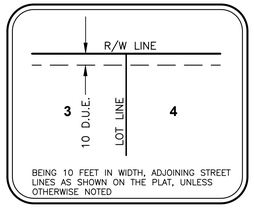
80' 0' 80' 160'
SCALE IN FEET

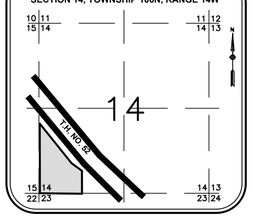
STONEWOOD SUBDIVISION
SITE DATA SUMMARY

TOTAL ACREAGE = 41.07
ACREAGE DEVOTED TO PUBLIC USE = 5.77
NUMBER OF PROPOSED LOTS = 28
NUMBER OF PROPOSED OUTLOTS = 1

DRAINAGE AND UTILITY EASEMENT DETAIL



PROPERTY LOCATION MAP
SECTION 14, TOWNSHIP 106N, RANGE 14W



Contours shown are a combination of field survey data by WSB & Associates, Inc. and 2008 Aerial LiDAR Mapping data supplied by the Minnesota Department of Natural Resources.

PROPERTY DESCRIPTION

That part of the West Half of the Southwest Quarter of Section 14, Township 106 North, Range 14, West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 14; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 59 minutes 12 seconds along the south line of said Southwest Quarter 1304.77 feet to the southeast corner of said West Half; thence northerly 359 degrees 12 minutes 18 seconds azimuth along the east line of said West Half, 580.00 feet; thence westerly 269 degrees 12 minutes 18 seconds azimuth 672.50 feet; thence northerly 359 degrees 12 minutes 18 seconds azimuth, 360.00 feet; thence easterly 89 degrees 12 minutes 18 seconds azimuth, 121.00 feet; thence northerly 359 degrees 12 minutes 18 seconds azimuth, 214.42 feet; thence easterly 89 degrees 12 minutes 18 seconds azimuth 63.94 feet to the westerly right-of-way line of Trunk Highway 52, according to MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-56; thence northwesterly 320 degrees 36 minutes 10 seconds azimuth along said westerly right-of-way line 1307.80 feet to the west line of said Southwest Quarter; thence southerly 179 degrees 14 minutes 07 seconds azimuth along said west line, 2158.66 feet to the point of beginning.

ALSO:

Commencing at the southeast corner of the West Half of the Southwest Quarter of said Section 14; thence North 01 degree 33 minutes 41 seconds West, assumed bearing, along the east line thereof, 580.00 feet for the point of beginning; thence South 88 degrees 26 minutes 19 seconds West, 672.50 feet; thence North 01 degree 33 minutes 41 seconds West, 360.00 feet; thence North 88 degrees 26 minutes 19 seconds East, 121.00 feet; thence North 01 degree 33 minutes 41 seconds West, 214.42 feet; thence North 88 degrees 26 minutes 19 seconds East, 218.25 feet to the westerly right of way line of TRUNK HIGHWAY NO. 52; thence southeasterly 470.29 feet along said westerly right of way and along a nontangential curve, concave to the northeast, radius of 3919.72 feet, delta angle of 06 degrees 52 minutes 28 seconds, and the chord of said curve bears South 46 degrees 43 minutes 01 second East, 470.01 feet to the east line of the West Half of the Southwest Quarter of said Section 14; thence South 01 degree 33 minutes 41 seconds East along said east line, 242.98 feet to the point of beginning.

EXCEPT:

Parcels 211B and 211E as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-56, Olmsted County, Minnesota.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

That part of the West Half of the Southwest Quarter of Section 14, Township 106 North, Range 14, West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 14; thence North 00 degrees 45 minutes 50 seconds West, assumed bearing, along the west line of said Southwest Quarter, 2158.63 feet to the westerly right of way line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-56 (the next 2 courses are along said westerly line); thence South 39 degrees 23 minutes 54 seconds East, 1576.54 feet; thence South 54 degrees 36 minutes 37 seconds East, 396.29 feet to the east line of the West Half of said Southwest Quarter; thence South 00 degrees 47 minutes 44 seconds East, along said east line, 710.40 feet to the south line of said Southwest Quarter; thence South 89 degrees 59 minutes 08 seconds West, along said south line, 1304.80 feet to the point of beginning.

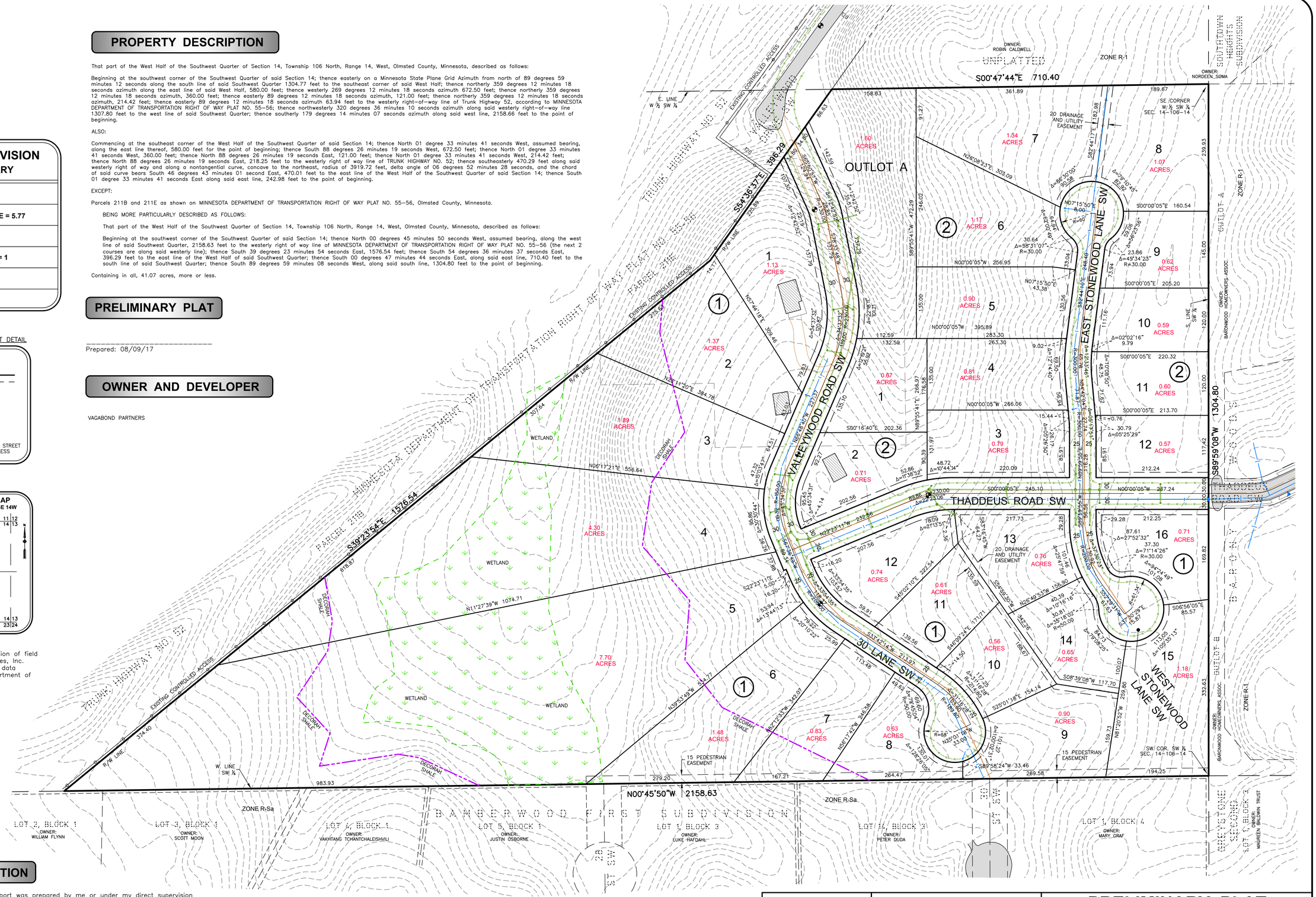
Containing in all, 41.07 acres, more or less.

PRELIMINARY PLAT

_____
Prepared: 08/09/17

OWNER AND DEVELOPER

VAGABOND PARTNERS



SURVEYOR'S CERTIFICATION

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.

Dated this _____ day of _____, 2017.

_____
Jeffrey J. Rolfson, PS, Minnesota License No. 49003

Client: VAGABOND PARTNERS	
Job No. R-010415-000	
Surveyed By: MJG, KDS	
Drawn By: JJR	
Checked By: JJR	
Scale: 1" = 80'	CAD No. 03123-000 PL
Date: 08/09/17	

1648 Third Avenue SE
Rochester, MN 55904
507-289-3919
www.wsbeng.com

WSB

PRELIMINARY PLAT
STONEWOOD SUBDIVISION
PART OF W ½ SW ¼
SEC. 14-106-14
OLMSTED COUNTY, MINNESOTA