

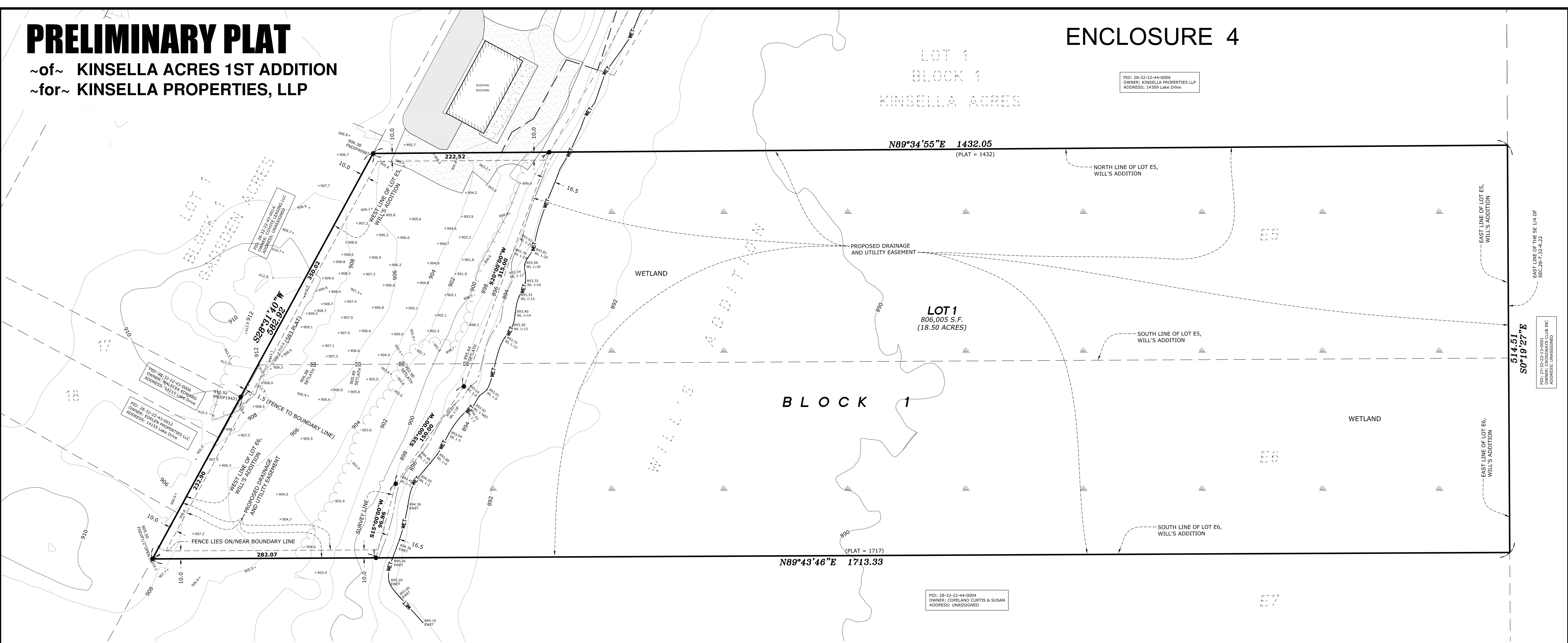
PRELIMINARY PLAT

~of~ KINSELLA ACRES 1ST ADDITION
 ~for~ KINSELLA PROPERTIES, LLP

ENCLOSURE 4

LOT 1
 BLOCK 1
 KINSELLA ACRES

PID: 28-32-22-44-0006
 OWNER: KINSELLA PROPERTIES LLP
 ADDRESS: 14309 Lake Drive



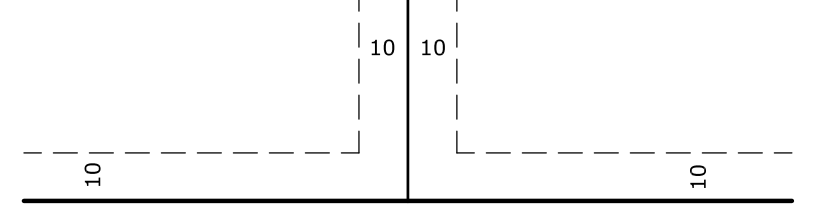
EXISTING LEGAL DESCRIPTION

Lots E5 and E6, WILL'S ADDITION, Anoka County, Minnesota.

AREA COMPUTATIONS

TOTAL SITE AREA: 18.50 ACRES
 PROPOSED NUMBER OF LOTS: 1 LOT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/01/20, 1/11/21, and 02/26/21.
- Bearings shown are on Anoka County datum.
- Parcel ID Numbers: 28-32-22-44-0002 and 28-32-22-44-0003.
- Title work issued by Title Werks LLC. Title is vested in: Kinsella Properties, LLP. Commitment date: November 12, 2020 at 08:00 am.
- Existing contours are shown per a combination of field survey data and LIDAR mapping as provided by MNDNR.
- Fee ownership is vested in Kinsella Properties, LLP.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 27003C Panel No. 0355 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.

LEGEND

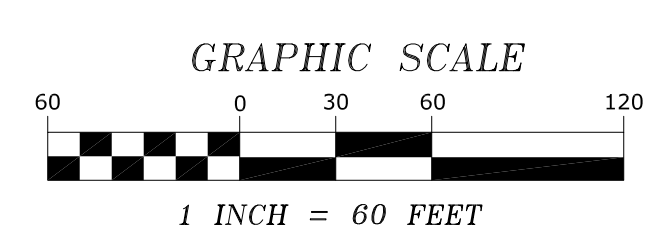
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

BENCHMARK

ANOKA COUNTY BENCHMARK NO. 2012. RAILROAD SPIKE IN WEST FACE OF POWER POLE NO. 66661 AT THE INTERSECTION OF LAKE DRIVE AND PINE STREET. ELEVATION = 911.57 (NGVD 29)

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.

JASON E. RUD
 Date: 3/3/2021 License No. 41578





ENCLOSURE 4

CURB & BITUMINOUS NOTES

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.
 SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.
 BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.
 FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.
 CURB ENDS SHALL TERMINATE IN A THREE-FOOT BEAVER TAIL.

DRAWN BY:	DESIGN BY:
M.Q.A.	C.W.P.
CHKD BY:	PROJ. NO.
M.Q.A.	21-1967
ORIGINAL DATE:	
MARCH 19, 2021	

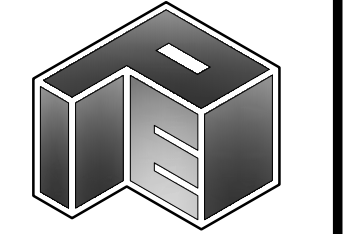
DATE	REVISION DESCRIPTION
5/19/21	REVISED SITE LAYOUT

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.

Charles W. Plowe
 CHARLES W. PLOWE
 LIC. NO. 16227
 DATE: 05.19.2021

**KINSELLA ACRES
 1ST ADDITION**
 COLUMBUS, MINNESOTA
 CIVIL SITE PLAN

PREPARED FOR:
**CITY VIEW
 ELECTRIC**



SITE PLANNING
 & ENGINEERING

**PLOWE
 ENGINEERING, INC.**

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

NORTH



0 15 30
 1 INCH = 30 FEET



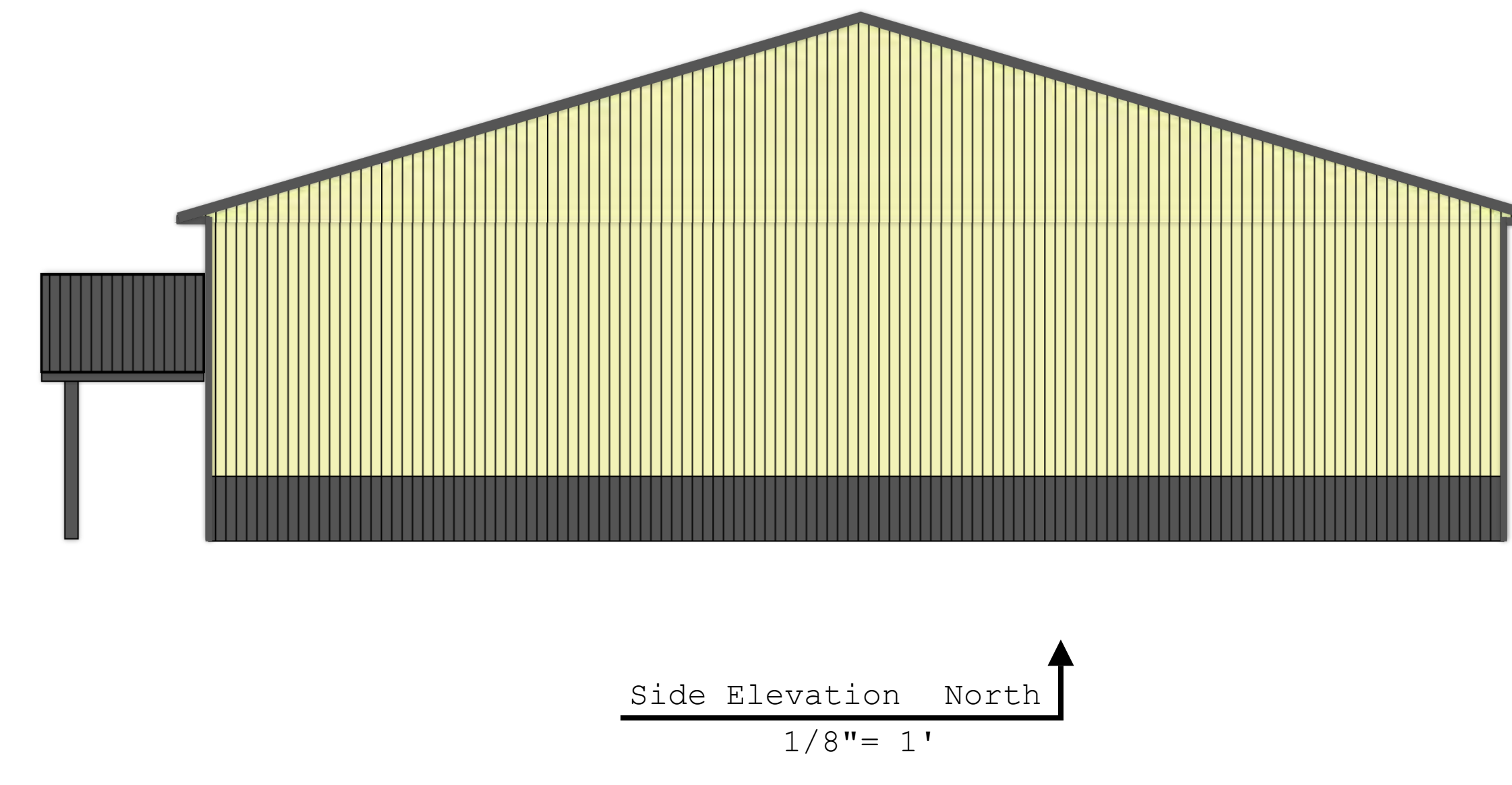
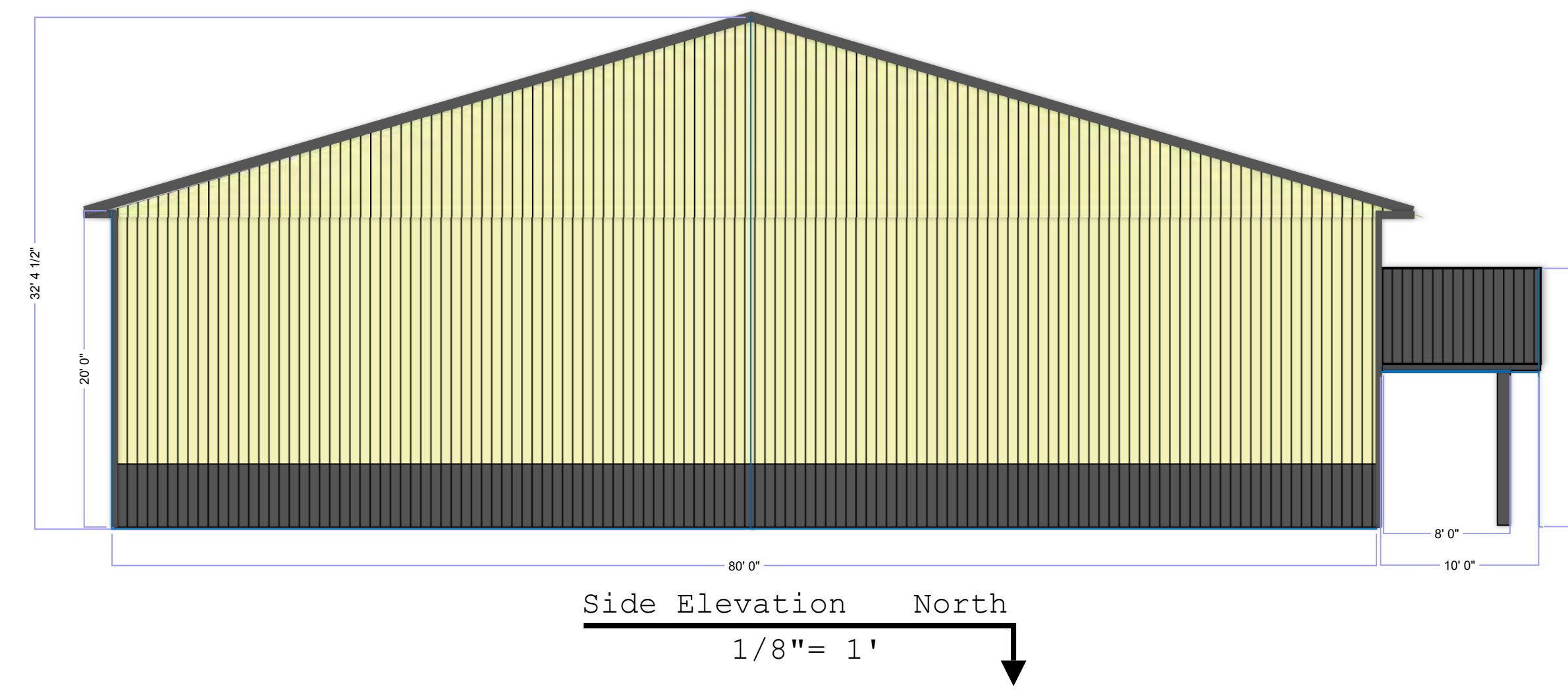
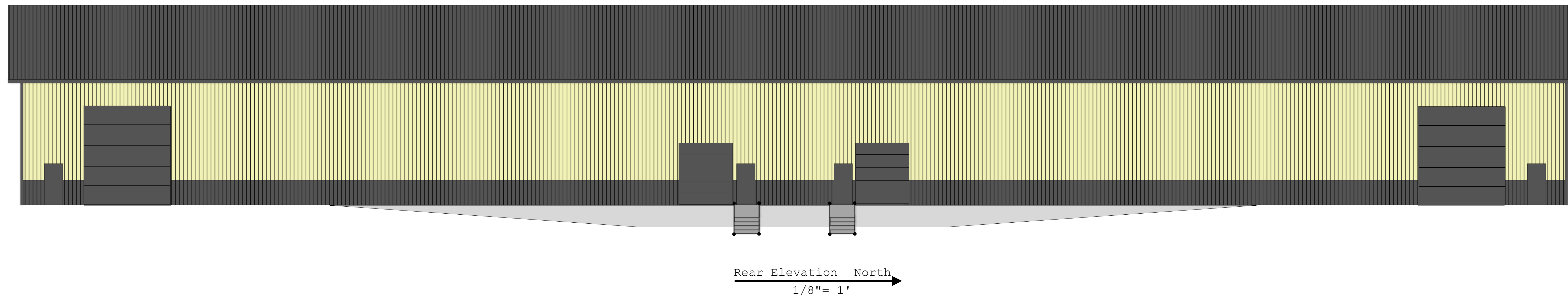
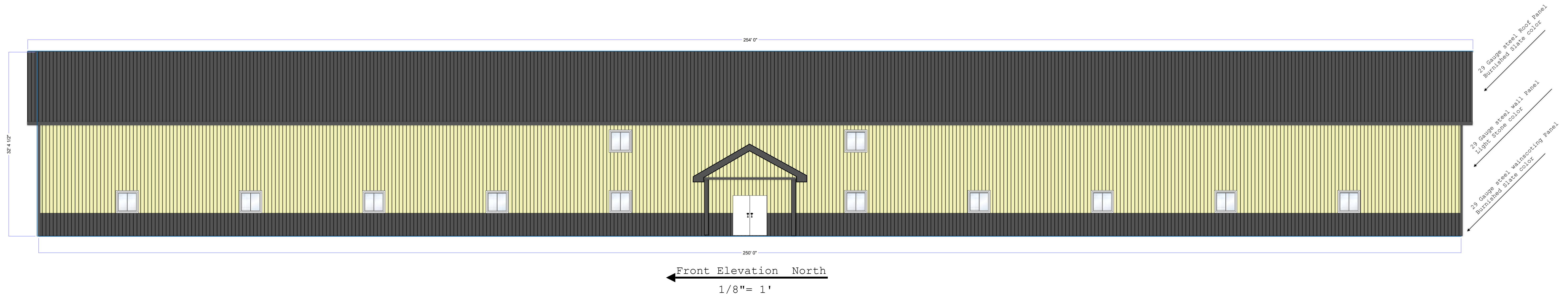
Know what's below.
 Call before you dig.

ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

**CIVIL SITE PLAN
 KINSELLA ACRES 1ST ADDITION**

C1

ENCLOSURE 4



Site:	14309 Lake Dr NE Columbus, 1st Addition	Drawings:	801506	Project:	0000416	Drawn:	Name	Notes: All colors to match existing buildings	City View Electric 14039 Lake Dr. NE. Columbus, MN 55025
Title:	New Warehouse and Office Space	Scale:	1/8" = 1'0"	Date:	05/19/2021	Rev:	A		