

DESCRIPTION OF PROPERTY TO BE PLATTED:
PID NO. 09.016.0400 – (per Title Commitment)

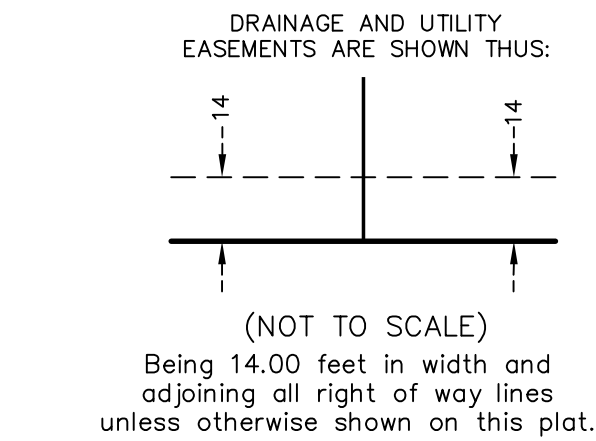
The Southeast Quarter of the Southwest Quarter, Section 16, Township 35, Range 25, Isanti County, Minnesota,
EXCEPTING THEREFROM the following tract of land, to-wit:

The North 405 feet of the East 435 feet of the Southeast Quarter of the Southwest Quarter, Section 16,
Township 35, Range 25, Isanti County, Minnesota.

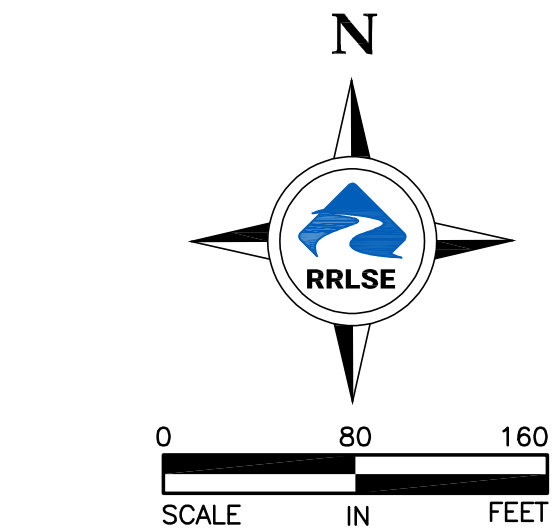
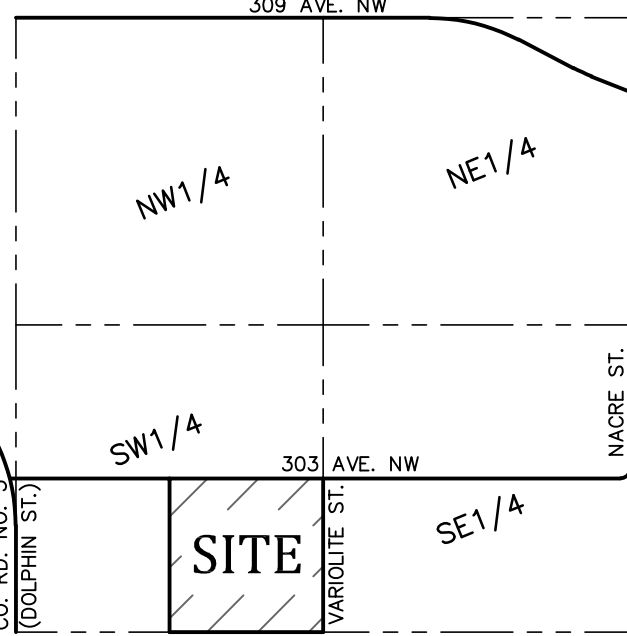
NOTES:

- In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Bearings are based on the Isanti County Coordinate System NAD83 (1996 Adjustment).
- Site Topography depicted per 2011 MnGEO Lidar Data. (2 foot contours).
- The Minnesota Department of Natural Resources, United States Corps of Engineers, and other water management agencies have categorized various wetlands, which are not acknowledged by Chapter 505.02, Subdivision 1 of Minnesota Statutes and may not be shown hereon. Development of lands containing said wetlands may be subject to special conditions or limitations.
- Soil Borings were completed by Tony Wruck, License No. 2714, of Wruck Excavating Inc. on January 7, 2025.
- Property is vacant, Address is unassigned.

Municipality:	Spencer Brook Township	Building Setbacks:	Front yard–Township Rd: 120 feet (centerline) Rear yard: 40 feet Side yard: 30 feet
Existing Zoning:	Agriculture/Residential (A/R)	Lot Summary:	3 Single Family Lots
Proposed Use:	Rural Residential	Owner:	AM Group, LLC 18465 182nd ST. NW Big Lake, MN 55309 Aaron Stoenke (612) 508–4062
Road Mileage:	0 LF or 0.00 Miles	Plat Area:	Total Area: 1,570,205 sq. ft. = 36.047 acres Proposed ROW: 45,571 sq. ft. = 1.046 acres Park Area: 0 sq. ft. = 0.00 acres
Proposed Utilities:	Sewer: Private Septic Water: Private Well	Surveyor:	Rum River Land Surveyors & Engineers PO Box 1044 3601 Thurston Ave. Princeton, MN 55371 Anoka, MN 55303 (763) 389–4476 (763) 427–5860



VICINITY MAP
SEC. 16, T. 35, R. 25



- LEGEND**
- = DENOTES SET 1/2" X 14" IRON PIPE WITH PLASTIC CAP MARKED "RLS 49138"
 - = DENOTES FOUND IRON MONUMENT
 - SB1 (72) = DENOTES SOIL BORING BY OTHERS (DEPTH TO MOTTLES)
 - 980--- = DENOTES EXISTING CONTOUR (2 FOOT INTERVAL)
 - - - - = DENOTES BUILDING SETBACK LINE
 - ⊕ = DENOTES UTILITY POLE
 - P-OH- = DENOTES OVERHEAD UTILITY
 - = DENOTES BITUMINOUS SURFACE
 - ⊗ = DENOTES POSSIBLE BUILDING SITE
 - PS = DENOTES POSSIBLE SEPTIC AREA

DATE	REVISION
Feb 06, 2025	10:25am
K:\cad_surr\Land Desktop 2008\P-5009.04\dwg\P-5009.04.dwg	

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 Professional Land Surveyor under the laws of the State of Minnesota.

Charles R. Christopherson
Charles R. Christopherson, PLS
Date 02/06/25 Lic. No. 18420

DESIGNED BY:	SMM
DRAWN BY:	JJ
CHECKED BY:	CRC
DATE:	02/06/25
FILE NO.	P-5009.04



PINE MEADOW ESTATES

PRELIMINARY PLAT
FOR
AM GROUP LLC
ISANTI COUNTY, MINNESOTA

SHEET
1
OF
1
SHEETS