

PROPOSED GRADING & DRAINAGE PLAN
for the
PRELIMINARY PLAT OF PROPOSED:
ORONO HEIGHTS

CITY OF ELK RIVER, SHERBURNE COUNTY, MN.

PREPARED FOR:

JOHN PLAISTED
12750 182nd AVE. NW,
ELK RIVER, MN. 55330
FEE OWNER

ZONED:

R 1-C
SINGLE FAMILY RESIDENTIAL
ADJOINING PROPERTY ZONED
SINGLE FAMILY RESIDENTIAL

DENOTES:

- PROPOSED 2 FT. CONTOURS
- - - EXISTING 2 FT. CONTOURS
- 000.0 EXISTING SPOT ELEVATIONS
- R-W/O PROPOSED HOUSE WITH GARAGE FLOOR ELEV. & TYPE OF HOUSE (SUBJECT TO FINAL GRADES AND SUB-SOIL CONDITIONS)
- 000

MINIMUM BUILDING SETBACKS:
FRONT 30 FEET
SIDE 10 FEET
REAR 10 FEET

DRAINAGE AND UTILITY EASEMENTS ARE:
6 FEET ADJOINING LOT LINES
10 FEET ADJOINING STREET LINES AND PLAT BOUNDARY

DESCRIPTION AS FURNISHED:

That part of Government Lot 1, Section 33, Township 33, Range 26, Sherburne County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 33; thence north along the west line of Government Lot 1 of said Section 33 for 130.50 feet to the actual point of beginning of the land to be hereby described; thence east at right angles for 556.50 feet; thence deflect 90 degrees, 34 minutes, 18 seconds to the left in a northerly direction along a line, to be hereafter known as "Line A" for the purposes of this description, that would pass through the northeast corner of Block 13, of the duly recorded plat of ORONO, said Sherburne County, for 625.94 feet, more or less, to said northeast corner of Block 13; thence northwesterly along the southerly extension of the easterly line of Block 13, said ORONO, for 66.00 feet to the southeast corner of said Block 13; thence continue northwesterly along said easterly line of Block 13, said ORONO, to the northeast corner of said Block 13; thence southwesterly along the northerly line of Block 13, said ORONO, to intersect said west line of Government Lot 1; thence south along said west line of Government Lot 1, also being the west line of said ORONO, to the point of beginning. EXCEPTING therefrom the three following described tracts:

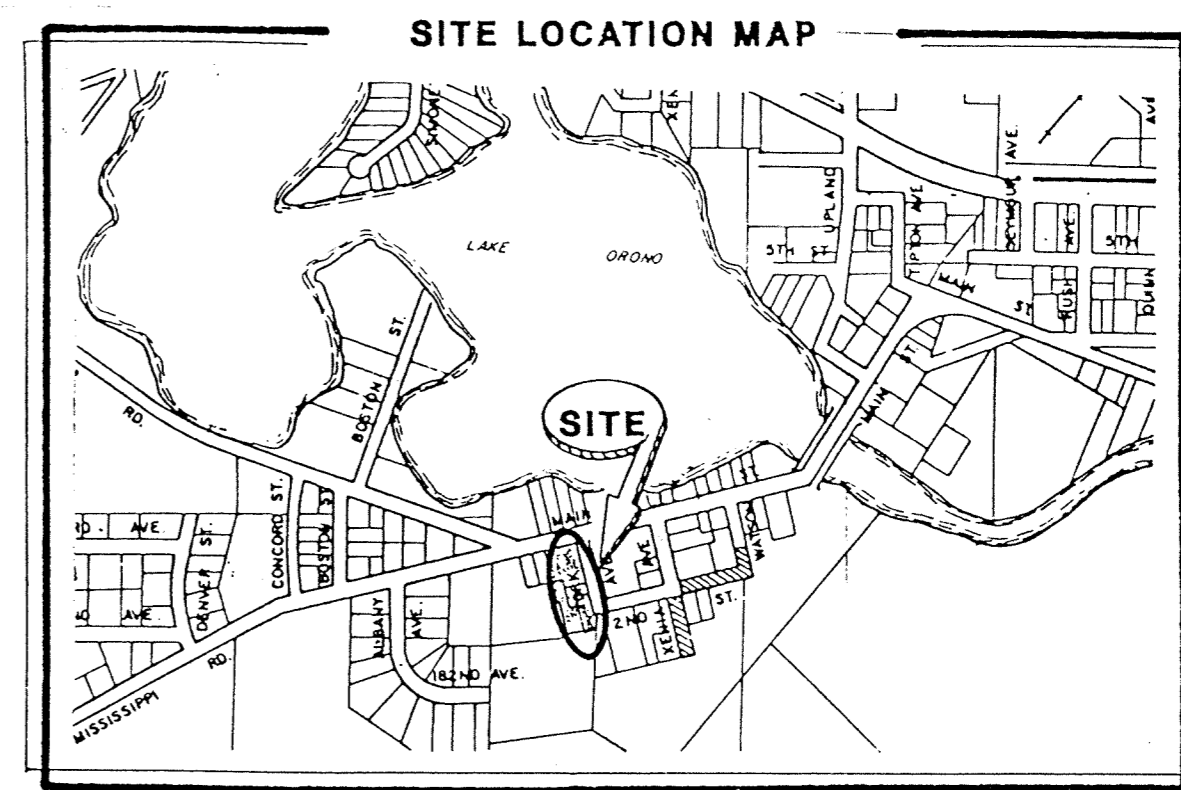
1. That part of Blocks 10 and 13; and of vacated Second Street lying between said Blocks 10 and 13; all in said duly recorded plat of ORONO; described as beginning at the southeast corner of said Block 10; thence South 13 degrees 20 minutes East along the southeasterly extension of said easterly line of Block 10 for 66 feet to the northeast corner of said Block 13; thence South 0 degrees 53 minutes East, more or less, along said line heretofore described as "Line A", for 311.25 feet; thence North 89 degrees 07 minutes West for 40.9 feet; thence northwesterly in a straight line for 418.1 feet, more or less, to a point 57.8 feet, as measured along said easterly line of Block 10, northerly of the southerly line of Block 10, and 85 feet southwesterly, as measured parallel with the southerly line of said Block 10, of said easterly line of Block 10; thence northwesterly 35 feet to said easterly line of Block 10; thence southeasterly 57.8 feet along said easterly line of Block 10 to the point of beginning. Said exception being one and the same as that parcel previously described in Instrument No. 89928, files of the the Sherburne County Recorder.
2. All that part of said Government Lot 1 described as commencing at said southwest corner of Section 33, also being the southwest corner of said Government Lot 1; thence north along said west line of Government Lot 1 for 130.50 feet to a point to be hereafter known as "Point A" for the purposes of this description; thence east at right angles for 90.00 feet to the actual point of beginning of the exception to be hereby described; thence return west for 90.00 feet to said "Point A"; thence north along said west line of Government Lot 1 for 195.00 feet; thence east at right angles for 55.00 feet; thence southeasterly to the point of beginning.
3. That part of Blocks 10 and 13; and of the vacated Second Street lying between said Blocks 10 and 13; all in the duly recorded plat of ORONO, Sherburne County, Minnesota, described as follows: Commencing at the southeast corner of said Block 10; thence South 13 degrees, 20 minutes East along the southeasterly extension of the easterly line of said Block 10 for 66 feet to the northeast corner of said Block 13; thence South 0 degrees, 53 minutes East, more or less, along a line previously described as "Line A", for 311.25 feet; thence North 89 degrees, 07 minutes West for 40.9 feet; thence northwesterly along a line to be hereafter known as "Line B" for the purposes of this description, for 418.1 feet, more or less to a point 57.8 feet, as measured along said easterly line of Block 10, northerly of the southerly line of Block 10, and 85 feet southwesterly as measured parallel with the southerly line of said Block 10, of said easterly line of Block 10, said point also being the actual point of beginning of the land to be hereby described; thence return southeasterly along said "Line B" for 200.00 feet; thence southwesterly parallel with said southerly line of Block 10 for 10.00 feet; thence northwesterly parallel with said "Line B" for 200.00 feet; thence northeasterly for 10.00 feet to the point of beginning.

Subject to allays, streets, easements, restrictions, covenants, and reservations of record.

RECORD PLAN JAN. 1993

TOTAL OF 13 LOTS RANGING IN SIZE FROM 17255 SQ. FT. TO 134450 SQ. FT.

USDA SOIL CLASSIFICATION:
S₂C - SALIDA COMPLEX 6% TO 12% SLOPES



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 9-09-91
DENNIS V. TAYLOR LIC. NO. 15233 DATE

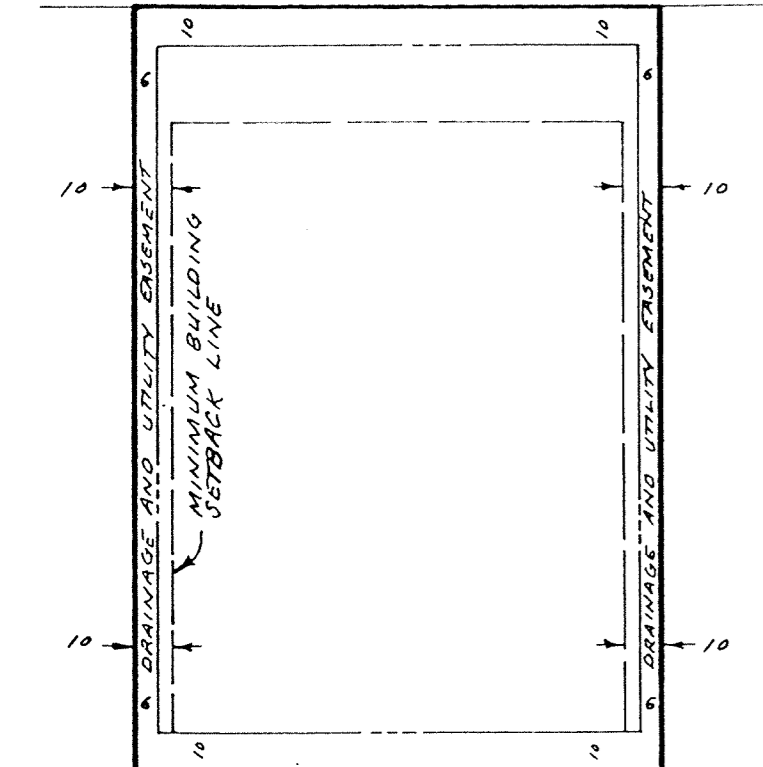
DRAWN BY: D. KIBEL	CHECKED BY: D. TAYLOR	BOOK: L-50	SHEET: 33 OF 36	SCALE: 1" = 50' FEET	DATE DRAWN: 3-13-92	FILE NO.: 90310
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4/75



TYPICAL LOT (1 INCH = 30 FEET)

PROPOSED 183rd COURT



S.W. CORNER OF GOVT LOT 1 (ALSO BEING THE S.W. CORNER OF SECTION 33, T. 33 R. 26)

DRAWING NUMBER 33 WEST 92 DRAWING NUMBER 33