

CERTIFICATE OF SURVEY

~for~ Kootenia Homes
~of~ Vue Residence

LEGAL DESCRIPTION

That part of the South Half of the Northeast Quarter of Section 24, Township 29, Range 21, EXCEPT the north 35.48 acres thereof, described as follows:

Commencing at the east quarter corner of said Section 24, a found cast iron monument; thence South 89 degrees 49 minutes 25 seconds West a distance of 1969.17 feet along the southerly line of said Northeast Quarter of Section 24 to the point of beginning; thence continuing South 89 degrees 49 minutes 25 seconds West a distance of 654.94 feet along said southerly line of said Northeast Quarter of Section 24; thence North 00 degrees 15 minutes 37 seconds West a distance of 730.89 feet along the westerly line of said Northeast Quarter of Section 24; thence North 89 degrees 41 minutes 54 seconds East a distance of 654.94 feet along the southerly line of said north 35.48 acres; thence South 00 degrees 15 minutes 37 seconds East parallel with said westerly line of the Northeast Quarter of Section 24 a distance of 732.32 feet to the point of beginning.

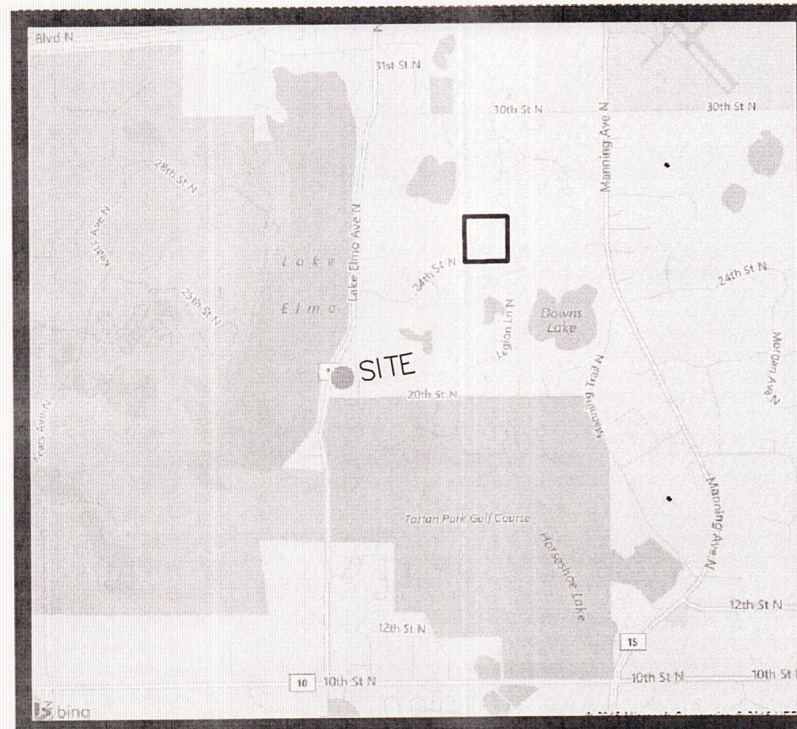
Said parcel is subject to an easement for road purposes over the westerly 41.48 feet thereof for Legion Avenue north and subject to an easement for road purposes over the southerly 30 feet of 25th Street North and subject to all other encumbrances and easements.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 1/05/16.
- Bearings shown are on a Washington County NAD83 (1996) datum.
- Benchmark: GSD Station#33723; MndOT Name "S 27" Elevation 935.98 (NAVD88). Located near junction of 33rd Street and Lake Elmo Road.
- Contours from MndNR Lidar mapping (NAVD88), supplemented by field shots taken 1/5/16.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Soil borings and septic design by Tradewell Soil Testing report dated Feb. 10, 2016.

VICINITY MAP

PART OF SEC. 24, TWP. 29, RNG. 21
WASHINGTON COUNTY, MINNESOTA



NO.	DATE	DESCRIPTION	BY
1	1/19/16	ADDED PROP. SEPTIC, BORINGS	BPN
2	1/21/16	REVISED BUILDING DIMENSIONS	BPN
3	2/18/16	ADD EASE. & STORMWATER INFO	DWO
4	2/25/16	ADD EASE. & STORMWATER INFO	DWO
5	3/02/16	REVISE EASE. & STORMWATER INFO	DWO
6	4/12/16	ADD POLS.	DWO
7	4/18/16	REVISE HOUSE DIM.	DWO
8	4/29/16	REVISE DRIVEWAY	DWO

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.

Daniel W. Obermiller
Daniel W. Obermiller

Date: 4/29/16 License No. 25341

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

(8.3' POURED BSMT WALKOUT)

PROPOSED ELEVATIONS:
TOP OF BLOCK = 935.9
GARAGE FLOOR = 935.5
LOWEST FLOOR = 927.9
TOP OF FOOTING = 927.6

DIA: 65.83x112.00=129.91

LEGAL DESCRIPTION OF PROPOSED DRAINAGE EASEMENT

An easement for drainage purposes over and across that part of the South Half of the Northeast Quarter of Section 24, Township 29, Range 21, EXCEPT the north 35.48 acres thereof, described as follows:

Commencing at the east quarter corner of said Section 24, a found cast iron monument; thence South 89 degrees 49 minutes 25 seconds West a distance of 1969.17 feet along the southerly line of said Northeast Quarter of Section 24 to the point hereinafter to be referred to as "point A"; thence continuing South 89 degrees 49 minutes 25 seconds West a distance of 59.00 feet along said southerly line of said Northeast Quarter of Section 24 to the point of beginning of the easement to be described; thence continuing South 89 degrees 49 minutes 25 seconds West a distance of 168.73 feet along said southerly line of said Northeast Quarter of Section 24; thence North 19 degrees 37 minutes 51 seconds East 355.73 feet; thence North 07 degrees 30 minutes 50 seconds East 115.31 feet; thence North 37 degrees 07 minutes 09 seconds East 218.44 feet to a line drawn North 00 degrees 15 minutes 37 seconds West from said "Point A"; thence South 00 degrees 15 minutes 37 seconds East 283.65 feet; thence South 07 degrees 11 minutes 22 seconds West 154.23 feet; thence South 22 degrees 54 minutes 12 seconds West 200.84 feet to said point of beginning.

Said easement is subject to an easement for road purposes over the southerly 30 feet for 25th Street North.

LEGAL DESCRIPTION OF RAIN GARDEN EASEMENT

An easement for rain garden purposes over and across that part of the South Half of the Northeast Quarter of Section 24, Township 29, Range 21, EXCEPT the north 35.48 acres thereof, described as follows:

Commencing at the east quarter corner of said Section 24, a found cast iron monument; thence South 89 degrees 49 minutes 25 seconds West a distance of 1969.17 feet along the southerly line of said Northeast Quarter of Section 24; thence continuing South 89 degrees 49 minutes 25 seconds West a distance of 267.73 feet along said southerly line of said Northeast Quarter of Section 24; thence North 19 degrees 37 minutes 51 seconds East 355.73 feet; thence North 70 degrees 22 minutes 09 seconds West 84.18 feet to the point of beginning of the easement to be described; thence South 15 degrees 35 minutes 06 seconds West 147.68 feet; thence South 21 degrees 36 minutes 06 seconds West 110.07 feet; thence North 68 degrees 23 minutes 54 seconds West 48.71 feet; thence North 21 degrees 32 minutes 09 seconds East 112.56 feet; thence North 10 degrees 22 minutes 37 seconds East 132.28 feet; thence North 72 degrees 57 minutes 47 seconds West 95.59 feet; thence North 24 degrees 14 minutes 20 seconds East 21.91 feet; thence North 82 degrees 49 minutes 33 seconds East 109.42 feet; thence South 26 degrees 04 minutes 50 seconds East 77.73 feet to said point of beginning.

LEGAL DESCRIPTION OF RAIN GARDEN ACCESS EASEMENT

A 12 foot wide easement for rain garden access purposes over and across that part of the South Half of the Northeast Quarter of Section 24, Township 29, Range 21, EXCEPT the north 35.48 acres thereof. Said 12 foot wide easement lies to the right of and is contiguous with the following described line:

Commencing at the east quarter corner of said Section 24, a found cast iron monument; thence South 89 degrees 49 minutes 25 seconds West a distance of 1969.17 feet along the southerly line of said Northeast Quarter of Section 24; thence South 89 degrees 49 minutes 25 seconds West a distance of 267.73 feet along said southerly line of said Northeast Quarter of Section 24; thence North 19 degrees 37 minutes 51 seconds East 355.73 feet; thence North 70 degrees 22 minutes 09 seconds West 84.18 feet to the point of beginning of the line to be described; thence North 19 degrees 37 minutes 51 seconds East 355.73 feet to said point of beginning.

Said easement is subject to easements for road purposes for 25th Street North.

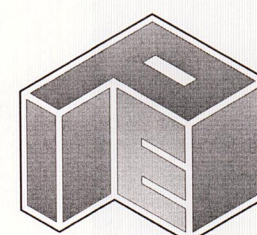
LEGEND

- DENOTES 1/2" SET IRON MONUMENT (RLS#25341)
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES WASHINGTON COUNTY CAST IRON MONUMENT
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES TREE LINE
- DENOTES PROPOSED SILT FENCE
- DENOTES DIRECTION OF SURFACE DRAINAGE
- DENOTES PROPOSED ELEVATION
- DENOTES SOIL BORING. (BY MARK TRADEWELL)
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE

STORM WATER MANAGEMENT NOTES

- SEE "STORM WATER POLLUTION PREVENTION PLAN (SWPPP)" SHEET C1.1 AND C1.2 FOR ADDITIONAL GRADING AND EROSION AND SEDIMENT CONTROL INFORMATION.
- SEE SHEET C1.2 FOR "RAIN GARDEN" DETAIL.
- VALLEY BRANCH WATERSHED DISTRICT REQUIRED PRIOR TO START OF SITE DISTURBANCE.

STORM WATER MANAGEMENT PLAN
-BY- PLOWE ENGINEERING



PLOWE ENGINEERING, INC.

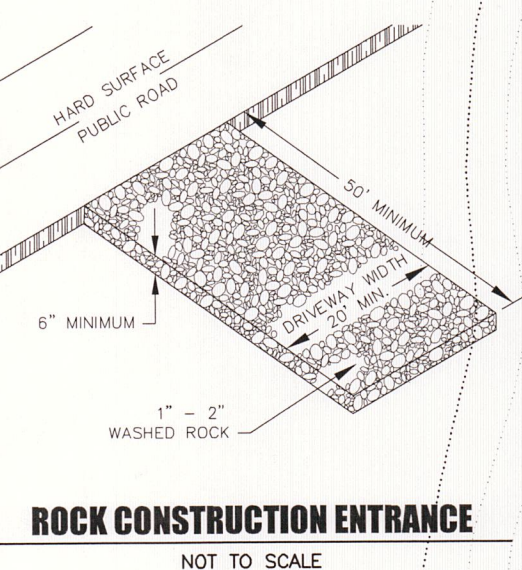
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

SITE PLANNING
& ENGINEERING

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Adam Gimkel
ADAM GIMKEL

DATE: 03.02.2016 LIC. NO. 43963

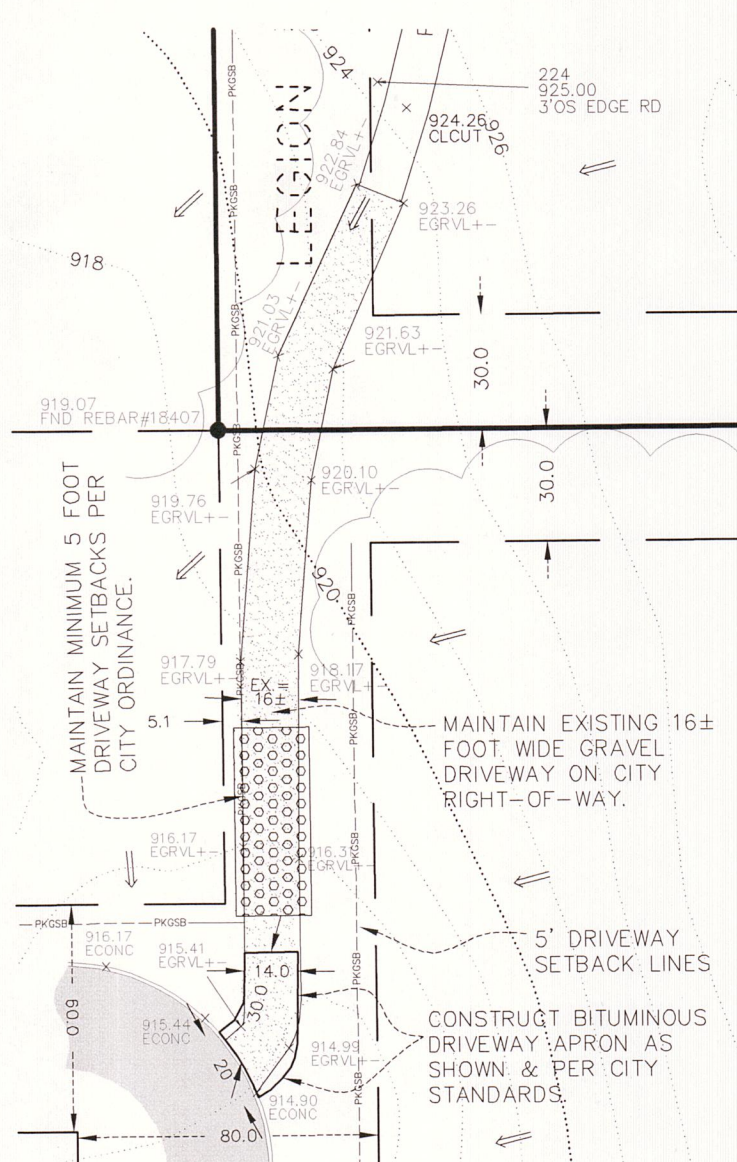


ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

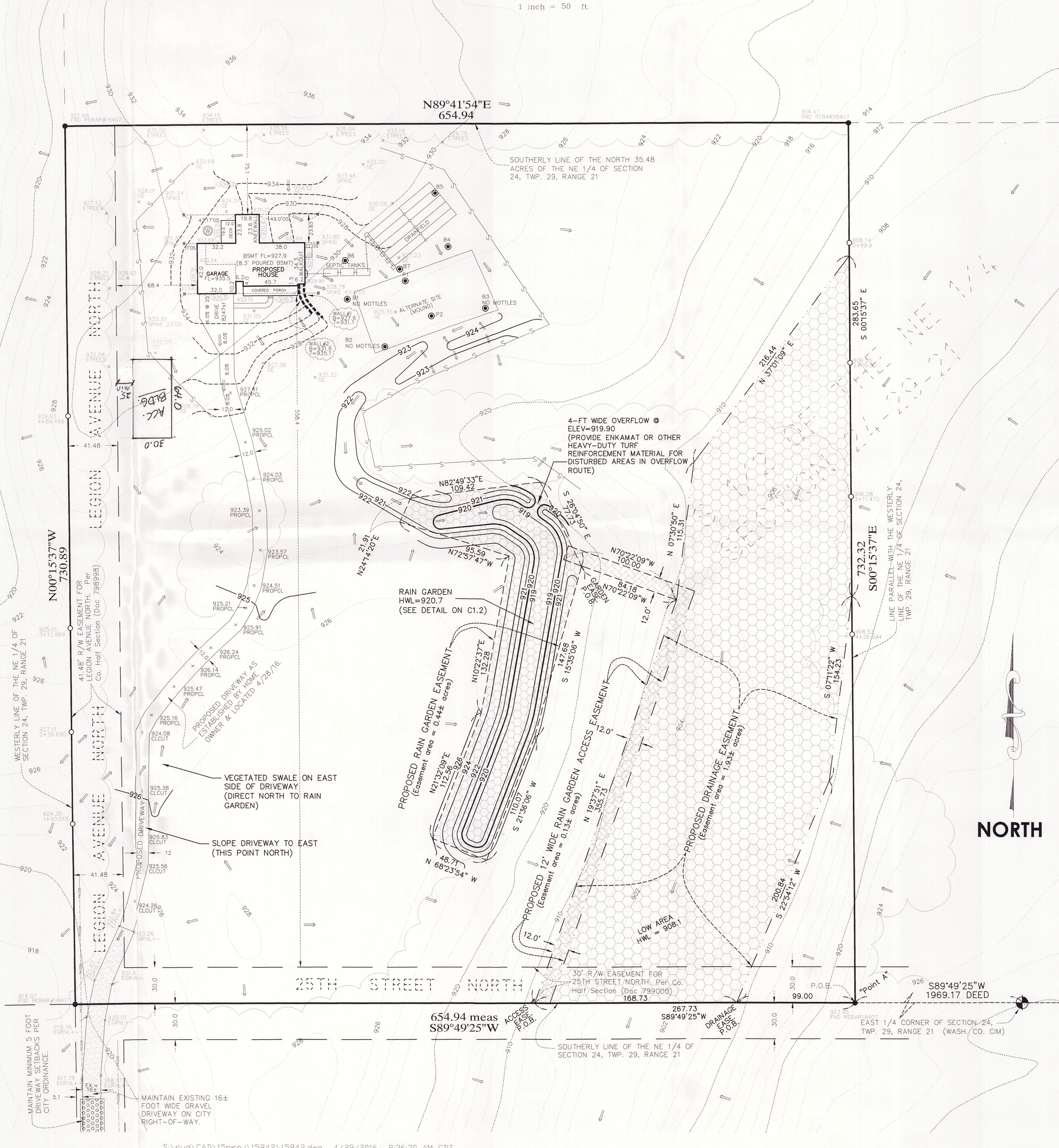
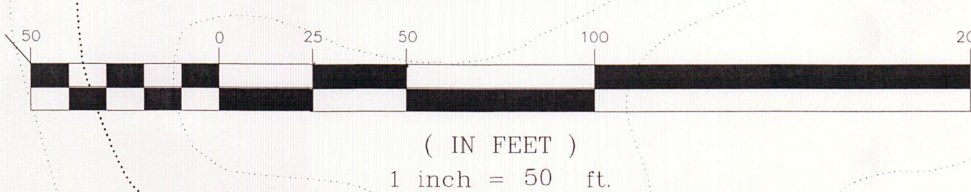
IMPERVIOUS AREA CALCULATIONS

- Gross lot area = 479,156 sf (11.00± Acres)
- Existing impervious surface = 0 sf (0.0%)

PROPOSED IMPERVIOUS SURFACE AREA:
House, garage, porch = 4,245 sq. ft.
Deck = 192 sq. ft.
Walks = 196 sq. ft.
Driveway = 8,242 sq. ft.
Total proposed impervious area = 12,880 sq. ft. (2.7%)



GRAPHIC SCALE



NORTH