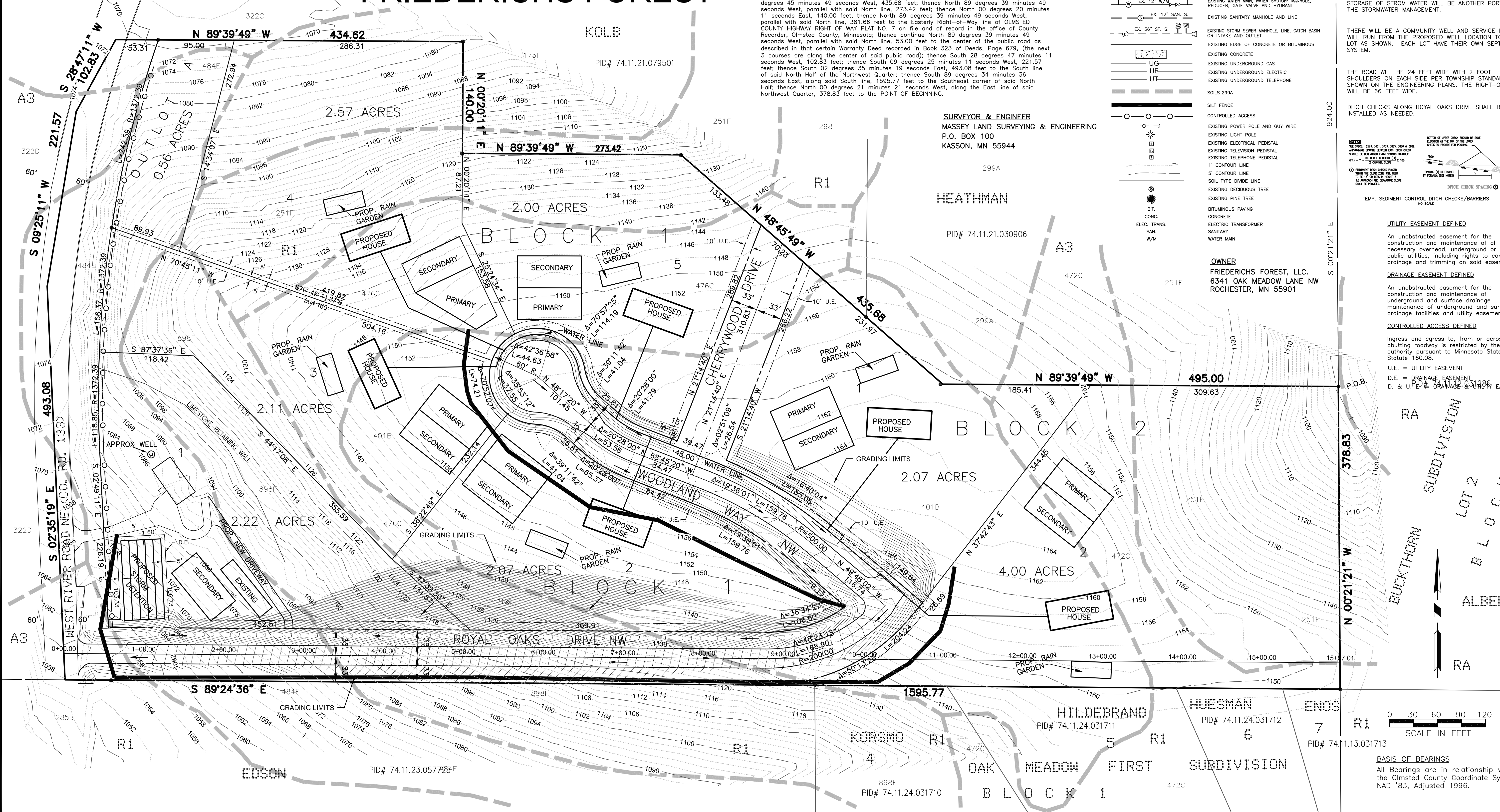


PRELIMINARY PLAT FOR FRIEDERICHS FOREST



DESCRIPTION

That part of the North Half of the Northwest Quarter of Section 11, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence South 00 degrees 21 minutes 21 seconds East, (Note: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996) along the East line of said Northwest Quarter, 924.00 feet to the POINT OF BEGINNING; thence North 89 degrees 39 minutes 49 seconds West, parallel with the North line of said Northwest Quarter, 495.00 feet; thence North 48 degrees 45 minutes 49 seconds West, 435.68 feet; thence North 89 degrees 39 minutes 49 seconds West, parallel with said North line, 273.42 feet; thence North 00 degrees 20 minutes 11 seconds East, 140.00 feet; thence North 89 degrees 39 minutes 49 seconds West, parallel with said North line, 381.66 feet to the Easterly Right-of-Way line of OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 7 on file and of record in the office of County Recorder, Olmsted County, Minnesota; thence continue North 89 degrees 39 minutes 49 seconds West, parallel with said North line, 53.00 feet to the center of the public road as described in that certain Warranty Deed recorded in Book 323 of Deeds, Page 679, (the next 3 courses are along the center of said public road); thence South 28 degrees 47 minutes 11 seconds West, 102.83 feet; thence South 09 degrees 25 minutes 11 seconds West, 221.57 feet; thence South 02 degrees 35 minutes 19 seconds East, 493.08 feet to the South line of said North Half of the Northwest Quarter; thence South 89 degrees 34 minutes 36 seconds East, along said South line, 1595.77 feet to the Southeast corner of said North Half; thence North 00 degrees 21 minutes 21 seconds West, along the East line of said Northwest Quarter, 378.83 feet to the POINT OF BEGINNING.

LEGEND

	PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	BUILDING SETBACK LINE
	EXISTING WATER MAIN, WATER SHUTOFF MANHOLE, REDUCER, GATE VALVE AND HYDRANT
	EXISTING SANITARY MANHOLE AND LINE
	EXISTING STORM SEWER MANHOLE, LINE, CATCH BASIN OR INTAKE AND OUTLET
	EXISTING EDGE OF CONCRETE OR BITUMINOUS
	EXISTING CONCRETE
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	SOILS 299A
	SILT FENCE
	CONTROLLED ACCESS
	EXISTING POWER POLE AND GUY WIRE
	EXISTING LIGHT POLE
	EXISTING ELECTRICAL PEDISTAL
	EXISTING TELEPHONE PEDISTAL
	1' CONTOUR LINE
	5' CONTOUR LINE
	SOIL TYPE DIVIDE LINE
	EXISTING DECIDUOUS TREE
	EXISTING PINE TREE
	BITUMINOUS PAVING
	CONCRETE
	ELECTRIC TRANSFORMER
	SANITARY WATER MAIN

SURVEYOR & ENGINEER
MASSEY LAND SURVEYING & ENGINEERING
 P.O. BOX 100
 KASSON, MN 55944

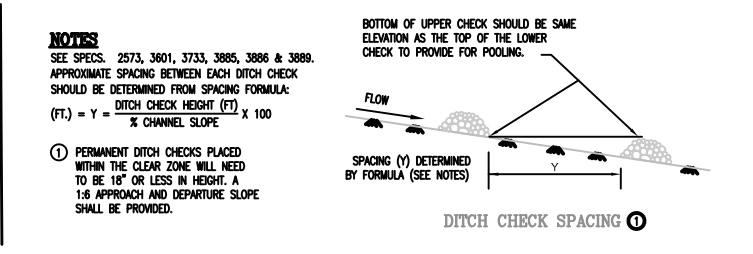
OWNER
FRIEDERICHS FOREST, LLC.
 6341 OAK MEADOW LANE NW
 ROCHESTER, MN 55901

DRAINAGE NOTE: RAIN GARDENS ON EACH LOT WILL BE PART OF THE STORMWATER MANAGEMENT. UNDERGROUND STORAGE OF STORM WATER WILL BE ANOTHER PORTION OF THE STORMWATER MANAGEMENT.

THERE WILL BE A COMMUNITY WELL AND SERVICE LINES WILL RUN FROM THE PROPOSED WELL LOCATION TO EACH LOT AS SHOWN. EACH LOT HAVE THEIR OWN SEPTIC SYSTEM.

THE ROAD WILL BE 24 FEET WIDE WITH 2 FOOT SHOULDERS ON EACH SIDE PER TOWNSHIP STANDARDS AS SHOWN ON THE ENGINEERING PLANS. THE RIGHT-OF-WAY WILL BE 66 FEET WIDE.

DITCH CHECKS ALONG ROYAL OAKS DRIVE SHALL BE INSTALLED AS NEEDED.



TEMP. SEDIMENT CONTROL DITCH CHECKS/BARRIERS NO SCALE

UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

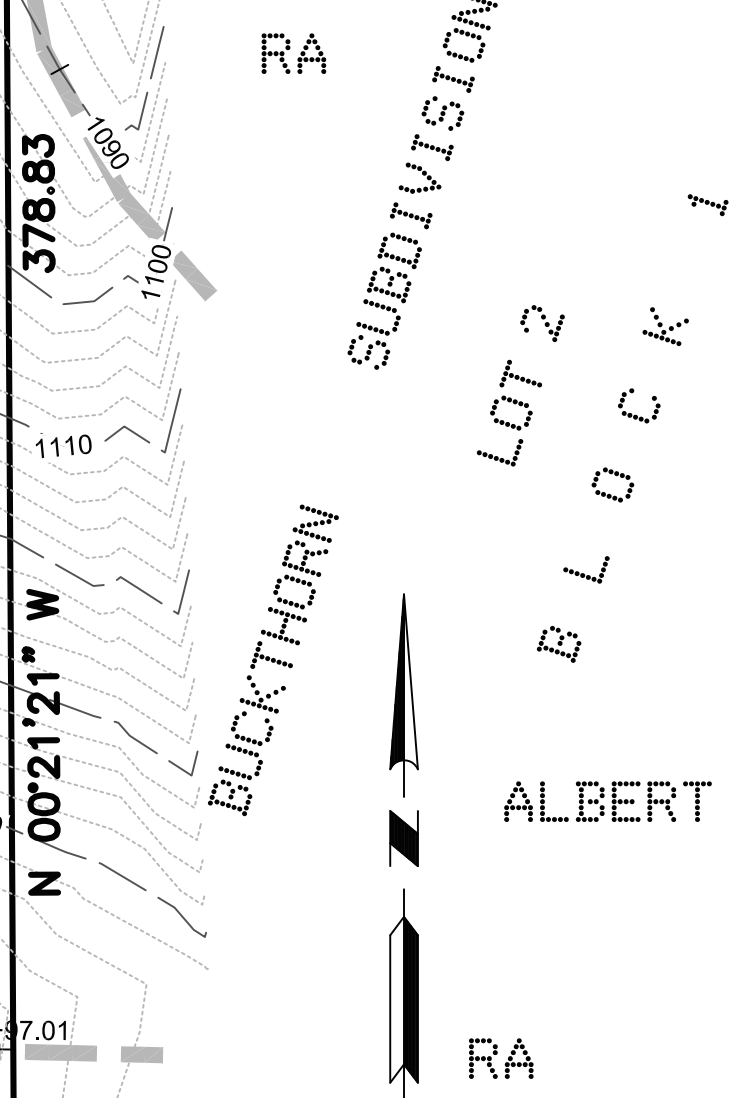
DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage maintenance of underground and surface drainage facilities and utility easement.

CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

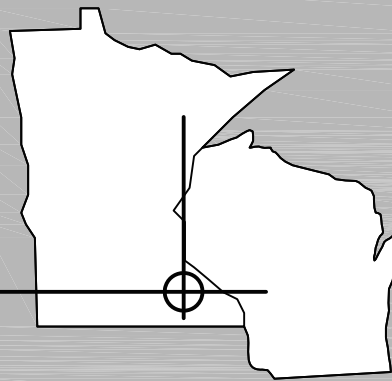
U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 D. & U.P.D. = DRAINAGE & UTILITY EASEMENT



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.

Date 9/30/16
 LIC. NO.: 41814

MASSEY
LAND SURVEYING & ENGINEERING
 P.O. BOX 100, KASSON, MN 55944
 PH. NO. 507-634-4505, FAX NO. 507-634-6560



PRELIMINARY PLAT
 PART OF THE N 1/2 OF THE NW 1/4,
 SECTION 11, T 107 N, R 14 W,
 OLMSTED COUNTY, MINNESOTA

MONUMENTS

- FOUND (AS INDICATED)
- SET (5/8" PIPE UNLESS NOTED OTHERWISE)

SCALE: 1" = 60'
 DATE: 8/28/2016
 DRAWN BY: R.J.M.
 CHECKED BY: R.J.M.
 JOB NUMBER: 2549
 DWG. FILE: 2549PRPLFINCONT_R1
 REVISION DATE: 9/30/2016

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:
FRIEDERICHS FOREST, LLC
 ROCHESTER, MN