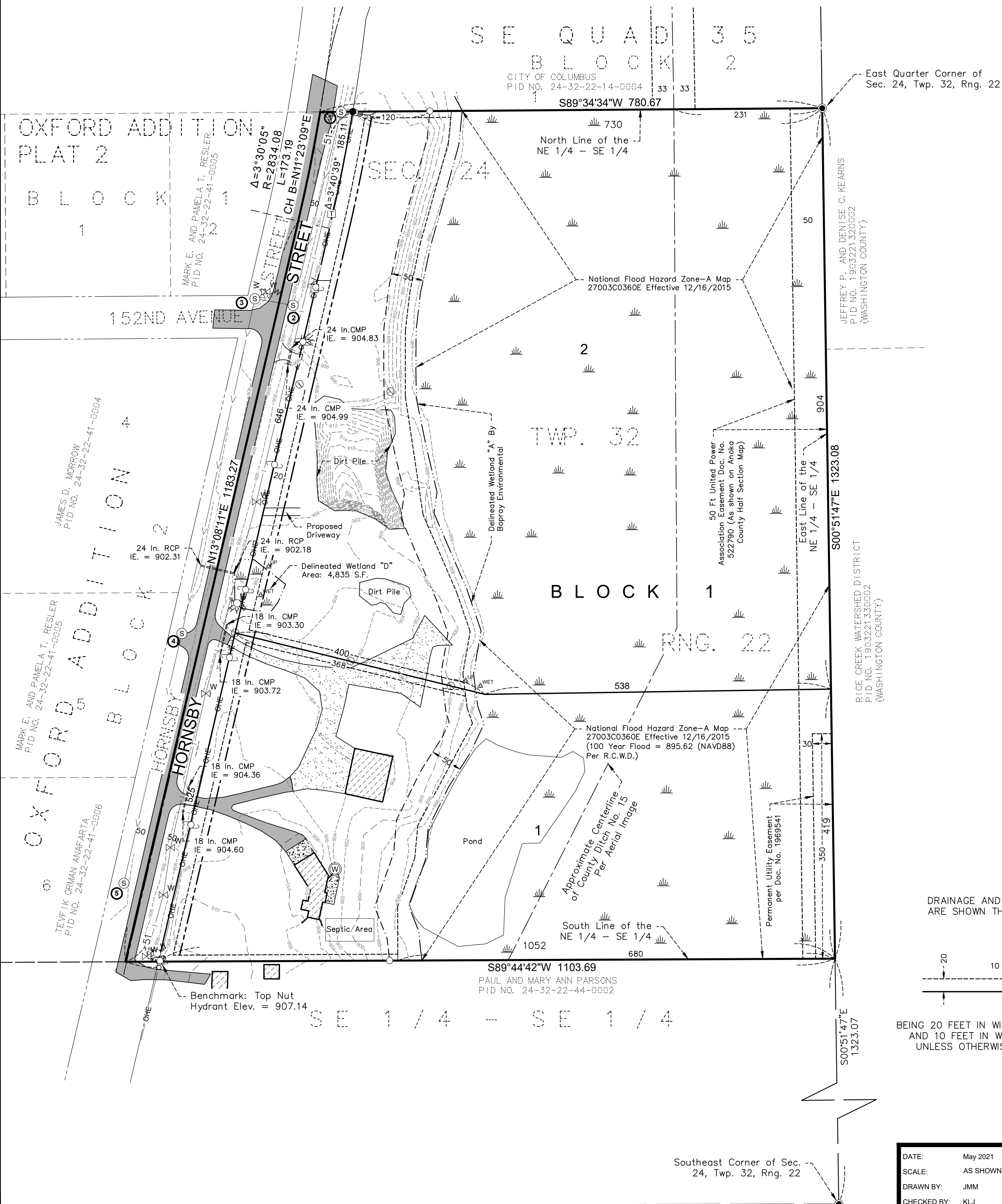


PRELIMINARY PLAT OF MIKE PRESERVE



PROPERTY DESCRIPTION

(Warranty Deed Document No. 1317476)

That part of the Northeast Quarter of the Southeast Quarter of Section 24, Township 32, Range 22 lying East of Anoka County Road 21, now known as Hornsby Street, Anoka County, Minnesota.

LOT SUMMARY

THE SUBJECT PROPERTY CONTAINS 1,241,965 SQ. Ft. or 28.51 Acres

NUMBER OF LOTS: 2

LOT 1, BLOCK 1: Total Area = 435,434 Sq. Ft. or 10.00 Acres
 LOT 2, BLOCK 1: Total Area = 738,708 Sq. Ft. or 16.96 Acres
 DEDICATED RIGHT OF WAY OF HORNSBY ST: Total Area = 67,823 Sq. Ft. or 1.55 Acres

LOT 1 BUILDABLE AREA: Total Area = 136,678 Sq. Ft. or 3.14 Acres
 LOT 2 BUILDABLE AREA: Total Area = 121,669 Sq. Ft. or 2.79 Acres

SETBACKS/ZONING:

The subject property is zoned CR - Community Retail.

Building Setbacks:
 Front : 30 Feet
 Side : 10 Feet
 Rear : 10 Feet
 Floodplain : 50 Feet (Avg.)

Minimum Lot Width : 120 Feet

Minimum Low Floor Elevations: (3 feet above the High Water Table measured at the top of lowest floor) or 2 feet above the designated 100-year flood elevation, whichever is higher.

FLOOR ELEVATIONS TO BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION

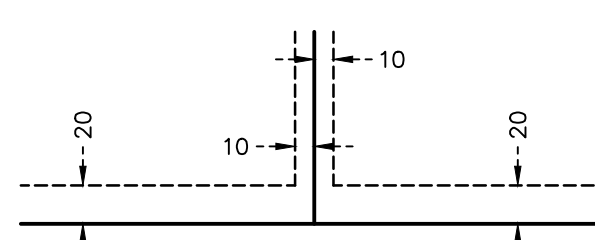
SANITARY MANHOLE ELEVATIONS (1-4 elevations provided by TKDA, Project No. 13794, Dated June 2007)

- ① Rim = 906.45
S Inv. = 881.83
N Inv. = 881.93
- ② Rim = 906.92
N Inv. = 880.72
W Inv. = 880.62
- ③ Rim = 906.49
W Inv. = 880.22
E Inv. = 880.32
S Inv. = 884.05
- ④ Rim = 907.23
S Inv. = 886.49
N Inv. = 886.39
- ⑤ Rim = 905.49 (field verified)
N Inv. = 888.04

LEGEND

- FOUND 1/2 INCH IRON PIPE W/CAP NO. 13590
- SET 1/2 INCH IRON PIPE W/CAP 42648
- ⊕ WATER HYDRANT
- ⊖ ELEC POLE
- ⊙ SANITARY MANHOLE
- ⊓ TELE PEDESTAL
- ⊔ GUY ANCHOR
- ⊕ WATER VALVE
- ⊖ UP-LAND TEST
- ⊙ WET-LAND TEST
- ⊓ FENCE POST
- ⊔ EXISTING WELL
- OHE — OVERHEAD ELECTRIC
- >— SANITARY SEWER
- |— WATERMAIN
- - - 50 FOOT WETLAND BUFFER
- ▨ EXISTING BUILDING
- BITUMINOUS SURFACE
- ▨ GRAVEL SURFACE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 20 FEET IN WIDTH ADJOINING STREET LINES AND 10 FEET IN WIDTH ADJOINING LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

OWNER & DEVELOPER

DAN MIKE
15123 HORNSBY ST. NE
COLUMBUS, MN 55025
(651)-505-3589

WETLAND DELINEATOR

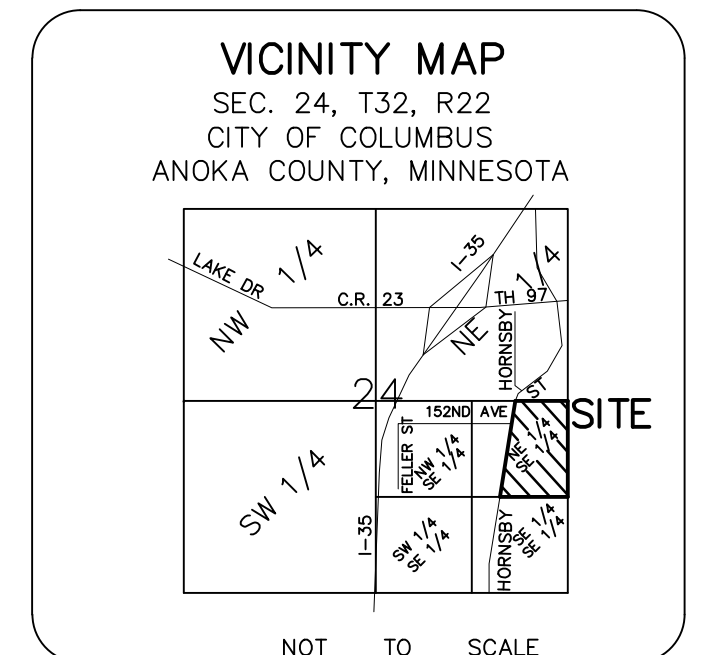
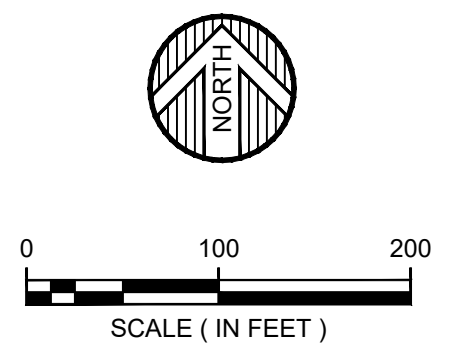
BOPRAY ENVIRONMENTAL
N7831 920TH ST.
RIVER FALLS, WI 54022
(715) 307-4577

LAND SURVEYOR

Widseth
Kelly Jordan
PO Box 37
Forest Lake, MN 55025
(651)-464-3130

SURVEYOR NOTES

- The orientation of this bearing system is based on the Anoka County Coordinate System NAD 83 (1996 adj.)
- Vertical Control: MNDOT "8201 A" Elev. = 908.02 NAVD88
Site Benchmark: Top Nut Hydrant at Southwest corner of property Elev. = 907.14
- Existing Parcel: 15123 Hornsby St. NE, Columbus, MN 55025. PID No. 24-032-22-41-0001.
- The Minnesota Department of Natural Resources, United States Corps of Engineers and other water management agencies have categorized various wetlands, which are not acknowledged by Chapter 505.01, Subdivision 3 of Minnesota Statutes and may not be shown hereon. Development of lands containing said wetlands may be subject to special conditions or limitations.
- A Gopher State One Call (GSOC) request was placed on 5/6/2021 for utility locates on this site. The underground utility locations, shown hereon, if any, are approximate and are based upon locates from those utility providers that actually performed a locate as a result of this request. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation. Gopher State One-Call, Ticket No. 211262444, dated 5/6/2021.



DATE: May 2021	DATE: 6/17/2021	AMENDMENTS: Revise a 2 Lot plat	BY: JMM	PREPARED FOR: DAN MIKE
SCALE: AS SHOWN				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
DRAWN BY: JMM				<i>Kelly L. Jordan</i>
CHECKED BY: KLJ				Kelly L. Jordan DATE: 6/9/2021 LIC. NO. 42648
FILE NUMBER: 2020-11111				

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS