

RECORD DRAWING

Preliminary Plat of TRANQUIL MEADOWS

CITY OF ELK RIVER
SHERBURNE COUNTY, MN

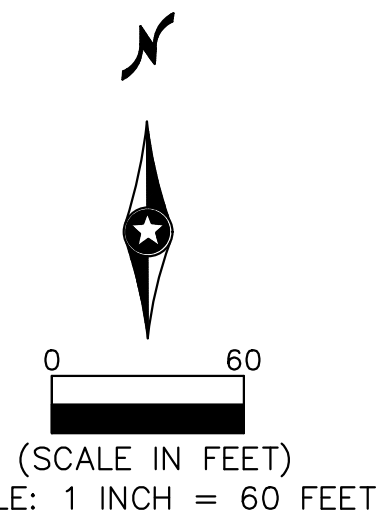
Property Description (Warranty Deed - Doc. No. 365526)

That part of the Southeast Quarter of the Southwest Quarter of Section 26, Township 33, Range 26, Sherburne County, Minnesota, described as follows: Commencing at the northwest corner of said Southeast Quarter of the Southwest Quarter; thence on an assumed bearing of South 89 degrees 50 minutes 57 seconds East along the north line of said Southeast Quarter of the Southwest Quarter, a distance of 685.18 feet to the point of beginning of the land to be described, thence South 0 degrees 21 minutes 30 seconds West, a distance of 838.44 feet, thence South 44 degrees 57 minutes 09 seconds East, a distance of 140.65 feet to the north line of the South 392.33 feet of said Southeast Quarter of the Southwest Quarter; thence North 89 degrees 44 minutes 12 seconds East along said north line, a distance of 472.66 feet to the centerline of County State Aid Highway No. 13; thence northeasterly along said centerline, being a nontangential curve concave to the southeast having a radius of 2874.78 feet and a central angle of 1 degree 25 minutes 26 seconds, a distance of 71.44 feet to the east line of said Southeast Quarter of the Southwest Quarter, the chord of said curve bears North 37 degrees 11 minutes 45 seconds East; thence North 0 degrees 20 minutes 50 seconds East along said east line, a distance of 877.23 feet to the northeast corner of said Southeast Quarter of the Southwest Quarter; thence North 89 degrees 50 minutes 57 seconds West along said north line of the Southeast Quarter of the Southwest Quarter, a distance of 622.29 feet to the point of beginning.

Subject to a drainage easement across that part of the Southeast Quarter of the Southwest Quarter of Section 26, Township 33, Range 26, Sherburne County, Minnesota, described as follows: Commencing at the northwest corner of said Southeast Quarter of the Southwest Quarter; thence on an assumed bearing of South 89 degrees 50 minutes 57 seconds East along the north line of said Southeast Quarter of the Southwest Quarter, a distance of 685.18 feet to the point of beginning of the easement to be described; thence South 0 degrees 21 minutes 30 seconds West, a distance of 367.80 feet, thence North 51 degrees 25 minutes 49 seconds East, a distance of 26.19 feet; thence North 0 degrees 21 minutes 30 seconds East, a distance of 180.00 feet, thence North 43 degrees 09 minutes 03 seconds East, a distance of 125.00 feet; thence North 0 degrees 09 minutes 03 seconds East, a distance of 80.00 feet to said north line of the Southeast Quarter of the Southwest Quarter; thence North 89 degrees 50 minutes 57 seconds West, a distance of 105.00 feet to the point of beginning.

Surveyor's Note(s)

- Contours were created by using GPS RTK survey methods.
- Subject property is not within a flood plain district as mapped by FEMA or part of the shoreland district.
- Title work was not provided to review for this survey.
- Reference 1996 survey for Grace Assembly of God by Taylor Land Surveyors, Inc.; File No. 96118.
- Soil borings were conducted by American Engineering Testing, Inc. on 2/3/21. Reference their AET No. 26-20519 for soil boring information.
- Wetland boundaries are shown per a visual on-site review on 1/13/21 by Matthew Blessi, BWSR Cert. No. 5092 of Bogart, Pederson & Associates, Inc. An official delineation was not performed at this time.



LEGEND:

	Denotes catch basin		Denotes bituminous surface
	Denotes mailbox		Denotes concrete surface
	Denotes septic cleanout		Denotes gravel surface
	Denotes manhole		Denotes wood fence
	Denotes water valve		Denotes woven-wire fence
	Denotes water spigot		Denotes barbwire fence
	Denotes sign		Denotes stone wall
	Denotes power pole		Denotes overhead electric
	Denotes guy wire		Denotes tree line
	Denotes telephone pedestal		Denotes easement
	Denotes cable television box		Denotes right of way
	Denotes hydrant		Denotes major contour
	Denotes soil boring		Denotes minor contour
	Denotes light pole		Denotes sanitary sewer
	Denotes well		Denotes storm sewer
	Denotes electric outlet		Denotes waterline
	Denotes flared end section		Denotes existing adjoiners
	Denotes wetland interior		Denotes wetland boundary
	Denotes soils classification type		Denotes soil type boundary

- LS 8194
- LS 13293
- LS 15233
- LS 20595

SOILS CHART

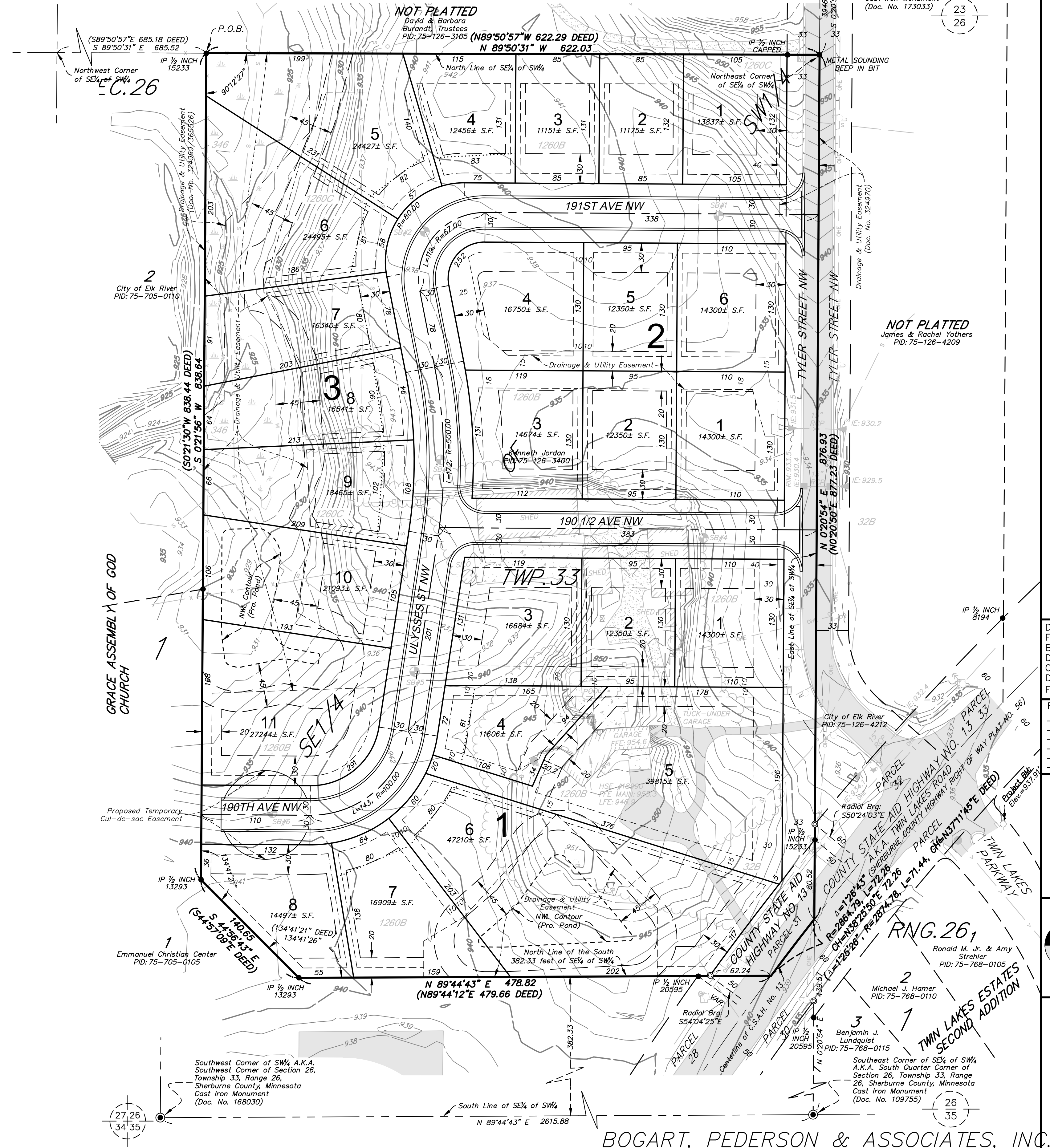
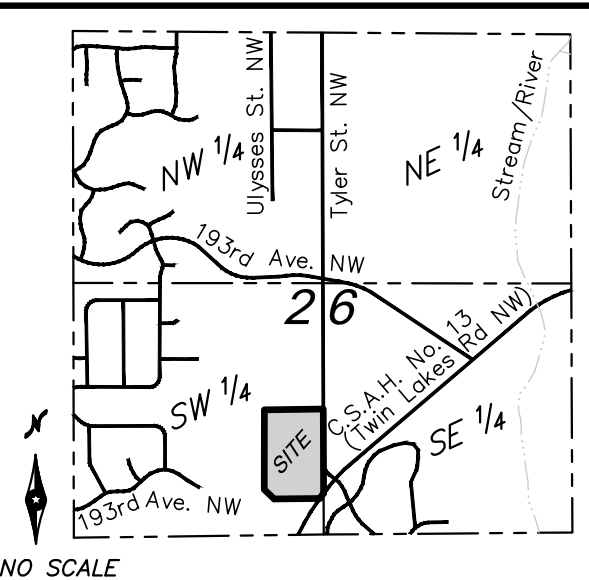
Map symbol & soil name	Hydrologic group	Water table depth (in)
32B: Nebish fine sandy loam, 2 to 6 percent slopes	B	43-80
346: Talmoo loam, 0 to 2 percent slopes	C/D	6
1260B: Stonelake-Nebish complex, 2 to 6 percent slopes	A	>80
1260C: Stonelake-Nebish complex 6 to 12 percent slopes	A	>80

* Data from USDA Web Soil Survey

I hereby certify that a boundary survey has been completed for the preliminary plat of TRANQUIL MEADOWS, Sherburne County, Minnesota.

Signed: *Craig A. Wensmann*
Craig A. Wensmann
Date: 2/22/21 Lic. No. 47466

VICINITY MAP
Sec. 26, Twp. 33, Rng. 26
Sherburne County, MN



Bearings are based on the Sherburne County Coordinate System (NAD83 86 Adj.). For the purpose of this survey, the North-South Quarter line of Section 26, Township 33, Range 26 bears North 00 degrees 20 minutes 54 seconds East.

- Denotes found iron monument
- Denotes set 1/2 inch x 14 inch iron monument with a plastic plug stamped R.L.S. 47466
- Denotes 1/2 inch x 14 inch iron monument with a plastic plug stamped R.L.S. 47466 to be set within one year of platting date
- Denotes found cast iron monument
- △ Denotes set PK mag nail
- Denotes found Sherburne County aluminum R/W disk

REFERENCE BENCHMARK:
MNDOT Monument "LIQUOR MN141 RESET" at Trunk Hwy 169 milepost 159.25 between North and Southbound lanes. 110± feet S of 5th St NW. Elevation = 911.82 feet (NAVD 88)

PROJECT BENCHMARK:
Top nut hydrant in the SE quadrant at the intersection of Tyler St NW, Twin Lakes Rd NW and Twin Lakes Pkwy NW. Elevation = 937.91 feet (NAVD 88)

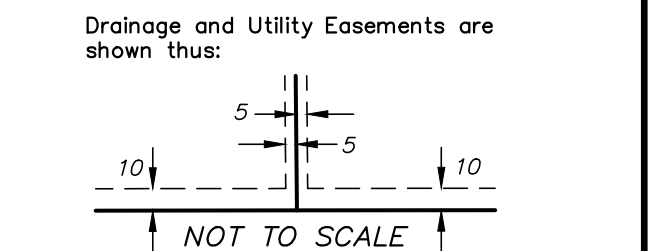
OWNER/DEVELOPER:
Providence S&S LLC
17094 Vance Street NW
Elk River, MN 55330
763-234-0177

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

TOTAL AREA: 13.23± Acres
EXISTING ZONING: R-1c Single-Family Residential District
PROPOSED ZONING: R-1c Single-Family Residential District

MINIMUMS:
80 feet Width
100 feet Width Corner Lot
130 feet Depth
11,000 S.F.

BUILDING SETBACKS:
30' Front
30' Front Corner Lot
25' Wetland Buffer Strip along a wetland/OHW
20' Wetland Buffer Strip Setback
20' Rear
10' Side (House Side)
5' Side (Garage Side)



Being 10 feet in width and adjoining right of way line and plat boundary lines, also being 5 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plat.

DATE: February 15, 2021
FIELD DATE: January 15, 2021
BK/PG: 71.95/11-12,14
DRAWN BY: CJR
CHECKED BY: CAW
DWG FILE: 21-0046 Prelim Plat
FILE NO: 21-0046.00

REVISIONS:

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: *Craig Wensmann*
Craig A. Wensmann
Date: 2/22/21 Lic. No. 47466

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

PRELIMINARY PLAT
for
Providence S&S LLC
TRANQUIL MEADOWS
City of Elk River
Sherburne County, MN

BOGART, PEDERSON & ASSOCIATES, INC.