Southwest Quarter; thence North 00 degrees 37 minutes 19 seconds West along said west line of the Southwest Quarter a distance of 327.19 feet to the POINT OF BEGINNING.

SURVEY NOTES:

- 1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE (NAD 83).
2. NO UTILITIES WERE LOCATED FOR THIS SURVEY
3. FIELD WORK WAS CONDUCTED ON SEPTEMBER 8/9, 2017.
4. THERE MAY BE SOME EASEMENTS NOT SHOWN OR LOCATED.
5. CONTOURS (IF SHOWN) ARE PER MN DNR LIDAR DATA.
6. THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE PROPERTY BOUNDARIES IN THE FIELD, TO SET POINTS ON LINE TO HELP CLEARLY MARK THE BOUNDARIES, AND TO LOCATE THE LARGE EXISTING BARN.

PROPOSED PADS, SEPTIC

ITEMS SHOWN ON THIS PLAN ARE FOR REFERENCE PURPOSES FOR THE POTENTIAL SUBDIVISION. ACTUAL LOCATION OF ANY PROPOSED BUILDINGS, DRIVEWAYS AND SEPTIC AREAS MAY VARY SIGNIFICANTLY.



TITLE NOTES:

No titlework was provided for our review, but it appears that the following easements affect the subject property:

- 1) Electric Transmission line Easement to NSP per Doc. No. 384163.
2) Electric Transmission line Easement to NSP per Book 314 DEEDS Page 267.
3) Highway Easement (Jamaica Avenue N.) per Book 257 DEEDS page 267.
4) Road Ingress/Egress Easement (Justin Trail N.) per Doc. No. 326871.
5) Roadway and utility Easement (Justin Trail N.) per Doc. No. 549364.
There may be additional easements affecting the property of which we are unaware.

MARCH 6TH, 2019 - ADDED DETAIL SHEETS. NO ADDITIONAL FIELD WORK PERFORMED BY CORNERSTONE LAND SURVEYING SINCE INITIAL SURVEY DATED 9-18-17.

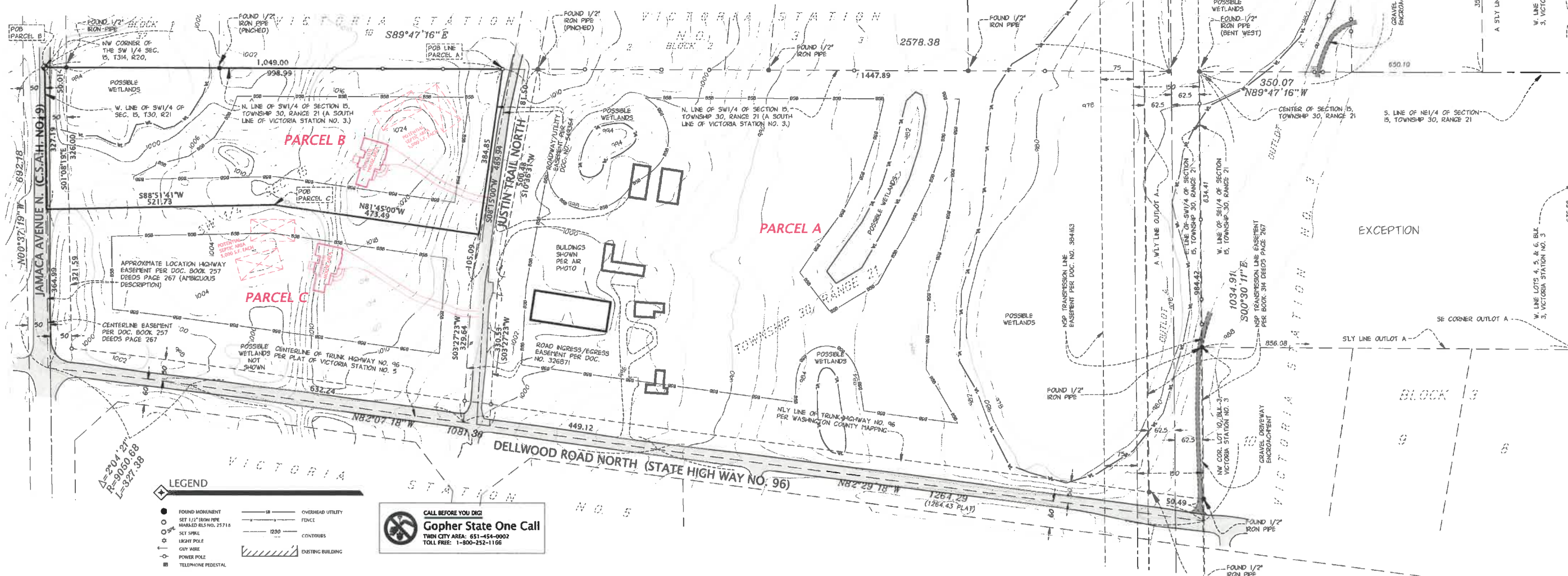
DEVELOPMENT DATA

PROPOSED PARCEL AREA:
PARCEL B = 7.84 ACRES INCLUDING 0.39 ACRES OF EXISTING ROADWAY EASEMENT
BUILDABLE AREA SHOWN = 2.84 ACRES *SEE NOTE BELOW

*NOTE - All new lots created must have at least one (1) acre of accessible buildable land. Buildable land is defined as land with a slope of less than twenty-five (25) percent, and outside of any required setbacks, above any floodway, drainage way, or drainage easement. Property situated within shorelands or floodplains are also subject to the requirements set forth in those respective ordinances.
**THERE ARE NO SUSTAINED SLOPES OVER 25% ON THIS PARCEL
***WETLAND DELINEATION AND SOIL TESTING NOT COMPLETED AT THE TIME.

A-2 Zoning requirements - Minimum Size = 5 acres. 300' minimum width
Front Setback (Justin Trail North) = 65' Highway 96 & Jamaica = 150' from centerline
Side = 65' Rear = 50'

--- DENOTES APPROXIMATE EXTENTS OF BUILDABLE AREA



CONTACT:

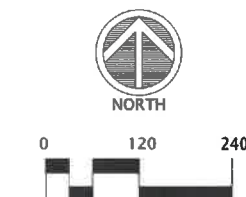
Sam Scott
Dellwood Farms
9250 Dellwood Road North
Grant, MN
Phone: 651.263.1368

COUNTY/CITY:

WASHINGTON COUNTY
CITY OF GRANT

REVISIONS:

Table with columns for DATE and REVISION. Includes entries for 09-18-17 (INITIAL ISSUE), 3-6-19 (ADDED DETAIL SHEETS), 2-15-22 (CONCEPT PLAN), and 4-28-22 (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.

David L. Thummes Registration Number: 25718
Date: 09-18-17

PROJECT LOCATION:

9250
DELLWOOD ROAD N.
PID#1503021310001
PID#1503021130002

Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

CORNERSTONE
LAND SURVEYING, INC.

FILE NAME SURVZZ470
PROJECT NO. Z217470
PARCEL B
CERTIFICATE OF SURVEY

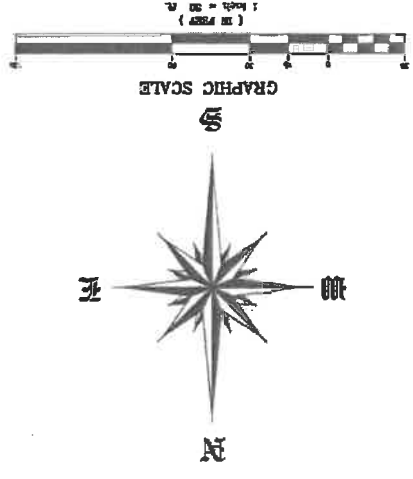
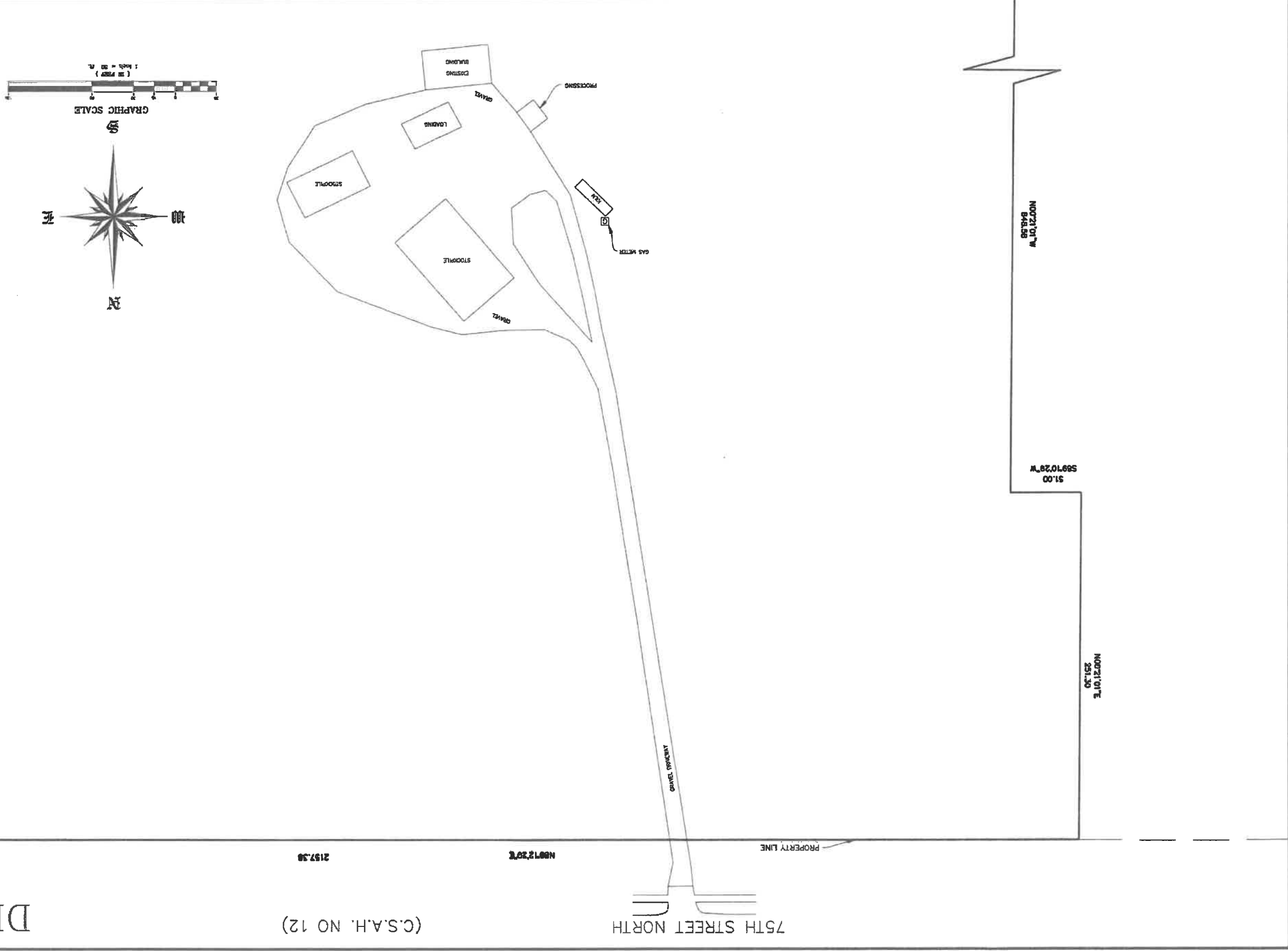
CALL BEFORE YOU DIG
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

LEGEND
FOUND MONUMENT
SET 1/2" IRON PIPE
MARKED BLS NO. 25718
SET SPIKE
LIGHT POLE
COP WIRE
POWER POLE
TELEPHONE PREDESTAL
OVERHEAD UTILITY
FENCE
CONTOURS
EXISTING BUILDING

DETAIL

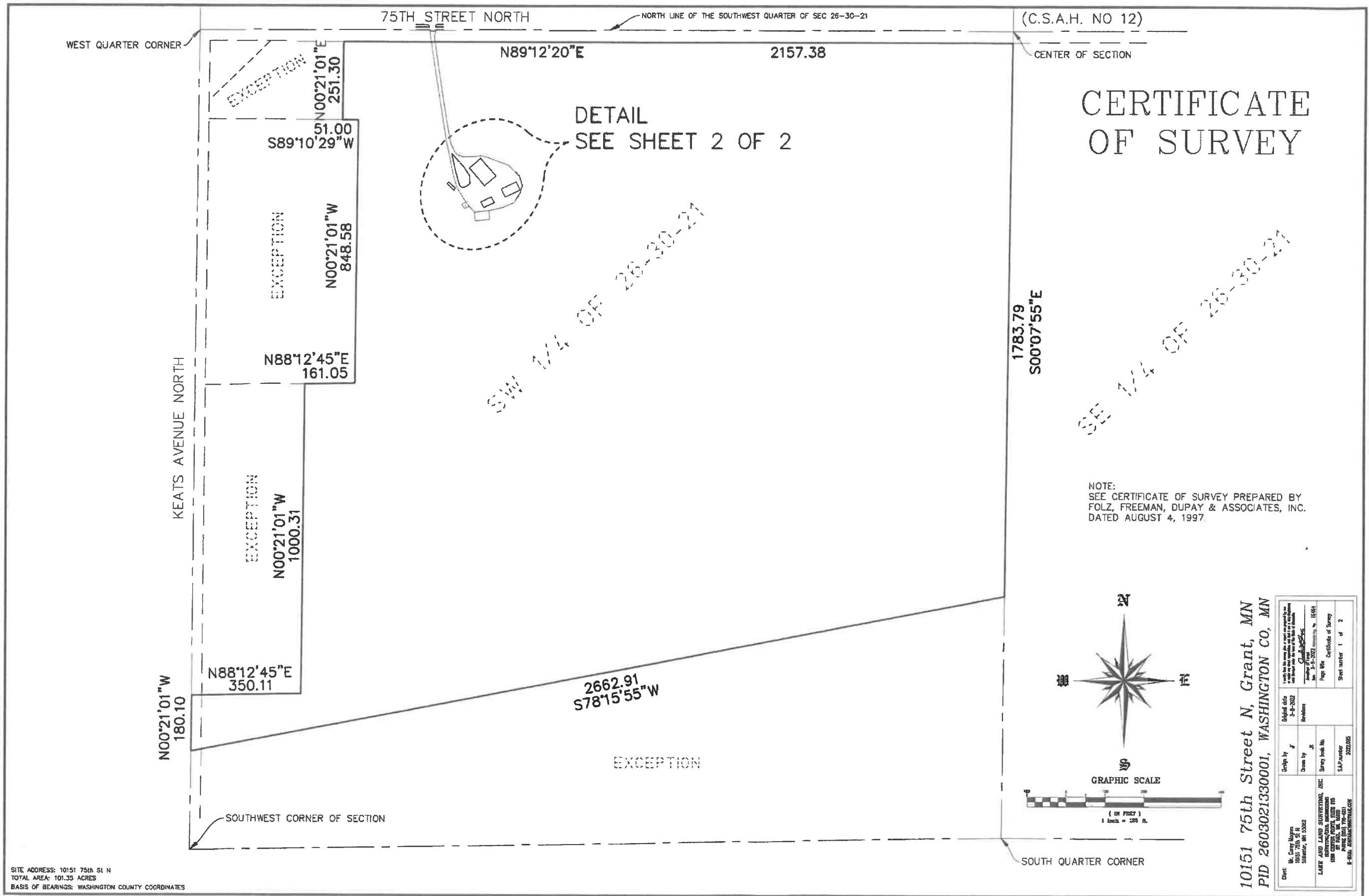
(C.S.A.H. NO 12)

75TH STREET NORTH



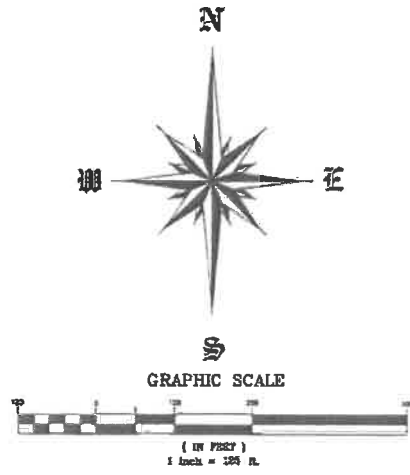
10151 75th Street N, Grant, MN
PID 2603021330001, WASHINGTON CO, MN

Client: Mr. Gary Hagen 10151 75th Street N, Grant, MN 55022	Drawn by: JF	Original date: 3-8-2012	Scale: 1/8" = 10'-0"
LAKE AND LAIRD SURVEYING, INC. 200 CENTRAL EXPRESS DRIVE GRANT, MN 55022 P-344, APPROVED/REGISTERED	Checked by: JF	Revised: 3-8-2012	Scale: 1/8" = 10'-0"
Subcontractor: SLD/Partner 2012/05	Sheet number: 2 of 2		



CERTIFICATE OF SURVEY

NOTE:
SEE CERTIFICATE OF SURVEY PREPARED BY
FOLZ, FREEMAN, DUPAY & ASSOCIATES, INC.
DATED AUGUST 4, 1997.



SITE ADDRESS: 10151 75th St N
TOTAL AREA: 101.35 ACRES
BASIS OF BEARINGS: WASHINGTON COUNTY COORDINATES

10151 75th Street N, Grant, MN
PID 2603021330001, WASHINGTON CO, MN

Client: Mr. Gary Hagen 10151 75th St N Stearns, MN 55083	Original date: 3-4-2002	Revisions:	Page No. Certificate of Survey: 1 of 2
Drawn by: JK	Surveyed by: JK	SAP number: 2002005	Sheet number: 1 of 2
LARS AND LAND SURVEYING, INC. 1000 PINE STREET, SUITE 100 ST. PAUL, MN 55102 PHONE (612) 778-0211 E-MAIL: LARS@LARSURV.COM			