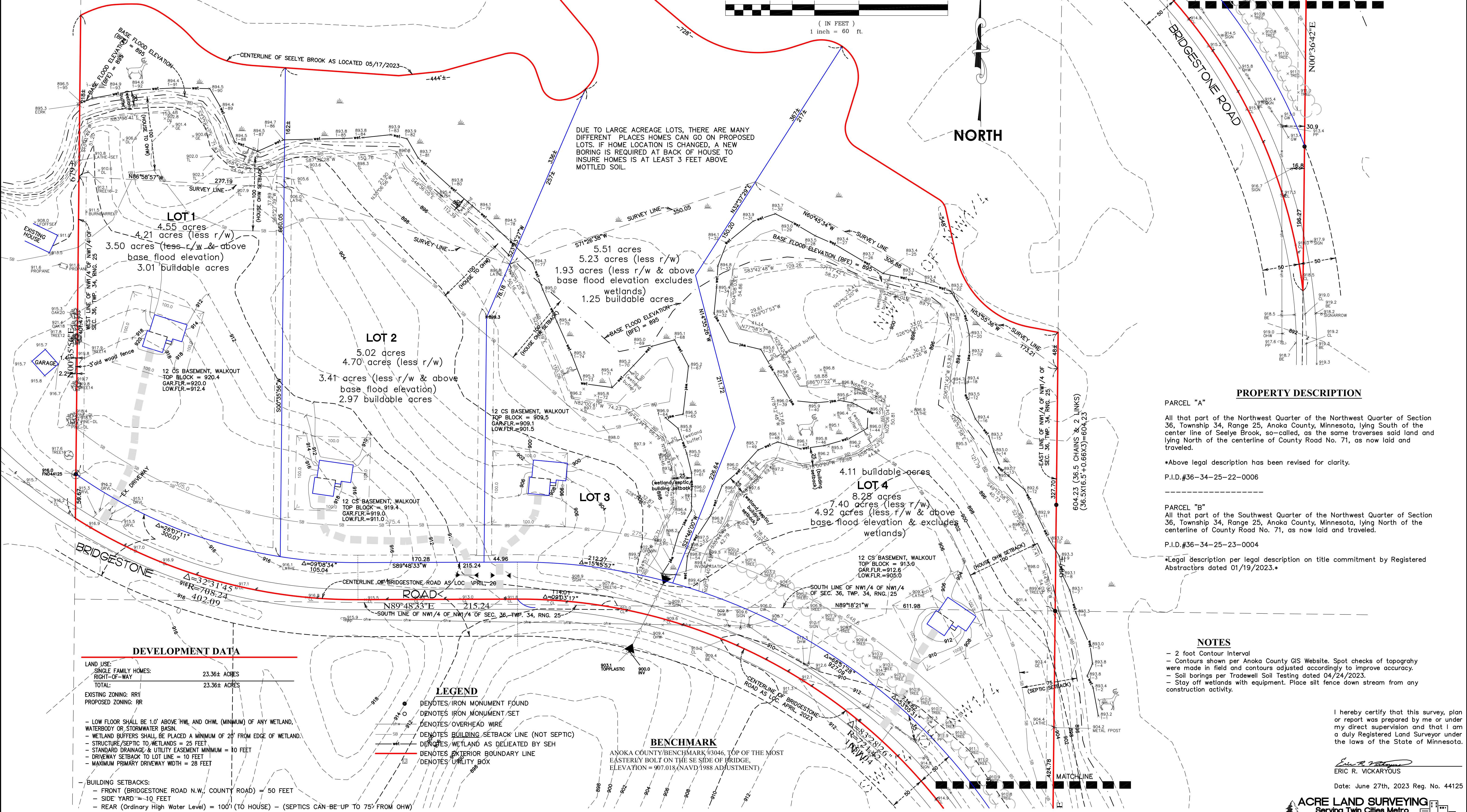
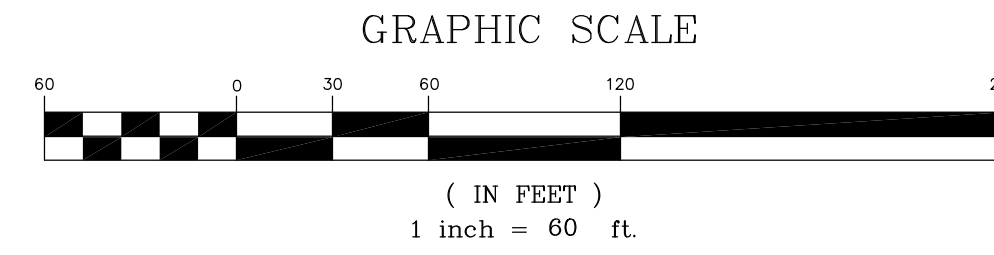


PRELIMINARY PLAT ~OF~ SERENITY AT SEELYE BROOK

(SHEET 1 OF 2 SHEETS)

Property Address: #UNASSIGNED
23XXX BRIDGESTONE ROAD N.W.



DUE TO LARGE ACREAGE LOTS, THERE ARE MANY DIFFERENT PLACES HOMES CAN GO ON PROPOSED LOTS. IF HOME LOCATION IS CHANGED, A NEW BORING IS REQUIRED AT BACK OF HOUSE TO INSURE HOMES IS AT LEAST 3 FEET ABOVE MOTTLED SOIL.

PROPERTY DESCRIPTION

PARCEL "A"
All that part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 34, Range 25, Anoka County, Minnesota, lying South of the center line of Seelye Brook, so-called, as the same traverses said land and lying North of the centerline of County Road No. 71, as now laid and traveled.
*Above legal description has been revised for clarity.
P.I.D.#36-34-25-22-0006

PARCEL "B"
All that part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 34, Range 25, Anoka County, Minnesota, lying North of the centerline of County Road No. 71, as now laid and traveled.
P.I.D.#36-34-25-23-0004
Legal description per legal description on title commitment by Registered Abstractors dated 01/19/2023.

NOTES

- 2 foot Contour Interval
- Contours shown per Anoka County GIS Website. Spot checks of topography were made in field and contours adjusted accordingly to improve accuracy.
- Soil borings per Tradewell Soil Testing dated 04/24/2023.
- Stay off wetlands with equipment. Place silt fence down stream from any construction activity.

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.

Eric R. Vickaryous
ERIC R. VICKARYOUS

Date: June 27th, 2023 Reg. No. 44125



DEVELOPMENT DATA

LAND USE:	
SINGLE FAMILY HOMES:	23.36± ACRES
RIGHT-OF-WAY:	
TOTAL:	23.36± ACRES
EXISTING ZONING: RR1	
PROPOSED ZONING: RR	

- LOW FLOOR SHALL BE 1.0' ABOVE HWL AND OHWL (MINIMUM) OF ANY WETLAND, WATERBODY OR STORMWATER BASIN.
- WETLAND BUFFERS SHALL BE PLACED A MINIMUM OF 20' FROM EDGE OF WETLAND.
- STRUCTURE/SEPTIC TO WETLANDS = 25 FEET
- STANDARD DRAINAGE & UTILITY EASEMENT MINIMUM = 10 FEET
- DRIVEWAY SETBACK TO LOT LINE = 10 FEET
- MAXIMUM PRIMARY DRIVEWAY WIDTH = 28 FEET

- BUILDING SETBACKS:
- FRONT (BRIDGESTONE ROAD N.W., COUNTY ROAD) = 50 FEET
- SIDE YARD = 10 FEET
- REAR (Ordinary High Water Level) = 100' (TO HOUSE) - (SEPTICS CAN BE UP TO 75' FROM OHW)

- ### LEGEND
- DENOTES IRON MONUMENT FOUND
 - DENOTES IRON MONUMENT SET
 - DENOTES OVERHEAD WIRE
 - DENOTES BUILDING SETBACK LINE (NOT SEPTIC)
 - DENOTES WETLAND AS DELINEATED BY SEH
 - DENOTES EXTERIOR BOUNDARY LINE
 - DENOTES UTILITY BOX

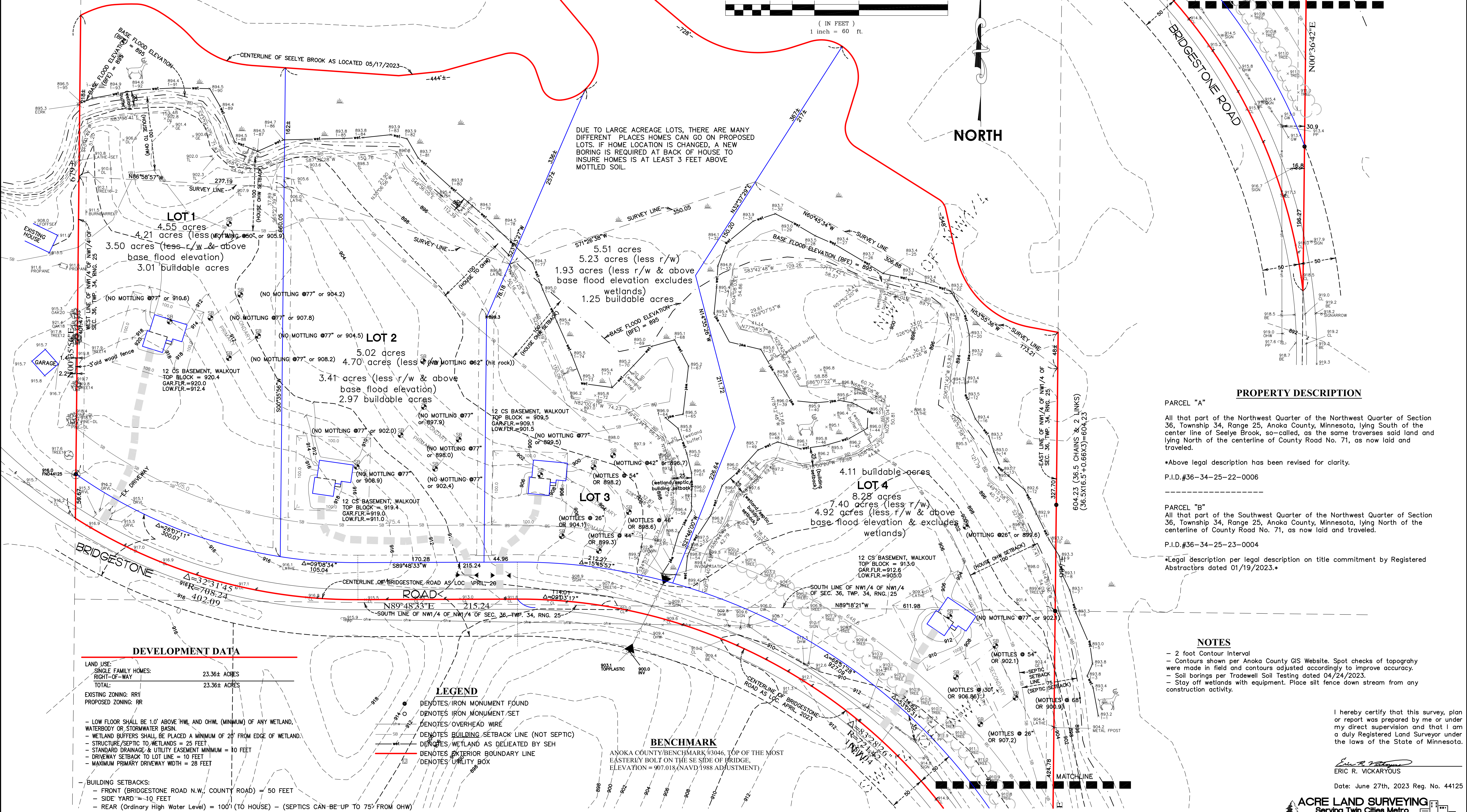
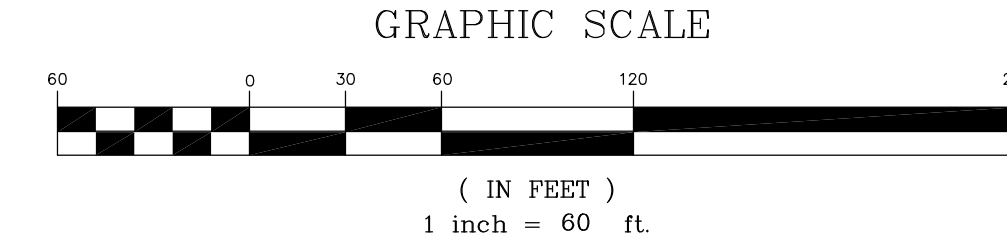
BENCHMARK

ANOKA COUNTY BENCHMARK #3046, TOP OF THE MOST EASTERLY BOLT ON THE SE SIDE OF BRIDGE, ELEVATION = 907.018 (NAVD) 1988 ADJUSTMENT)

PRELIMINARY PLAT ~OF~ (SHEET 2 OF 2 SHEETS)

SERENITY AT SEELYE BROOK

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