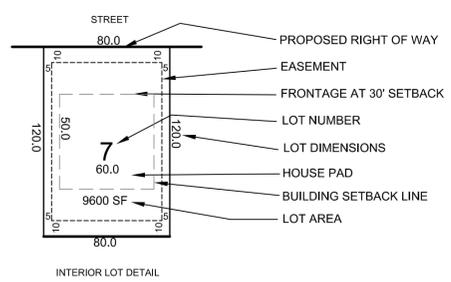


OWNER / DEVELOPER
 VERN KOESTER
 2351 DIVISION STREET S.
 NORTHFIELD, MN 55057

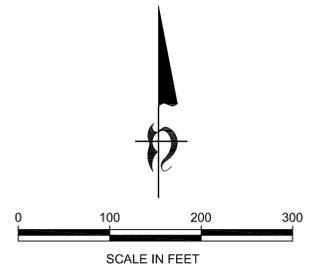
ENGINEER
 Halling Engineering, Inc.
 3727 E 253th Street
 Webster, MN 55088-9514
 Office Phone 952-440-1680
 Fax 952-461-3308

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

- LEGEND**
- DENOTES IRON MONUMENT FOUND
 - DENOTES IRON MONUMENT SET
 - ⊕ DENOTES SIGN
 - ⊕ DENOTES ELECTRIC MH
 - DENOTES EVERGREEN TREE
 - DENOTES DECIDUOUS TREE
 - DENOTES LIGHT POLE
 - DENOTES GUY WIRE
 - DENOTES UTIL POLE
 - DENOTES CATCH BASIN
 - DENOTES WATER VALVE
 - DENOTES FIRE HYD
 - DENOTES DRAINAGE MANHOLE
 - DENOTES SANITARY MANHOLE
 - DENOTES TREE & BRUSH LINE
 - DENOTES EXISTING CONTOUR
 - SAN --- DENOTES SANITARY SEWER LINE
 - WM --- DENOTES WATER MAIN LINE
 - STORM --- DENOTES STORM SEWER LINE
 - DENOTES FENCE
 - FIB --- DENOTES FIBER OPTIC LINE
 - OHP --- DENOTES OVERHEAD ELECTRIC LINE
 - GAS --- DENOTES GAS LINE (BURIED)
 - TEL --- DENOTES TELEPHONE LINE (BURIED)
 - ELEC --- DENOTES ELECTRIC LINE (BURIED)
 - DENOTES BITUMINOUS SURFACE
 - DENOTES CONCRETE SURFACE
 - DENOTES GRAVEL SURFACE
 - DENOTES BUILDING PAD
 - DENOTES BUILDING SETBACK
 - DENOTES DRAINAGE & UTILITY EASEMENT



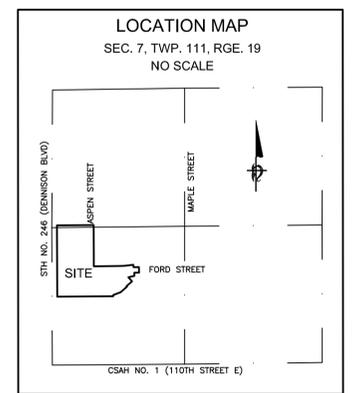
VERTICAL DATUM = NAVD 88 PER MNDOT MONUMENT "6614 W" = 980.17
 LOCAL BENCHMARK = FIRE HYDRANT, TNH = 969.49

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		98 lots

PROPOSED AREAS

Proposed LOTS	971,739 SF	22.31 ACRES
Proposed OUTLOTS	100,035 SF	2.30 ACRES
Proposed STREETS	329,930 SF	7.57 ACRES
TOTAL	1,401,704 SF	32.18 ACRES



EXISTING PROPERTY DESCRIPTION

PREPARED BY:
Bohlen
 Surveying & Associates
 31432 Foliage Avenue
 Northfield, MN 55057
 Phone: (507) 645-7768
 tomeara@bohlena.com

PREPARED FOR:
VERN KOESTER
 2351 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: 4-12-2018
 THOMAS J. O'MEARA, LAND SURVEYOR
 MINNESOTA LICENSE NO. 46167

DATE	BY	DESCRIPTION
3-30-18	JLB	MISC REVISIONS
4-2-18	JLB	MISC REVISIONS
4-12-18	JLB	REVISED BLOCK 9 AND 12

ORIG DATE: 3-15-2018
 DESIGN BY:
 DRAWN BY: JLB
 CHECKED BY: TJO

BLUFF VIEW
NORTHFIELD MN
PRELIMINARY PLAT

SHEET 1 OF 1