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Plot Date: 09/04/2019 - 10:02am
Drawing Name: 193804553V01.dwg
User: LINDA H. BROWN
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Project: 193804553

PUD/PRELIMINARY PLAT OF LENZMEIER 3RD ADDITION

Land Surveyor:

Linda H. Brown
MN License No. 23682
Stantec Consulting
3717 23rd Street South
St. Cloud, MN 56301
320-229-5535

Owner/Developer:

Rose M. Lenzmeier
Irrevocable Trust
PO Box 7607
St. Cloud, MN 56301
320-492-3230

LEGAL DESCRIPTION

Outlot B, LENZMEIER ADDITION, according to the recorded plat thereof Stearns County, Minnesota.
AND
Outlot B, LENZMEIER ADDITION 2ND ADDITION, according to the recorded plat thereof Stearns County, Minnesota.

SURVEYOR NOTES

TOTAL ACREAGE: 40.16 Acres

EXISTING ZONING: PUD
PROPOSED ZONING: PUD

BUILDING SETBACKS:
C1: Lot 1, Block 1
Front...35 feet
Side (interior)...20 feet
Side (street)...25 feet
Rear...30 feet
C1: Lot 2, Block 1
Front...35 feet
Side (interior)...20 feet
Side (street)...30 feet
Rear...40 feet
C5:
Front...10 feet
Side (interior)...None
Side (street)...10 feet
Rear...None

BENCHMARK: Top Nut Hydrant on west side of frontage road on at the southeast corner of the subject property. Elevation = 1011.71 (NGVD29)

C1 = 3.6 acres
C5 = 16.3 acres
Outlot A = 19.62 acres

LEGEND

- DENOTES FOUND 1/2 INCH BY 14 INCH IRON PIPE WITH PLASTIC PLUG INSCRIBED WITH LICENSE NO. 23682 UNLESS OTHERWISE DESCRIBED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET WITH PLASTIC PLUG INSCRIBED WITH "STANTEC 23682"
- DENOTES STEARNS COUNTY CAST IRON MONUMENT

LEGEND

- DELINEATED WETLAND
- POWER POLE
- LIGHT POLE
- TRAFFIC SIGN
- OUTLET CONTROL STRUCTURE
- CABLE TV PEDISTAL
- COMMUNICATION PEDISTAL
- ELECTRIC PEDISTAL
- AIR CONDITIONING UNIT
- CULVERT
- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- WETLAND
- WETLAND SETBACK
- FIBER OPTIC QUALITY LEVEL B
- OVERHEAD POWER
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN LINE

BEARING ORIENTATION

Orientation of this bearing system is based on west line of the Northwest Quarter of Section 36, Township 124 North, Range 28 and has an assumed bearing of South 00 degrees 52 minutes 16 seconds East.

DRAINAGE & UTILITY EASEMENTS

