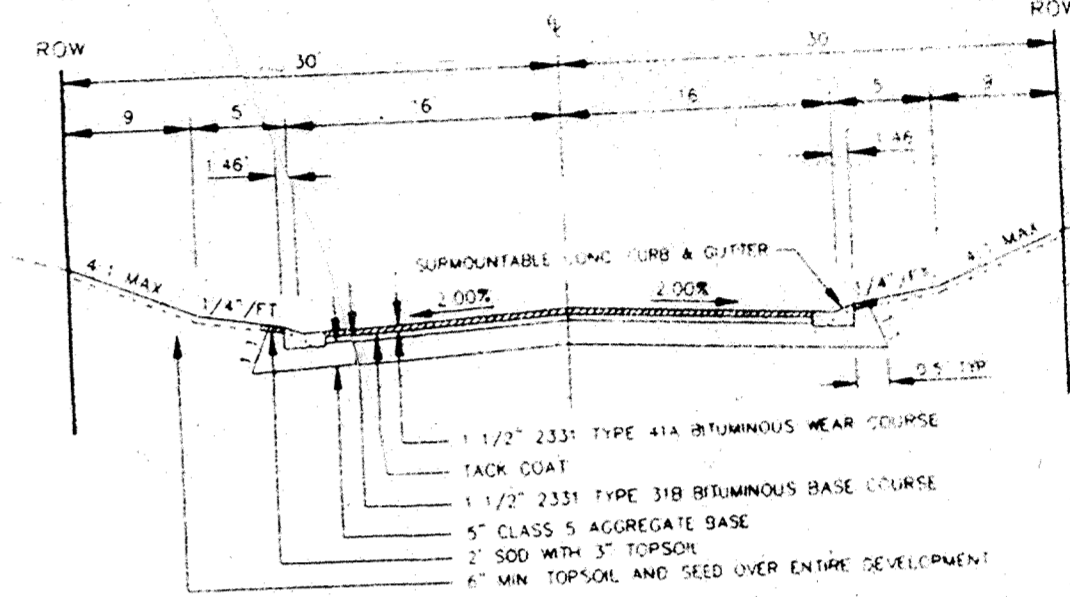
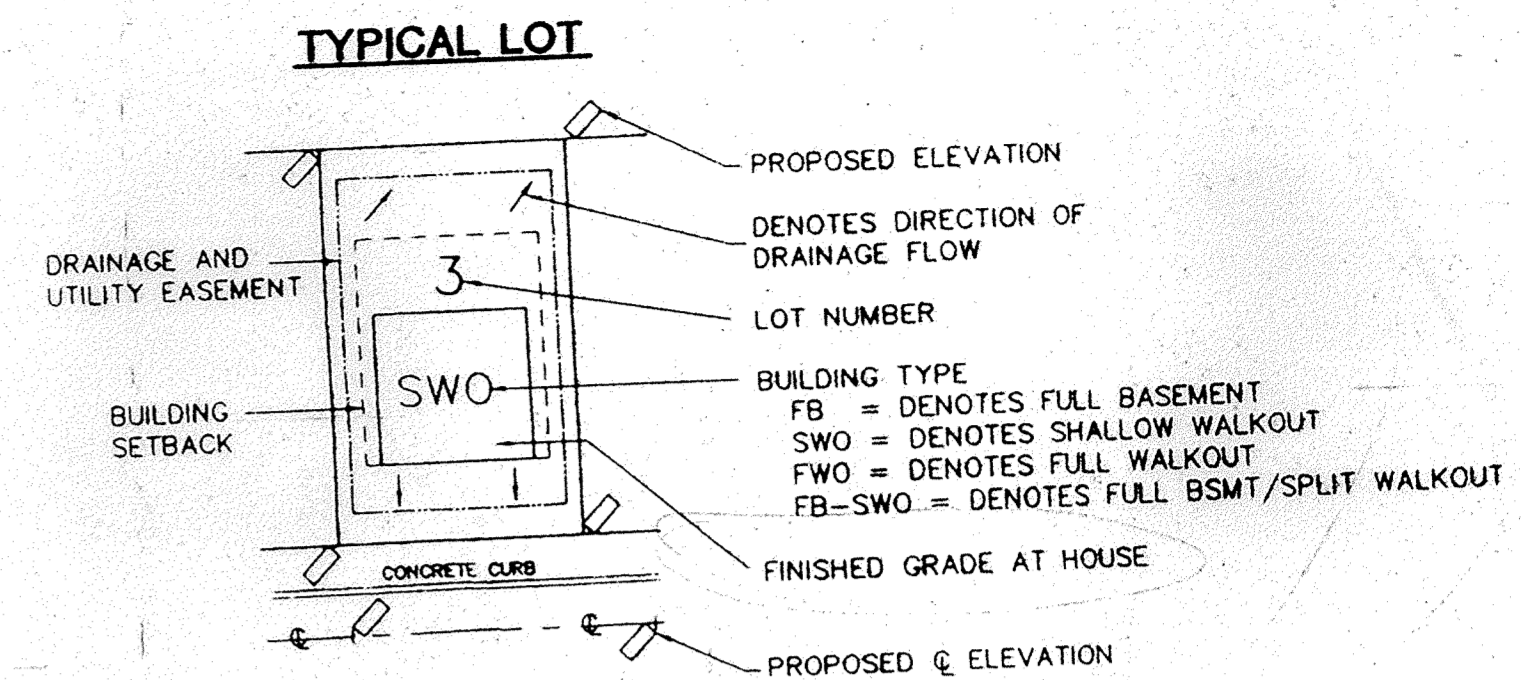
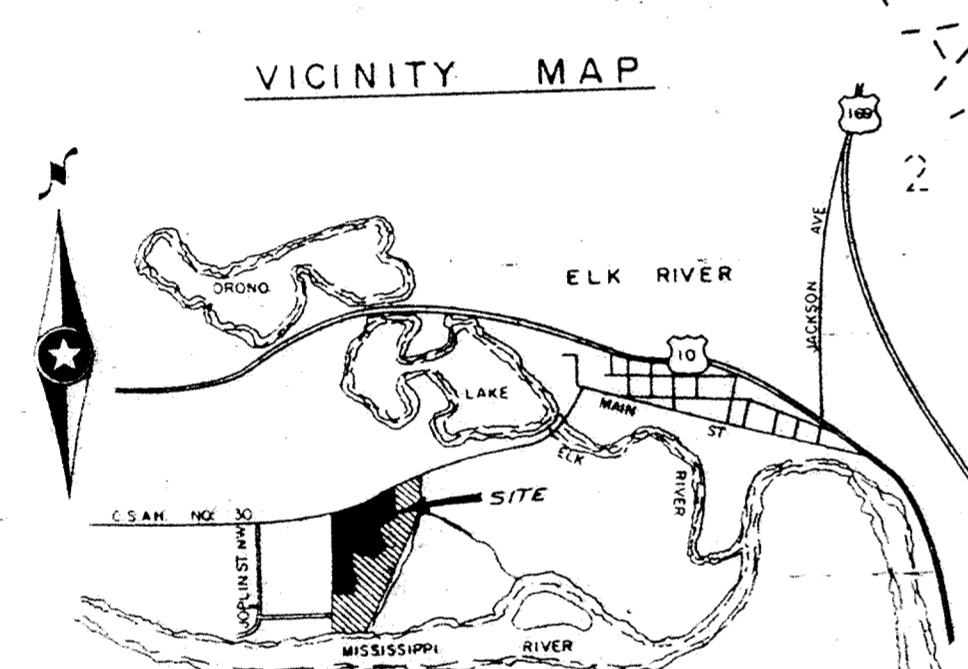


MISSISSIPPI OAKS DEVELOPMENT PLAN



Drainage and Utility Easements are shown thus:

Being 10 feet in width and adjoining right-of-way lines, also being 6 feet in width and adjoining side and rear lot lines, unless otherwise indicated, as shown on the plot.



OWNER & DEVELOPER: Mr. Irv Moldenhauer
12860 Orono Road
Elk River, Mn 55330
441-1265

JOB #6521-1
SURVEYORS & ENGINEERS: John Oliver & Associates, Inc.
580 Dodge Avenue
Elk River, Mn. 55330
441-2072

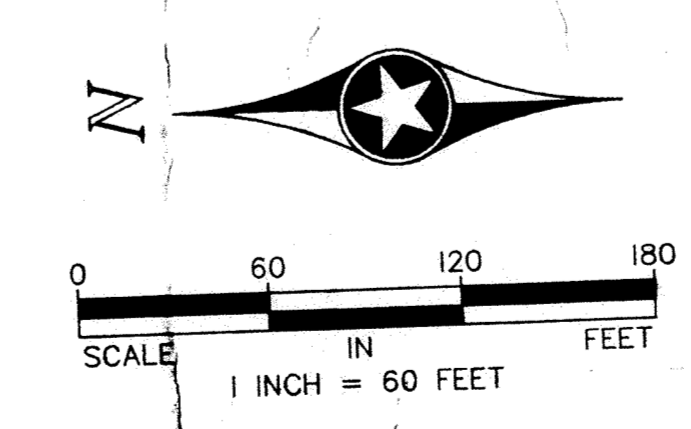
LEGAL DESCRIPTION: Govt. Lot 3, Sec. 5, T. 32, R. 26, AND part of the SW 1/4 of the SE 1/4, Sec. 32, T. 33, R. 26, lying south of County Road No. 30.

ZONING: Mostly R-1b: 12000 Sq. Ft. minimum w/80' minimum frontage @ Bldg Setback
Partly R-1d: 14000 Sq. Ft. minimum w/90' minimum frontage @ Bldg Setback on interior lots and 100' minimum frontage on corner lots.
Partly wild & scenic:
River frontage lots: 15,000 Sq. Ft. minimum w/80' minimum frontage @ Bldg Setback
Non-river frontage lots: 14,000 Sq. Ft. minimum w/80' minimum frontage

BUILDING SETBACKS: Denoted by
R-1b: Front 35' Side 10' Rear 15'
R-1d: Front 35' Side 10' Rear 30'
Wild & Scenic: Front 35' Side 10' Rear 100' from ordinary high water level (River - frontage) Note: Used 100' setback as measured from 868.5 (100-yr. Flood level).
Wild & Scenic: Front 35' Side 10' Rear 30' (Non-river frontage).

STORM DRAIN SYSTEM

MANHOLE	CATCHBASIN	GRADE	INV. ELEV.
1		879.30	889.72
2		878.15	885.60
3		876.41	889.37
4		876.18	888.83
5		875.82	872.82
6		875.15	888.34
7		875.25	887.72
8		874.42	887.08
9		873.53	878.53
10		873.00	879.51
11		873.70	889.98
12		873.53	888.45
13		873.70	876.70
14		872.88	885.68



ORIGINAL DATE: 5/20/94
DESIGN BY: J.M.
DRAWN BY: J.H.
CHECKED BY: L.P.C.
REVISIONS:
GRADES: 6/20/94

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE STATE OF MINNESOTA STATUTES SECTIONS 326.02 TO 326.16.
SIGNED: Lynn P. Carwell
DATE: 5/20/94 REG. NO. 13057

John Oliver & Associates, Inc.
580 Dodge Avenue
Elk River, Minnesota
(612)441-2072 (FAX)441-5665
Civil Engineering, Land Surveying, Land Planning

SAP No.

MISSISSIPPI OAKS
FOR
IRV MOLDENHAUER
DEVELOPMENT PLAN

SHEET 1 OF 1
FILE NO. 6521

APPROVED
Date: 4/7/94 Signed: J.M.