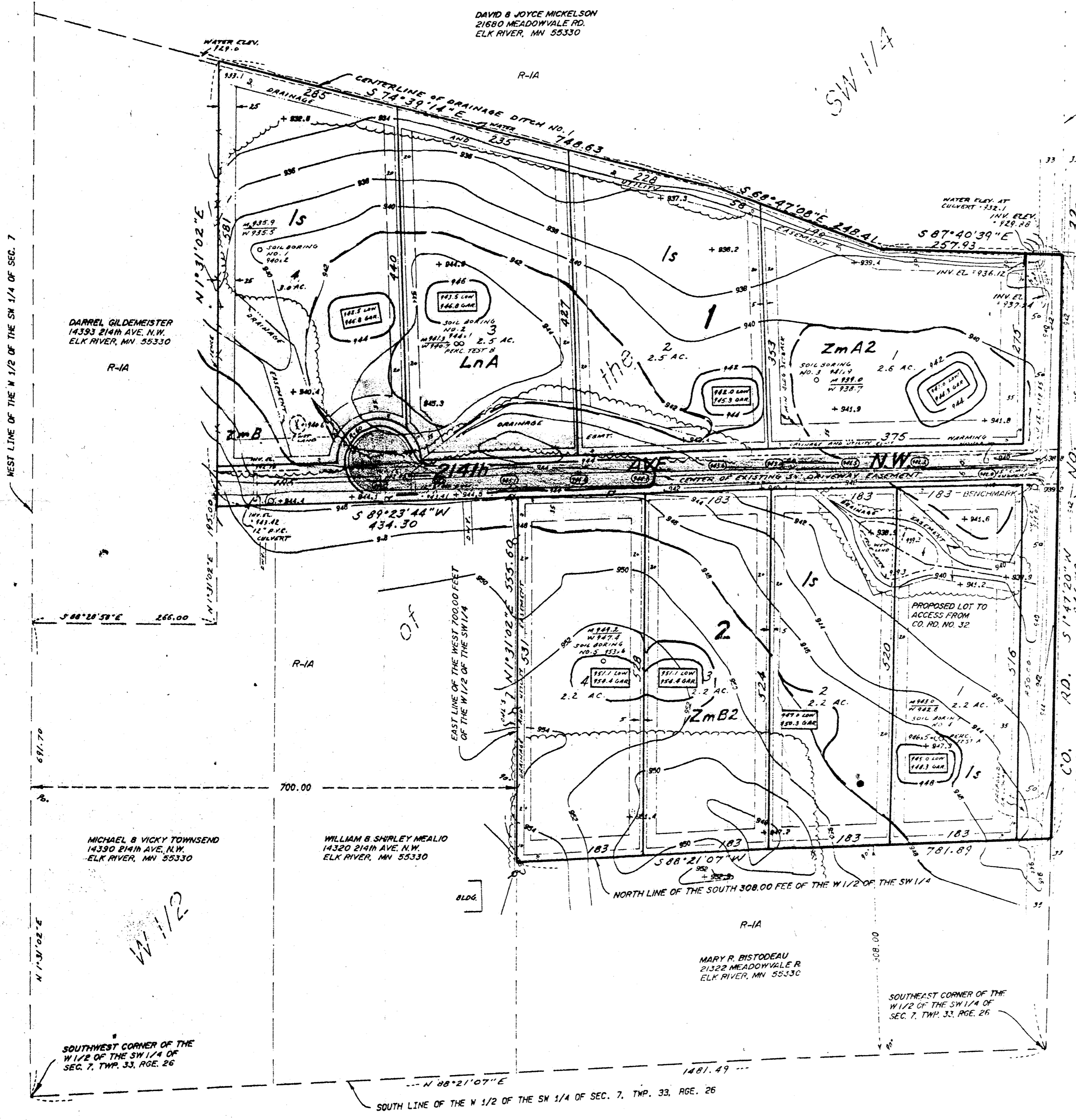


PROPOSED GRADING PLAN FOR THE
PRELIMINARY PLAT OF
NORTH MEADOWS

CITY OF ELK RIVER
SHERBURNE COUNTY, MINNESOTA
ZONED R-1A

PREPARED FOR
DAVID & JOYCE MICKELSON
21680 MEADOWVALE ROAD
ELK RIVER, MN 55330
FEE OWNERS
PHONE (612) 441-1149



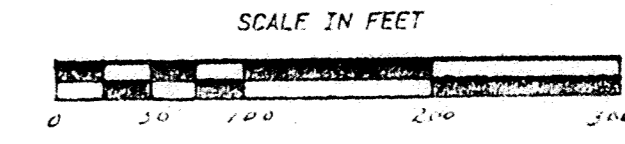
EAST LINE OF THE N 1/2 OF THE SW 1/4 OF SEC. 7

WEST LINE OF THE N 1/2 OF THE SW 1/4 OF SEC. 7

CO. RD. 51°47'20" N 846.18'

SOUTH LINE OF THE N 1/2 OF THE SW 1/4 OF SEC. 7, TWP. 33, RGE. 26

SOIL BORING DATA:
Soil Boring No. 1
07'-02" Dark brown medium to fine grain sand.
07'-02" Light brown medium to fine grain sand (part shadow of iron).
07'-02" Gray mottled clay.
Standing water at 07'.
Household shallow septic system.
Soil Boring No. 2
07'-02" Dark brown medium to fine grain sand.
07'-02" Medium brown medium to fine grain sand with heavy iron & gray sand iron staining.
Standing water at 07'.
Household septic system required.
Soil Boring No. 3
07'-02" Dark brown medium to fine grain sand.
07'-02" Medium to light brown medium to fine grain sand.
07'-02" Light brown fine grain sand with heavy iron.
07'-02" Light brown sandy clay with heavy iron.
Standing water at 07'.
Household septic system required.
Soil Boring No. 4
07'-02" Dark brown medium to fine grain sand.
07'-02" Medium brown medium grain sand with iron staining.
07'-02" Greenish gray mottled clay with orange streaks.
07'-02" Light brown fine grain sand with black & heavy iron.
07'-02" Greenish gray sandy clay.
Standing water at 07'.
Household septic system.
Soil Boring No. 5
07'-02" Medium to light brown medium to fine grain sand.
07'-02" Light brown fine grain sand with black & heavy iron.
07'-02" Greenish gray sandy clay.
Standing water at 07'.
Household septic system.



1 INCH = 100 FEET
APRIL, 1993

- LEGEND:**
- EXISTING 2 FOOT CONTOUR LINES
 - EXISTING SPOT ELEVATIONS
 - POWER POLE
 - TELEPHONE PEDESTAL
 - PROPOSED SPLIT ENTRY HOUSE LOCATION WITH PROPOSED LOWEST FLOOR AND GARAGE FLOOR ELEVATIONS
 - NOTES: LOWEST FLOOR ELEVATION MUST MAINTAIN 2 FEET OF SEPARATION FROM MOTTLED SOIL OR WATER TABLE. THIS MUST BE VERIFIED PRIOR TO CONSTRUCTION.
 - DRIVEWAY GRADE MUST BE MINIMUM OF 1% AND A MAXIMUM OF 10%.
 - GARAGE TO ROAD
 - PROPOSED SPOT ELEVATION (PER ROAD GRADING PLAN BY OTHERS)
 - PROPOSED 2 FOOT CONTOUR LINE

NOTE: NO CONSTRUCTION CAN BEGIN UNTIL APPROVED BY CITY BUILDING INSPECTION DEPT.

MINIMUM BUILDING SETBACKS
35 FEET FRONT
20 FEET SIDES
30 FEET REAR

PRELIMINARY LEGAL DESCRIPTION

That part of the West Half of the Southwest Quarter of Section 7, Township 33, Range 26, Sherburne County, Minnesota described as follows: Commencing at the southwest corner of said West Half of the Southwest Quarter; thence on an assumed bearing of North 1 degree 31 minutes 02 seconds East along the west line of said West Half of the Southwest Quarter, a distance of 691.79 feet; thence South 89 degrees 28 minutes 58 seconds East, a distance of 246.00 feet; thence North 1 degree 31 minutes 02 seconds East parallel with said west line of the West Half of the Southwest Quarter, a distance of 195.00 feet to the point of beginning of the land to be described; thence continue North 1 degree 31 minutes 02 seconds East parallel with said west line, a distance of 616.72 feet; thence South 74 degrees 39 minutes 14 seconds East, a distance of 749.63 feet; thence South 68 degrees 47 minutes 08 seconds East, a distance of 243.41 feet; thence South 87 degrees 40 minutes 39 seconds East, a distance of 257.93 feet to the east line of said West Half of the Southwest Quarter; thence South 1 degree 47 minutes 20 seconds West along said east line, a distance of 846.78 feet to the north line of the South 308.00 feet of said West Half of the Southwest Quarter; thence South 88 degrees 21 minutes 07 seconds West along said north line, a distance of 781.89 feet to the east line of the West 700.00 feet of said West Half of the Southwest Quarter; thence North 1 degree 31 minutes 02 seconds East along said east line, a distance of 655.66 feet to said intersect a line drawn easterly from the point of beginning to a point on said east line of the West Half of the Southwest Quarter distant 919.02 feet north from the southeast corner of said West Half of the Southwest Quarter; thence South 89 degrees 23 minutes 44 seconds West along said line, a distance of 434.30 feet to the point of beginning.

BENCHMARK: TOP OF TELEPHONE PEDESTAL IN SOUTHWEST QUADRANT OF CO. RD. NO. 32 AND SO DRIVEWAY EASEMENT IS ASSUMED TO HAVE AN ELEVATION OF 943.71 FEET. ELEVATION ESTABLISHED ACCORDING TO INFORMATION ON U.S.G.S. MAP.
NOTE: NO KNOWN SEA LEVEL DATUM BENCHMARK WITHIN 3 MILES. THIS VERTICAL CONTROL IS 2 FEET.

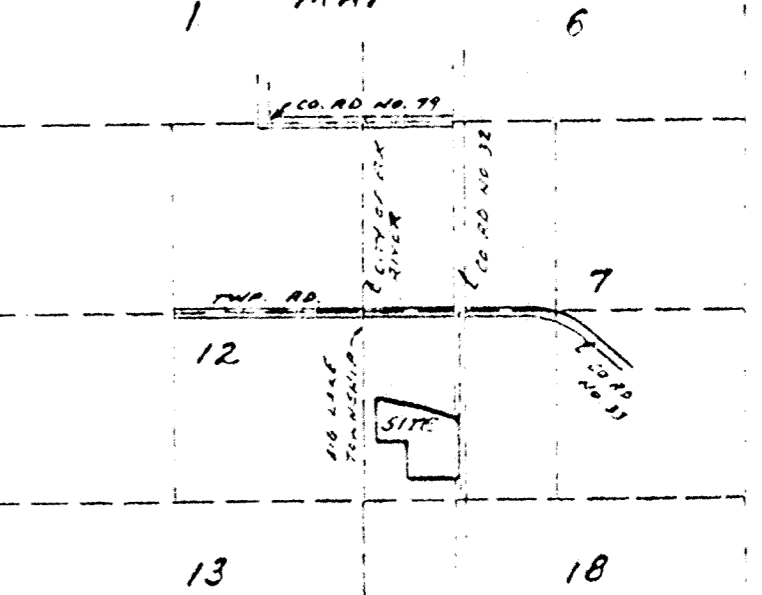
TOTAL PLAT AREA = 22.22 ACRES
TOTAL OF 8 PROPOSED LOTS

SOILS CLASSIFICATION ACCORDING TO U.S.D.A. SOIL SURVEY OF SHERBURNE COUNTY MANUAL ISSUED FEBRUARY 1960:

- 1s ISANTI LOAMY FINE SAND
- 1sA LINO LOAMY FINE SAND 0%-2% SLOPES
- ZmA2 ZIMMERMAN LOAMY FINE SAND 0%-2% SLOPES WIND ERODED
- ZmM ZIMMERMAN LOAMY FINE SAND 2%-6% SLOPES
- ZmB2 ZIMMERMAN LOAMY FINE SAND 2%-6% SLOPES ERODED

A MINIMUM LOT AREA VARIANCE MAY BE REQUIRED FOR ALL LOTS IN BLOCK 2

LOCATION MAP



TAYLOR LAND SURVEYORS, INC.
213 WEST BROADWAY P.O. BOX 179
MONTICELLO, MINNESOTA 55362
PHONE: (612) 295-3388 METRO: 422-9126 FAX: 295-3408

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 5-03-93
DENNIS V. TAYLOR LIC. NO. 15213 DATE

DRAWN BY: K.O.	CHECKED BY: D.T.	BOOK: 93	SHEET: 1 OF 1	SCALE: 1 INCH = 100 FEET	DATE DRAWN: 4-20-93	FILE NO.: 180-P.C.
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REVISION: ROAD ALIGNMENT AND PROPOSED HOME LOCATIONS AND DIMENSIONS 1-20-93