

THE CROSSROADS

PROPOSED PRELIMINARY PLAT OF

CITY OF ELK RIVER SHERBURNE COUNTY, MINNESOTA

John W. Plaisted
P.O. Box 307
Elk River, Minnesota 55330

ADJACENT LAND OWNERS:

Van Valkenburg Services
17323 Hwy. 10
Elk River, Minnesota 55330

Country Chrysler
17375 Hwy. 10
Elk River, Minnesota 55330

Leo E. Worts
1825 Innabrook Parkway
Minneapolis, Minnesota 55421

Kenneth Dehn
Box 55
Elk River, Minnesota 55330

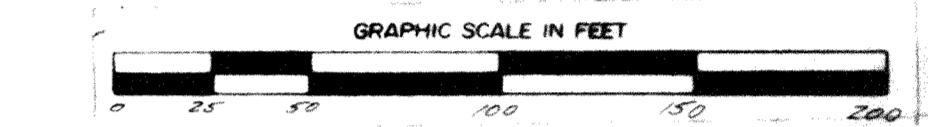
Riverview Sports, Inc.
Kenneth Dehn, Sr.
19663 Proctor Road
Elk River, Minnesota 55330

Riverview Sports, Inc.
F. Kruse and L. Lundquist
Rte. 2
Maple Lake, Minnesota

PREPARED FOR: JOHN W. PLAISTED
P.O. BOX 307, ELK RIVER, MN. 55330

ZONING: C-3, HIGHWAY COMMERCIAL
FLOOD PLANE

MINIMUM BUILDING SETBACKS
FRONT - 25 FT.
SIDE - 20 FT.
REAR - 40 FT.



The South 830.55 feet of Government Lot 1 of Section 3 and the South 830.55 feet of the Southwest Quarter of the Southwest Quarter of Section 2 lying westerly of the westerly right of way line of U.S. Highway No. 10 all in Township 32, Range 26, Sherburne County, Minnesota.

The above described tracts of land are subject to and together with a 66.00 foot ingress and egress easement across the following described property:

Government Lot 1 of Section 3 and the Southwest Quarter of the Southwest Quarter of Section 2 all in Township 32, Range 26, Sherburne County, Minnesota.

The center line of said easement is described as follows:

Commencing at the intersection of the south line of Section 2 and the westerly right of way line of U.S. Highway No. 10; thence northerly along said westerly right of way line, a distance of 546.28 feet; thence westerly deflecting 90° left, a distance of 33.00 feet to the beginning of said center line to be described; thence northerly and parallel with said westerly right of way line to the north line of the South 830.55 feet of said Government Lot 1; thence west along said north line, a distance of 150.00 feet and said center line there terminating.

The side lines of said easement are to be prolonged or shortened to terminate on a line drawn perpendicular from points of beginning and terminous.

Also subject to all easements of record.

BENCH MARK: DOUBLE SPIKE IN POWER POLE SW QUADRANT OF SELY BOUND LANE OF HWY 10 AND FRONTAGE ROAD. ELEVATION = 885.86

FLOOD PLANE ELEVATIONS

10 YEAR	864.81
50 YEAR	867.21
100 YEAR	868.41
500 YEAR	871.01

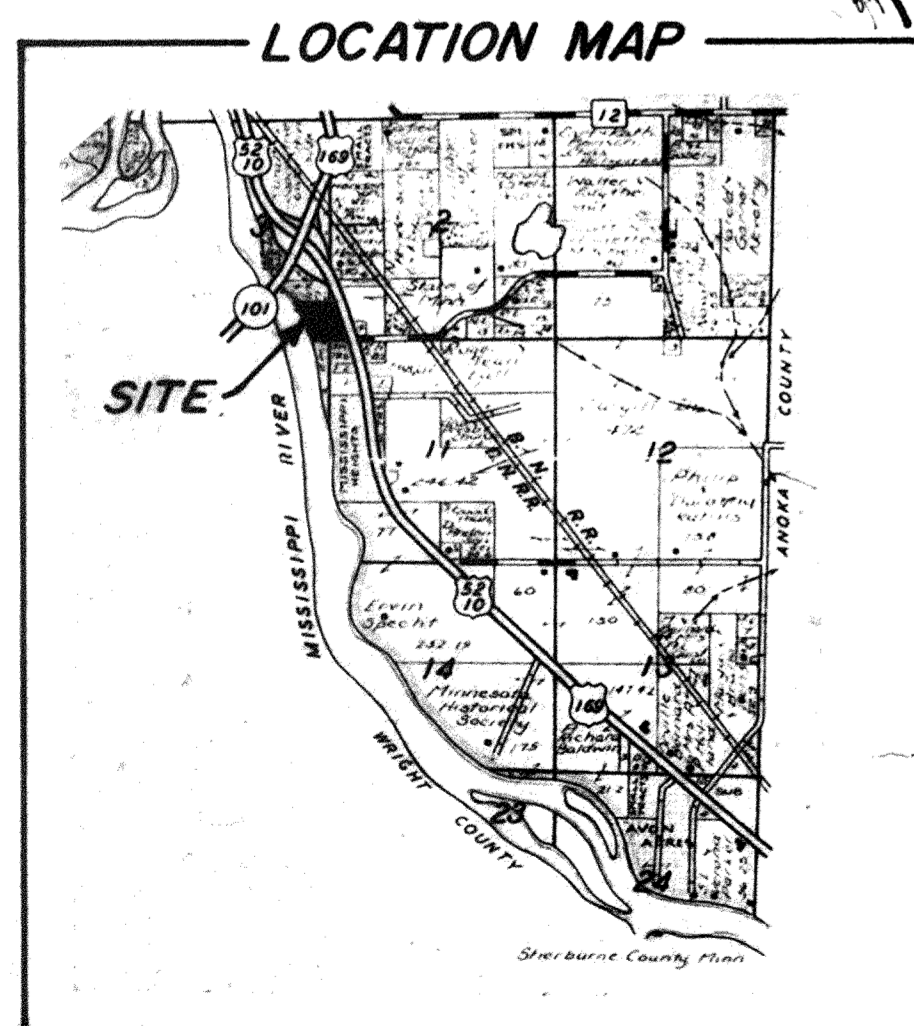
U.S.D.A. SOIL CLASSIFICATION

HuA - HUBBARD LOAMY SAND; 0-2% SLOPES
HuB2 - HUBBARD LOAMY SAND; 2-6% SLOPES
HuC2 - HUBBARD LOAMY SAND; 6-12% SLOPES
HuE - HUBBARD LOAMY SAND; 12-25% SLOPES
BeA - BECKER LOAMY SAND; 0-2% SLOPES
Ad - ALLUVIAL LAND (RIVER DEPOSITED)

NOTE: SOIL DIVISION LINES TAKEN FROM U.S.D.A. SOIL JOURNEY BOOK AND ARE ONLY APPROXIMATE

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.

DENNIS V. TAYLOR 15233 11-04-87
REG. NO. DATE



TAYLOR LAND SURVEYORS INC.
230 WEST BROADWAY, P.O. BOX 179
MONTICELLO, MINNESOTA 55362
PHONE: (612) 295-3388

Dwight L. and Jane A. Kirkeide
1790 29th Avenue N.W.
New Brighton, Minnesota 55112

DRAWN BY	CHECKED BY	DATE	SHEET	OF	SCALE	DATE DRAWN	FILE NO.
D. Taylor	D. Taylor	11-4-87	2	2	1 INCH = 50 FEET	11-4-87	85099

DRAWING NUMBER CROSS 87 226