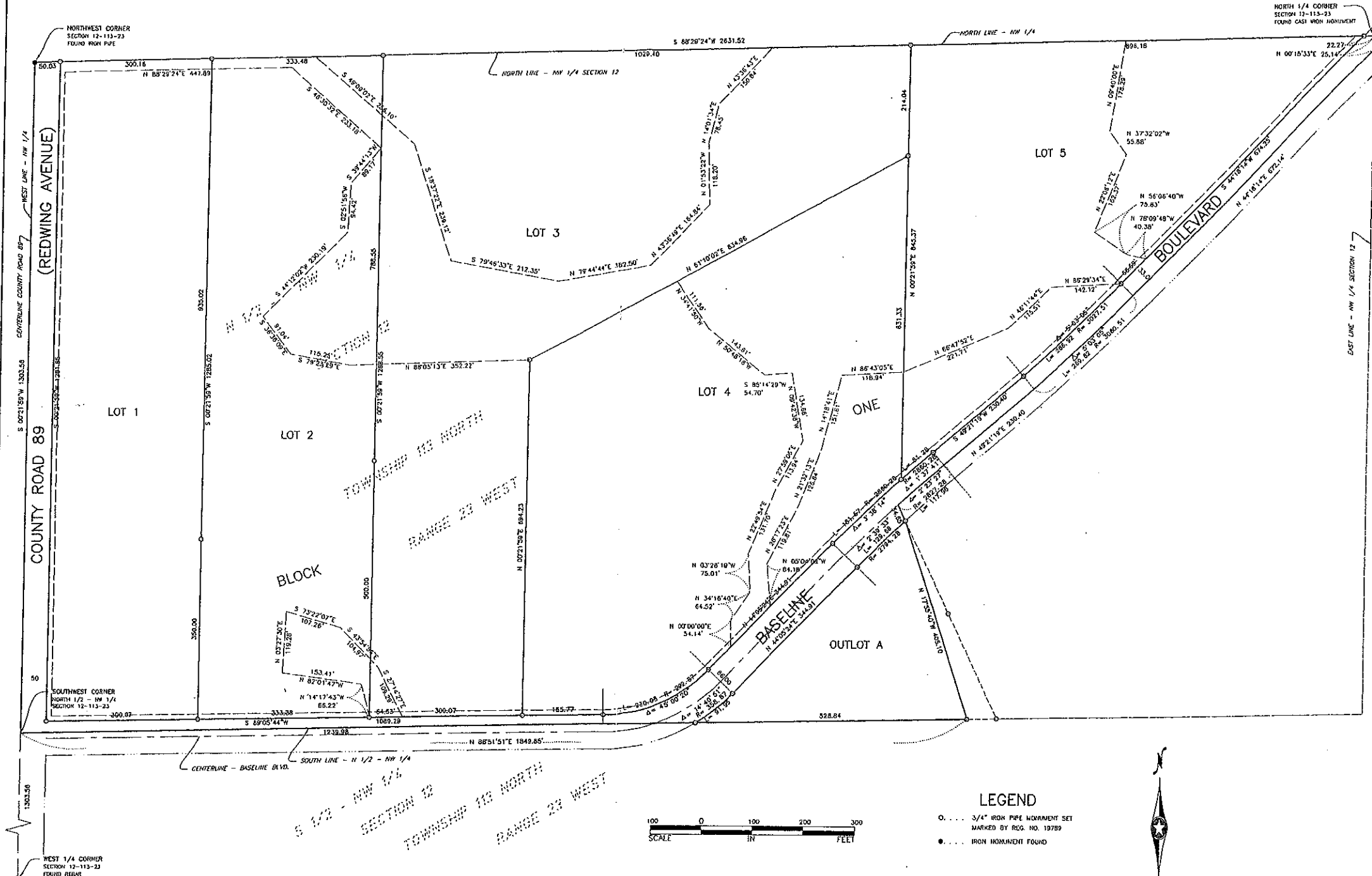
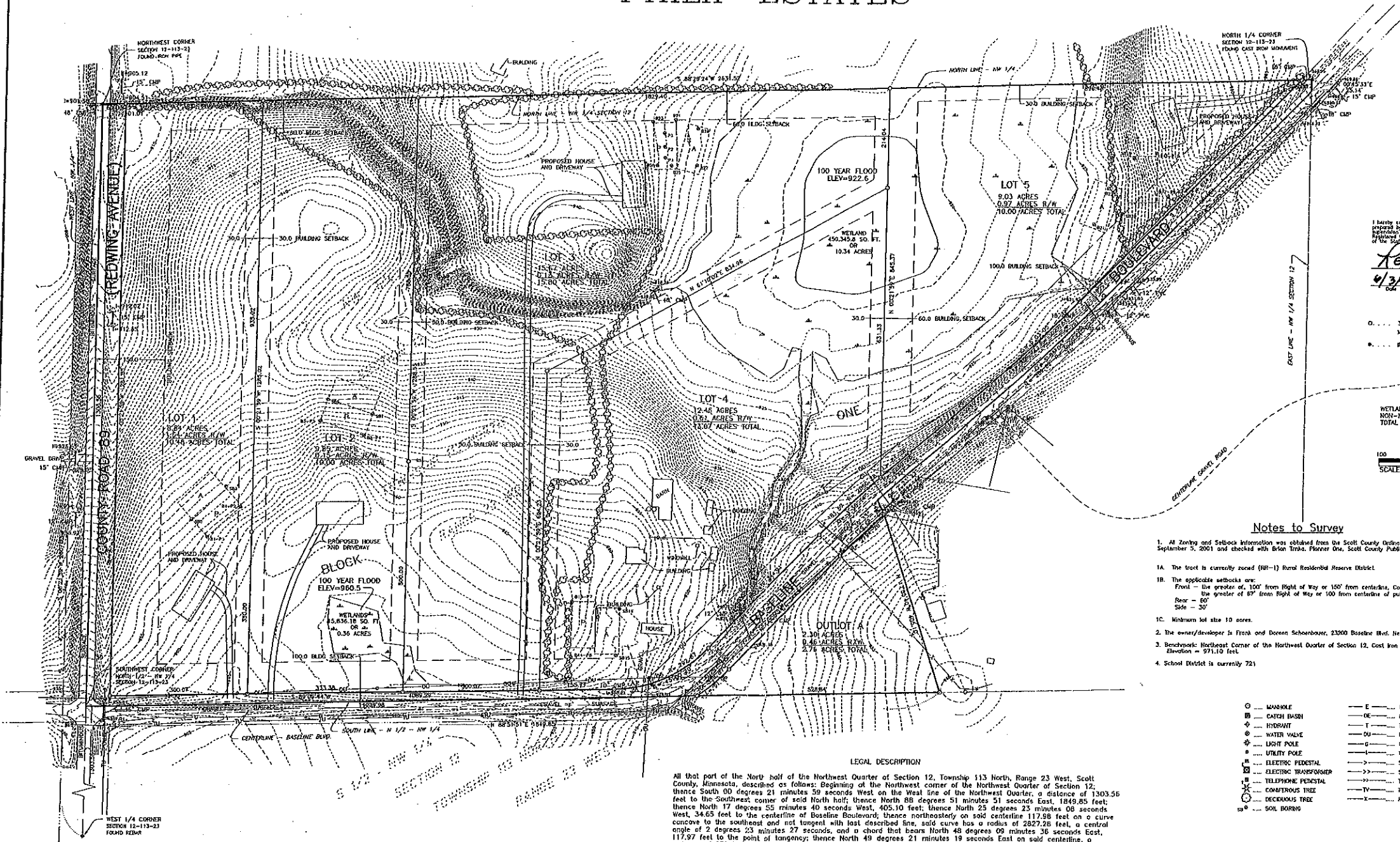


PHILIP ESTATES



PRELIMINARY PLAT OF PHILIP ESTATES



I hereby certify that this survey 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.

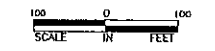
Ray Jensen
RAY JENSEN
4/3/02 License No. 19789

LEGEND

○ 3/4" IRON PIPE MONUMENT SET MARKED BY REG. NO. 19789

● IRON MONUMENT FOUND

WETLAND ACRES: 10.70
NON-FLOODING ACRES: 51.67
TOTAL ACRES: 62.37



Notes to Survey

1. All Zoning and Setback information was obtained from the Scott County Ordinance No. 3, Effective September 5, 2001 and checked with Brian Trank, Planner One, Scott County Public Works Land Division.
- 1A. The tract is currently zoned (RR-1) Rural Residential Reserve District.
- 1B. The applicable setbacks are:
Front - the greater of 100' from Right of Way or 150' from centerline, County or State Roads, the greater of 60' from Right of Way or 100' from centerline of public local roads.
Rear - 60'
Side - 30'
- 1C. Minimum lot size 10 acres.
2. The owner/developer is Frank and Doreen Schoenbauer, 23000 Baseline Blvd, New Prague, MN 56071
3. Benchmark: Northeast Corner of the Northwest Quarter of Section 12, Cast Iron Monument
Elevation = 971.10 feet.
4. School District is currently 721.

- | | |
|------------------------|-----------------------------|
| ○ MANKOLE | — E — ELECTRIC UNDERGROUND |
| ⊖ CATCH BASIN | — OE — ELECTRIC OVERHEAD |
| ⊕ HYDRANT | — T — TELEPHONE UNDERGROUND |
| ⊙ WATER VALVE | — OU — UTILITY OVERHEAD |
| ⊛ LIGHT POLE | — G — GASLINE |
| ⊙ UTILITY POLE | — W — WATER LINE |
| ⊙ ELECTRIC PIEDestal | — S — SANITARY SEWER |
| ⊙ ELECTRIC TRANSFORMER | — SS — STORM SEWER |
| ⊙ TELEPHONE PIEDestal | — TL — TIE LINE |
| ⊙ CONIFEROUS TREE | — TV — TV CABLE UNDERGROUND |
| ⊙ DECIDUOUS TREE | — F — FENCE |
| ⊙ SOIL BORING | |

LEGAL DESCRIPTION

All that part of the North half of the Northwest Quarter of Section 12, Township 113 North, Range 23 West, Scott County, Minnesota, described as follows: Beginning at the Northwest corner of the Northwest Quarter of Section 12; thence South 00 degrees 21 minutes 59 seconds West on the West line of the Northwest Quarter, a distance of 1303.56 feet to the Southwest corner of said North half; thence North 88 degrees 51 minutes 51 seconds East, 1849.85 feet; thence North 17 degrees 40 seconds West, 405.10 feet; thence North 25 degrees 23 minutes 08 seconds West, 34.65 feet to the centerline of Baseline Boulevard; thence northeasterly on said centerline 117.98 feet on a curve concave to the southwest and not tangent with last described line, said curve has a radius of 2827.28 feet, a central angle of 2 degrees 23 minutes 27 seconds, and a chord that bears North 48 degrees 09 minutes 35 seconds East, 117.97 feet to the point of tangency; thence North 49 degrees 21 minutes 19 seconds East on said centerline, a distance of 230.40 feet to a point of curvature of a 3060.51 foot radius curve to the left having a central angle of 5 degrees 03 minutes 25 seconds; thence along the centerline and said curve 269.82 feet to the point of tangency; thence North 44 degrees 18 minutes 14 seconds East on said centerline, a distance of 672.14 feet to the East line of said North half; thence North 00 degrees 15 minutes 33 seconds East on said East line, 25.14 feet to the Northeast corner of the Northwest quarter; thence South 88 degrees 28 minutes 24 seconds West on the North line of the Northeast Quarter, 2631.52 feet to the point of beginning.

<p>PRELIMINARY PLAT SCOTT COUNTY, MINNESOTA</p> <p>BOLTON & MENK, INC. Consulting Engineers & Surveyors 1900 PARKER DRIVE, MANKATO, MN 56001 509/762-4171 AMES, IA BURNINGWELL, IA FARMINGTON, MN LIBERTY, MO MANKATO, MN SLEEPY EYE, MN WELLS, MN</p>	<p>PART OF THE NW 1/4, SECTION 12 TOWNSHIP 113 NORTH, RANGE 23 WEST</p> <p>FOR: CHRIS KUBES</p>
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