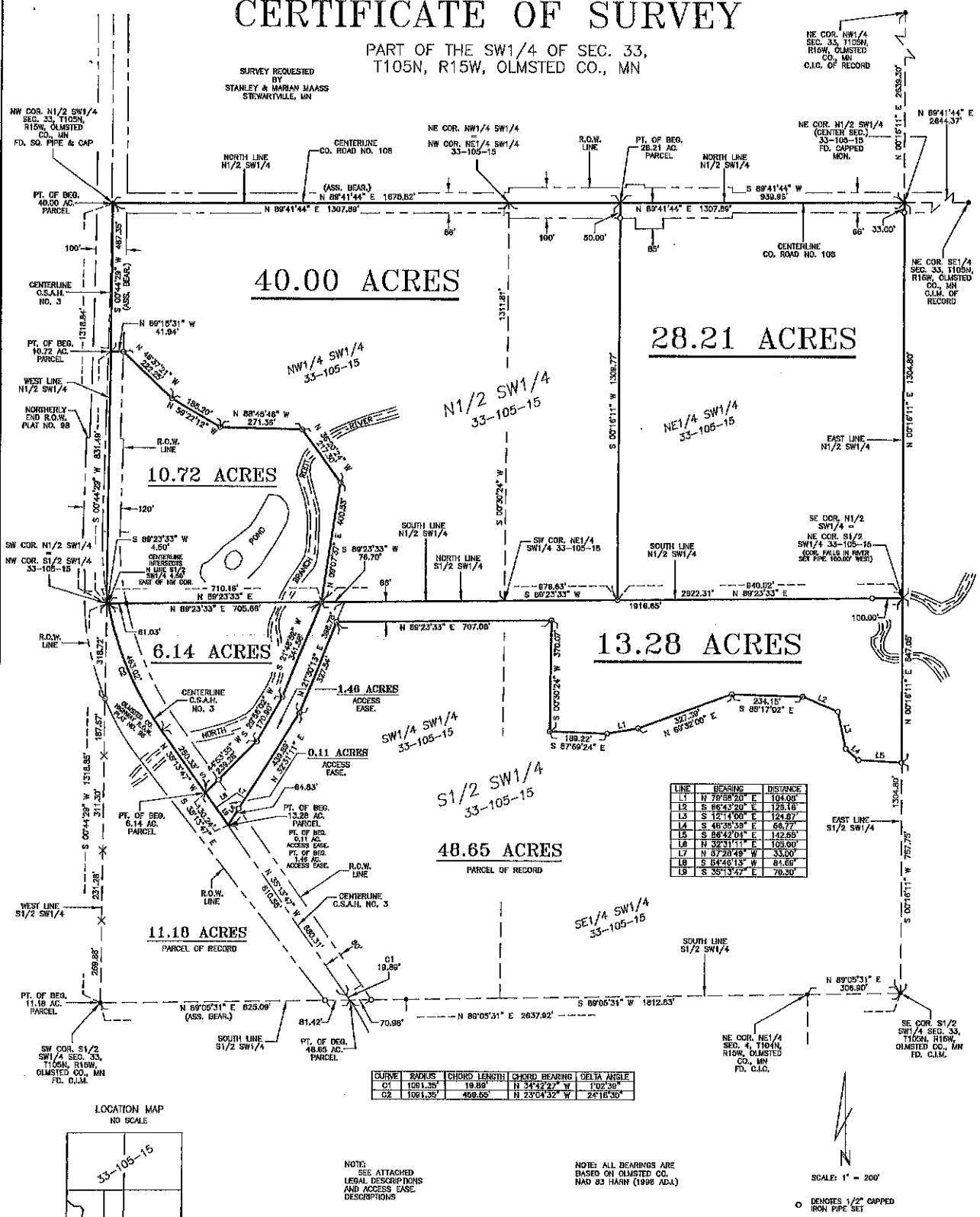


CERTIFICATE OF SURVEY

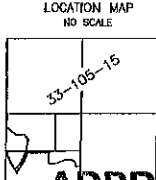
PART OF THE SW1/4 OF SEC. 33,
T105N, R15W, OLMSTED CO., MN

SURVEY REQUESTED
BY
STANLEY & MARIAN HAASS
STEWARTVILLE, MN



LINE	BEARING	DISTANCE
L1	N 78°58'20" E	104.00'
L2	S 88°44'20" E	125.15'
L3	S 12°14'00" E	124.87'
L4	S 48°35'30" E	68.77'
L5	S 86°42'00" E	142.85'
L6	N 32°31'11" E	103.00'
L7	N 87°20'48" W	53.00'
L8	S 64°40'13" W	81.65'
L9	S 35°13'42" E	78.30'

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1061.35'	19.86'	N 54°42'27" W	1°02'30"
C2	1061.35'	459.65'	N 23°04'32" W	2°18'50"



NOTE: SEE ATTACHED LEGAL DESCRIPTIONS AND ACCESS EASE DESCRIPTIONS

NOTE: ALL BEARINGS ARE BASED ON OLDMSTED CO. NAD 83 HARN (1996 ADL)

SCALE: 1" = 200'

- DENOTES 1/2" CAPPED IRON PIPE SET
- DENOTES IRON FOUND
- × DENOTES FENCE POST SET

APPROVED

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.
 JEROME R. SCHWARTZ *Jerome R. Schwartz* LICENSE NO. J381Q. DATE: 02-21-17. SHEET 1 OF 2.

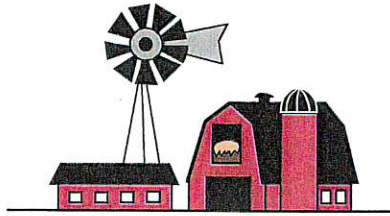
Metes & Bounds Sub. #: RDMS-17-04
 Septic Approval: 05.18.18
 Well Approval: 02.16.18
 Engineer Approval: 04.09.18
 Surveyor Approval: 05.11.18
 TOWNSHIP PLANNING: 06.11.2020

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 PLUS LEGAL DESCRIPTIONS

TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

4111 11th Avenue SW Room 10
Rochester, MN 55902

Phone: (507) 529-0774
Fax: (507) 281-6821



Roger Ihrke, Administrator
David H. Meir, Administrator

roger@tcpamn.org
david@tcpamn.org

TCPA

March 14th, 2019

Stanley Maass
9622 County Road #108
Stewartville, MN 55976

RE: Flood / Hydric Soil Survey by GGG
10.72-acre parcel in Section 33 of Rock Dell Township

Mr. Maass,

Per a letter, dated November 13th, 2018, and data accompanying said letter, received from GGG Engineering, it is our opinion that a portion of the above referenced parcel *is* buildable for a dwelling.

Said parcel, comprised of approximately 10.72 acres, created by Rock Dell Township approved metes and bounds subdivision RDMB-17-05, was, as a condition of that approved subdivision, labeled N.B. – Non-buildable for dwelling purposes, because of then available data regarding flood soils on the property.

The staff report, regarding the flood soils on this parcel, reads as follows;

*“5. A 10.72-acre non-buildable non-farm size parcel located in the West ½ of the Southwest ¼ of Section 33. *(This parcel, per non-farm dwelling criteria, could be a buildable non-farm parcel with respect to density. However, the proposed parcel is almost entirely flood soils and will be labeled as (N.B.) – Non-Buildable for Dwelling Purposes - until such time as the owner/applicant can provide proof of flood free access and a building site that meets the ordinance criteria for building in an area of flood soils.)”*

The letter and data provided by GGG Engineering states that, in the area wherein soil sampling was conducted, (north/northwest of the red line on accompanying aerial photo map) there is a lack of hydric and flood soil types down to a depth of sixty (60) inches. The letter goes on to say that (south/southeast of the red line) the soil types indicate flood soils.

RDMB-17-04
PAGE 2 OF 4 PAGES

On the attached elevations map the area south/southeast of the (red line) has an elevation of 1260 feet. The area north/northwest of the (red line) an elevation of 1262 to 1266 feet. The stream bank – or ordinary high-water level elevation - is shown as 1250 feet.

Section 9.00 of the Rock Dell Township zoning ordinance states that the lowest floor level of any structure near a stream or river must be at an elevation at least three feet above the ordinary high-water level or flood of record. Lacking accurate data regarding a flood of record, the lowest floor level elevation would need to be three feet higher than the ordinary high-water level of 1250 feet. (the stream bank elevation)

- Ordinary high-water level - 1250 feet
- Lowest allowed floor elevation - 1253 feet (per ordinance)
- Elevation at boring levels - 1259 feet (1264 average elevation minus five feet [60 inches])

Considering the above information regarding the provided soils borings, it is our determination, that any structure to be built north/northwest of the (red line) must have a lowest floor level elevation greater than 1259 feet. A dwelling without a basement, built on a slab, would be permitted without further documentation other than the normal required permits. A dwelling with a basement will require elevation documentation by a licensed surveyor at the footing inspection stage of the construction process.

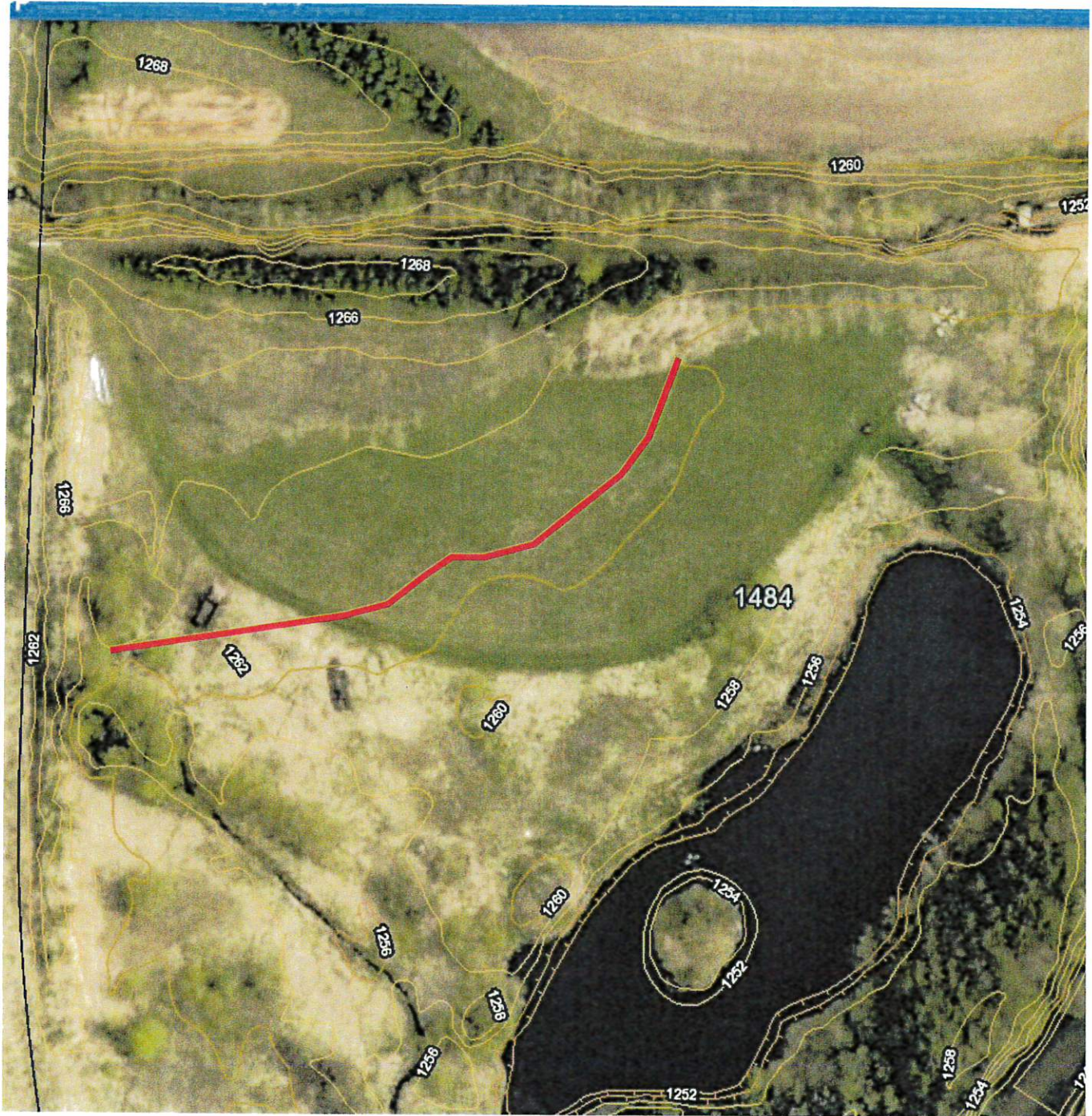
We have in our office, two unsigned copies of the survey creating the above described parcel. We will stamp and sign the surveys without the N.B. designation on the 10.72-acre parcel. This letter and attachments must be recorded with the survey.

Respectfully Submitted,



David H. Meir
Zoning Administer – Rock Dell Township

Elevations Map



The red line indicates (approximately) where soils surveys have been done. To the south/southeast of the red line are flood type soils that are considered unbuildable.

North/northwest of the red line are unmapped soils that were tested in a soil survey completed for the owner.

The email to which this map is attached has information regarding basement depth, etc...

TCPA
4111 11th Avenue SW
Rochester, MN 55902
www.tcpamn.org
507-529-0774

RDMB-17-04
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