

Preliminary Plat

- of -

PROPOSED RIVERBEND SOUTH Otsego, Minnesota

RLK INCORPORATED
 6110 Blue Circle Drive • Suite 100 • Minneapolis, MN 55343
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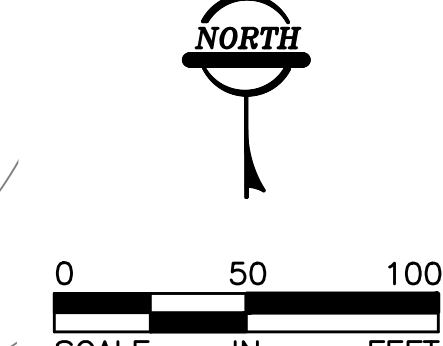
Owner / Developer:
 Darkenwald Real Estate
 7535 NE River Road
 Elk River, Minnesota 55330
 Tel: (652) 441-8183
 ATTN: Wally O'Dell

Designer, Engineer & Surveyor:
 RLK Incorporated
 6110 Blue Circle Drive
 Minneapolis, Minnesota 55343
 Tel: (652) 933-0972
 ATTN: Kurt Kisch

Municipality: Otsego

Proposed Utilities:
 Sewer: City Utilities (available)
 Water: City Utilities (available)
 Area Summary: 734,744 sq. ft. or 16.87 acres
 *Refer to area table below

Zoning:
 Existing Zoning: A-1 (Agricultural), I-1 (Limited Industrial District) and Wild & Scenic Recreational River District
 Proposed zoning: PUD (Planned Unit Development)



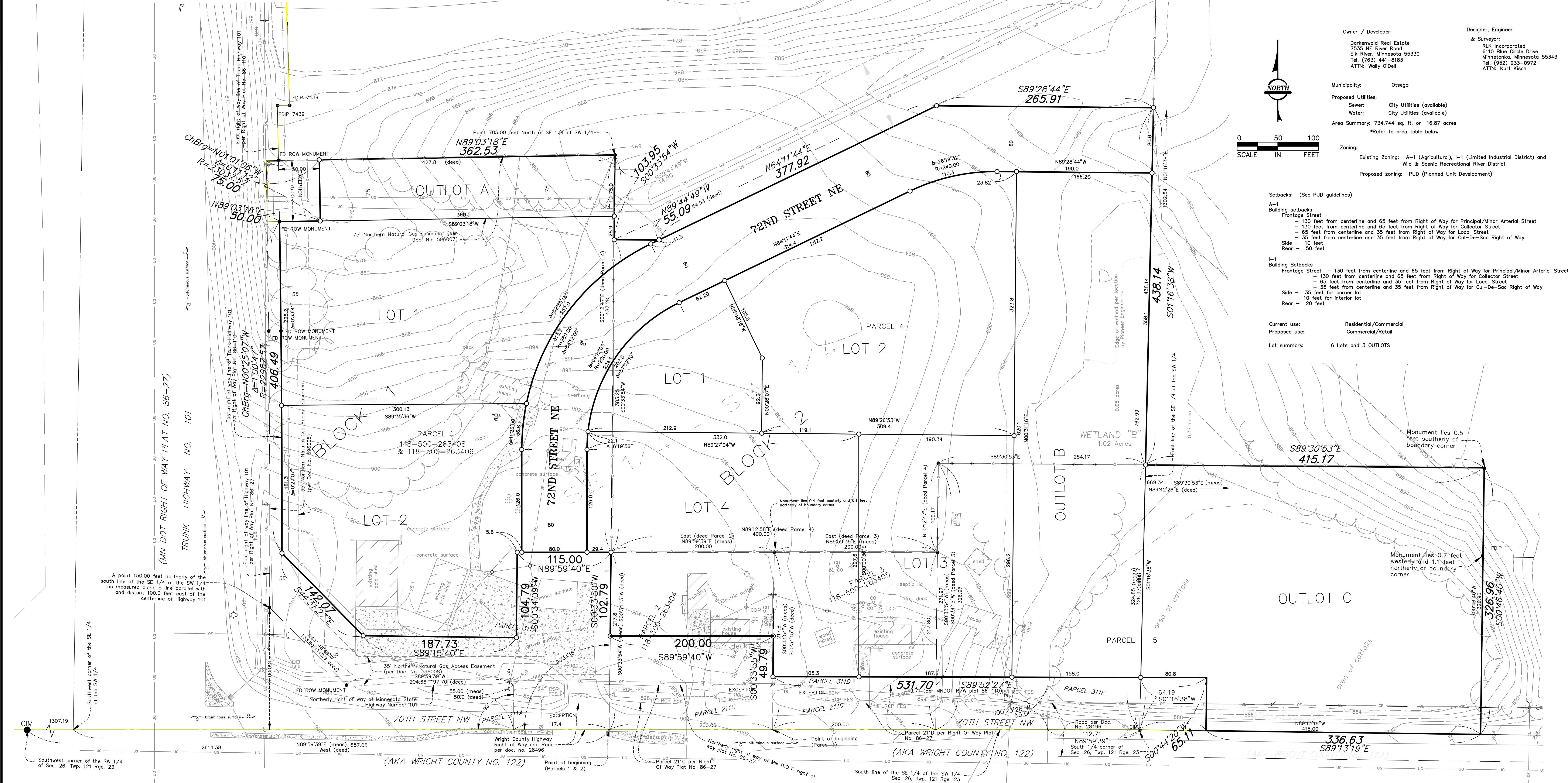
Setbacks: (See PUD guidelines)

A-1 Building setbacks
 Frontage Street
 - 130 feet from centerline and 65 feet from Right of Way for Principal/Minor Arterial Street
 - 65 feet from centerline and 35 feet from Right of Way for Collector Street
 - 35 feet from centerline and 35 feet from Right of Way for Local Street
 Side - 10 feet
 Rear - 50 feet

I-1 Building setbacks
 Frontage Street - 130 feet from centerline and 65 feet from Right of Way for Principal/Minor Arterial Street
 - 65 feet from centerline and 35 feet from Right of Way for Local Street
 - 35 feet from centerline and 35 feet from Right of Way for Cul-De-Sac Right of Way
 Side - 35 feet for corner lot
 Rear - 10 feet for interior lot
 - 20 feet

Current use: Residential/Commercial
Proposed use: Commercial/Retail

Lot summary: 6 Lots and 3 OUTLOTS



FLOOD ZONE
 The property lies in flood zone X (area of minimal flooding) as designated on Flood Insurance Rate Map Community Panel Number 270747-0002-A, City of Otsego, published by the Federal Emergency Management Agency effective date Sept. 30, 1992.

BASIS OF BEARING
 For the purposes of this survey the south line of the SW 1/4 of the SE 1/4 of Sec. 26, Twp. 121, Rge. 23, is assumed to bear North 89 degrees 13 minutes 19 seconds West, per Wright County Breakdown coordinates, NAD 83 (1986 cds).

- LEGEND**
- CHAIN LINK FENCE
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD ELECTRIC
 - UNDERGROUND GAS
 - LIMITED ACCESS PER MNDOT R/W PLAT NO. 86-27
 - IRON MONUMENT FOUND
 - IRON MONUMENT SET AND MARKED WITH LICENSE NO. 23968
 - CAST IRON MONUMENT
 - WELL
 - TELEPHONE BOX
 - FLARED END SECTION
 - GUY WIRE
 - ⊠ GATE VALVE
 - ⊠ ELECTRIC TRANSFORMER BOX
 - ⊠ LIGHT POLE
 - ⊠ TELEPHONE SEWER MANHOLE
 - ⊠ STORM SEWER MANHOLE
 - ⊠ FLARED END SECTION
 - ⊠ HYDRANT
 - ⊠ CATCH BASIN
 - ⊠ CABLE TELEVISION BOX
 - ⊠ ELECTRIC POWER POLE
 - ⊠ GAS METER
 - ⊠ LIGHT POLE
 - ⊠ SANITARY CLEAN OUT
 - ⊠ GUARD POST

EXISTING PROPERTY DESCRIPTION

Parcel 1
 That part of the Southeast Quarter of the Southwest Quarter of Section 26, Township 121, Range 23, Wright County, Minnesota described as follows:
 Beginning at a point on the south line of said Southeast Quarter of the Southwest Quarter distant 657.05 feet east of the southwest corner of said Southeast Quarter of the Southwest Quarter; thence west along the south line thereof a distance of 117.4 feet; thence north at a right angle a distance of 50.0 feet to the northern right-of-way line of Minnesota State Highway Number 101; thence west parallel with the south line of said Southeast Quarter of the Southwest Quarter along said right-of-way line a distance of 197.70 feet; thence northwesterly along said right-of-way line a distance of 140.80 feet to a point 150.00 feet northerly as measured along a line parallel with and distant 100.0 feet east of the centerline of said highway from the south line of said Southeast Quarter of the Southwest Quarter; thence northerly along said right-of-way line a distance of 548.00 feet; thence east a distance of 427.8 feet to a point bearing North 0 degrees 34 minutes 15 seconds East and distant 705.0 feet from the point of beginning; thence South 0 degrees 34 minutes 15 seconds East a distance of 705.0 feet to the point of beginning. Subject to the right-of-way of Wright County Highway Number 122 over the south 33 feet of the west 117.4 feet thereof. For the purposes of this description the south line of the said Southeast Quarter of the Southwest Quarter is assumed to bear East to West.

EXCEPT THE FOLLOWING
 The North 75.00 feet of the West 50.00 feet of the following described tract: That part of the Southeast Quarter of the Southwest Quarter of Section 26, Township 121, Range 23, described as follows:
 Beginning at a point on the South line of said Southeast Quarter of the Southwest Quarter, 657.05 feet East of the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence West along the South line thereof, 117.4 feet; thence North at a right angle, 50.0 feet to the Northern right-of-way line of Minnesota State Highway No. 101; thence West parallel with the South line of said Southeast Quarter of the Southwest Quarter along said right-of-way line, 197.70 feet; thence Northwesterly along said right-of-way line, 140.80 feet to a point 150.00 feet northerly as measured along a line parallel with and distant 100.00 feet East of the centerline of said Highway from the South line of said Southeast Quarter of the Southwest Quarter; thence Northerly along said right-of-way line, 548.00 feet; thence East 427.8 feet to a point bearing North 0 degrees 34 minutes 15 seconds East and distant 705.0 feet from the point of beginning; thence South 0 degrees 34 minutes 15 seconds East a distance of 705.0 feet to the point of beginning. Subject to the right-of-way of Wright County Highway No. 122 over the south 33 feet of the west 117.4 feet thereof. For the purposes of this description the South line of the said Southeast Quarter of the Southwest Quarter is assumed to bear East to West.

AND ALSO EXCEPT
 Parcel 311A per Minnesota Department of Transportation Right of Way Plat No. 86-110

AND
 Parcel 311A per Minnesota Department of Transportation Right of Way Plat No. 86-110

Parcel 3
 That part of the Southeast Quarter of the Southwest Quarter of Section 26, Township 121, Range 23, Wright County, Minnesota described as follows:
 Beginning at a point on the south line of said Southeast Quarter of the Southwest Quarter distant 657.05 feet east of the southwest corner thereof; thence North 0 degrees, 34 minutes, 15 seconds East, a distance of 217.80 feet; thence East a distance of 200.00 feet; thence South 0 degrees, 34 minutes, 15 seconds West, a distance of 217.80 feet to the south line of said Southeast Quarter of the Southwest Quarter; thence West along said south line a distance of 200.00 feet to the point of beginning.

EXCEPT
 That part of the Southeast Quarter of the Southwest Quarter of Section 26, Township 121, Range 23, West, shown as Parcel 211D on Minnesota Department of Transportation Right of Way Plat Numbered 86-27 as the same is on file and of record in the office of the County Recorder and for Wright County, Minnesota.

AND ALSO EXCEPT
 Parcel 311D per Minnesota Department of Transportation Right of Way Plat No. 86-110

AND
 Parcel 4

Parcel 4
 That part of the SE 1/4 of the SW 1/4, Section 26, Township 121, Range 23, Wright County, Minnesota, described as follows:
 Commencing at the South Quarter corner of said Section 26; thence North 01 degrees 16 minutes 38 seconds East, assumed bearing, along the East line of the SE 1/4 of the SW 1/4, a distance of 762.99 feet to the point of beginning; thence North 89 degrees 28 minutes 44 seconds West, a distance of 265.91 feet; thence South 64 degrees 11 minutes 44 seconds West, a distance of 377.92 feet; thence North 89 degrees 44 minutes 49 seconds East, a distance of 54.93 feet; thence South 00 degrees 33 minutes 54 seconds West, a distance of 383.25 feet; thence North 89 degrees 59 minutes 39 seconds East, a distance of 400.00 feet; thence North 00 degrees 33 minutes 54 seconds East, a distance of 109.17 feet; thence South 89 degrees 30 minutes 53 seconds East, a distance of 254.17 feet to said East line of the SE 1/4 of the SW 1/4; thence North 01 degrees 16 minutes 38 seconds East along said East line of the SE 1/4 of the SW 1/4, a distance of 438.14 feet to the point of beginning.

Parcel 5
 That part of the Southeast Quarter of the Southwest Quarter Section 26, Township 121, Range 23, Wright County, Minnesota, described as follows:
 Commencing at the southwest corner of the said Southeast Quarter of the Southwest Quarter; thence east along the south line thereof a distance of 1057.05 feet to the actual point of beginning; thence north deflecting 89 degrees 25 minutes 45 seconds left, a distance of 326.97 feet; thence east deflecting 89 degrees 56 minutes 27 seconds right, a distance of 689.05 feet to a line drawn north at a right angle to the south line of said Southeast Quarter of the Southwest Quarter from a point distant 418.00 feet east of the southwest corner of said Southeast Quarter of the Southwest Quarter; thence south along the said line a distance of 326.97 feet to the south line of said Southeast Quarter of the Southwest Quarter; thence west along the said south line a distance of 418.00 feet to the southwest corner of said Southeast Quarter of the Southwest Quarter; thence west along the south line of the said Southeast Quarter of the Southwest Quarter a distance of 246.66 feet to the point of beginning. Subject to Wright County Highway Number 122 over the south 33.00 feet thereof.

EXCEPT
 Parcel 311E per Minnesota Department of Transportation Right of Way Plat No. 86-110

Parcel 5
 That part of the Southeast Quarter of the Southwest Quarter Section 26, Township 121, Range 23, Wright County, Minnesota, described as follows:
 Commencing at the southwest corner of the said Southeast Quarter of the Southwest Quarter; thence east along the south line thereof a distance of 1057.05 feet to the actual point of beginning; thence north deflecting 89 degrees 25 minutes 45 seconds left, a distance of 326.97 feet; thence east deflecting 89 degrees 56 minutes 27 seconds right, a distance of 689.05 feet to a line drawn north at a right angle to the south line of said Southeast Quarter of the Southwest Quarter from a point distant 418.00 feet east of the southwest corner of said Southeast Quarter of the Southwest Quarter; thence south along the said line a distance of 326.97 feet to the south line of said Southeast Quarter of the Southwest Quarter; thence west along the said south line a distance of 418.00 feet to the southwest corner of said Southeast Quarter of the Southwest Quarter; thence west along the south line of the said Southeast Quarter of the Southwest Quarter a distance of 246.66 feet to the point of beginning. Subject to Wright County Highway Number 122 over the south 33.00 feet thereof.

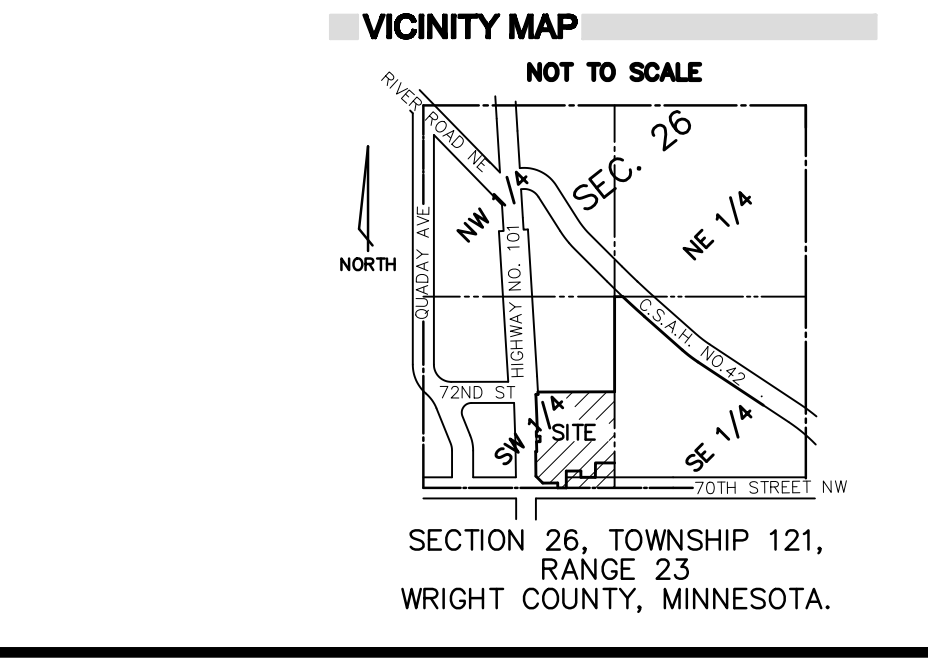
EXCEPT
 Parcel 311E per Minnesota Department of Transportation Right of Way Plat No. 86-110

PROPOSED PROPERTY DESCRIPTION
 Lots 1 and 2, Block 1, Lots 1, 2, 3, and 4 Block 2 and OUTLOTS A, B and C, RIVERBEND SOUTH, Wright County, Minnesota.

BENCHMARK
 Per NGS Station 8608 E.
 Elevation = 861.20 feet (NAVD 88)

AREA TABLE

Lot 1, Block 1	=	82,155 sq. ft. or 1.86 acres
Lot 2, Block 1	=	78,063 sq. ft. or 1.79 acres
Lot 1, Block 2	=	28,200 sq. ft. or 0.65 acres
Lot 2, Block 2	=	89,600 sq. ft. or 2.06 acres
Lot 3, Block 2	=	56,111 sq. ft. or 1.28 acres
Lot 4, Block 2	=	83,298 sq. ft. or 1.90 acres
Outlot A	=	27,111 sq. ft. or 0.62 acres
Outlot B	=	100,414 sq. ft. or 2.30 acres
Outlot C	=	130,524 sq. ft. or 3.00 acres
Proposed 72nd Street NE	=	82,677 sq. ft. or 1.90 acres
Total	=	760,153 sq. ft. or 17.45 acres



Proposed
RIVERBEND SOUTH
 Wright County, Minnesota
 Preliminary Plat

SHEET # 1/1
 PROJECT # 2004173M
 DATE 08/15/06

Darkenwald's Riverbend Company II, LLP
 7535 NE River Road
 Elk River, Minnesota 55330

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHECKED
1	08/15/06	Final boundary proposed	Kurt M. Kisch	Kurt M. Kisch

DATE 08/15/06 LIC. NO. 23968