

EXISTING PROPERTY DESCRIPTION

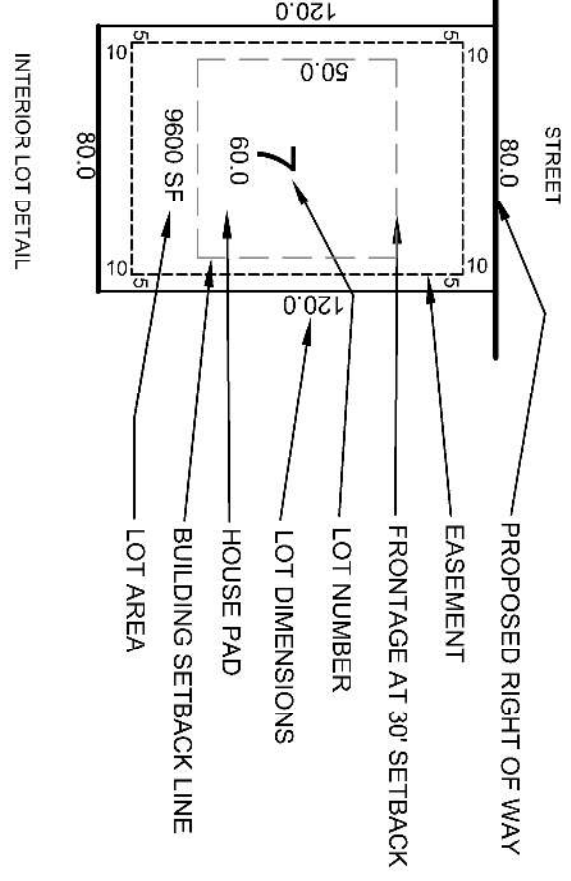
Ontario B, Southbridge Second Addition, City of Northfield, Rice County, Minnesota. And the North 551,000 feet of the West 780,000 feet of the North Half of the Southwest Quarter of Section 7, Township 111, Range 19, City of Northfield, Rice County, Minnesota. And that part of the SW¼ of the NW¼ of Section 7, Township 111, Range 19, City of Northfield, Rice County, Minnesota, described as Beginning at the West Quarter corner of Section 7, thence North 89 degrees 09 minutes 08 seconds East (assumed bearing) along the East-West centerline of Section 7, a distance of 1,225.61 feet to the Southeast corner of the SW¼ of the NW¼ of Section 7, thence North 00 degrees 11 minutes 09 seconds West, along the East line of the SW¼ of the NW¼ of Section 7, a distance of 2,502.02 feet; thence South 89 degrees 09 minutes 08 seconds West, parallel with the East-West centerline of Section 7, a distance of 424.94 feet to the West line of the NW¼ of Section 7, thence South 00 degrees 02 minutes 37 seconds West, along the West line of the NW¼ of Section 7, a distance of 50.00 feet to the point of beginning.

Except that part of the SW¼ of the NW¼ of said Section 7 described as follows: Commencing at the southwest corner of said SW¼ of the NW¼, thence on an assumed bearing of North 89 degrees 25 minutes 34 seconds East, along the south line of said SW¼ of the NW¼, a distance of 780.01 feet to the intersection with the east line of the west 780,000 feet of the North Half of the of the SW¼ of said Section 7, to the point of beginning of the land to be described; thence continuing North 89 degrees 25 minutes 34 seconds East, along said south line, a distance of 445.60 feet to the southeast corner of SW¼ of the NW¼ of Section 7, thence South 00 degrees 05 minutes 11 seconds East, along the east line of said SW¼ of the NW¼, a distance of 2,502.02 feet; thence South 89 degrees 25 minutes 34 seconds West, parallel with said south line, a distance of 230.57 feet to the intersection with the north-south extension of said east line of the west 780,000 feet of said North Half of the of the SW¼, thence South 00 degrees 14 minutes 23 seconds East, along north-south extension of the east line of the west 780,000 feet, a distance of 30.02 feet to the point of beginning.

OWNER / DEVELOPER
 VERN KOESTER
 2361 DIVISION STREET S
 NORTHFIELD, MN 55057

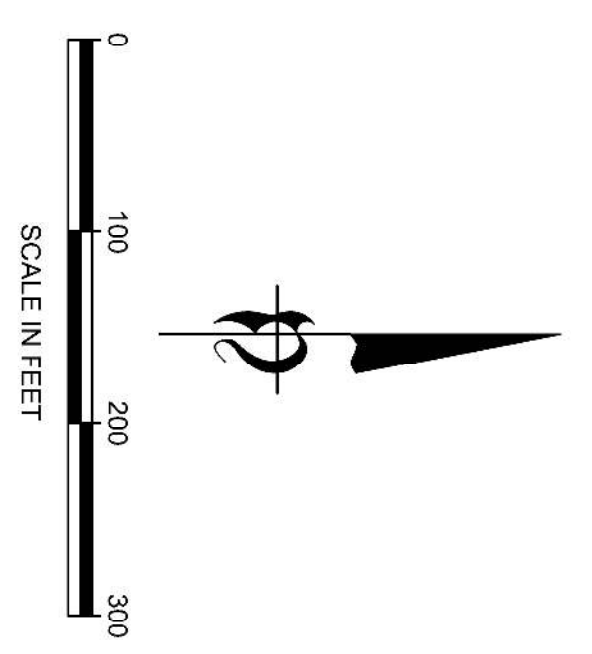
ENGINEER
 Helling Engineering, Inc.
 3727 E. 255th Street
 Webster, MN 55996-9514
 Office Phone 952-440-1680
 Fax 952-461-3309

SURVEYOR
 BOHLEN SURVEYING & ASSOC.
 1682 CLIFF ROAD EAST
 BURNSVILLE, MN 55337



ZONING INFORMATION - N2-NEIGHBORHOOD SERVING COMMERCIAL

FRONT - 20'
 SIDE YARD - 5'
 SIDE YARD (CORNER) - 20'
 REAR YARD - 30'
 OR DEVELOPMENT AGREEMENT IF DIFFERENT



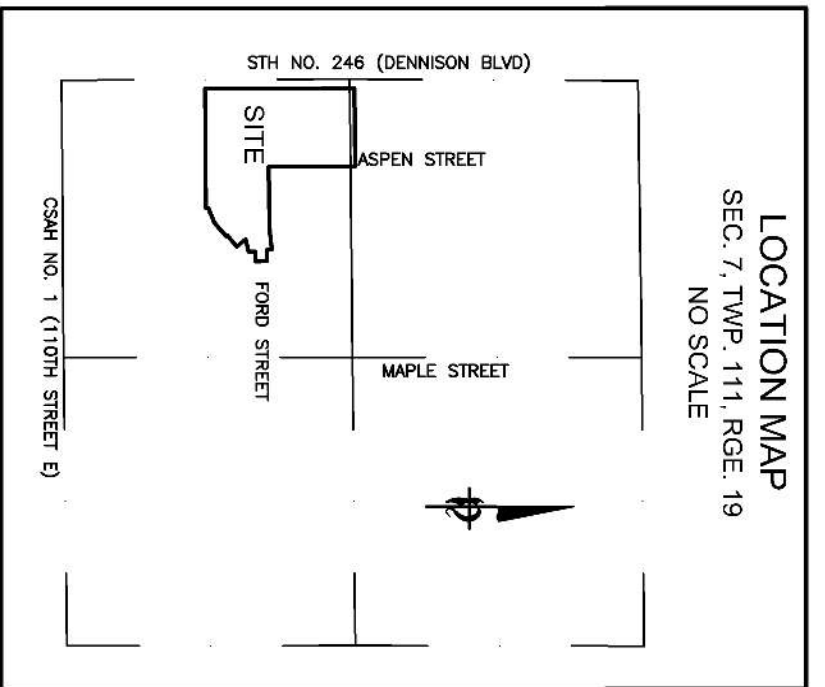
VERTICAL DATUM = MAND 88 PER MANDOT MONUMENT '8614 W" = 980.17'
 LOCAL BENCHMARK = FIRE HYDRANT, T.M.H. = 989.49'

PROPOSED LOTS

Proposed Commercial lots	= 2 =	41,254 SF
Proposed 4-Plex lots	= 16 =	82,160 SF
Proposed Twin Home lots	= 20 =	159,054 SF
Proposed Single Family	= 61 =	689,271 SF
TOTAL		981 lots

PROPOSED AREAS

Proposed LOTS	971,739 SF	22.31 ACRES
Proposed OUTLOTS	100,036 SF	2.30 ACRES
Proposed STREETS	329,930 SF	7.57 ACRES
TOTAL	1,401,704 SF	32.18 ACRES



PREPARED BY:
Bohlen
 Surveying & Associates
 31442 Rolling Avenue
 Northfield, MN 55057
 Phone: (607) 642-7789
 Fax: (607) 642-7789

PREPARED FOR:
VERN KOESTER
 2361 DIVISION STREET S
 NORTHFIELD, MN 55057
 PHONE:

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.

DATE: 8-13-2018
Thomas J. Ortlema
 THOMAS J. ORTLEMA, LAND SURVEYOR
 MINNESOTA LICENSE NO. 46167

DATE	BY	REVISIONS
3-30-18	JLB	MISC REVISIONS
4-2-18	JLB	revised street and trail
7-26-18	JLB	revised Block 9
8-13-18	JLB	revised Block 9

ORIG. DATE: 3-15-2018
 DESIGN BY: DRANN, SY, JLB
 CHECKED BY: TJD

BLUFF VIEW NORTHFIELD MN PRELIMINARY PLAT