CITY OF AFTON
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN: Notice is hereby given that the City of Afton Planning Commission will convene on Monday, May 2, 2016 at 7:00 PM at Afton City Hall, 3033 St. Croix Trail S., to conduct the following public hearing:

To consider the Chaim Teitelbaum minor subdivision application at 15511 Afton Hills Drive to subdivide the existing 15.174 acre parcel to create three 5-acre lots.

Materials will be available for viewing at the Afton City Hall, 3033 St. Croix Trail, Afton MN. The materials will also be available on the City website at www.ci.afton.mn.us. All interested persons are encouraged to attend the public hearing. A quorum of the City Council or another Commission may also be present to receive information at the meeting.

Ron Moorse
City Administrator
City of Afton

Z16-09

CITY OF AFTON
MINOR SUBDIVISION PERMIT APPLICATION

Owner	Address	City	State	Zip	Phone
Chaim Teitelbaum	15511 Afton Hills Drive S.	Afton	MN	55001	612-382-2037

Applicant (if different than owner)	Address	City	State	Zip	Phone

Project Address			
Same	AFTON	MN	55001

Zoning Classification	Existing Use of Property	PID# or Legal Description
Rural Residential	Rural residential	15.028.20.43.0008

Description of Request

Split the existing 15 acre parcel into three 5 acre lots.

By signing this application, the applicant agrees to pay all expenses incurred by the City of Afton. In connection with this request, your signature constitutes permission for a representative of the City of Afton to enter your property, during business hours, to evaluate this request. This may involve minor excavating or soil borings. If you would like to be present during this evaluation, please contact the City.

Signature of Owner/Applicant — Date: 4-18-16

Make checks payable to **City of Afton:**

FEES:

Minor Subdivision $250.00

DEPOSITS:

Minor Subdivision $1,500.00

TOTAL: $1,750.00

DATE PAID: 4-18-16

CHECK #: 1596

RECVD. BY: KA

10-day Notice;
120-day deadline;
60-day auto approval;

ATTACH COPY OF DEED OR PROOF OF OWNERSHIP TO APPLICATION

GRANFORS, JAMES D
PO BOX 114
AFTON, MN 55001

HANSON, JOAN K
15707 AFTON HILLS DR S
PO BOX 396
AFTON, MN 55001

SARA OLSON SCOVILL TRS
15340 AFTON HILLS DR S
AFTON, MN 55001

ANASTOS, GEORGE J & LINDA W
15650 AFTON HILLS DR S
AFTON, MN 55001

PESAVENTO, LOUISE
15785 AFTON HILLS DR S
AFTON, MN 55001

DALEY, JOHN R & MARGARET A
325 SAINT ANNES PKWY
HUDSON, WI 54016-8071

KAYE, ROBERT J & KATHERIN G
15600 AFTON HILLS DR S
AFTON, MN 55001

BROOKE D MORDY TRS
1585 DODD RD #203
MENDOTA HEIGHTS, MN 55118

ROBERT D & JILL M DEMASTER REV TRS
152525 AFTON HILLS DR
AFTON, MN 55001

FRIEDLANDER, RUTH M 255
KELLOGG BLVD E #504
ST. PAUL, MN 55101-1468

BARRETT, DONALD D & JEANNE M
15526 AFTON HILLS DR S
AFTON, MN 55001

PALMEN, GARY A & JENNIFER J
15698 AFTON BLVD S
AFTON, MN 55001

TEITELBAUM, CHAIM &EVELYN
15511 AFTON HILLS DR S
AFTON, MN 55001

RESENQUIST, RONALD R
PO BOX 23
AFTON, MN 55001

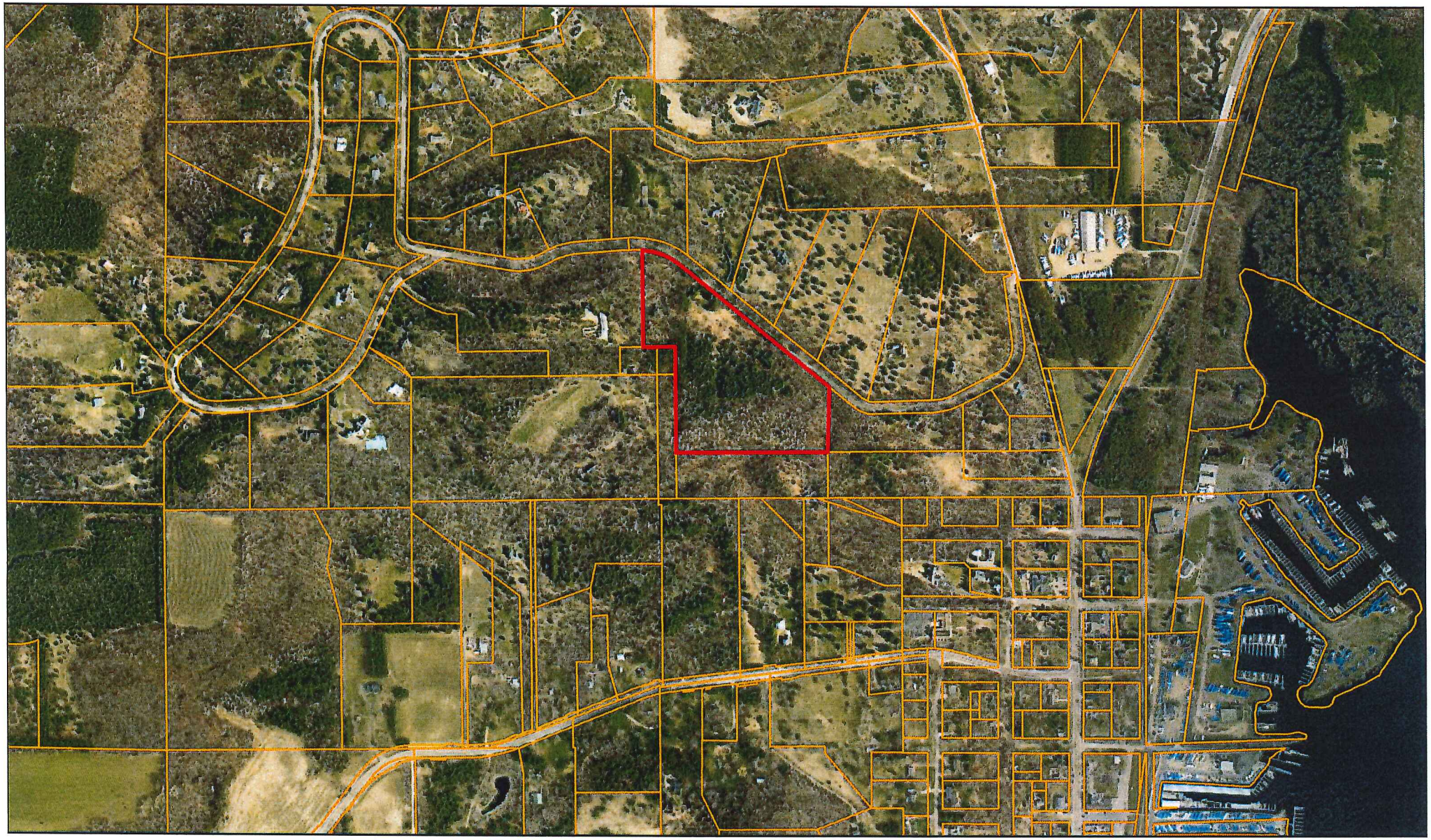
CITY OF AFTON
3033 ST CROIX TRL S
PO BOX 219
AFTON, MN 55001-0219

POTTER, TIMOTHY J
15790 AFTON HILLS DR
AFTON, MN 55001

Sens de chargement
Repliez à la hachure afin de révéler le rebord Pop-Up™
www.avery.com
1-800-GO-AVERY
Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Easy Peel® Labels
Use Avery® Template 5160®
Feed Paper
Bend along line to expose Pop-Up Edge™
AVERY® 5160®

Washington County

LOCATION MAP - TEITELBAUM PROPERTY



0 475 950 1,900 Feet

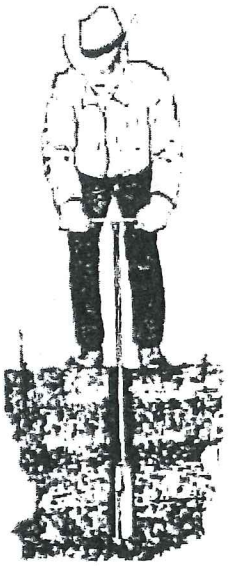
Parcel ID: 1502820430008

Parcel Address:
15511 AFTON HILLS DR S, CITY OF AFTON

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

This drawing is the result of the compilation and reproduction of land records as they appear in various Washington County offices. The drawing should be used for reference purposes only. Washington County is not responsible for any inaccuracies.

Created on 4/11/2016



Dave Brown
drufusb1@yahoo.com
651-788-3296
L#3649 C#9370

PERCOLATION REPORT

WISE RESOURCE MANAGEMENT DOESN'T COST...IT PAYS

15511 Afton Hills Drive S. Afton, MN 55001
3/4/2016

6 soil borings were recently conducted (3/4/16) for the proposed land split of the above named property at 15511 Afton Hills Drive S. in Afton, MN. The proposed split is to separate two 5 acre properties from the existing 15 acre plot and 3 soil borings were conducted on each split.

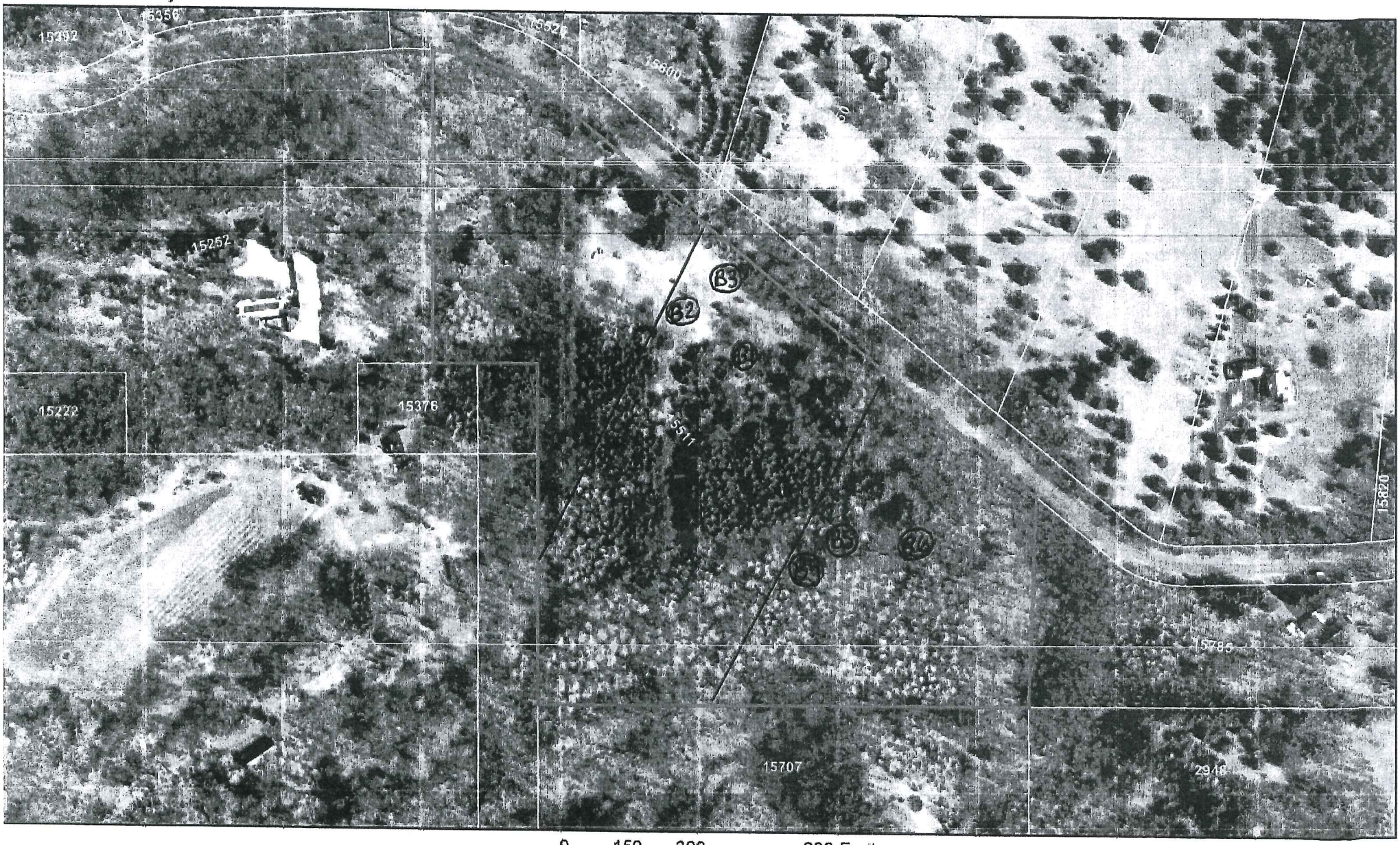
This is preliminary soil testing for this land split and the final decision for this site will be made by Washington County. Additional soil testing, percolation tests and a septic design will be required before a septic permit can be granted. Trenches and absorption widths will need to observe setbacks of 10 feet from any lot line and at minimum 20 feet from any house, building with footings and neighboring ISTS soil treatment areas. Setbacks from any lake, stream or river will also need to be observed and these distances vary pertaining to the type of waterway. Individual wells will need to observe a 50 foot setback from any soil treatment area.

All wastewater treatment sites are to be cordoned off prior to the start of any construction activity. No construction traffic or grading is permitted in the soil treatment area (STA). All proposed wastewater treatment sites are to be protected with a visual barrier to prevent construction traffic from encroaching into the test area and possibly causing irreversible soil damage in respect to the on-site wastewater treatment and absorption areas.

All soil borings have been marked on the property and attached are the soil boring logs.

David R. Brown
L#3649 C#9370

Washington County



Parcel ID: 1502820430008

Parcel Address:
15511 AFTON HILLS DR S, CITY OF AFTON

0 150 300 600 Feet

(B1) - (B6) = SOIL BORINGS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Created on 3/5/2016

Log of Soil Borings

Location: **15511 Afton Hills Drive S. Afton, MN 55001**
Date: **3/4/2016**

Boring Hole Depth in Inches	Texture	Color		Boring Hole Depth in Inches	Texture	Color
B1	**Lot 1**			**B5**		
0-18	Sandy Loam	10YR3/3 Frozen 3"		0-16	Medium Sand	10YR3/3
18-32	Sandy Loam	10YR3/4		16-37	Medium Sand	10YR3/6
32-72	Medium Sand	10YR3/6		37-78	Medium Sand	10YR4/6
72-75	Limestone	Restriction				
B2				**B6**		
0-20	Silt Loam	10YR3/3		0-11	Medium Sand	10YR3/3
20-43	Loam	10YR3/2		11-50	Medium Sand	7.5YR4/6
43-54	Medium Sand	10YR3/6		50-72	Medium Coarse Sand	10YR4/4
54-77	Very Fine Sand	10YR4/6				
B3				**B7**		
0-12	Loam	10YR2/2				
12-32	Silt Loam	10YR2/2				
32-50	Sandy Loam	10YR3/4				
50-78	Medium Sand	10YR4/6				
B4	**Lot 2**			**B8**		
0-15	Sandy Loam	10YR3/3				
15-45	Medium Sand	10YR3/6				
45-60	Medium Sand	10YR4/6				
60-77	Medium Sand	10YR5/4				

Form No. 5-M—WARRANTY DEED Minnesota Uniform Conveyancing Blanks (1978)

Individual(s) to Joint Tenants

Current Tax Paid in Full 9/4/92

No delinquent taxes and transfer entered; Certificate of Real Estate Value (✓ filed ( ) not required
Certificate of Real Estate Value No. _____

September 10, 19 92

R.V. Stafford
County Auditor

by Sherry A. Miller
Deputy

710344

OFFICE OF
COUNTY RECORDER
WASHINGTON COUNTY

SEP 15 4 01 PM '92

710344

BY Linda Briske

STATE DEED TAX DUE HEREON: $ 957.00

Date: August 7, 19 92

(reserved for recording data) 1700

FOR VALUABLE CONSIDERATION, James G. Ashman and Patricia L. Ashman, Husband and Wife (marital status), Grantor(s), hereby convey(s) and warrant(s) to Chaim Teitelbaum and Amy M. Silberberg; Grantees as joint tenants, real property in Washington County, Minnesota, described as follows:

See attached legal

MINNESOTA CONSERVATION FUND
WASHINGTON COUNTY
$5.00 FEE PAID
M. S. 473H 92-09-11 DATE
#047,172 INITIALS

OFFICE OF COUNTY RECORDER
WASHINGTON COUNTY, MN
☑ WELL CERTIFICATE RECEIVED

(if more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Affix Deed Tax Stamp Here

James G. Ashman

Patricia L. Ashman

STATE OF MINNESOTA
COUNTY OF Ramsey } ss.

The foregoing instrument was acknowledged before me this 3rd day of August, 19 92, by James G. Ashman and Patricia L. Ashman, Husband and Wife, Grantor(s).

(NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

JULIE A. FRANKLIN
NOTARY PUBLIC - MINNESOTA
DAKOTA COUNTY
My Commission Expires Jan. 27, 1996

Julie A. Franklin
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

Chaim Teitelbaum
Amy M. Silberberg
15511 Afton Hills Drive
Afton, Mn 55001 and

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Equity Title Services
6800 France Avenue South
Suite 220
Edina, Mn 55435

Approved for recording:

Thomas J. Radio
Thomas J. Radio
City Attorney

C. I. TITLE INC.
P. O. BOX 17266
ST. PAUL, MN 55117

ETS 2045 (1/88)

710344

That part of the Southeast Quarter and the Southwest Quarter of Section 15, Township 28, Range 20, Washington County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence N88 47'32"E, bearing assumed, along the south line of said Southeast Quarter a distance of 99.00 feet; thence N1 08'41"W, parallel with the west line of the Southeast Quarter a distance of 245.52 feet; thence N1 08'41"W, along said parallel line, a distance of 200.00 feet; thence N88 47'32"E a distance of 35.00 feet to the point of beginning of the land to be described; thence N21 50'18"E, a distance of 649.24 feet to the southerly right of way line, as monumented, of a 66 foot road, as described in Book 258 of Deeds, page 365; thence N51 39'54"W, along said monumented southerly right of way line, a distance of 323.11 feet; thence northwesterly, along said monumented southerly right of way line, along a tangential curve, concave to the southwest, having a radius of 385.60 feet, a central angle of 34 36'52", a distance of 232.96 feet to a Judicial Landmark; thence S1 07'45"E, along a line marked by Judicial Landmarks and their southerly extension, a distance of 523.04 feet to a point which is 150.00 feet North of the south line of the North Half of the Southeast Quarter of the Southwest Quarter; thence N88 16'03"E, parallel with the south line of the Southwest Quarter, a distance of 74.50 feet; thence N88 47'32"E, parallel with the south line of the Southeast Quarter, a distance of 99.00 feet; thence S1 08'41"E, parallel with the west line of the Southeast Quarter, a distance of 367.59 feet to its intersection with a line bearing S88 47'32"W from the point of beginning; thence N88 47'32"E a distance of 35.00 feet to the point of beginning.
Containing 5.0 acres, more of less.
Subject to easements of record, if any.

ENTERED IN TRANSFER RECORD
WASHINGTON COUNTY, MINNESOTA
September 10 1992
R. H. STAFFORD, AUDITOR-TREASURER
BY Sherry [illegible] DEPUTY

Form No. 1-M—WARRANTY DEED Minnesota Uniform Conveyancing Blanks (1978) Miller-Davis Co., Minneapolis

Individual (s) to Individual (s)

No delinquent taxes and transfer entered; Certificate of Real Estate Value (✓) filed ( ) not required
Certificate of Real Estate Value No. _____
August 5, 19 94
R. H. Stafford
County Auditor
by Kathleen O'Toole
Deputy

811206

COUNTY OF RECORD
WASHINGTON COUNTY

AUG 5 11 29 AM '94

DOC. 811206

Judy Cameron

19.50 Jon Kingstad
(reserved for recording data)

STATE DEED TAX DUE HEREON: $ 394.35

Date: August, 19 94

FOR VALUABLE CONSIDERATION, James G. Ashman and Patricia L. Ashman, Husband and Wife, Grantor (s),
(marital status)
hereby convey (s) and warrant (s) to Chaim Teitelbaum and Amy M. Silberberg, Grantee (s),
real property in Washington County, Minnesota, described as follows:

See attached legal

Sellers know of no wells on the above described property

(If more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

(1) Building and zoning laws, ordinances, State and Federal regulations. (2) Restrictions relating to use or improvement of the premises without effective forfeiture provision. (3) Reservation of any minerals or mineral rights to the State of Minnesota. (4) Utility and drainage easements which do not interfere with present improvements. (5) Rights of tenants, if any.

5-Aug-94 WASHINGTON COUNTY No. 1776
ed tax hereon of $394.35 Paid
Conservation Fund M.S. 477A $5.00 Paid
.H. STAFFORD, Auditor-Treasurer by K. O'TOOLE

James G. Ashman

Patricia L. Ashman

STATE OF MINNESOTA
COUNTY OF Washington } ss.

The foregoing instrument was acknowledged before me this 4th day of August, 19 94, by James G. Ashman and Patricia L. Ashman, Husband and Wife, Grantor (s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

JON ERIK KINGSTAD
NOTARY PUBLIC — MINNESOTA
MY COMMISSION EXPIRES
JANUARY 31, 2000

Jon Erik Kingstad
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to (Include name and address of Grantee):

Chaim Teitelbaum
Amy M. Silberberg
15511 Afton Hills Drive
Afton, MN 55001

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Jon Erik Kingstad, Esq.
St. Croix Law Center
310 S. St. Croix Tr.
P.O. Box 318
Lakeland, MN 55043

That part of the Southeast Quarter (SE ¼) and the Southwest quarter (SW ¼) of Section Fifteen (15), Township Twenty-eight (28), Range Twenty (20) in Washington County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southeast Quarter (SE ¼), thence East along the South line of said Southeast Quarter (SE ¼) for Ninety-nine (99.0) feet; thence North parallel to the West line of the Southeast Quarter (SE ¼) for Two hundred forty-five and fifty-two hundredths (245.52) feet to the point of beginning of the property to be described; thence East parallel to the South line of the Southeast Quarter (SE ¼) for Eight hundred nineteen (819.0) feet; thence Northerly at right angles for Three hundred forty-seven and twenty hundredths (347.20) feet to the Southerly right of way line of a Sixty-six (66) foot road, as described in Book 258 of Deeds, page 365; thence by a deflection angle to the left of 50 degree 39 minutes 30 seconds along the said Southerly right of way line for One thousand twenty-six and sixty-hundredths (1026.60) feet; thence to the left on a curve having a radius of Three hundred eighty-seven and sixty-eight hundredths (387.68) feet, an intersection angle of 44 degrees 00 minutes and 30 seconds for an arc distance of Two hundred twenty-nine and thirty-seven hundredths (229.37) feet to a point which is seventy-five (75.0) feet West of the East line of the said Southwest Quarter (SW ¼); thence South parallel to the East line of the Southwest Quarter (SW ¼) for Five hundred thirty-four and fifty-eight hundredths (534.58) feet more or less to a point which is One hundred fifty (150.0) feet North of the South line of the North Half of the Southeast Quarter of the Southwest Quarter (N ½ of SE ¼ of SW ¼); thence East parallel to the South lines of the Southwest Quarter (SW ¼) and Southeast Quarter (SE ¼) for One hundred seventy-four (174.0) feet to a point which is Ninety-nine (99.0) feet East to the West line of the Southeast Quarter (SE ¼); thence South parallel to the West line of the Southeast Quarter (SE ¼) for Five hundred seventy-two and twenty-six hundredths (572.26) feet, more or less, to the point of beginning.

EXCEPT that part of the Southeast Quarter (SE ¼) and the Southwest quarter (SW ¼) of Section Fifteen (15), Township Twenty-eight (28), Range Twenty (20) in Washington County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter (SE ¼); thence N88°47'32"E bearing assumed, along the south line of said Southeast Quarter (SE ¼) a distance of 99.0 feet; thence N1°08'41"W, parallel with the west line of the Southeast Quarter (SE ¼) a distance of 245.52 feet; thence N 1°08'41"W, along said parallel line, a distance of 200.00 feet; thence N88°47'32"E a distance of 35.00 feet to the point of beginning of the land to be described; thence N21°50'18"E, a distance of 649.24 feet to the southerly right of way line, as monumented, of a 66 foot road, as described in Book 258 of Deeds, page 365; thence N51°39'54"W, along said monumented southerly right of way line, a distance of 323.11 feet; thence northwesterly, along said monumented southerly right of way line, along a tangential curve, concave to the southwest,

having a radius of 385.60 feet, a central angle of 34°36′52", a distance of 232.96 feet to a Judicial Landmark; thence S1°07′45"E, along a line marked by Judicial Landmarks and their southerly extension, a distance of 523.04 feet to a point which is 150.00 feet North of the south line of the North Half of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼); thence N88°16′03"E, parallel with the south line of the Southwest Quarter (SW ¼), a distance of 74.50 feet; thence N88°47′32"E, parallel with the south line of the Southeast Quarter (SE ¼), a distance of 99.00 feet; thence S1°08′41"E, parallel with the west line of the Southeast Quarter (SE ¼), a distance of 367.59 feet to its intersection with a line bearing south 88°47′32"W from the point of beginning; thence N 88°47′32"E a distance of 35.00 feet to the point of beginning.

Containing 5.0 acres more or less.

Subject to easements of record, if any.

NO DELINQUENT TAXES AND TRANSFER ENTERED
WASHINGTON COUNTY, MINNESOTA
August 5 1994
R. H. STAFFORD, AUDITOR-TREASURER
By Kathleen O Toole
DEPUTY

GRANFORS, JAMES D
PO BOX 114
AFTON, MN 55001

HANSON, JOAN K
15707 AFTON HILLS DR S
PO BOX 396
AFTON, MN 55001

SARA OLSON SCOVILL TRS
15340 AFTON HILLS DR S
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PO BOX 23
AFTON, MN 55001

CITY OF AFTON
3033 ST CROIX TRL S
PO BOX 219
AFTON, MN 55001-0219

POTTER, TIMOTHY J
15790 AFTON HILLS DR
AFTON, MN 55001

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Easy Peel® Labels
Use Avery® Template 5160®

Feed Paper

Bend along line to expose Pop-Up Edge™

AVERY® 5160®

PREPARED FOR:
CHAIM TEITELBAUM
PROPERTY ADDRESS:
15511 AFTON HILLS DRIVE SOUTH
AFTON, MN 55001

PROPERTY INFORMATION:
Property Zoning- Rural Residential
All adjoining properties are also Rural Residential
Setbacks: 105' front, 50' side, 50' rear.
Contours shown are State of Minnesota, LIDAR data acquired from the Minnesota Geospatial Information Office.
No wetlands exist on the surveyed property.
Driveway for Parcel C is proposed as a joint access with existing parcel to south due to topographic limitations east of the existing access location.
Possible structure locations are for illustrative purpose only and multiple buildable locations exist on the parcels.

EXISTING RECORDED DESCRIPTIONS:

Deed Document No. 710344:

That part of the Southeast Quarter and the Southwest quarter of Section 15, Township 28, Range 20 in Washington County, Minnesota, described as follows: Commencing at the southwest corner of said Southeast Quarter; thence N88°47'32"E bearing assumed, along the south line of said Southeast Quarter a distance of 99.00 feet; thence N1°08'41"W, parallel with the west line of the Southeast Quarter a distance of 245.52 feet; thence N1°08'41"W, along said parallel line, a distance of 200.00 feet; thence N88°47'32"E a distance of 35.00 feet to the point of beginning of the land to be described; thence N21°50'18"E a distance of 649.24 feet to the southerly right of way line, as monumented, of a 66 foot road, as described in Book 258 of Deeds, page 365; thence N51°39'54"W, along said monumented southerly right of way line, a distance of 323.11 feet; thence northwesterly, along said monumented southerly right of way line, along a tangential curve, concave to the southwest, having a radius of 385.60 feet, a central angle of 34°36'52", a distance of 232.96 feet to a Judicial Landmark; thence S1°07'45"E, along a line marked by Judicial Landmarks and their southerly extension, a distance of 523.04 feet to a point which is 150.00 feet North of the south line of the North Half of the Southeast Quarter of the Southwest Quarter; thence N88°16'03" E, parallel with the south line of the Southwest Quarter, a distance of 74.50 feet ; t hence N88°47'32"E, parallel with the south line of the Southeast Quarter, a distance of 99.00 feet; thence S1°08'41"E, parallel with the west line of the Southeast Quarter, a distance of 367.59 feet to its intersection with a line bearing S88°47'32W from the point of beginning; thence N88°47'32"E a distance of 35.00 feet to the point of beginning.

Containing 5.0 acres, more of less.
Subject to easements of record, if any.

Deed Document No. 811206:

That part of the Southeast Quarter (SE 1/4) and the southwest quarter (SW 1/4)of Section Fifteen (15), Township Twenty-eight (28), Range Twenty (20) in Washington County, Minnesota, described as follows:
Commencing at the Southwest corner of said Southeast Quarter (SE 1/4) thence East along the South line of said Southeast Quarter (SE 1/4) for Ninety-nine (99.0) feet; thence North parallel to the West line of the Southeast Quarter (SE 1/4) for Two hundred forty-five and fifty-two hundredths (245.52) feet to the point of beginning of the property to be described; thence East parallel to the South line of the Southeast Quarter (SE 1/4) for Eight hundred nineteen (819.0) feet; thence Northerly at right angles for Three hundred forty seven and twenty hundredths (347.20) feet to the Southerly right of way line of a Sixty-six (66) foot road, as described in Book 258 of Deeds, page 365; thence by a deflection angle to the left of 50 degree 39 minutes 30 seconds along the said Southerly right of way line for One thousand twenty-six and sixty-hundredths (1026.60) feet; thence to the left on a curve having a radius of Three hundred eighty-seven and sixty-eight hundredths (387.68) feet, an intersection angle of 44 degrees 00 minutes and 30 seconds for an arc distance of Two hundred twenty-nine and thirty-seven hundredths (229.37) feet to a point which is seventy-five (75.0) feet West of the East line of the said Southwest Quarter (SW 1/4);thence South parallel to the East line of the Southwest Quarter (SW 1/4) for Five hundred thirty-four and fifty-eight hundredths (534.58) feet more or less to a point which is One hundred fifty (150.0) feet North of the South line of the North Half of the Southeast Quarter of the Southwest Quarter (N 1/2 SE 1/4 of SW 1/4); thence East parallel to the South lines of the Southwest Quarter (SW 1/4) and Southeast Quarter (SE 1/4) for One hundred seventy-four (174.0) feet to a point which is Ninety-nine (99. 0) feet East to the West line of the Southeast Quarter (SE 1/4); thence South parallel to the West line of the Southeast Quarter (SE 1/4) for Five hundred seventy-two and twenty-six hundredths (572.26) feet, more or less, to the point of beginning.

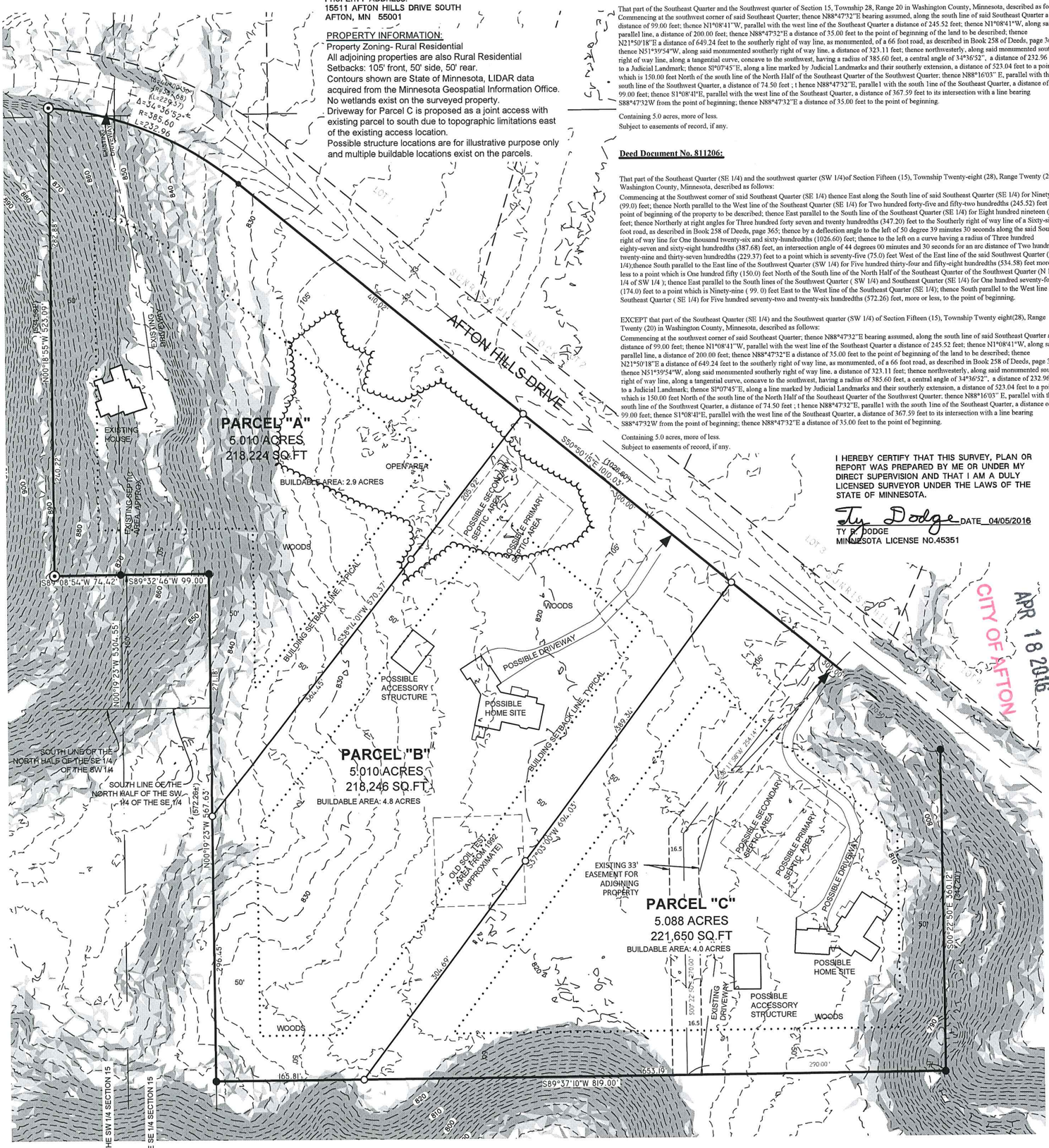
EXCEPT that part of the Southeast Quarter (SE 1/4) and the Southwest quarter (SW 1/4) of Section Fifteen (15), Township Twenty eight(28), Range Twenty (20) in Washington County, Minnesota, described as follows:
Commencing at the southwest corner of said Southeast Quarter; thence N88°47'32"E bearing assumed, along the south line of said Southeast Quarter a distance of 99.00 feet; thence N1°08'41"W, parallel with the west line of the Southeast Quarter a distance of 245.52 feet; thence N1°08'41"W, along said parallel line, a distance of 200.00 feet; thence N88°47'32"E a distance of 35.00 feet to the point of beginning of the land to be described; thence N21°50'18"E a distance of 649.24 feet to the southerly right of way line, as monumented, of a 66 foot road, as described in Book 258 of Deeds, page 365; thence N51°39'54"W, along said monumented southerly right of way line, a distance of 323.11 feet; thence northwesterly, along said monumented southerly right of way line, along a tangential curve, concave to the southwest, having a radius of 385.60 feet, a central angle of 34°36'52", a distance of 232.96 feet to a Judicial Landmark; thence S1°07'45"E, along a line marked by Judicial Landmarks and their southerly extension, a distance of 523.04 feet to a point which is 150.00 feet North of the south line of the North Half of the Southeast Quarter of the Southwest Quarter; thence N88°16'03" E, parallel with the south line of the Southwest Quarter, a distance of 74.50 feet ; t hence N88°47'32"E, parallel with the south line of the Southeast Quarter, a distance of 99.00 feet; thence S1°08'41"E, parallel with the west line of the Southeast Quarter, a distance of 367.59 feet to its intersection with a line bearing S88°47'32W from the point of beginning; thence N88°47'32"E a distance of 35.00 feet to the point of beginning.

Containing 5.0 acres, more of less.
Subject to easements of record, if any.

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 SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Ty Dodge DATE 04/05/2016
TY R. DODGE
MINNESOTA LICENSE NO.45351

RECEIVED
APR 18 2016
CITY OF AFTON



LEGEND

- FOUND 4" ALUMINUM CAP JUDICAL LANDMARK
- FOUND 3/4" OUTSIDE DIAMETER IRON PIPE-WITH PLASTIC ID CAP #9294
- SET 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT WITH PLASTIC CAP #45351 DODGE RLS
- FOUND 1/2" IRON ROD
- (XXX.X) PREVIOUSLY RECORDED DIMENSIONS
- EXISTING 10FT CONTOURS
- EXISTING 2FT CONTOURS
- 13%-18% SLOPES
- 18%+ SLOPES
- PROPOSED DRIVEWAY LOCATION

BEARINGS ARE REFERENCED TO THE WASHINGTON COUNTY COORDINATE SYSTEM, NAD 83(1986)

NEW DESCRIPTIONS:

PARCEL A:

That part of the Southeast Quarter and the Southwest quarter of Section 15, Township 28, Range 20 in Washington County, Minnesota, described as follows:
Commencing at the southwest corner of said Southeast Quarter; thence N89°37'10"E along the south line of said Southeast Quarter a distance of 99.00 feet; thence N00° 19'23"W, parallel with the west line of the Southeast Quarter a distance of 245.52 feet; thence N00°19'23"W, along said parallel line, a distance of 296.45 feet to the point of beginning; thence N00°19'23"W, along said parallel line, a distance of 271.18 feet to a point 150.00 feet north of the south line of the north half of the SW 1/4 of the SE 1/4; thence S89°32'46"W, parallel to last said south line, a distance of 99.00 feet; thence S89°08'54"W parallel to the south line of the north half of the SE 1/4 of the SW 1/4 a distance of 74.42 feet to a Judicial Landmark; thence N00°18'55"W a distance of 523.09 feet to a Judicial Landmark on the southerly right of way of Afton Hills Drive as monumented and also described in Book 258 of Deeds, Page 365; thence, along said southerly right of way line, along the arc of a curve, concave southwest, a distance of 232.96 feet, said curve has a radius of 385.60 feet and a central angle of 34°36'52"; thence along said southerly right of way, S50°50'15"E a distance of 410.02 feet; thence S38°14'01"W a distance of 570.37 feet to the point of beginning.
Containing 5.010 Acres. Subject to all easements, restrictions and covenants of record.

PARCEL B:

That part of the Southeast Quarter and the Southwest quarter of Section 15, Township 28, Range 20 in Washington County, Minnesota, described as follows:
Commencing at the southwest corner of said Southeast Quarter; thence N89°37'10"E along the south line of said Southeast Quarter a distance of 99.00 feet; thence N00°19'23"W, parallel with the west line of the Southeast Quarter a distance of 245.52 feet to the point of beginning; thence N00°19'23"W, along said parallel line, a distance of 296.45 feet; thence N38°14'01"E a distance of 570.37 feet to the southerly right of way of Afton Hills Drive as monumented and also described in Book 258 of Deeds, Page 365; thence, along said southerly right of way line, S50°50'15"E a distance of 300.00 feet; thence S37°03'00"W a distance of 694.03 feet; thence S89°37'10"W parallel to the south line of said SE 1/4 a distance of 165.81 feet to the point of beginning.
Containing 5.010 Acres. Subject to all easements, restrictions and covenants of record.

PARCEL C:

That part of the Southeast Quarter and the Southwest quarter of Section 15, Township 28, Range 20 in Washington County, Minnesota, described as follows:
Commencing at the southwest corner of said Southeast Quarter; thence N89°37'10"E along the south line of said Southeast Quarter a distance of 99.00 feet; thence N00°19'23"W, parallel with the west line of the Southeast Quarter a distance of 245.52 feet; thence N89°37'10"E parallel to the south line of said SE 1/4 165.81 feet to the point of beginning; thence N37°03'00"E a distance of 694.03 feet to the southerly right of way of Afton Hills Drive as monumented and also described in Book 258 of Deeds, Page 365; thence, along said southerly right of way line, S50°50'15"E a distance of 300.00 feet; thence S00°22'50"E a distance of 360.17 feet; thence S89°37'10"W parallel to the south line of said SE 1/4 a distance of 653.19 feet to the point of beginning.
Containing 5.088 Acres. Subject to all easements, restrictions and covenants of record.

SHEET NO. 1

PROJECT:
TEITELBAUM PROPERTY
MINOR LAND DIVISION
CITY OF AFTON

CERTIFICATE OF SURVEY

A·C/a
CORPORATE OFFICE
400 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-8490
BRANCH OFFICE
2920 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277
authconsulting.com
Auth·Consulting/associates
S&N Land Surveying a division of A C/a

DRAWN BY: TRD			
CHECKED BY:			
DATE: 12/07/15			
DWG FILE: 7392-001			
REF FILE:	ADDED BUILDING SITES	TRD	04/12/16
JOB NUMBER: 7392-001	REVISION DESCRIPTION:	NAME:	DATE: