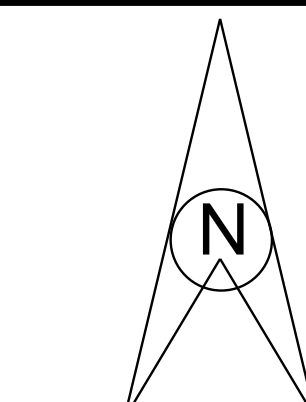


# Preliminary Plat of RUSH CREEK RUN



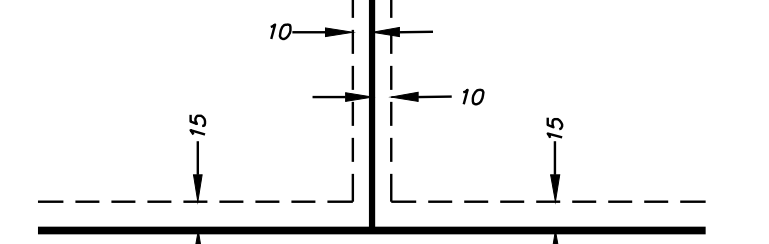
denotes 25.00' Wetland Buffer  
 denotes Proposed Wetland Buffer Sign Location  
 Wetlands Delineated by Kjolhaug Environmental Services Company

0 100 200 Feet  
 Total Area = 59.95 ACRES  
 All Elevations are in the N.A.V.D. 1988 Elevation Adjustment

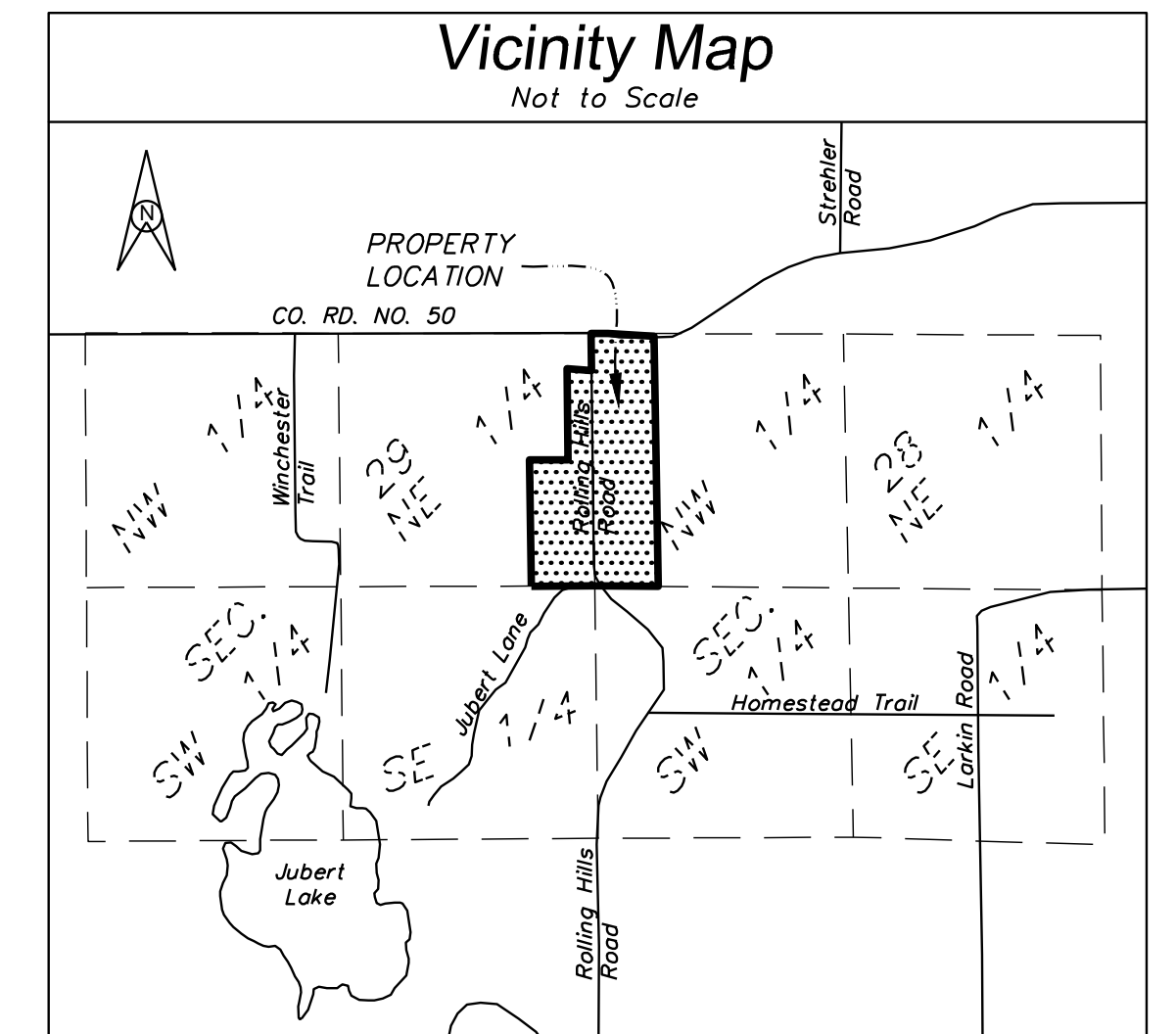
- LEGEND**
- 988 — denotes Existing Contour
  - 988.00 X denotes Existing Spot Elevation
  - ACU denotes Air Conditioner Unit
  - CB denotes Cable Box
  - TP denotes Telephone Pedestal
  - SB denotes Soil Boring
  - GW denotes Guy Wire
  - PP denotes Power Pole
  - CBAS denotes Catch Basin
  - GL denotes Gas Line
  - OHE denotes Overhead Electric Line
  - F denotes Fence Line
  - X denotes Delineated Wetland
  - denotes Existing Culvert
  - denotes Building Setback Line

Front = 50'  
 Side = 25'  
 Rear = 25'  
 Wetland = 40'  
 Co. Rd. 50 = 100'

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 15 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.



The wetland buffer will be planted as follows:

1. The soil in wetland buffer strips shall be amended, as necessary, to ensure that the soil has an organic content of not less than 10 percent and not more than 20 percent.
2. Buffer zones shall be planted with a seed mix containing 100 percent perennial native plant species, except for a one-time planting of an annual nurse or cover crop such as oats or rye.
3. The seed mix to be used shall consist of at least 12 pounds pure live seed (PLS) per acre of native prairie grass seed and 5 pounds PLS per acre of native forbs. Native prairie grass and native forb mixes shall contain no fewer than 4 and 5 species respectively.
4. The annual nurse or cover crop shall be applied at a rate of 20 pounds per acre.
5. Native shrubs may be substituted for forbs. Such shrubs may be bare root seedlings and shall be planted at a rate of 60 plants per acre. Shrubs shall be distributed so as to provide a natural appearance and shall not be planted in rows.
6. Any ground cover or shrub plantings installed in buffer areas are independent of landscaping requirements set forth elsewhere in the City Code and City policy.
7. Native prairie grasses and forbs shall be planted by a qualified contractor using a drill designed for native prairie grass seedlings, such as a Truax or Nesbitt Native Grass Drill or a John Deere 1550 Power-Till Seeder.
8. No fertilizer shall be used in establishing new buffer zones, except on highly disturbed sites when deemed necessary to establish acceptable buffer vegetation and then limited to amounts indicated by an accredited soil testing laboratory.
9. All seeded areas shall be mulched immediately with clean straw at a rate of 1.5 tons per acre. Mulch shall be anchored with a disk or tackifier. On slopes that are steeper than 3:1, additional soil stabilization materials such as straw mat or coconut fiber mat shall be used, as specified in the MnDOT Seeding Manual 2000, or most recent MnDOT manual.
10. Buffer zones (both natural and created) shall be protected by silt fence during construction and the fence shall remain in place until the area crop is established.
11. Applicants may obtain from the City a set of standard seeding and planting specifications for buffer zones that meet all City requirements.
12. During the first 2 years, the developer shall replant any buffer vegetation that does not survive. After 2 years, if the condition of the buffer area changes through natural processes not caused by the property owner, the owner shall not be required to reestablish the buffer area to meet the standards established in this subdivision.

**PROPERTY DESCRIPTION:**

The West Half of the West Half of the Northwest Quarter except road of Section 28, Township 119, Range 23, Hennepin County, Minnesota.

AND

The East Half of the Northeast Quarter of the Northeast Quarter and the East Half of the Southeast Quarter of the Northeast Quarter except road of Section 29, Township 119, Range 23, Hennepin County, Minnesota.

EXCEPT

That part of the West Half of the West Half of the Northwest Quarter of said Section 28 which lies Easterly and Northerly of the following described line and its extension:

Commencing at the Southwest corner of the Southwest Quarter of Section 21, Township 119, Range 23, Hennepin County, Minnesota; thence East along the South line of said Southwest Quarter, a distance of 300.47 feet; thence North deflecting to the left 89 degrees 50 minutes, a distance of 274.00 feet to the actual point of beginning of the line to be described; thence South along the last described line and its extension to the North line of COUNTY STATE AID HIGHWAY NO. 50, PLAT 10; thence Easterly along said Northerly line to the intersection with the North line of the Northwest Quarter of said Section 28 and said line there ending.

ALSO EXCEPT:

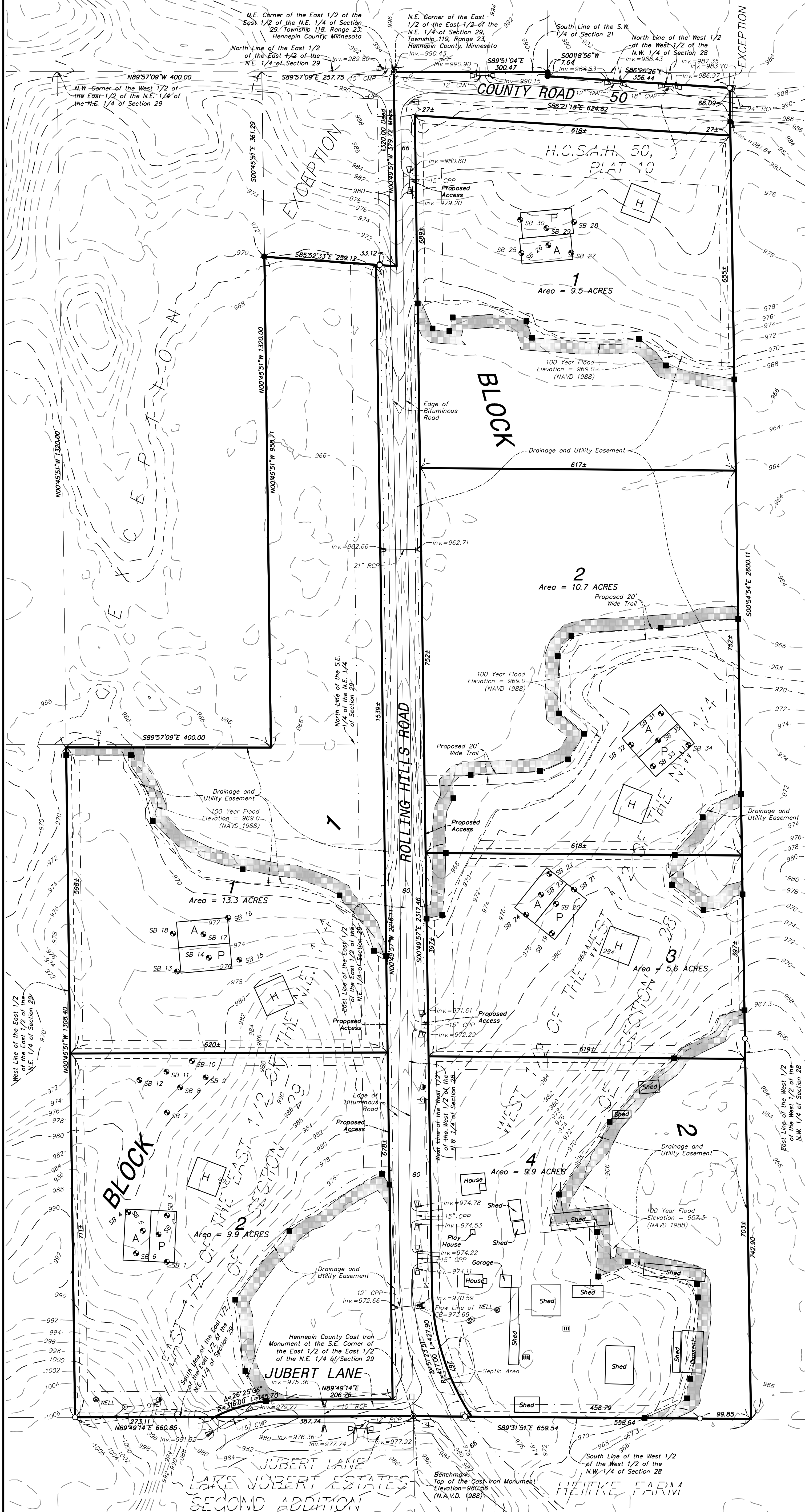
That part of the Northeast Quarter of said Section 29 described as follows:

Commencing at the Northwest corner of the West Half of the East Half of the Northeast Quarter of the Northeast Quarter of said Section 29; thence East 400 feet; thence South 1320.00 feet; thence North 400.00 feet West; thence North to the point of beginning.

ALSO EXCEPT:

That part of the East Half of the Northeast Quarter of the Northeast Quarter of said Section 29 described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 90 degrees 37 minutes 57 seconds West along the North line of said Northeast Quarter of the Northeast Quarter, a distance of 257.74 feet to a point distant 400.00 feet East as measured along said North line from the Northwest corner of said East Half of the Northeast Quarter of the Northeast Quarter; thence South 00 degrees 26 minutes 41 seconds East parallel with the West line of said East Half of the Northeast Quarter of the Northeast Quarter, a distance of 361.29 feet; thence South 85 degrees 33 minutes 23 seconds East, a distance of 259.12 feet to the East line of said Northeast Quarter of the Northeast Quarter; thence North 00 degrees 30 minutes 50 seconds West along said line, a distance of 386.71 feet to the point of beginning.



Certificate of Survey on part of the West 1/2 of the West 1/2 of the N.W. 1/4 of Section 28, and part of the East 1/2 of the East 1/2 of the N.E. 1/4 of Section 29, Township 119, Range 23, Hennepin County, Minnesota  
 Revised: 2-6-18 - City Review - S.O.S.  
 4-3-18 - 100 Year Flood Elevations - S.O.S.  
 4-10-18 - R.W. Width, Wetland Buffer and Prop. Trail - S.O.S.  
 10-8-18 - Wetland Buffer Landscape Plan - S.O.S.  
 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.  
 Paul E. Otto  
 License #40062 Date: 10-8-18

Requested By:  
**Brian Whisney**  
 Date: 10-2-17  
 Drawn By: S.O.S.  
 Scale: 1"=100'  
 Checked By: P.E.O.

**OTTO ASSOCIATES**  
 Engineers & Land Surveyors, Inc.  
 www.ottoassociates.com  
 9 West Division Street  
 Buffalo, MN 55313  
 (763)682-4727  
 Fax: (763)682-3522

• denotes iron monument found  
 ○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062  
 Project No. 17-0398