

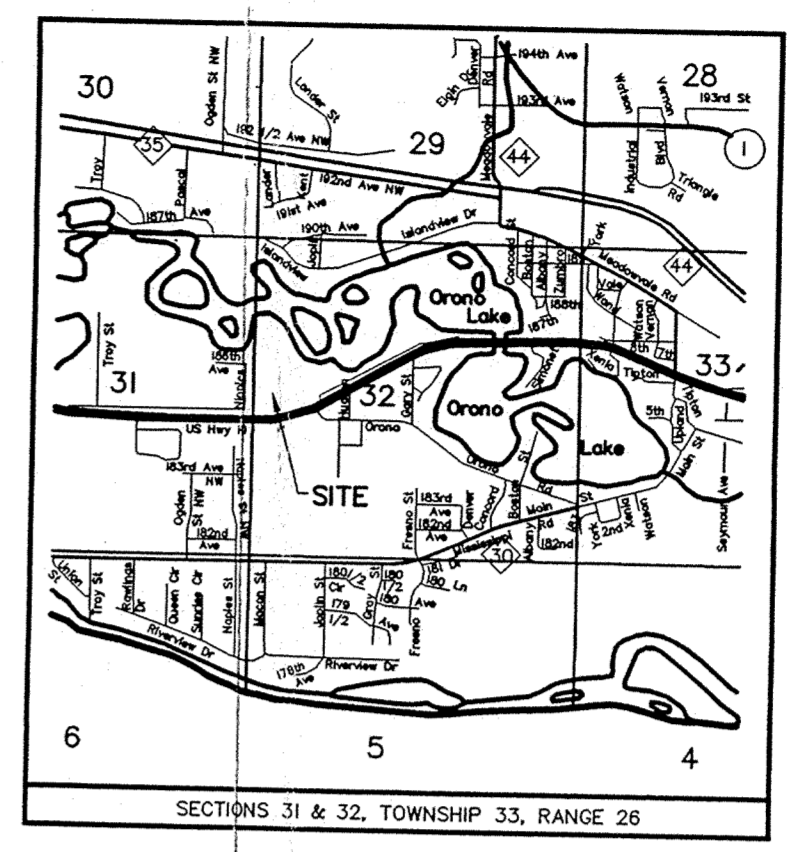
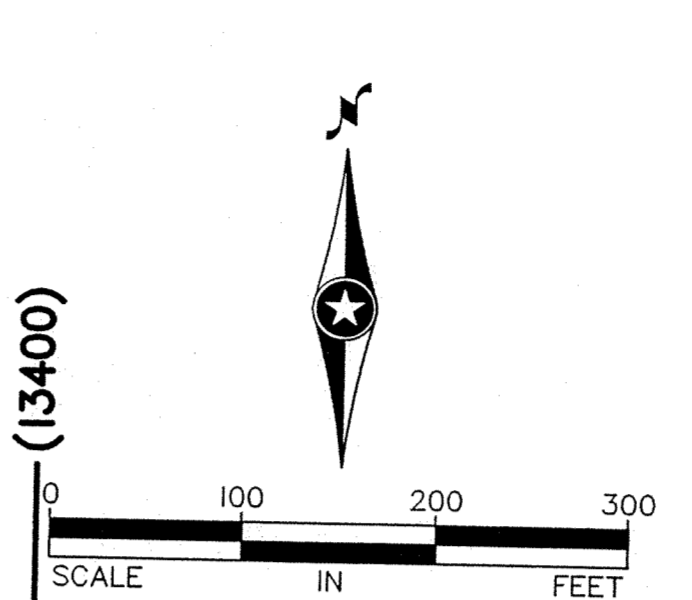
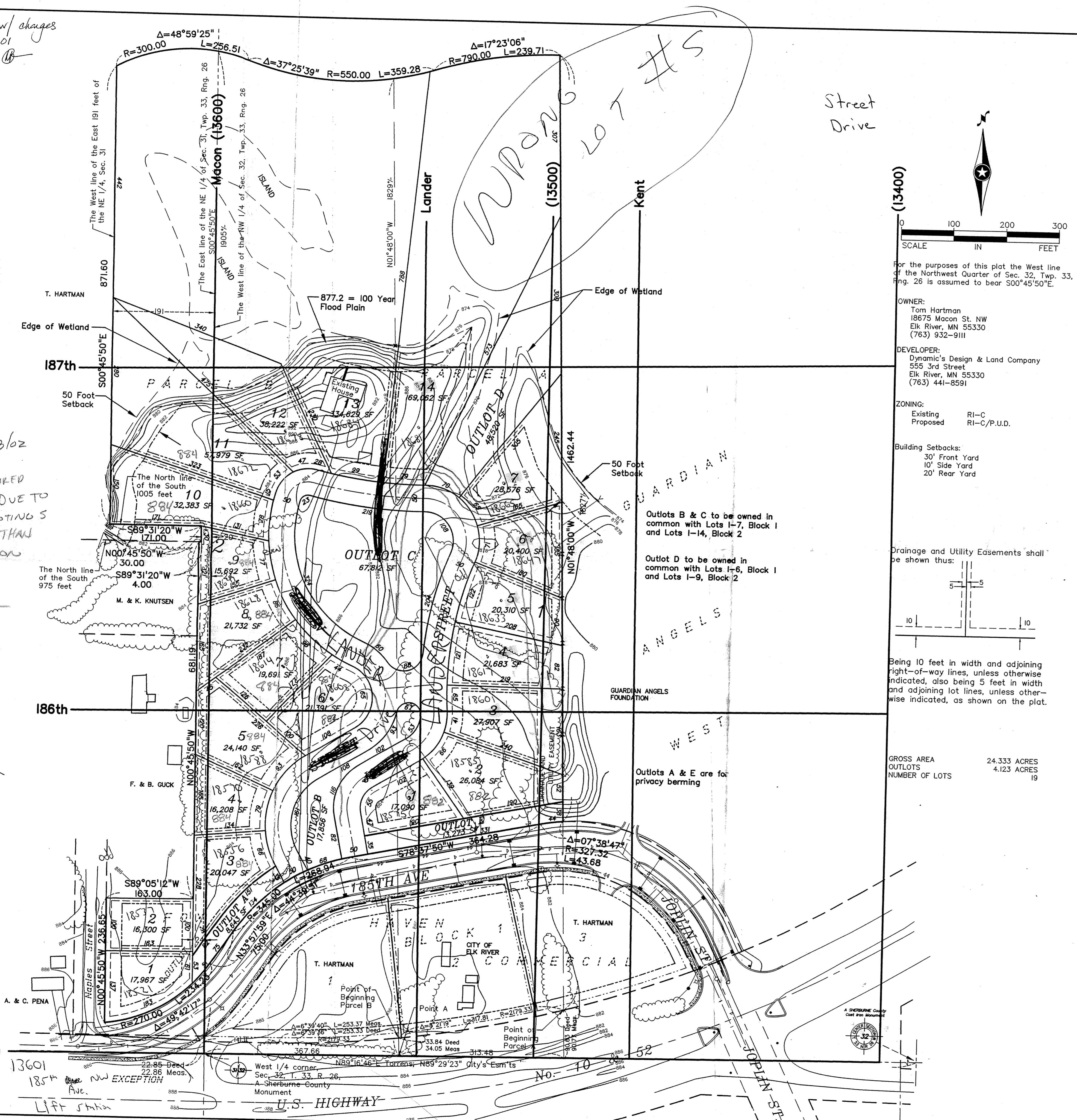
ACCESS 100' R 15 FT AROUND ALL STRUCTURES
REGULATORY FLOOD ELEVATION
lowest floor

Called in w/ changes 12.01

NOTE:
FLOOD FRINGE
LOWEST FLOOR
878.2 OR ABOVE
LOTS
3 4 5 6 7 - Block 1
LOT 14 - Block 2

SR. 1/3/02
COMPACTION TESTS REQUIRED
PRIOR TO PERMIT DUE TO
LAKE FILL, IF FOOTINGS
ARE NOT DEEPER THAN
ORIGINAL ELEVATION

LOT	ORIGINAL ELEVATION
3	880
4	878
5	878
6	876
7	876
14	876
Block 6	882



For the purposes of this plat the West line of the Northwest Quarter of Sec. 32, Twp. 33, Rng. 26 is assumed to bear 500°45'50"E.

OWNER:
Tom Hartman
18675 Macon St. NW
Elk River, MN 55330
(763) 932-9111

DEVELOPER:
Dynamic's Design & Land Company
555 3rd Street
Elk River, MN 55330
(763) 441-8591

ZONING:
Existing RI-C
Proposed RI-C/P.U.D.

Building Setbacks:
30' Front Yard
10' Side Yard
20' Rear Yard

Drainage and Utility Easements shall be shown thus:

Being 10 feet in width and adjoining right-of-way lines, unless otherwise indicated, also being 5 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plat.

GROSS AREA 24.333 ACRES
NUMBER OF LOTS 4.123 ACRES 19

LEGAL DESCRIPTION
PARCEL "A": (Torrens Property)
That part of the Northwest Quarter of Section 32, Township 33, Range 26, Sherburne County, Minnesota, described as commencing at the Southwest corner of said Northwest Quarter; thence North 89 degrees 16 minutes, 48 seconds East along the South line of said Northwest Quarter for 367.66 feet to a point to be hereafter known as Point "A" for the purposes of this description; thence continue North 89 degrees, 16 minutes, 46 seconds East along said South line for 313.48 feet; thence North 1 degree, 48 minutes, 00 seconds West for 90.63 feet, more or less, to intersect the Northerly line of the right-of-way of U.S. Highway No. 10, said point of intersection also being the actual Point of Beginning of the land to be hereby described; thence continue North 1 degree, 48 minutes, 00 seconds West for approximately 1827 feet to intersect the thread of the Elk River; thence westerly along said thread of the Elk River to intersect a line bearing North 1 degree, 48 minutes, 00 seconds West from said Point "A"; thence South 1 degree, 48 minutes, 00 seconds East for approximately 1829 feet to intersect said Northerly line of the highway right-of-way, said last point of intersection also being a distance of 33.84 feet, more or less, north of said Point "A" as measured along said line bearing North 1 degree, 48 minutes, 00 seconds West; thence northeasterly along said highway right-of-way, being a non-tangential curve concave to the north, radius 2173.33 feet, for a central angle of 8 degrees, 21 minutes, 19 seconds, and length 317.81 feet, more or less, to the Point of Beginning. For the purposes of this description the West line of the Southwest Quarter of said Section 32 is assumed to bear South 0 degrees, 48 minutes, 31 seconds East.

EXCEPT that part platted as FOX HAVEN COMMERCIAL, Sherburne County, Minnesota.
PARCEL "B": (Torrens Property)
That part of the Northwest Quarter of Section 32, Township 33, Range 26, Sherburne County, Minnesota, described as Commencing at the Southwest corner of said Northwest Quarter; thence North 89 degrees 16 minutes 46 seconds East along the South line of said Northwest Quarter for 367.66 feet to a point to be hereafter known as Point "A" for the purposes of this description; thence North 1 degree 48 minutes 00 seconds West for 33.84 feet, more or less, to intersect the Northerly line of the right-of-way of U.S. Highway No. 10, said point of intersection also being the actual Point of Beginning of the land to be hereby described; thence continue North 1 degree 48 minutes 00 seconds West for approximately 1829 feet to intersect the thread of the Elk River; thence westerly along said thread of the Elk River to intersect the West line of said Northwest Quarter of Section 32; thence South 0 degrees 45 minutes 50 seconds East along said West line of the Northwest Quarter for approximately 1905 feet to intersect said Northerly line of the highway right-of-way, said last point of intersection also being a distance of 22.85 feet, more or less, north of said Point of Commencement, as measured along said West line of the Northwest Quarter; thence North 69 degrees 50 minutes 42 seconds East along said highway right-of-way for 114.11 feet; thence continue easterly along said highway right-of-way being a tangential curve concave to the north, radius 2179.33 feet, for a central angle of 6 degrees 39 minutes 36 seconds, and length 253.33 feet more or less, to the Point of Beginning. For the purposes of this description the West line of the Southwest Quarter of said Section 32 is assumed to bear South 0 degrees, 48 minutes, 31 seconds East. Together with the East 24 feet of the South 975 feet; and the East 20 feet of the North 30 feet of the South 1005 feet; all of the East Half of the Northeast Quarter of Section 31, said Township 33, Range 26, said County and State.

Excepting therefrom all that part of said East 24 feet of the South 975 feet taken for said U.S. Highway No. 10.
Also together with all that part of the East 191 feet of said East Half of the Northeast Quarter of Section 31 lying southerly of said thread of the Elk River, and lying north of the north line of said South 1005 feet of the East Half of the Northeast Quarter.

EXCEPT that part platted as FOX HAVEN COMMERCIAL, Sherburne County, Minnesota.
AND (Torrens Property)
That part of Outlot A, FOX HAVEN COMMERCIAL, Sherburne County, Minnesota, lying Easterly of the West line of the East 24.00 feet of the Southeast Quarter of the Northeast Quarter of Section 31, Township 33, Range 26.
AND (Abstract Property)
That part of Outlot A, FOX HAVEN COMMERCIAL, Sherburne County, Minnesota, lying Westerly of the West line of the East 24.00 feet of the Southeast Quarter of the Northeast Quarter of Section 31, Township 33, Range 26.

REV. NO.	DATE	DESCRIPTION
	12/20/00	
	BK/PG:	BK/PG:
	TGL:	TGL:
	LFC:	LFC:
	7019PLAT.DWG	7019PLAT.DWG
	NONE	NONE
	7019.21-03	7019.21-03

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.
Signed: _____ Date: 12/20/00 Reg. No. 13057

John Oliver & Associates, Inc.
Civil, Engineering, Land Surveying, Land Planning
500 Dodge Avenue
Elk River, Minnesota 55330
(612) 441-8072 (FAX) 441-5666
201 W. Travelers Trail, Suite 200
Burnsville, Minnesota 55337
(612) 894-8045 (FAX) 894-3049

FOX HAVEN
ELK RIVER, MN
FOR
DYNAMIC'S DESIGN & LAND CO.
PRELIMINARY PLAT

SHEET NO. 2

3/20/02

Street Name

ADDRESS GRID