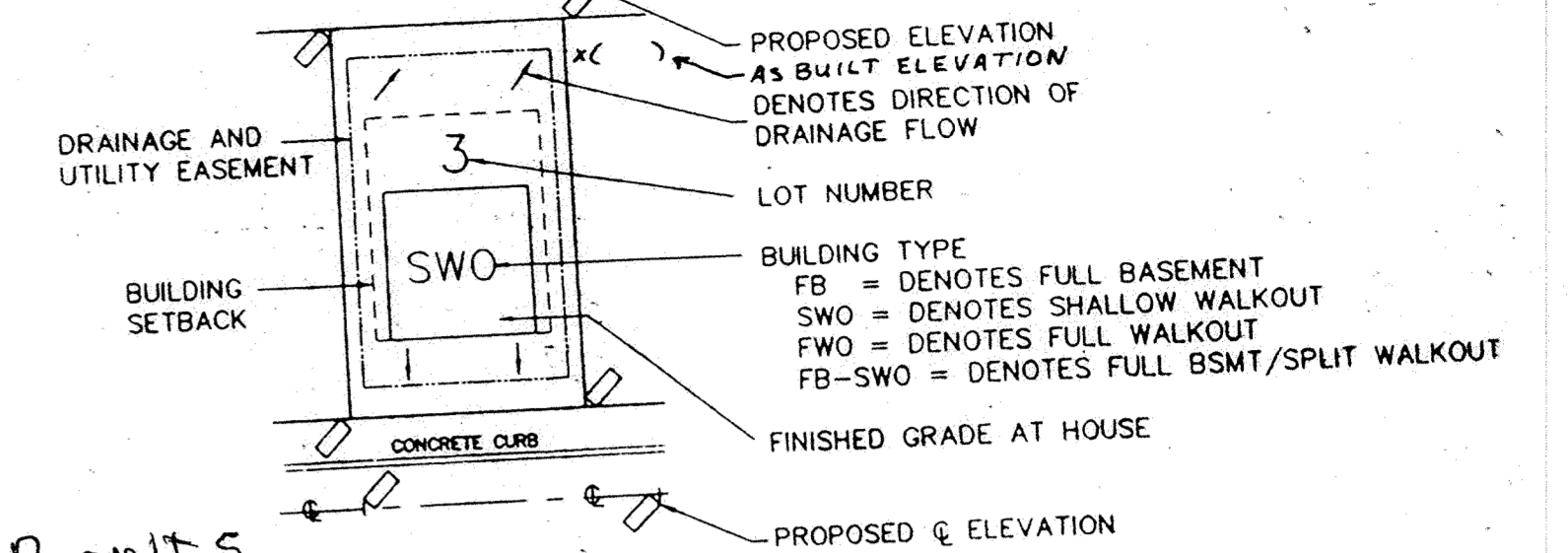
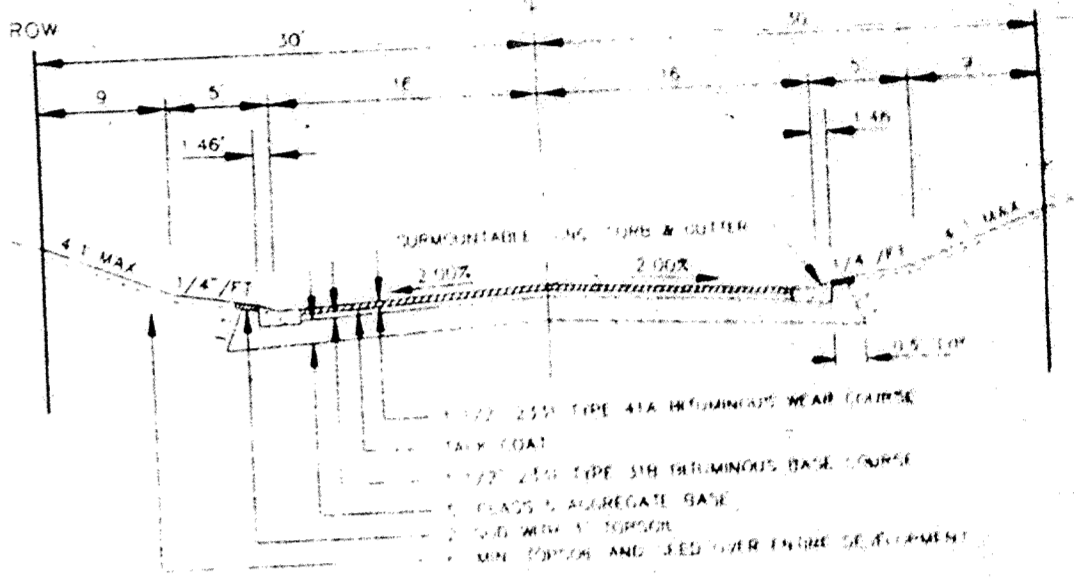


MISSISSIPPI OAKS DEVELOPMENT PLAN

TYPICAL LOT



DO NOT ISSUE PERMITS
 THE VARIED R OK TO ISSUE
 SK 9/29/95

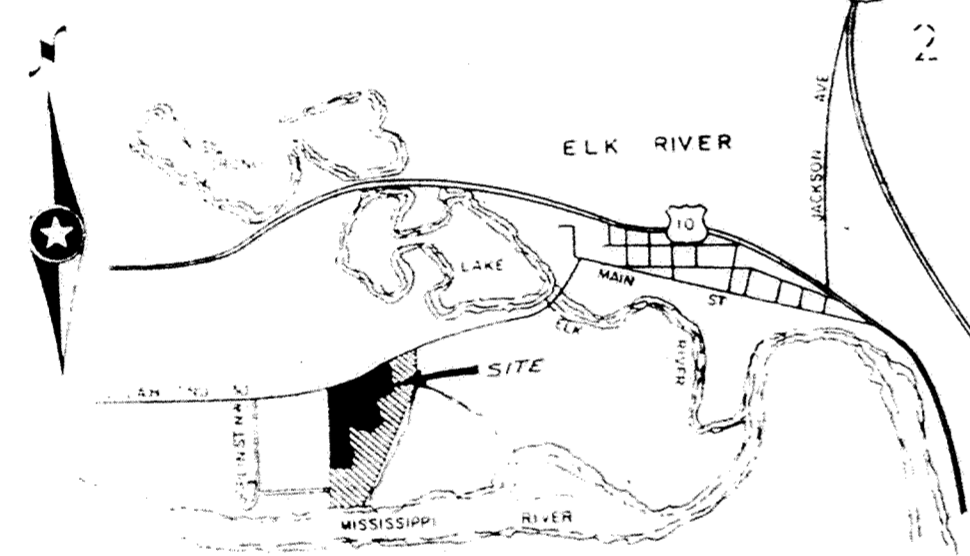


* NOTE: LOTS 10-13, 16-19 BLK 2
 LOWEST FLOOR ELEV. 2 875.5
 1.0' ABOVE OVERFLOW ELEV. OF 874.5

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.

VICINITY MAP



OWNER & DEVELOPER: Mr. Irv Moldenhauer
 12860 Orono Road
 Elk River, MN 55330
 441-1365

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

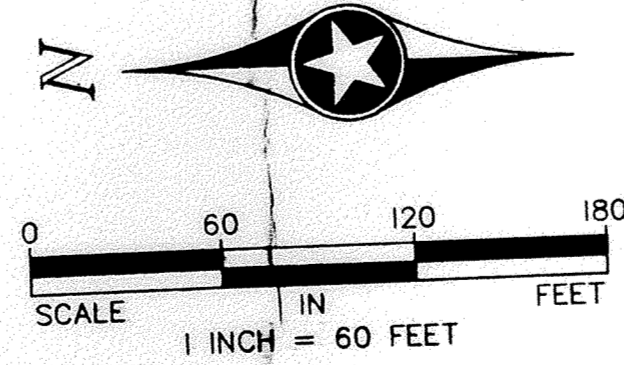
LEGAL DESCRIPTION: Govt. Lot 3, Sec. 5, T. 32, R. 26, AND part of the SW 1/4 of the SE 1/4, Sec. 32, T. 33, R. 26, lying south of County Road No. 30.

Partly 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	CONCRETE	GRADE	INVERT
1	879.30	879.30
2	878.30	878.30
3	877.30	877.30
4	876.30	876.30
5	875.30	875.30
6	874.30	874.30
7	873.30	873.30
8	872.30	872.30
9	871.30	871.30
10	870.30	870.30
11	869.30	869.30
12	868.30	868.30
13	867.30	867.30
14	866.30	866.30
15	865.30	865.30
16	864.30	864.30
17	863.30	863.30
18	862.30	862.30
19	861.30	861.30
20	860.30	860.30



REVISED 6-8-95

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

REVISIONS:
 1. GRADINGS 6/20/94
 2. PERMITS 7/29/95
 3. FUTURE STAGE 4/21/95
 4. LOTS 5, 6, 7, 8 6/8/95

I hereby certify that this plan 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.

SIGNED: Lynn P. Caswell
 DATE: 5/20/95 REG. NO. 13057

John Oliver & Associates, Inc.
 580 Dodge Avenue
 Elk River, Minnesota
 (812) 441-2072 (FAX) 441-5685
 Civil Engineering, Land Surveying, Land Planning

SAP No.

MISSISSIPPI OAKS
 FOR
 IRV MOLDENHAUER
 DEVELOPMENT PLAN

SHEET 1 OF 1

FILE NO. 6521

APPROVED

REVISED GRADES ON LOTS 5, 6, 7 & 8, BLK 3