

**PRELIMINARY PLAT OF**

# ROYAL OAKS RIDGE

**DEVELOPMENT PLAN**  
FEBRUARY, 1988

A SINGLE FAMILY RESIDENTIAL SUBDIVISION - PROPOSED R-1C ZONING  
CITY OF ELK RIVER, SHERBURNE COUNTY, MINNESOTA

PREPARED FOR:

**CONTRACT PURCHASER:**  
FOREST OAKS CONDOS  
7815 SHINGLE CREEK DR.  
BROOKLYN PARK, MN.  
55443

SUBTERRANEAN ENGINEERING CORP.			
SOIL INVESTIGATION		ROYAL OAKS RIDGE	
ROYAL OAKS RIDGE		ELK RIVER, MN.	
FOR: GERALD J. SMITH & ASSOCIATES			
NO.	DATE	BY	REVISIONS
1		MJP	SCALE: 1"=100'
2		JTC	DATE: 5-9-88
JOB NO. X-88018		DRAWING NO. 1	

**FEE OWNERS:**  
ERVIN AND ARLENE CLAASSEN  
18990 TWIN LAKES ROAD,  
ELK RIVER, MN.  
55330

- LEGEND:**
- (100) DENOTES ELEVATION FOR GRADING PLAN
  - (100) PROPOSED BUILDING SITE
  - (100) PROPOSED ELEVATION AT GARAGE FLOOR
  - (100) EXISTING GROUND CONTOURS
  - (100) PROPOSED CONTOURS

BENCHMARK: WEST FACED SPIKE IN 12" OAK IN LOT 11, BLOCK 1  
ELEV.=929.7'

**PRELIMINARY LEGAL DESCRIPTION:**  
The Southwest Quarter of the Southwest Quarter of Section 26, Township 33, Range 26, Sherburne County, Minnesota except the South 209 feet of the West 209 feet thereof.

**USDA SOIL CLASSIFICATION**  
E102 - SANDY SILTY CLAY  
E10 - SANDY SILTY CLAY  
E1 - SANDY SILTY CLAY  
E1 - SANDY SILTY CLAY  
E1 - SANDY SILTY CLAY  
E1 - SANDY SILTY CLAY

BLOCK 1	15 LOTS
BLOCK 2	10 LOTS
BLOCK 3	26 LOTS
BLOCK 4	11 LOTS
TOTAL	62 LOTS

**TAYLOR LAND SURVEYORS INC.**

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

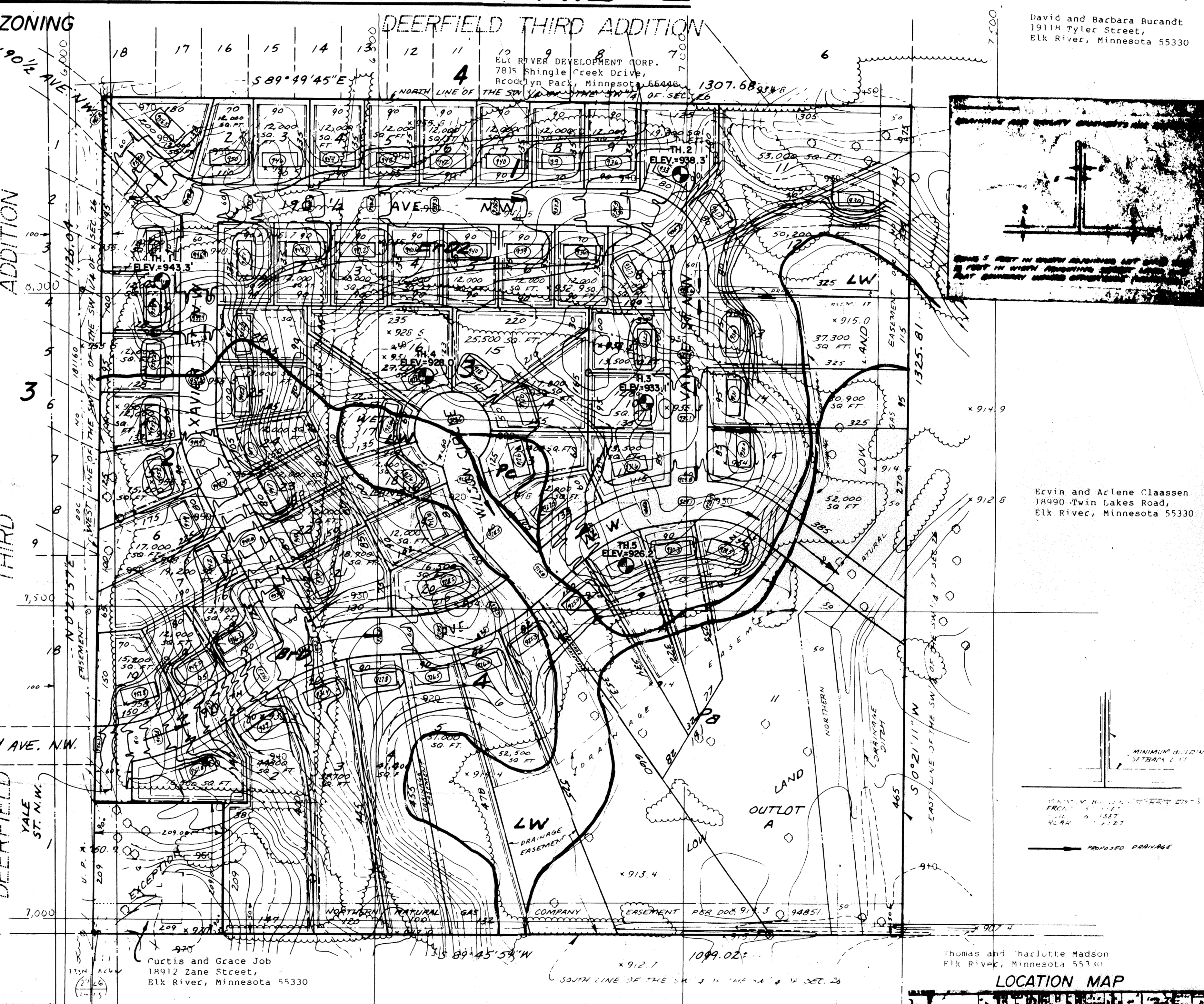
I HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Denise V. Taylor 1888 3-05-87  
DENISE V. TAYLOR REG. NO. DATE

DATE	BY	CHECKED BY	REVISIONS	SHEET	OF	TOTAL SHEETS

**MARKHURD CORPORATION**  
145 PENNSYLVANIA AVENUE SOUTH, MINNEAPOLIS, MINNESOTA 55404  
K-866

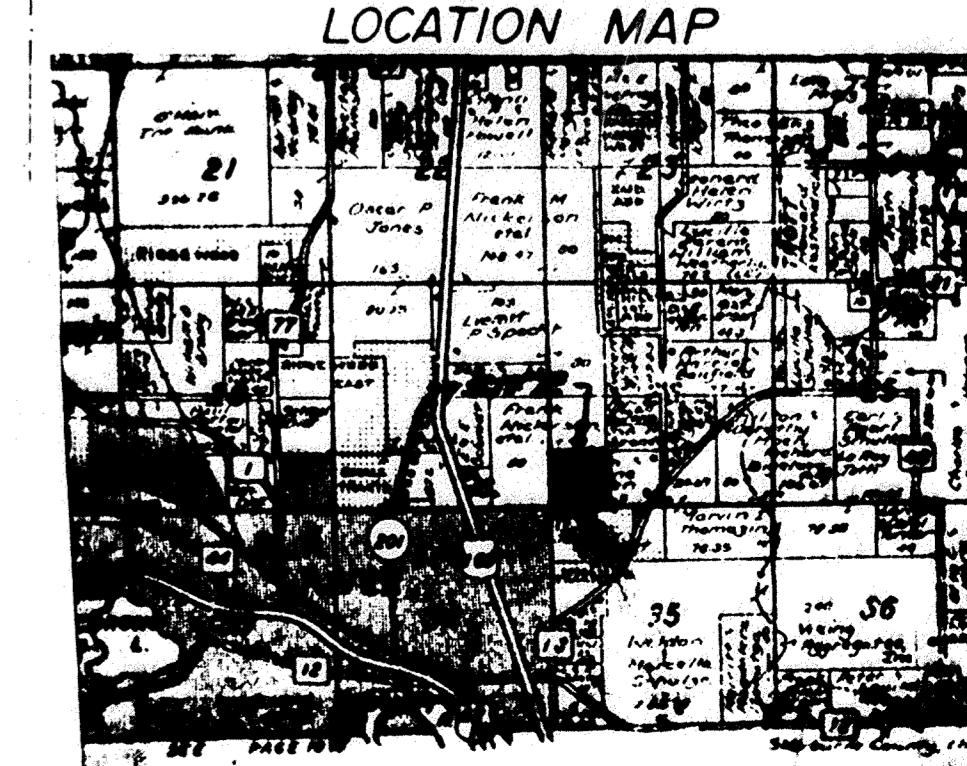
**NOTE**  
HORIZONTAL AND VERTICAL CONTROL FURNISHED BY TAYLOR LAND SURVEY.  
MAP ACCURACY IS RELATED DIRECTLY TO THE GROUND CONTROL FURNISHED.  
THIS MAP HAS BEEN DESIGNED TO MEET NATIONAL MAP ACCURACY STANDARDS AT ITS ORIGINAL BASIC SCALE OF 1"=100' AND CONTOUR INTERVAL OF 2 FEET.  
MARKHURD'S LIABILITY FOR ANY INACCURACIES FOUND IN THIS MAP SHALL BE LIMITED TO THE CORRECTION OF ANY SUCH INACCURACIES FOUND DUE TO THE PHOTOGRAMMETRIC PROCESS, AND SHALL NOT EXCEED THE CONTRACT VALUE OF THE MAP. IT IS THE RESPONSIBILITY OF THE MAP USER TO ASCERTAIN WHETHER OR NOT THE ABOVE SCALE, CONTOUR INTERVAL AND ACCURACY ARE SATISFACTORY FOR WHATEVER PURPOSE THE MAP IS TO BE USED.



David and Barbara Bucandt  
19114 Tyler Street,  
Elk River, Minnesota 55330



Ervin and Arlene Claassen  
18990 Twin Lakes Road,  
Elk River, Minnesota 55330



- LEGEND**
- PRIMARY ROAD
  - SECONDARY ROAD
  - TRAIL
  - BRIDGE
  - RAILROAD
  - FENCE
  - BUILDING
  - WALL
  - UTILITY POLE
  - DRAINAGE
  - CULVERT
  - LAKE OR POND
  - SWAMP
  - TREE
  - WOODED AREA
  - PHOTO CENTER
  - HORIZONTAL CONTROL POINT
  - BENCH MARK
  - 893.3 FIELD SURVEY ELEVATION
  - 899.3 PLOTTER ELEVATION
  - SECTION CORNER
  - APPROXIMATE LOCATION
  - 1/4 CORNER
  - APPROXIMATE LOCATION
  - APPROXIMATE CONTOURS

SCALE: 1"=100'  
0 50 100 200 300 400 FEET  
CONTOUR INTERVAL: 2 FEET  
TOPOGRAPHY BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHS TAKEN IN APRIL, 1980  
LOCAL PROJECT DATUM SHOWN AT 500 FOOT INTERVALS  
VERTICAL DATUM BASED ON MEAN SEA LEVEL, 1929 ADJ.

Walter and Irene Johnson  
Lacey and Alysce Morrell  
814 Line Avenue,  
Elk River, Minnesota 55330