

INWOOD
6TH ADDITION



ENVIRONMENTAL - ENGINEERING - SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT

INWOOD 6TH ADDITION
Lake Elmo, Minnesota

RPS LEGACY LLC
2935 Country Drive, Suite 100
Little Canada, MN 55117

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	KCM
ISSUE DATE:	6/28/19
FILE NO:	1870

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.

Name: Thomas R. Balluff
Signature: *Thomas R. Balluff*
Date: 6/28/19 License #: 40361

1 of 2

OWNER:
RPSLEGACYDESOTO LLC
PID: 33-029-21-12-0006

OWNER:
CITY OF LAKE ELMO
PID: 33-029-21-12-0004

OWNER:
PATRICIA L. BOFFERDING
PID: 33-029-21-13-0009

OWNER:
LORE D. BRICKSON
PID: 33-029-21-13-0010

OWNER:
ROBERT F. & MICHELE D. HOLMSTROM
PID: 33-029-21-13-0011

OWNER:
DONALD R. & YVETTE R. WEI ROSE
PID: 33-029-21-13-0012

OWNER:
ROSEMARY G. FLOURDGE
PID: 33-029-21-13-0013

OWNER:
KATHLEEN M. &
JAMES R. SR. DAILEY
PID: 33-029-21-14-0028

OWNER:
RPSLEGACYDESOTO LLC
PID: 33-029-21-14-0029

OWNER:
RPSLEGACYDESOTO LLC
PID: 33-029-21-42-0018

OWNER:
CITY OF LAKE ELMO
PID: 33-029-21-42-0016

OWNER:
RPSLEGACYDESOTO LLC
PID: 33-029-21-42-0017

WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 41

INWOOD AVE N (C.S.A.H. NO. 13)

Most westerly line of
Outlot O, INWOOD
N00°05'00"W
325.83

LOT 1
BLOCK 1
±98,974 sq.ft.

OUTLOT A
±82,717 sq.ft.

OUTLOT B
±249,127 sq.ft.

OUTLOT C

OUTLOT C

OUTLOT A

OUTLOT C

OUTLOT M

OUTLOT N

OUTLOT P

PARCEL DESCRIPTION:

Outlot O, INWOOD, Washington County, Minnesota.
(abstract property)

GENERAL NOTES:

- Bearings shown hereon are based on the most westerly line of Outlot O, which is assumed to bear N00°05'00"W.
- Surveyed parcel address - Unassigned.

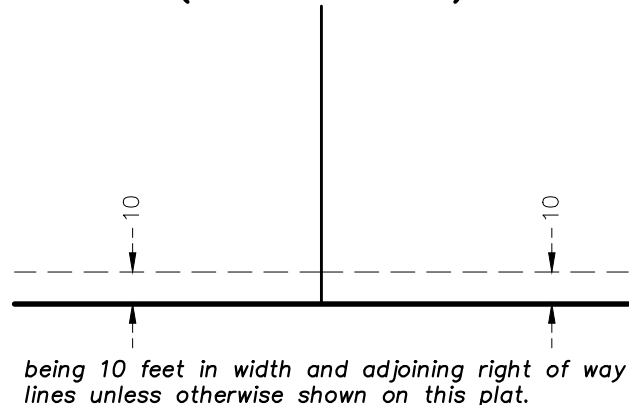
SITE DATA

TOTAL SITE AREA	±9.89 AC.	EXISTING ZONING	C-PUD
TOTAL OUTLOT AREA	±7.62 AC.	PROPOSED ZONING	C-PUD
OUTLOT A	±1.90 AC.	UTILITIES	AVAILABLE
OUTLOT B	±5.72 AC.		
TOTAL LOT AREA	±2.27 AC.	MINIMUM COMMERCIAL SETBACK DATA:	
TOTAL NUMBER OF LOTS	1	FRONT	30 FT.
		SIDE	10 FT.
		SIDE CORNER	25 FT.
		REAR SETBACK	30 FT.
GROSS DENSITY	0.10 LOTS/AC.		

LEGEND

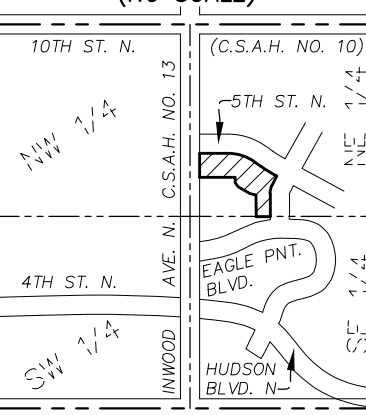
- Denotes found 5/8 inch by 14 inch rebar, marked with RLS 40361

PROPOSED
DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



VICINITY MAP

(NO SCALE)



INTERSTATE HWY. 94 (U.S. HWY. 12)
City of Lake Elmo, Washington County, MN
Section 33, Township 29 N, Range 21 W

