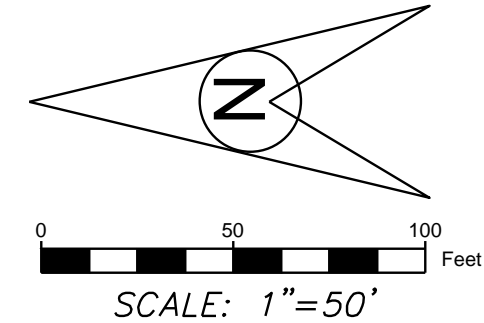


# PRELIMINARY PLAT OF BUFFALO POINT BUFFALO, MN

AUDITORS SUBDIVISION NO. 3



TOTAL PROPERTY AREA = 12.07 ACRES  
PID NUMBERS: 103500251121, 103500251123,  
& 103147000020

**LEGEND**

- 988 denotes Existing Contour
- 988.00 X denotes Existing Spot Elevation
- ☐ denotes Cable Box
- ☐ denotes Telephone Pedestal
- ☐ denotes Electrical Pedestal
- ☐ denotes Light Pole
- ☐ denotes Sign
- ☐ denotes Power Pole
- ☐ denotes Water Valve
- ☐ denotes Hydrant
- ☐ denotes Soil Boring (by Haugo GeoTechnical Services, LLC)
- ☐ denotes Sanitary Manhole
- ☐ denotes Storm Manhole
- ☐ denotes Catch Basin
- ☐ denotes Deciduous Tree
- ☐ denotes Coniferous Tree
- ☐ denotes Edge of Woods
- ☐ denotes Sanitary Sewer Line
- ☐ denotes Storm Sewer Line
- ☐ denotes Watermain
- ☐ denotes Delineated Wetland
- ☐ denotes Existing Culvert
- ☐ denotes Building Setback Line  
Front (C.S.A.H. No. 12) = 30'  
Front (Lori Lane) = 25'  
Side Between Buildings = 10'
- ☐ denotes 20' Proposed Wetland Buffer
- ☐ denotes Drainage and Utility Easement

**PROPERTY DESCRIPTION:**

Outlot A, SERENITY HILLS, Wright County, Minnesota, according to the recorded plat thereof.

AND

That part of Government Lot 1 of Section 25, Township 120, Range 26, Wright County, Minnesota, described as follows:

Commencing at the Northeast corner of said Government Lot 1; thence South along the East line of said Government Lot 1, a distance of 1199.80 feet; thence West at a right angle, a distance of 33.00 feet to the actual point of beginning; thence continue West on the last described course, a distance of 400.00 feet; thence South at a right angle a distance of 508.95 feet to the Northerly right of way line of Wright County Highway No. 35; thence Easterly along said right of way line, a distance of 405.45 feet to a line parallel with and distant 33.00 feet West of the East line of said Government Lot 1; thence North along said parallel line a distance of 450.00 feet to the point of beginning.

AND

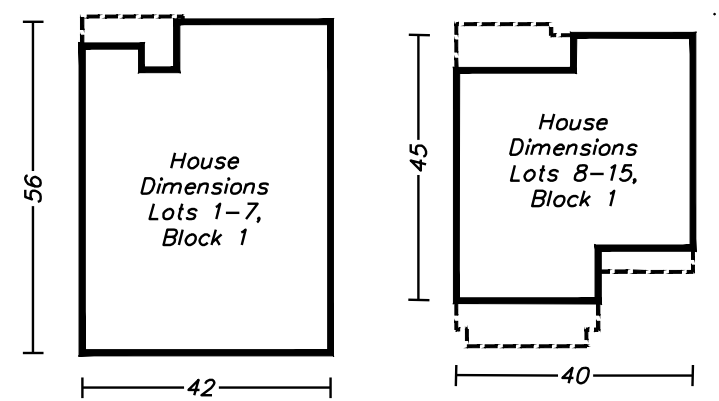
That part of Government Lot 1 of Section 25, Township 120, Range 26, Wright County, Minnesota, described as follows:

Beginning on the East line 1199.80 feet South of the Northeast corner; thence South 00 degrees 26 minutes 28 seconds West along the East line, a distance of 449.57 feet more or less to the Northerly right of way of Wright County Highway 35; thence Westerly along the Northerly right of way line, a distance of 34.35 feet; thence North 00 degrees 26 minutes 28 seconds East, along a line parallel with and 33.00 feet West of the East line, a distance of 459.10 feet; thence South 89 degrees 33 minutes 32 seconds East, a distance of 33.00 feet to the point of beginning.

ALSO

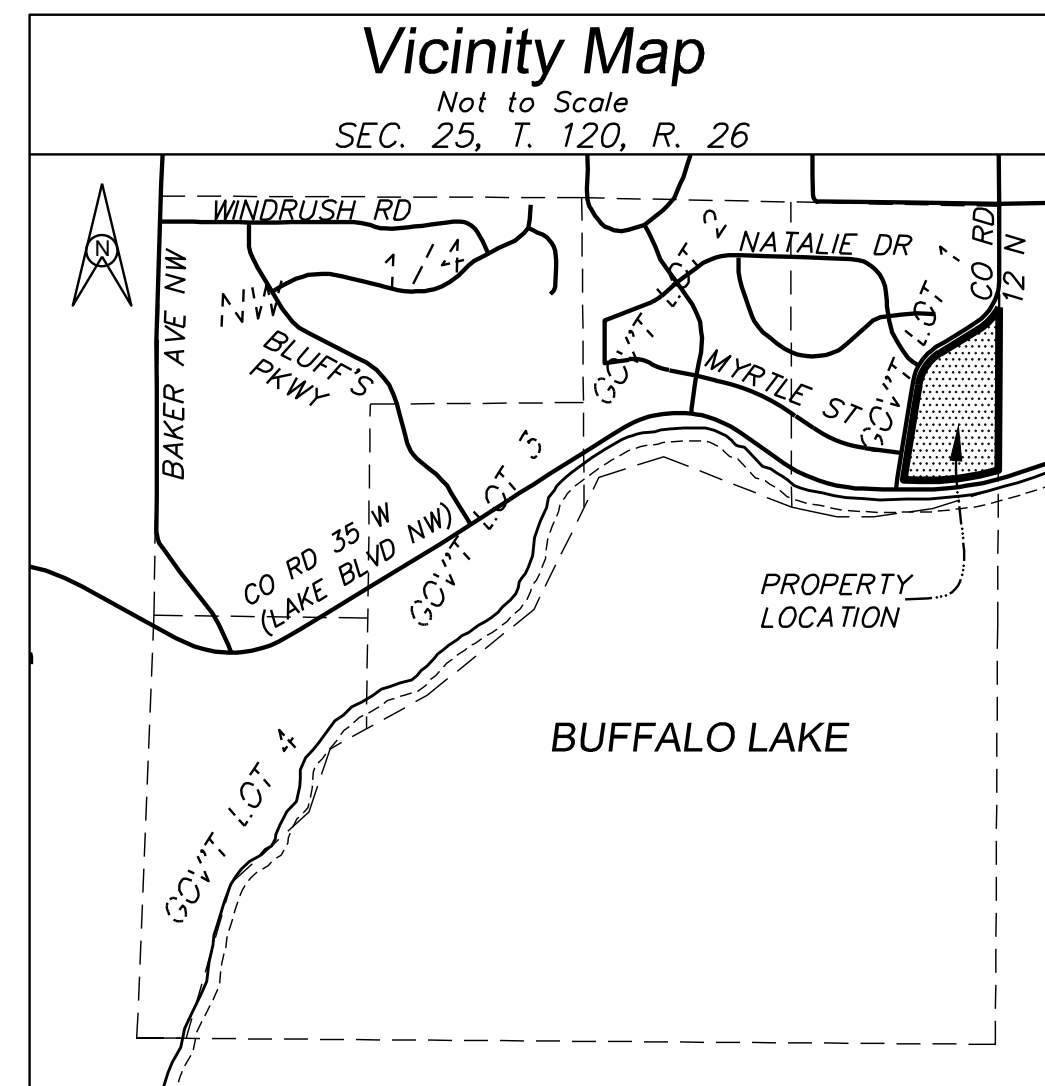
That part of Government Lot 1 of Section 25, Township 120, Range 26, Wright County, Minnesota, described as follows:

Commencing at the Northeast corner of said Government Lot 1; thence South 00 degrees 26 minutes 28 seconds West along the East line, a distance of 1199.80 feet; thence North 89 degrees 33 minutes 32 seconds West, a distance of 433.00 feet to the point of beginning; thence continue North 89 degrees 33 minutes 32 seconds West, a distance of 78.25 feet to the Easterly right of way line of Highway 12; thence South 09 degrees 21 minutes 00 seconds West along the westerly right of way line, a distance of 518.87 feet to the Northerly right of way of Wright County Highway 35; thence Easterly along the Northerly right of way line, a distance of 158.65 feet; thence North 00 degrees 26 minutes 28 seconds East, a distance of 515.68 feet to the point of beginning.



**Surveyors Note:**

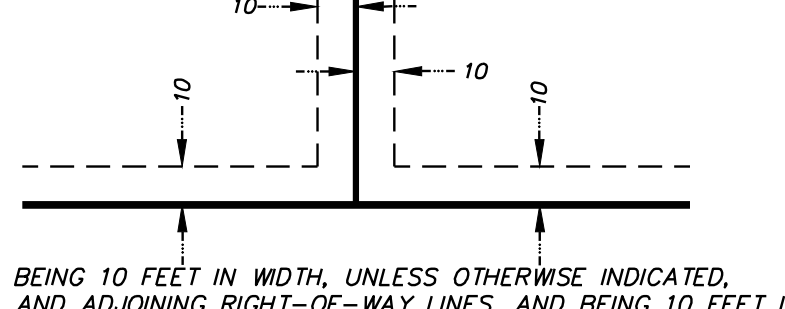
- 1) The Bearings shown on the drawing are based upon the Wright County Coordinate System and differ from the legal description. The angles formed by the bearings are the same.
- 2) Wetlands delineated by others.
- 3) See Otto Associates Certificate of Survey No. 17-0433 for Boundary Survey.



**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	PRELIMINARY PLAT
2	PRELIMINARY UTILITY PLAN
3	PRELIMINARY STREET PLAN
4	PRELIMINARY GRADING PLAN

**DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:**



REV. NO.	DATE	BY	DESCRIPTION
1	4-4-22	T.R.K.	ADJUST LOTS 1-7
2	4-22-22	T.J.B.	REVISE PLANS PER CITY REVIEW

DESIGNED DRAWN  
P.E.O. T.J.B.

CHECKED  
P.E.O.

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: 4-22-22

ottoassociates.com  
9 West Division Street  
Buffalo, MN 55313  
(763)682-4727  
Fax: (763)682-3522

**BUFFALO POINT**  
BUFFALO LAKE VILLAS, LLC / GRAND POINT, LLC  
BUFFALO, MN

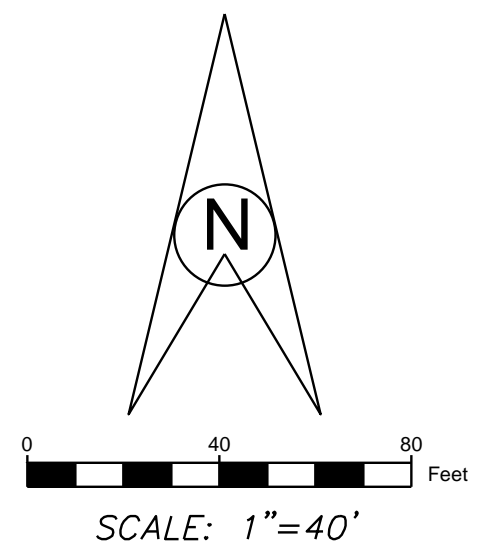
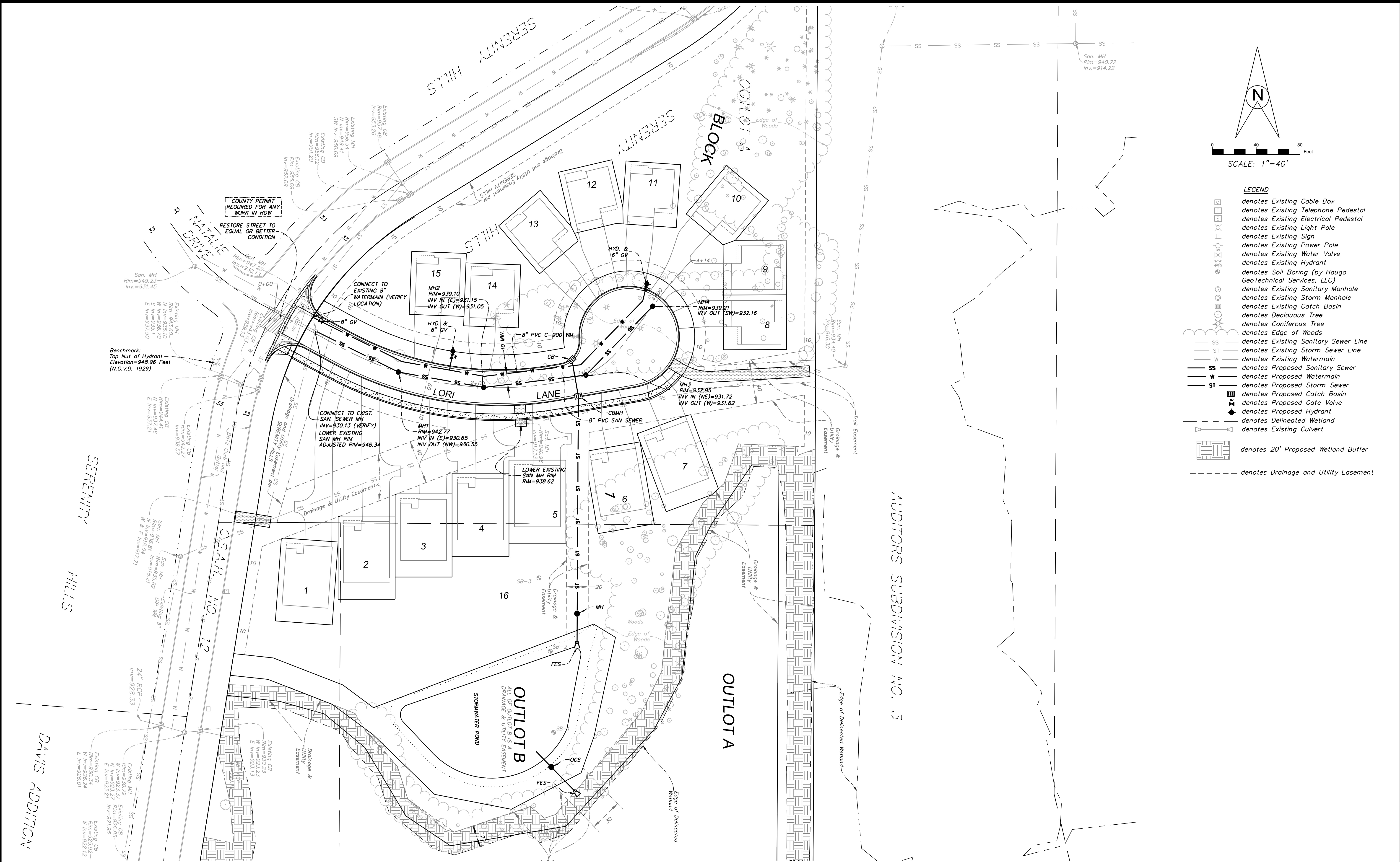
**PRELIMINARY PLAT**

SHEET NO. 1 OF 4 SHEETS

PROJECT NO: 21-0533  
DATE: 2-18-22

**BUFFALO LAKE**  
Present Shoring  
O.H.W.L. According to the MN D.N.R. Elevation = 914.73 Feet (N.G.V.D. 1929)  
Top of Water Elevation (12-22-17) = 913.72 Feet (N.G.V.D. 1929)





- LEGEND**
- denotes Existing Cable Box
  - denotes Existing Telephone Pedestal
  - denotes Existing Electrical Pedestal
  - denotes Existing Light Pole
  - denotes Existing Sign
  - denotes Existing Power Pole
  - denotes Existing Water Valve
  - denotes Existing Hydrant
  - denotes Soil Boring (by Haugo GeoTechnical Services, LLC)
  - denotes Existing Sanitary Manhole
  - denotes Existing Storm Manhole
  - denotes Existing Catch Basin
  - denotes Deciduous Tree
  - denotes Coniferous Tree
  - denotes Edge of Woods
  - denotes Existing Sanitary Sewer Line
  - denotes Existing Storm Sewer Line
  - denotes Existing Watermain
  - denotes Proposed Sanitary Sewer
  - denotes Proposed Watermain
  - denotes Proposed Storm Sewer
  - denotes Proposed Catch Basin
  - denotes Proposed Gate Valve
  - denotes Proposed Hydrant
  - denotes Delineated Wetland
  - denotes Existing Culvert
  - denotes 20' Proposed Wetland Buffer
  - denotes Drainage and Utility Easement

REV. NO.	DATE	BY	DESCRIPTION
1	4-4-22	T.R.K.	ADJUST LOTS 1-7
2	4-22-22	T.J.B.	REVISE PLANS PER CITY REVIEW.

DESIGNED DRAWN  
P.E.O. T.J.B.

CHECKED  
P.E.O. *Paul E. Otto*

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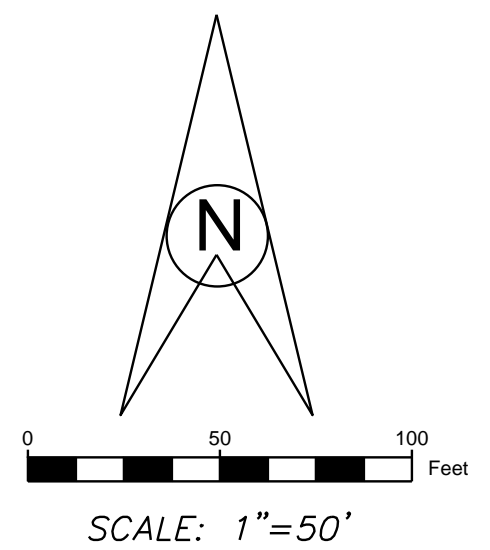
Paul E. Otto  
License # 40062 Date: 4-22-22

**OTTO**  
SSOCIATES  
Engineers & Land Surveyors, Inc.

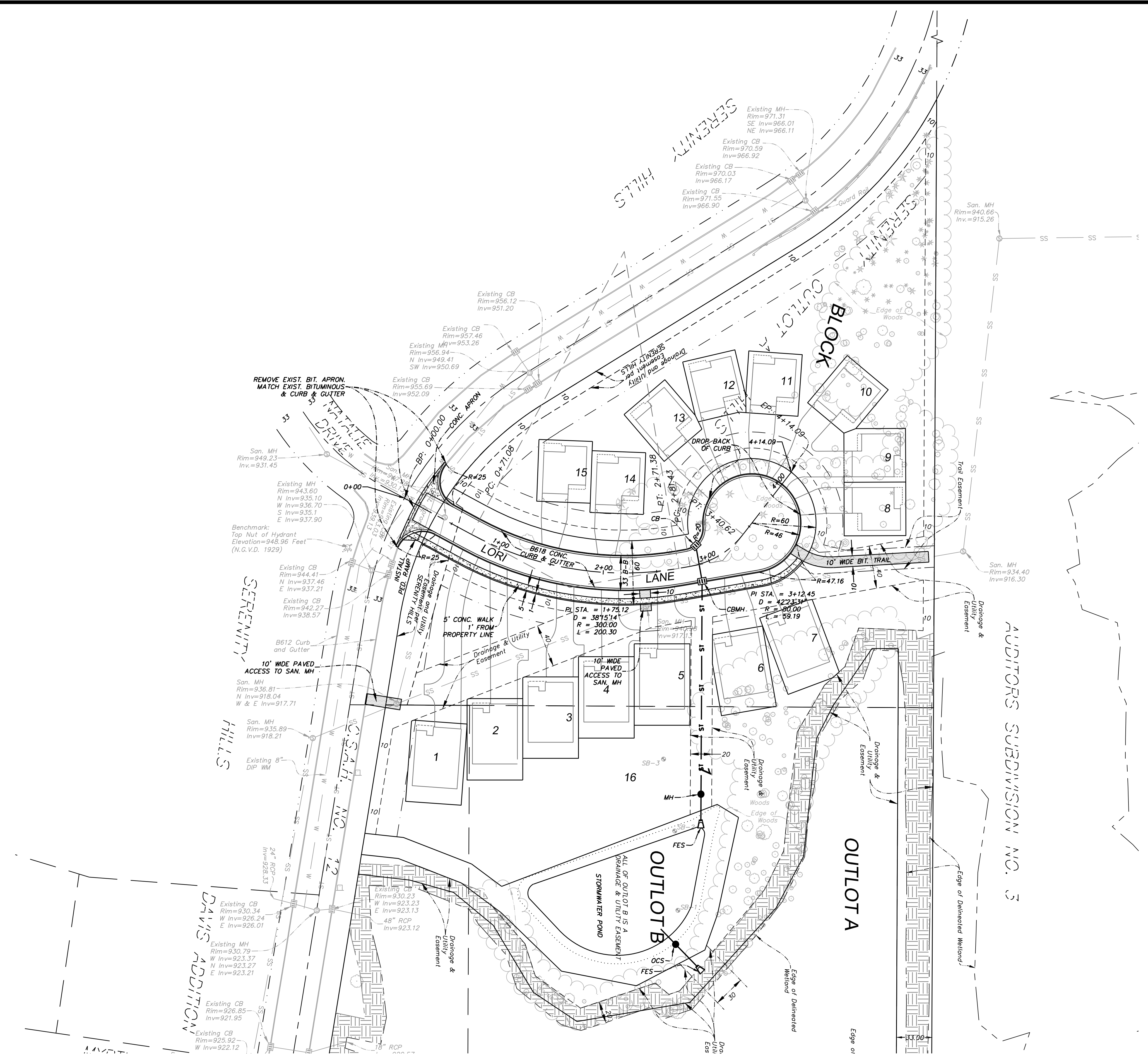
www.ottoassociates.com  
9 West Division Street  
Buffalo, MN 55313  
(763)682-4727  
Fax: (763)682-3522

**BUFFALO POINT**  
BUFFALO LAKE VILLAS, LLC / GRAND POINT, LLC  
BUFFALO, MN

PRELIMINARY UTILITY PLAN	PROJECT NO: 21-0533
SHEET NO. 2 OF 4 SHEETS	DATE: 2-18-22



- LEGEND**
- denotes Existing Cable Box
  - denotes Existing Telephone Pedestal
  - denotes Existing Electrical Pedestal
  - denotes Existing Light Pole
  - denotes Existing Sign
  - denotes Existing Power Pole
  - denotes Existing Water Valve
  - denotes Existing Hydrant
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  - denotes Existing Sanitary Sewer Line
  - denotes Existing Storm Sewer Line
  - denotes Existing Watermain
  - denotes Proposed Storm Sewer
  - denotes Proposed Catch Basin
  - denotes Delineated Wetland
  - denotes Existing Culvert
  - denotes Building Setback Line
  - Front (C.S.A.H. No. 12) = 30'
  - Front (Lori Lane) = 25'
  - Side Between Buildings = 10'
  - denotes 20' Proposed Wetland Buffer
  - denotes Drainage and Utility Easement



REV. NO.	DATE	BY	DESCRIPTION
1	4-4-22	T.R.K.	ADJUST LOTS 1-7
2	4-22-22	T.J.B.	REVISE PLANS PER CITY REVIEW

DESIGNED DRAWN  
P.E.O. T.J.B.

CHECKED  
P.E.O. *Paul E. Otto*

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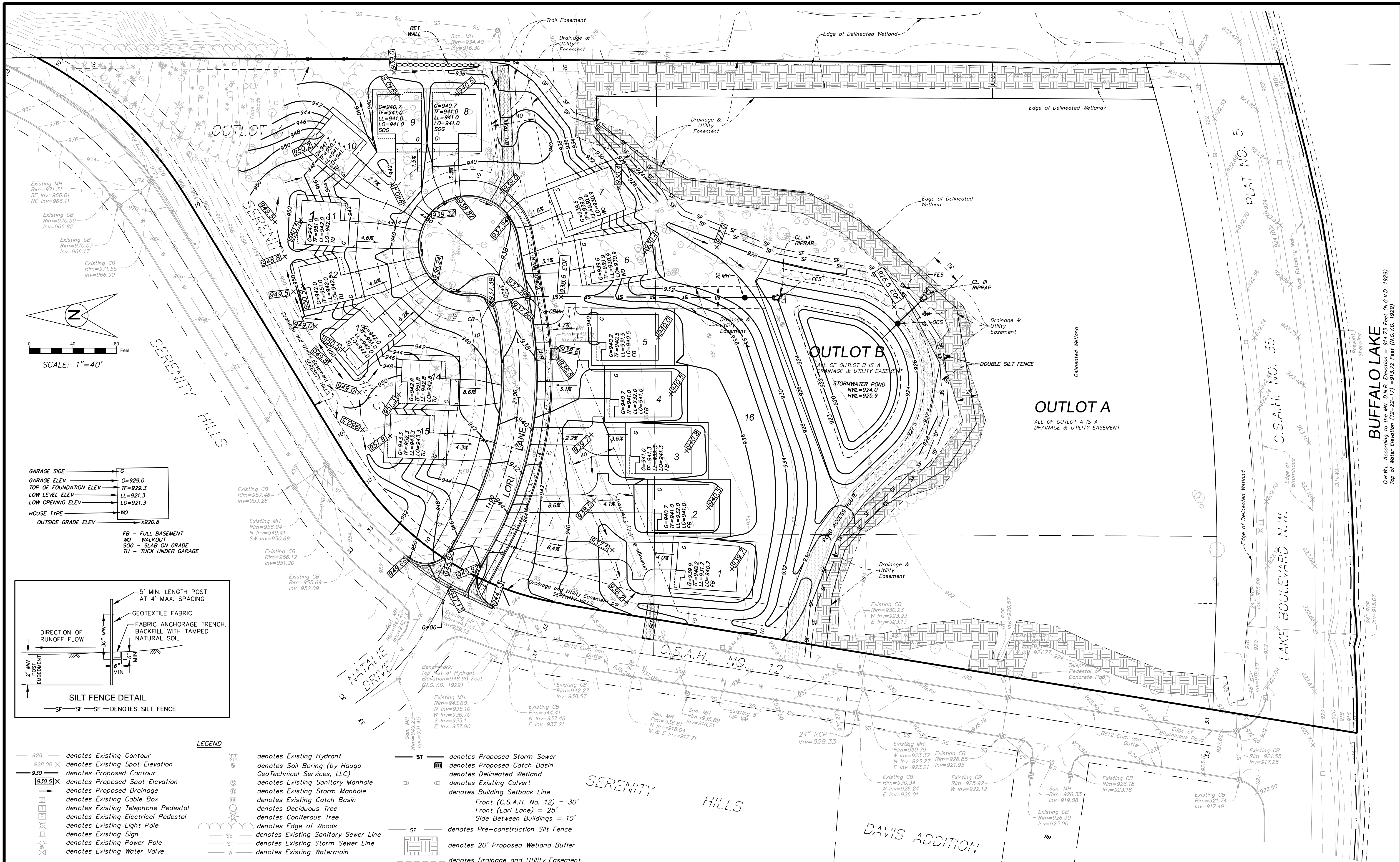
Paul E. Otto  
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**BUFFALO POINT**  
BUFFALO LAKE VILLAS, LLC / GRAND POINT, LLC  
BUFFALO, MN

PROJECT NO:	21-0533
PRELIMINARY STREET PLAN	
SHEET NO. 3 OF 4 SHEETS	DATE: 2-18-22



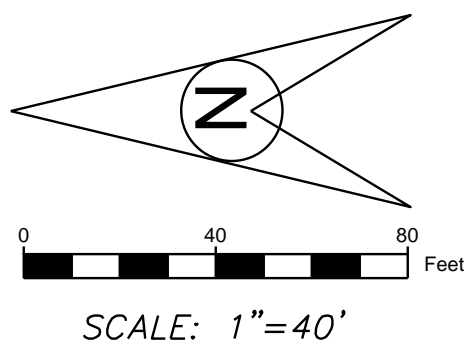


Existing MH  
Rim=971.31  
SE Inv=966.01  
NE Inv=966.11

Existing CB  
Rim=970.59  
Inv=966.92

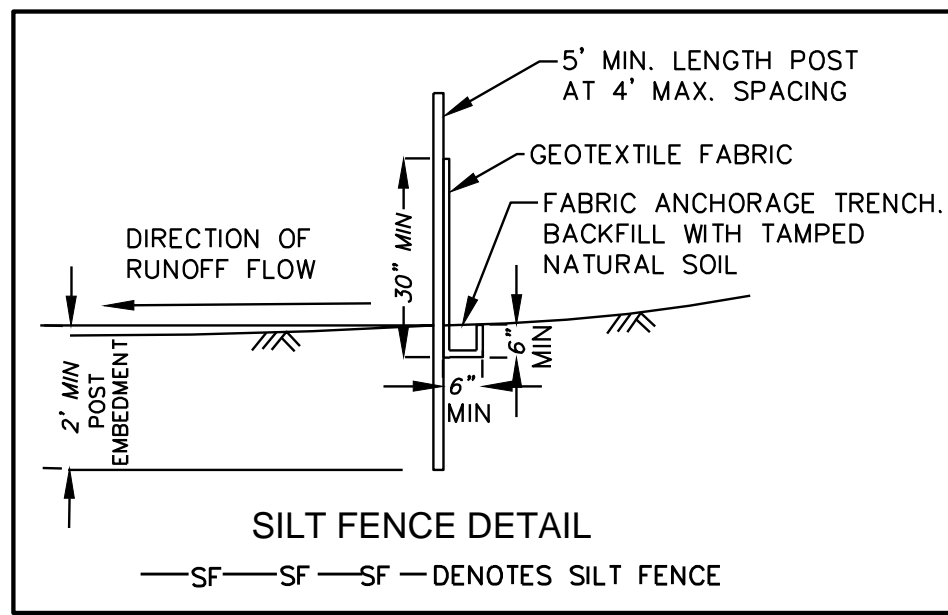
Existing CB  
Rim=970.03  
Inv=966.17

Existing CB  
Rim=971.55  
Inv=966.90



GARAGE SIDE → G  
 GARAGE ELEV → G=929.0  
 TOP OF FOUNDATION ELEV → TF=929.3  
 LOW LEVEL ELEV → LL=921.3  
 LOW OPENING ELEV → LO=921.3  
 HOUSE TYPE → WO  
 OUTSIDE GRADE ELEV → x920.8

FB - FULL BASEMENT  
 WO - WALKOUT  
 SOG - SLAB ON GRADE  
 TU - TUCK UNDER GARAGE



- LEGEND**
- 928 — denotes Existing Contour
  - 928.00 X denotes Existing Spot Elevation
  - 930 — denotes Proposed Contour
  - 930.5 X denotes Proposed Spot Elevation
  - denotes Proposed Drainage
  - denotes Existing Catch Basin
  - denotes Existing Telephone Pedestal
  - denotes Existing Electrical Pedestal
  - denotes Existing Light Pole
  - denotes Existing Sign
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  - denotes Existing Sanitary Sewer Line
  - denotes Existing Storm Sewer Line
  - denotes Existing Watermain
  - ST — denotes Proposed Storm Sewer
  - denotes Proposed Catch Basin
  - denotes Delineated Wetland
  - denotes Existing Culvert
  - denotes Building Setback Line
  - denotes Pre-construction Silt Fence
  - denotes 20' Proposed Wetland Buffer
  - denotes Drainage and Utility Easement

REV. NO.	DATE	BY	DESCRIPTION
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BUFFALO, MN

PROJECT NO. 21-0533
PRELIMINARY GRADING PLAN
SHEET NO. 4 OF 4 SHEETS
DATE: 2-18-22

**BUFFALO LAKE**  
C.H.W.L. According to the M.N. D.N.R. Elevation = 914.73 Feet (N.G.V.D. 1929)  
Top of Water Elevation (12-22-17) = 913.72 Feet (N.G.V.D. 1929)