

PRELIMINARY PLAT OF WOODS OF E AND B

PROPERTY DESCRIPTION:

Warranty Deed Doc. No. 2145908.001
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 OF SE 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP THIRTY-THREE (33), RANGE TWENTY-TWO (22), TOGETHER WITH AN EASEMENT OVER THE EAST 66 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E 1/2 OF SE 1/4 OF SW 1/4) OF SECTION 25, TOWNSHIP 33, RANGE 22, ALL IN ANOKA COUNTY, MINNESOTA.
Together with ingress and egress easement over the North Sixty-six (66) feet of the West Sixty-six (66) feet of the Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section 25, Township 33, Range 22, Anoka County, Minnesota.

SURVEY NOTES:

- Orientation of this bearing system is based on the Anoka County Coordinate System NAD83 (1996 adj.)
- The property address is 9367 189th Ave NE, Columbus, MN 55025. PID NO. 25-33-22-44-0012
- Referencing Title Commitment No. 11777406 by Legacy Title as issuing agent for Chicago Title Insurance Company, effective date July 23, 2024.
- Contours shown are LiDaR derived on the NAVD88 datum by MNDNR. The electronic LiDaR data was ordered and received on from MNDNR MNTPOPO on July 24, 2024.
- The subject property lies within Zone A. Special Flood Hazard Areas (SFHAs) Subject to inundation by the 1% annual chance flood, no base flood elevations determined and Zone X, areas determined to be outside the 0.2% annual chance floodplain; per FEMA Flood Insurance Rate Map No. 27003C0235E, Community Panel No. 270144, effective date December 16, 2015. The approximate zone limits are shown on the drawing.
- The field work was performed on July 22nd, 2024.

BUILDING SETBACKS / MINIMUM LOT AREAS:

RR-RURAL RESIDENTIAL - per City of Columbus Zoning Map dated December 2021

Building Setbacks (per City of Columbus Zoning Ordinance dated December 8, 2021):

Front Yard	75 Feet
Side	20 Feet
Rear	20 Feet

Minimum Buildable Area	1 Acre
Minimum Area	5 Acres
Minimum Lot Width	220 Feet

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

FLOOR ELEVATIONS TO BE DETERMINED DURING THE BUILDING PERMIT APPLICATION
BUILDING PADS SHOWN ARE SUBJECT TO CHANGE DEPENDENT ON INDIVIDUAL OWNER

LOT SUMMARY

Number of Lots	: 1
Number of Blocks	: 1
Lot 1, Block 1	: 217,988 Sq. Ft. or 5.00 Acres

ACREAGE:

Total acreage of subject property:	1,733,319 Sq. Ft. or 39.79 Acres
Lot 1, Block 1:	217,988 Sq. Ft. or 5.00 Acres
Remnant:	1,515,331 Sq. Ft. or 34.79 Acres

OWNER & DEVELOPER

Thea Janitschke
9367 189th Avenue NE
Columbus, MN 55025
651-216-8916

BENCHMARK:

Local Benchmark:
MnDOT Geodetic Monument "Frances"
Elev. = 907.209 NAVD88

Site Benchmark: Top of well head
Elev=903.08 NAVD88

LAND SURVEYOR

Widseth
5368 266th Street
Wyoming, MN 55092
PHONE (651)464-3130
FAX-(651)464-4822

WETLAND SPECIALIST

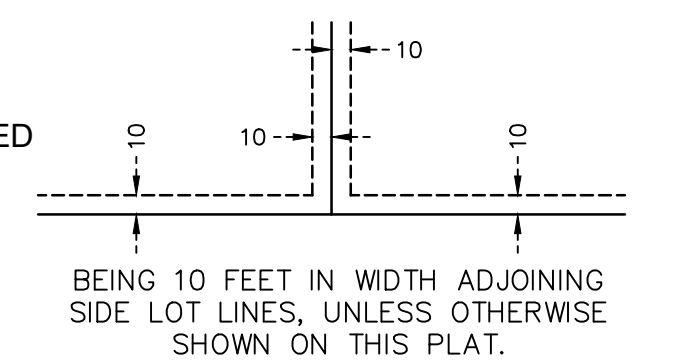
Jacobson Environmental, PLLC
2109 Joplin Street
Mora, MN 55051
(612) 802-6619

SOIL TESTING

Zierke soil testing
Ben Zierke
27072 Flintwood Circle
Wyoming, MN 55092
(612) 850-2081

SOIL BORING	BORING ELEVATION	ELEV. AT MOTTLED SOIL
SOIL BORING 1	899.6	897.9
SOIL BORING 2	901.2	899.2
SOIL BORING 3	898.4	897.2
SOIL BORING 4	898.0	896.5

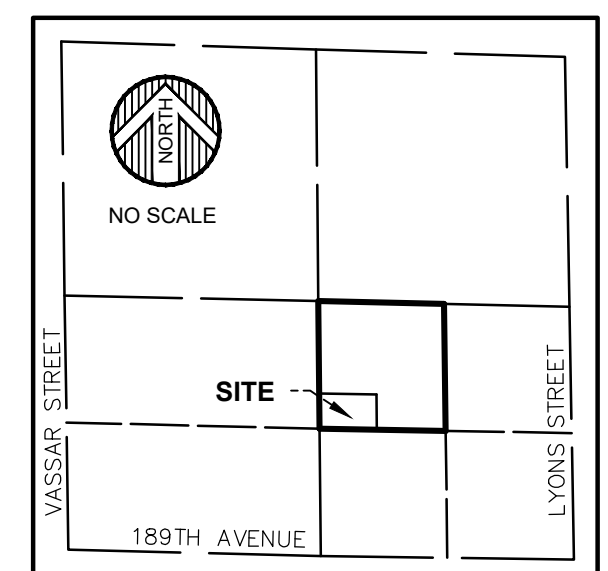
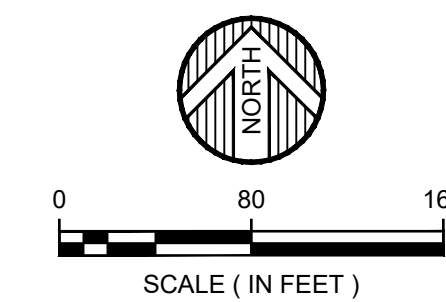
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS:



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

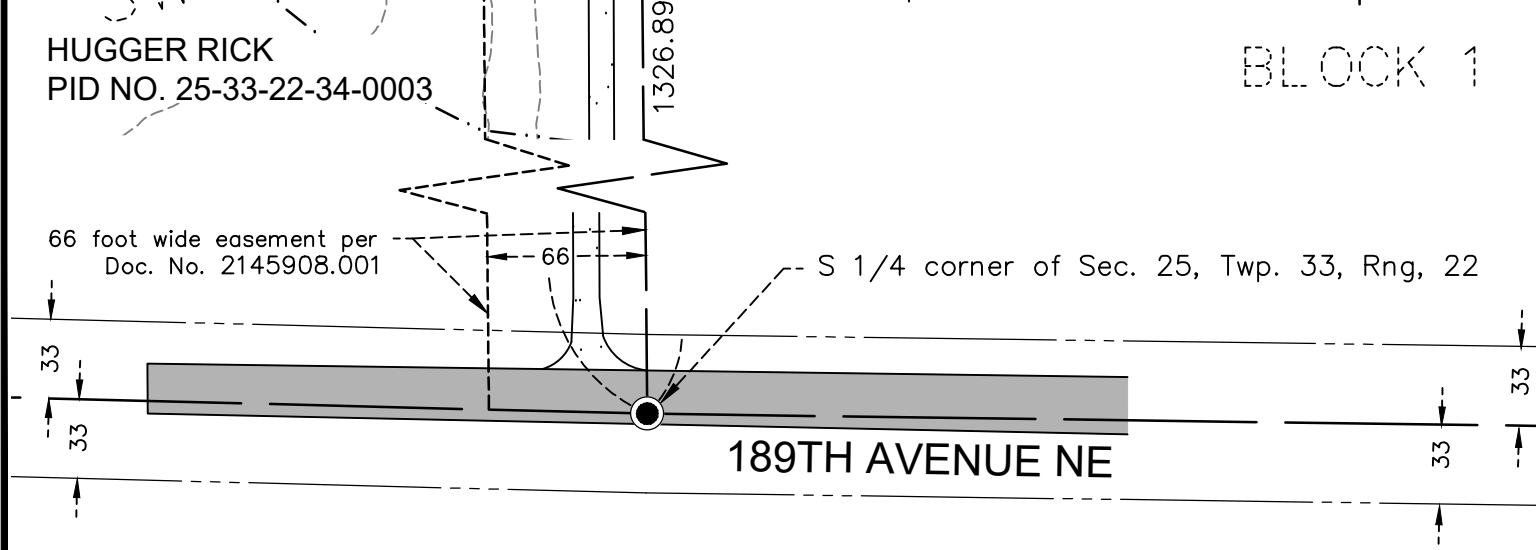
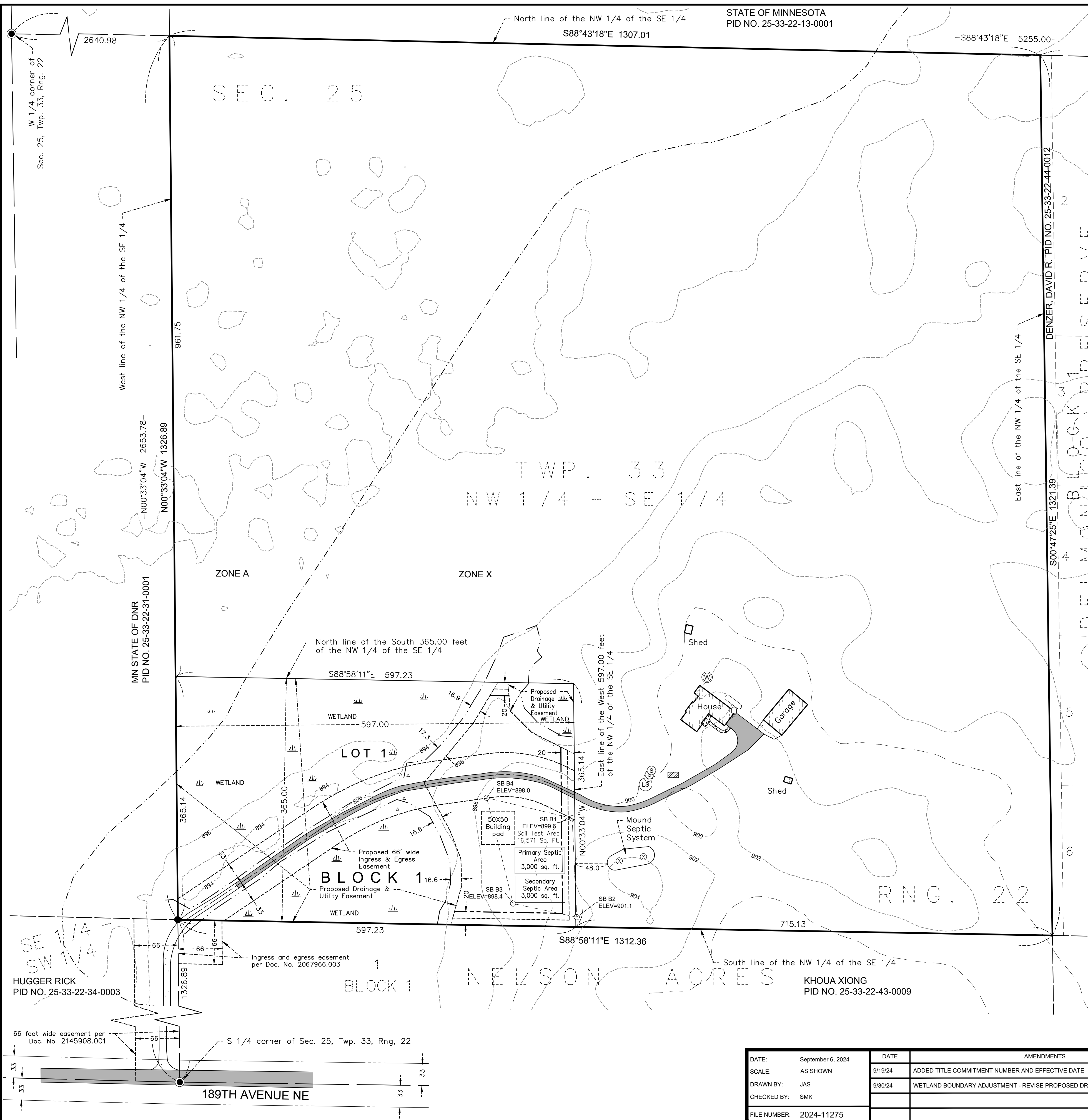
LEGEND

- DENOTES A FOUND 1/2" IRON PIPE MONUMENT W/ CAP MARKED 13590 UNLESS OTHERWISE SHOWN ON DRAWING
- DENOTES AN ANOKA COUNTY SECTION CORNER MONUMENT
- ELEC METER
- LP TANK
- SOIL BORING
- SEPTIC TANK LID
- SEPTIC CLEANOUT
- WATER WELL
- SEPTIC TANK LIFT STATION
- ELEC TRANSFORMER BOX
- BOUNDARY LINE
- QUARTER LINE
- SIXTEENTH LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- FLOOD ZONE LIMITS
- DENOTES EDGE OF DELINEATED WETLAND BY JACOBSON ENVIRONMENTAL, PLLC REPORT DATED 8/9/2024
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- BUILDING WALL HATCH



SEC. 25, T33, R22
CITY OF COLUMBUS
ANOKA COUNTY, MINNESOTA
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DATE:	September 6, 2024	DATE:	AMENDMENTS	BY:	PREPARED FOR: THEA JANITSCHKE
SCALE:	AS SHOWN	9/19/24	ADDED TITLE COMMITMENT NUMBER AND EFFECTIVE DATE	SMK	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. <i>Shawn M. Kupcho</i> Shawn M. Kupcho L.S. DATE: 9/6/2024 LIC. NO. 49021
DRAWN BY:	JAS	9/30/24	WETLAND BOUNDARY ADJUSTMENT - REVISE PROPOSED DRAINAGE AND UTILITY EASEMENTS	SMK	
CHECKED BY:	SMK				
FILE NUMBER:	2024-11275				



UNCHECKED PLAT
SUBJECT TO CHANGE
REVISED: 9/30/24

WOODS OF E AND B

CITY OF COLUMBUS
COUNTY OF ANOKA
SEC. 25, TWP. 33, RNG. 22

KNOW ALL PERSONS BY THESE PRESENTS: That Gregory C. Janitschke and Sharie A. Janitschke, married, owners of the following described property situated in the City of Columbus, County of Anoka, State of Minnesota.

The South 365.00 feet of the West 597.00 feet of the Northwest Quarter of the Southeast Quarter of Section 25, Township 33, Range 22, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as WOODS OF E AND B and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Gregory C. Janitschke and Sharie A. Janitschke, have hereunto set their hands this ____ day of _____, 20____.

Gregory C. Janitschke

Sharie A. Janitschke

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Gregory C. Janitschke and Sharie A. Janitschke.

(signature)

(print name)

Notary Public, Minnesota
My Commission Expires _____

I Shawn M. Kupcho do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd.3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Shawn M. Kupcho, Licensed Land Surveyor
Minnesota License No. 49021

STATE OF MINNESOTA
COUNTY OF CHISAGO

This instrument was acknowledged before me this ____ day of _____, 20____ by Shawn M. Kupcho

(signature)

(print name)

Notary Public, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF COLUMBUS, MINNESOTA

This plat of WOODS OF E AND B was approved and accepted by the City Council of the City of Columbus, Minnesota at a regular meeting thereof held

this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF COLUMBUS, MINNESOTA

By: _____
Mayor

By: _____
Clerk

County Surveyor

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of

_____, 20____.

By: _____
David M. Ziegler, Anoka County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid.

Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

Property Tax Administrator

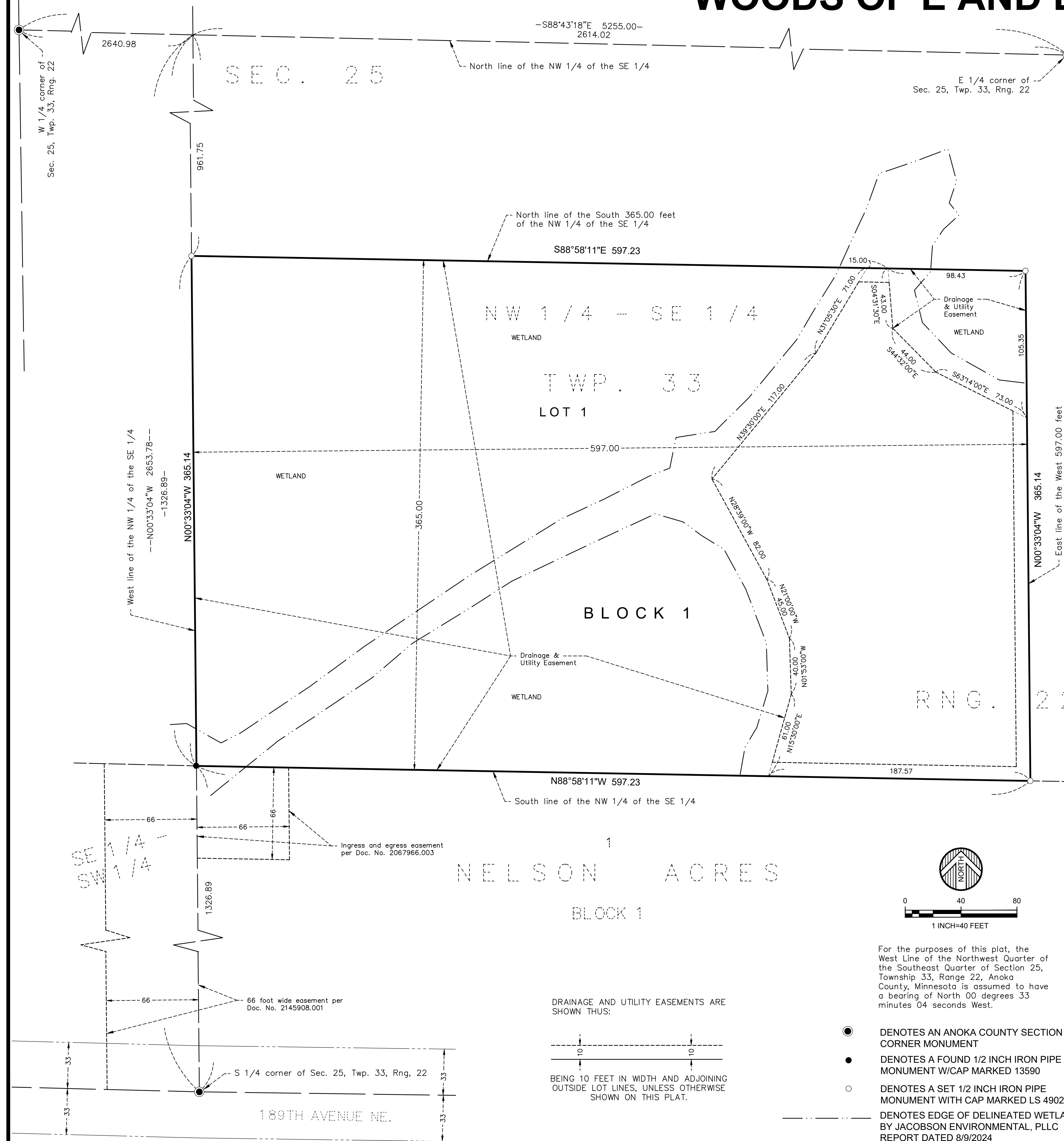
By: _____, Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

I hereby certify that this plat of WOODS OF E AND B was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____ M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By: _____, Deputy



For the purposes of this plat, the West Line of the Northwest Quarter of the Southeast Quarter of Section 25, Township 33, Range 22, Anoka County, Minnesota is assumed to have a bearing of North 00 degrees 33 minutes 04 seconds West.

- DENOTES AN ANOKA COUNTY SECTION CORNER MONUMENT
- DENOTES A FOUND 1/2 INCH IRON PIPE MONUMENT W/CAP MARKED 13590
- DENOTES A SET 1/2 INCH IRON PIPE MONUMENT WITH CAP MARKED LS 49021
- DENOTES EDGE OF DELINEATED WETLAND BY JACOBSON ENVIRONMENTAL, PLLC REPORT DATED 8/9/2024

