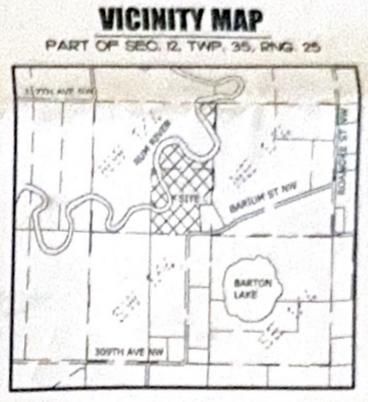
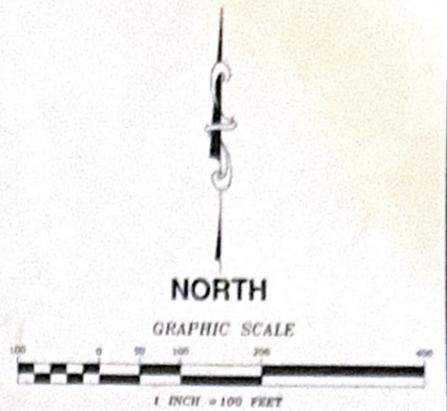


# PRELIMINARY PLAT

~for~ MIKE AND LESLIE KELZENBERG  
 ~of~ THE BLUFFS OF RUM RIVER  
 5235 313TH AVENUE NW  
 SPENCER BROOK TOWNSHIP, MN 55008

## BENCHMARK:

MNDOT GSD STATION #102955  
 MNDOT NAME: BRFO PNDT RESET  
 ELEVATION: 942.810 (NAVD 88)



## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES ISANTI COUNTY MONUMENT
- DENOTES AIR CONDITIONING UNIT
- DENOTES CLEAN OUT
- DENOTES ELECTRICAL BOX
- DENOTES EXISTING SPOT ELEVATION
- DENOTES MAILBOX
- DENOTES SEPTIC MANHOLE
- DENOTES SIGN
- DENOTES TELEPHONE PEDESTAL
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES WELL
- DENOTES SOIL BORING (BY BOETTCHER EXCAVATING)
- DENOTES TREE LINE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES BLUFF LINE
- DENOTES BLUFF SETBACK
- DENOTES BUILDING SETBACK

## SURVEY NOTES:

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/24/2024, 11/7/2024, and 3/31/2025.
- Bearings shown are on Isanti County datum.
- Wetland delineation completed by Jacobson Environmental.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Parcel ID #: 09.012.0502 and 09.012.400.

## ZONING:

- Rum River Scenic District (SR)
- Minimum lot size above ordinary high water mark: 4 acres
  - Lot width at building line: 250 feet
  - Lot width at ordinary high water mark: 250 feet
  - Building setback from ordinary high water mark: 150 feet
  - Building setback from bluffline: 30 feet
  - On-site sewage treatment system setback from ordinary high water mark: 150 feet
  - Front setback: 120 feet from the centerline of township roads
  - Side yard setback: 20 feet



## LEGAL DESCRIPTION:

The Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of Section Twelve (12), Township Thirty-five (35), Range Twenty-five (25), excepting therefrom any portion of the following described parcel of land which may lie within said SE 1/4 of NW 1/4:

That part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) and that part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of NE 1/4) both in Section Twelve (12), Township Thirty-five (35), Range Twenty-five (25), described jointly as follows:

Commencing at the east quarter corner of said Section 12, thence west, along the east-west quarter line of said Section 12, a distance of 2870 feet to the point of beginning of the parcel to be herein described; thence northerly, deflecting to the right 85 degrees 00 minutes, a distance of 530 feet; thence east, deflecting to the right 95 degrees 00 minutes a distance of 295 feet; thence southeasterly deflecting to the right 50 degrees 00 minutes, a distance of 530 feet, more or less, to the southerly right-of-way line of an existing township road; thence southwesterly, along said southerly right-of-way line a distance of 330 feet, more or less, to the east-west quarter line of said Section 12; thence west, along said east-west quarter line, a distance of 215 feet, more or less, to the point of beginning.

Subject to the existing township road along the southerly line thereof and also subject to other easements, restriction and reservations of record, if any.

AND

That part of the Northeast Quarter of the Northwest Quarter lying southerly and easterly of the river.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*Jason E. Rud*  
 JASON E. RUD

Date: 4/14/2025 License No. 41578

**E.G. RUD & SONS, INC.**  
 EST. 1877 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701

DRAWN BY: BPN	JOB NO: 24.1193PP	DATE: 4/14/2025
CHECK BY: JEA	FIELD CREW: RW/NA	
1		
2		
3		
NO.	DATE	DESCRIPTION