

PROPERTY DESCRIPTION

That part of the South Half of the Southwest Quarter of Section 22, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 22; thence South 01 degree 21 minutes 50 seconds East, assumed bearing, along the west line of said Southwest Quarter, 1666.83 feet to the southwest corner of Outlot A, HART FARM SOUTH EIGHTH, according to the recorded plat thereof, for the point of beginning; thence continue South 01 degree 21 minutes 50 seconds East, along said west line, 966.55 feet to the southwest corner of said Southwest Quarter; thence North 88 degrees 50 minutes 11 seconds East, along the south line of said Southwest Quarter, 566.00 feet to the westerly line of HART FARM SOUTH FIFTH, according to the recorded plat thereof (the next 3 courses are along said westerly line); thence North 01 degree 09 minutes 49 seconds West, 255.00 feet; thence North 18 degrees 21 minutes 02 seconds West, 36.01 feet; thence North 41 degrees 09 minutes 30 seconds West, 172.00 feet to the southwest corner of Lot 1, Block 4, said HART FARM SOUTH EIGHTH (the next 7 courses are along the westerly and southerly lines of said HART FARM SOUTH EIGHTH); thence North 25 degrees 45 minutes 51 seconds West, 243.00 feet; thence North 04 degrees 26 minutes 53 seconds West, 125.51 feet; thence North 02 degrees 06 minutes 54 seconds East, 254.57 feet; thence North 80 degrees 29 minutes 10 seconds West, 204.78 feet; thence South 09 degrees 30 minutes 50 seconds West, 74.01 feet; thence southerly 36.47 feet along a tangential curve, concave easterly, central angle of 03 degrees 56 minutes 34 seconds, radius of 530.00 feet and a chord which bears South 07 degrees 32 minutes 33 seconds West, 36.46 feet; thence North 84 degrees 25 minutes 45 seconds West, 134.86 feet to the point of beginning.

Containing 10.18 acres, more or less.

PRELIMINARY PLAT

Prepared: August 20, 2019

OWNER AND DEVELOPER

ARCON DEVELOPMENT

BENCH MARK

B.M. ELEVATION = 1246.41
TOP OF HYDRANT NUT, NORTHWEST CORNER OF THE INTERSECTION OF STARBURST DRIVE SW AND ODYSSEY DRIVE SOUTHWEST

SITE DATA SUMMARY

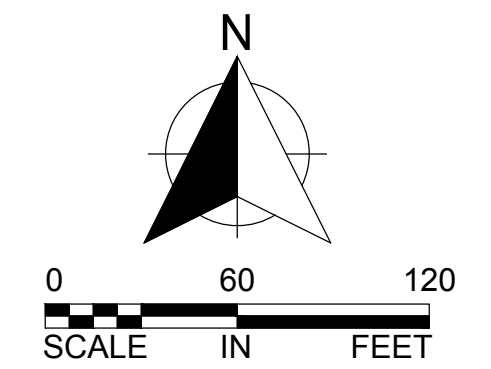
HART FARM SOUTH NINTH

TOTAL ACREAGE = 10.18

ACREAGE DEVOTED TO PUBLIC USE = 2.71

NUMBER OF PROPOSED LOTS = 25

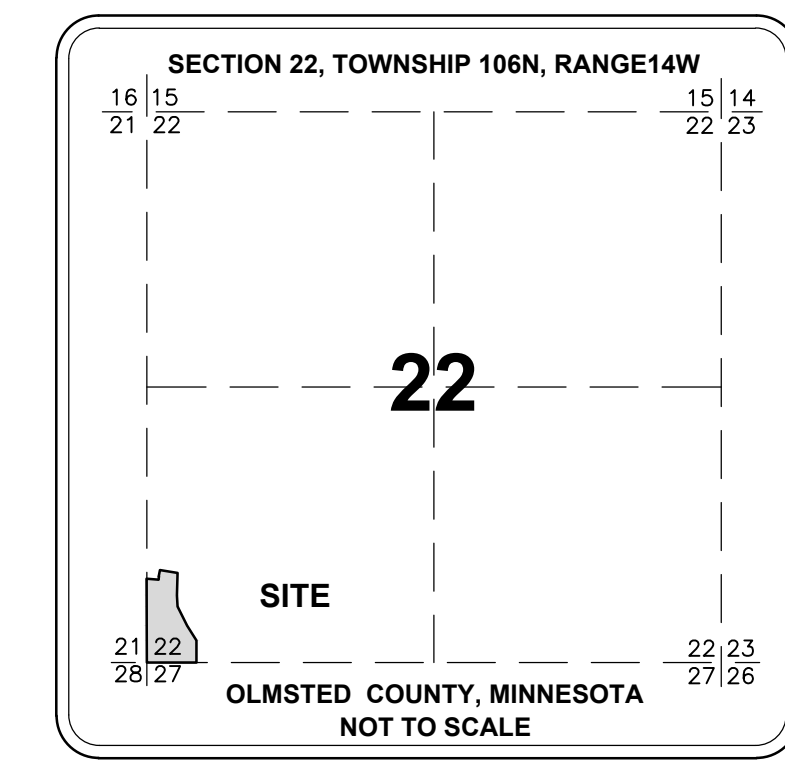
NUMBER OF PROPOSED OUTLOTS = 2



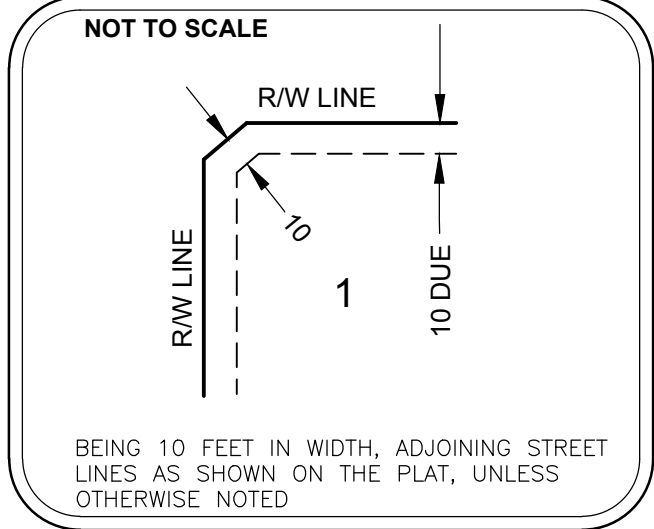
LEGEND

- ELECTRICAL TRANSFORMER
- SANITARY MANHOLE
- FLARED END SECTION
- CATCH BASIN
- STORM MANHOLE
- WATER VALVE
- WATER HYDRANT
- WATERMAIN PIPE
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- POWER POLE
- FENCE
- OVERHEAD UTILITY
- ELECTRICAL
- GAS
- TELEPHONE
- BITUMINOUS SURFACE
- GRAVEL SURFACE

PROPERTY LOCATION MAP



DRAINAGE AND UTILITY EASEMENT DETAIL



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 _____, 2019.

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



Client:	ARCON DEVELOPMENT
Job No.	013254-000
Surveyed By:	MJG, KDS
Drawn By:	TAC
Checked By:	JJR
Scale:	1" = 60'
Date:	08/20/19
CAD No.	013254-000 PL

3701 40th Avenue NW
Rochester, MN 55901
507-218-3745
www.wsbeng.com



PRELIMINARY PLAT

HART FARM SOUTH NINTH

OLMSTED COUNTY, MINNESOTA