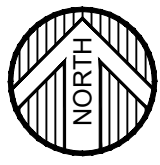


PRELIMINARY PLAT NANDOOOL PRESERVE

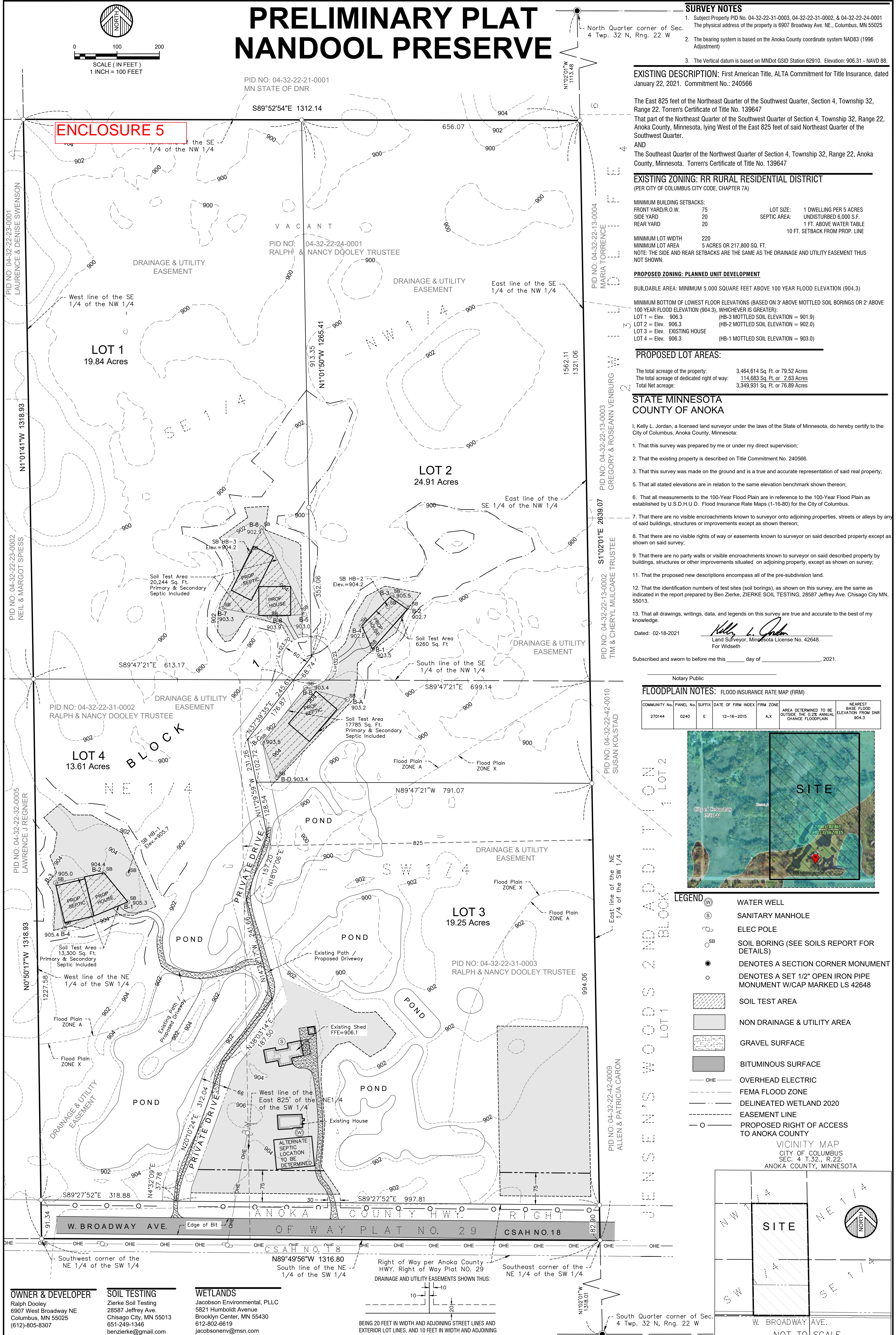


SCALE (IN FEET)
1 INCH = 100 FEET

PID NO: 04-32-22-21-0001
MN STATE OF DNR

S89°52'54"E 1312.14

ENCLOSURE 5



SURVEY NOTES

- Subject Property PID No. 04-32-22-31-0003, 04-32-22-31-0002, & 04-32-22-24-0001. The physical address of the property is 6907 Broadway Ave. NE., Columbus, MN 55025
- The bearing system is based on the Anoka County coordinate system NAD83 (1996 Adjustment)
- The Vertical datum is based on MNDot GSD Station 62910. Elevation: 906.31 - NAVD 88.

EXISTING DESCRIPTION: First American Title, ALTA Commitment for Title Insurance, dated January 22, 2021. Commitment No.: 240566

The East 825 feet of the Northeast Quarter of the Southwest Quarter, Section 4, Township 32, Range 22. Torren's Certificate of Title No. 139647
That part of the Northeast Quarter of the Southwest Quarter of Section 4, Township 32, Range 22, Anoka County, Minnesota, lying West of the East 825 feet of said Northeast Quarter of the Southwest Quarter.

AND
The Southeast Quarter of the Northwest Quarter of Section 4, Township 32, Range 22, Anoka County, Minnesota. Torren's Certificate of Title No. 139647

EXISTING ZONING: RR RURAL RESIDENTIAL DISTRICT
(PER CITY OF COLUMBUS CITY CODE, CHAPTER 7A)

MINIMUM BUILDING SETBACKS:
FRONT YARD/R.O.W. 75
SIDE YARD 20
REAR YARD 20

LOT SIZE: 1 DWELLING PER 5 ACRES
SEPTIC AREA: UNDISTURBED 6,000 S.F.
1 FT. ABOVE WATER TABLE
10 FT. SETBACK FROM PROP. LINE

MINIMUM LOT WIDTH 220
MINIMUM LOT AREA 5 ACRES OR 217,800 SQ. FT.
NOTE: THE SIDE AND REAR SETBACKS ARE THE SAME AS THE DRAINAGE AND UTILITY EASEMENT THUS NOT SHOWN.

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

BUILDABLE AREA: MINIMUM 5,000 SQUARE FEET ABOVE 100 YEAR FLOOD ELEVATION (904.3)

MINIMUM BOTTOM OF LOWEST FLOOR ELEVATIONS (BASED ON 3' ABOVE MOTTLED SOIL BORINGS OR 2' ABOVE 100 YEAR FLOOD ELEVATION (904.3), WHICHEVER IS GREATER):
LOT 1 = Elev. 906.3 (HB-3 MOTTLED SOIL ELEVATION = 901.9)
LOT 2 = Elev. 906.3 (HB-2 MOTTLED SOIL ELEVATION = 902.0)
LOT 3 = Elev. EXISTING HOUSE
LOT 4 = Elev. 906.3 (HB-1 MOTTLED SOIL ELEVATION = 903.0)

PROPOSED LOT AREAS:

The total acreage of the property: 3,464,614 Sq. Ft. or 79.52 Acres
The total acreage of dedicated right of way: 114,683 Sq. Ft. or 2.63 Acres
Total Net acreage: 3,349,931 Sq. Ft. or 76.89 Acres

STATE MINNESOTA COUNTY OF ANOKA

I, Kelly L. Jordan, a licensed land surveyor under the laws of the State of Minnesota, do hereby certify to the City of Columbus, Anoka County, Minnesota:

- That this survey was prepared by me or under my direct supervision;
- That the existing property is described on Title Commitment No. 240566.
- That this survey was made on the ground and is a true and accurate representation of said real property;
- That all stated elevations are in relation to the same elevation benchmark shown thereon;
- That all measurements to the 100-Year Flood Plain are in reference to the 100-Year Flood Plain as established by U.S.D.H.U.D. Flood Insurance Rate Maps (1-16-80) for the City of Columbus.
- That there are no visible encroachments known to surveyor onto adjoining properties, streets or alleys by any of said buildings, structures or improvements except as shown thereon;
- That there are no visible rights of way or easements known to surveyor on said described property except as shown on said survey;
- That there are no party walls or visible encroachments known to surveyor on said described property by buildings, structures or other improvements situated on adjoining property, except as shown on survey;
- That the proposed new descriptions encompass all of the pre-subdivision land.
- That the identification numbers of test sites (soil borings), as shown on this survey, are the same as indicated in the report prepared by Ben Zierke, ZIERKE SOIL TESTING, 28587 Jeffrey Ave. Chisago City MN, 55013.
- That all drawings, writings, data, and legends on this survey are true and accurate to the best of my knowledge.

Dated: 02-18-2021

Kelly L. Jordan
Land Surveyor, Minnesota License No. 42648
For Widseth

Subscribed and sworn to before me this _____ day of _____, 2021.

Notary Public

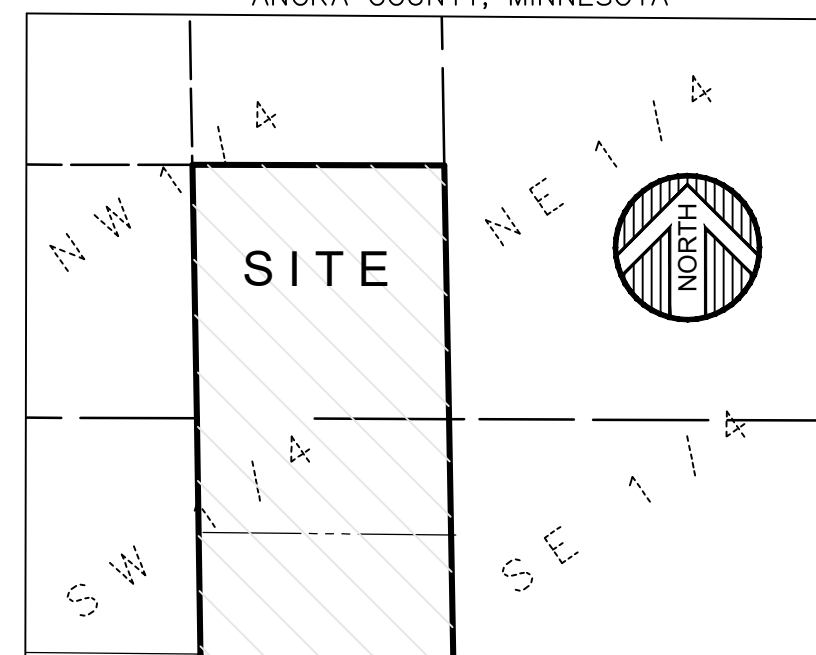
FLOODPLAIN NOTES: FLOOD INSURANCE RATE MAP (FIRM)

COMMUNITY No.	PANEL No.	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	NEAREST BASE FLOOD ELEVATION FROM DNR
270144	0240	E	12-16-2015	A,X	904.3



- ### LEGEND
- WATER WELL
 - SANITARY MANHOLE
 - ELEC POLE
 - SOIL BORING (SEE SOILS REPORT FOR DETAILS)
 - DENOTES A SECTION CORNER MONUMENT
 - DENOTES A SET 1/2" OPEN IRON PIPE MONUMENT W/CAP MARKED LS 42648
 - SOIL TEST AREA
 - NON DRAINAGE & UTILITY AREA
 - GRAVEL SURFACE
 - BITUMINOUS SURFACE
 - OVERHEAD ELECTRIC
 - FEMA FLOOD ZONE
 - DELINEATED WETLAND 2020
 - EASEMENT LINE
 - PROPOSED RIGHT OF ACCESS TO ANOKA COUNTY

VICINITY MAP
CITY OF COLUMBUS
SEC. 4 T.32., R.22.
ANOKA COUNTY, MINNESOTA



OWNER & DEVELOPER
Ralph Dooley
6907 West Broadway NE
Columbus, MN 55025
(612)-805-8307

SOIL TESTING
Zierke Soil Testing
28587 Jeffrey Ave
Chisago City, MN 55013
651-249-1346
benzierke@gmail.com

WETLANDS
Jacobson Environmental, PLLC
5821 Humboldt Avenue
Brooklyn Center, MN 55430
612-802-6619
jacobsonenv@msn.com

LAND SURVEYOR
Widseth Smith Nolting
Kelly L. Jordan L.S.
PO Box 37
Forest Lake, MN 55025
PHONE (651)464-3130

DATE: FEBRUARY 2021
SCALE: AS SHOWN
DRAWN BY: J.G.G.
CHECKED BY: K.L.J.
FILE NUMBER: 2020 - 10748

DATE: 4/14/2021
AMENDMENTS
ADDITIONAL SEPTIC INFORMATION / UPDATED LOW FLOOR INFORMATION

PREPARED FOR: RALPH & NANCY DOOLEY
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.
Kelly L. Jordan
Kelly L. Jordan DATE: 02/18/2021 LIC. NO. 42648

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS