

CORNERSTONE RIDGE FIRST SUBDIVISION

PRELIMINARY PLAT

LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST & SOUTHWEST QUARTERS OF SECTION 27, TOWNSHIP 109 NORTH RANGE 14 WEST, WABASHA COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

THAT PART PF THE WEST THREE FOURTHS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 109 NORTH, RANGE 14 WEST, WABASHA COUNTY, MINNESOTA, ACCORDING TO THE ORIGINAL GOVERNMENT LAND SURVEY, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE ON AN ASSUMING BEARING EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2170.58 FEET, THENCE ON A BEARING NORTH, A DISTANCE OF 1514.71 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE NORTH 42 DEGREES 20 MINUTES 00 SECONDS WEST A DISTANCE OF 344.57 FEET; THENCE NORTH 51 DEGREES, 01 MINUTES 55 SECONDS WEST, A DISTANCE OF 81.15 FEET; THENCE NORTH 63 DEGREES 54 MINUTES 12 SECONDS WEST, A DISTANCE OF 116.39 FEET; THENCE NORTH 49 DEGREES 19 MINUTES 47 SECONDS WEST, A DISTANCE OF 99.98 FEET; THENCE NORTH 36 DEGREES 34 MINUTES 25 SECONDS WEST, A DISTANCE OF 165.27 FEET; THENCE NORTH 26 DEGREES 31 MINUTES 33 SECONDS WEST, A DISTANCE OF 88.90 FEET, THENCE NORTH 08 DEGREES 31 MINUTES 21 SECONDS WEST, A DISTANCE OF 268.28 FEET; THENCE NORTH 34 DEGREES 32 MINUTES 30 SECONDS WEST, A DISTANCE OF 235.92 FEET; THENCE CONTINUE NORTH 34 DEGREES 32 MINUTES 30 SECONDS WEST TO THE NORTH LINE OF THE WEST THREE FOURTHS OF THE NORTHEAST QUARTER OF THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID WEST THREE FOURTHS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 TO THE INTERSECTION WITH A LINE BEARING SOUTH 42 DEGREES 20 MINUTES 00 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 42 DEGREES 20 MINUTES 00 SECONDS WEST TO THE POINT OF BEGINNING.

SUBJECT TO ROADWAY EASEMENTS OVER, UNDER AND ACROSS THOSE PARTS TAKEN BY THE PUBLIC ROADWAYS AND SUBJECT TO ALL OTHER EASEMENT OF RECORD.

AND

THAT PART OF THE NORTHEAST QUARTER, SECTION 27, TOWNSHIP 109 NORTH, RANGE 14 WEST, WABASHA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 27, THENCE NORTH 90 DEGREES 00 MINUTES EAST (FOR PURPOSES OF THIS DESCRIPTION BEARING ARE ASSUMED) ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 27, A DISTANCE OF 730.52 FEET, THENCE NORTH 51 DEGREES 31 MINUTES 10 SECONDS EAST, 226.56 FEET; THENCE NORTHERLY ALONG A MON-TANGENTIAL CURVE CONCAVE EASTERLY (CURVE DATA: RADIUS=198.55 FEET), AN ARC DISTANCE OF 216.49 FEET, THENCE NORTH 30 DEGREES 49 MINUTES 42 SECONDS EAST TO THE SOUTH LINE OF THE NORTHEAST QUARTER NORTHEAST QUARTER NORTHEAST QUARTER OF SAID SECTION 27; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 27 TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 27; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 27 TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 27; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 27 TO THE POINT OF BEGINNING, SUBJECT TO COUNTY STATE AID HIGHWAY 21 RIGHT OF WAY AND TOWNSHIP ROAD RIGHT OF WAY, EXCEPT THAT PART THEREOF LYING NORTHERLY OF THE CENTERLINE OF COUNTY STATE AID HIGHWAY 21 ACCORDING TO THE WABASHA COUNTY ENGINEERS OFFICE STATE AID PROJECT NUMBER 79-621-02.

AND

THE NORTH 16 RODS PF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 109 NORTH, RANGE 14 WEST, WABASHA COUNTY, MINNESOTA,

AND

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 109, RANGE 13, EXCEPT A PARCEL DESCRIBED AS "COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27-109-14, THENCE EAST FIVE RODS, THENCE SOUTH TWO RODS, THENCE WEST FIVE RODS, THENCE NORTH TWO RODS TO THE PLACE OF BEGINNING. FURTHER EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 109 NORTH, RANGE 14 WEST, WABASHA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 27; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 31 MINUTES 26 SECONDS EAST, LONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 242.65 FEET TO THE POINT OF BEGINNING OF THE LAND O BE DESCRIBED; THENCE SOUTH 09 DEGREES 46 MINUTES 25 SECONDS WEST, A DISTANCE OF 488.73 FEET; THENCE SOUTH 01 DEGREES 32 MINUTES 00 SECONDS EAST A DISTANCE OF 516.82 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 346.20 FEET; THENCE NORTH 17 DEGREES 50 MINUTES 39 SECONDS WEST, A DISTANCE OF 164.58 FEET; THENCE NORTH 11 DEGREES 35 MINUTES 44 SECONDS WEST, A DISTANCE OF 91.60 FEET; THENCE NORTH 05 DEGREES 17 MINUTES 42 SECONDS WEST, A DISTANCE OF 246.39 FEET; THENCE NORTH 09 DEGREES 26 MINUTES 32 SECONDS EAST, A DISTANCE OF 202.19 FEET; THENCE NORTH 02 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 275.91 FEET TO THE CENTERLINE OF WABASHA COUNTY ROAD NO. 21; THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, A DISTANCE OF 76.32 FEET, BEING A CURVE NOT TANGENT TO THE LAST DESCRIBED LINE, SAID CURVE IS CONCAVE TO THE SOUTHWEST, HAS A RADIUS OF 1145.92 FEET, A CENTRAL ANGEL OF .3 DEGREES 48 MINUTES 58 SECONDS, A CHORD BEARING OF SOUTH 70 DEGREES 38 MINUTES 27 SECONDS EAST AND A CHORD DISTANCE OF 76.31 FEET; THENCE SOUTH 68 DEGREES 43 MINUTES 58 SECONDS EAST, ALONG SAID CENTERLINE AND TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 832.72 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 00 DEGREES 14 MINUTES 42 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 349.93 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 89 DEGREES 31 MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 1079.60 TO THE POINT OF BEGINNING.

SUBJECT TO A ROADWAY EASEMENT OVER AND ACROSS THAT PART TAKEN BY COUNTY ROAD NO. 21, AND SUBJECT TO ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

CONTAINING 107.77 ACRES, MORE OR LESS.

OWNER/

DEVELOPER: CORNERSTONE REAL ESTATE
CONTACT: GREG WOOLUMS
7509 11TH AVE NW
ROCHESTER MN 55901

SURVEYOR:

TIMOTHY A. HRUSKA, P.E., L.S.
WHKS & CO
2905 SOUTH BROADWAY
ROCHESTER, MN 55904

ENGINEER:

KYLE SKOV, P.E.
WHKS & CO
2905 SOUTH BROADWAY
ROCHESTER, MN 55904

PLAT AREA:

TOTAL PROPERTY AREA = 107.77 ACRES
TOTAL ROW AREA = 9.16 ACRES
NUMBER OF LOTS = 10 LOTS AND 3 OUTLOTS

ZONING

AGRICULTURE A-3

SETBACKS:

15' FROM ALL PROPERTY LINES

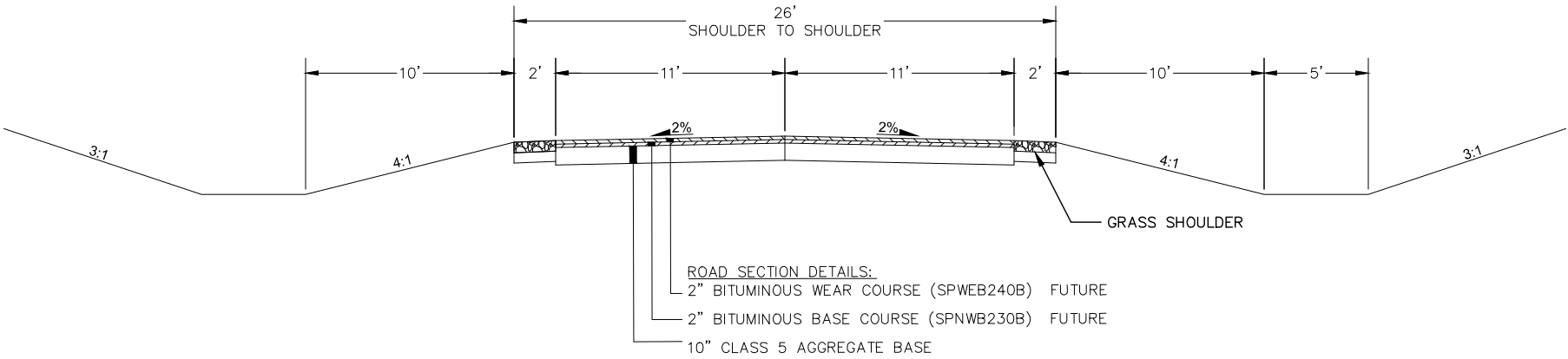
MIN. LOT AREA:

2.00 ACRES

MAX. LOT AREA:

32.37 ACRES

MAX LOT COVERAGE OF ALL BUILDINGS INCLUDING ACCESSORY STRUCTURES SHALL NOT EXCEED 50%



TYPICAL ROAD SECTION

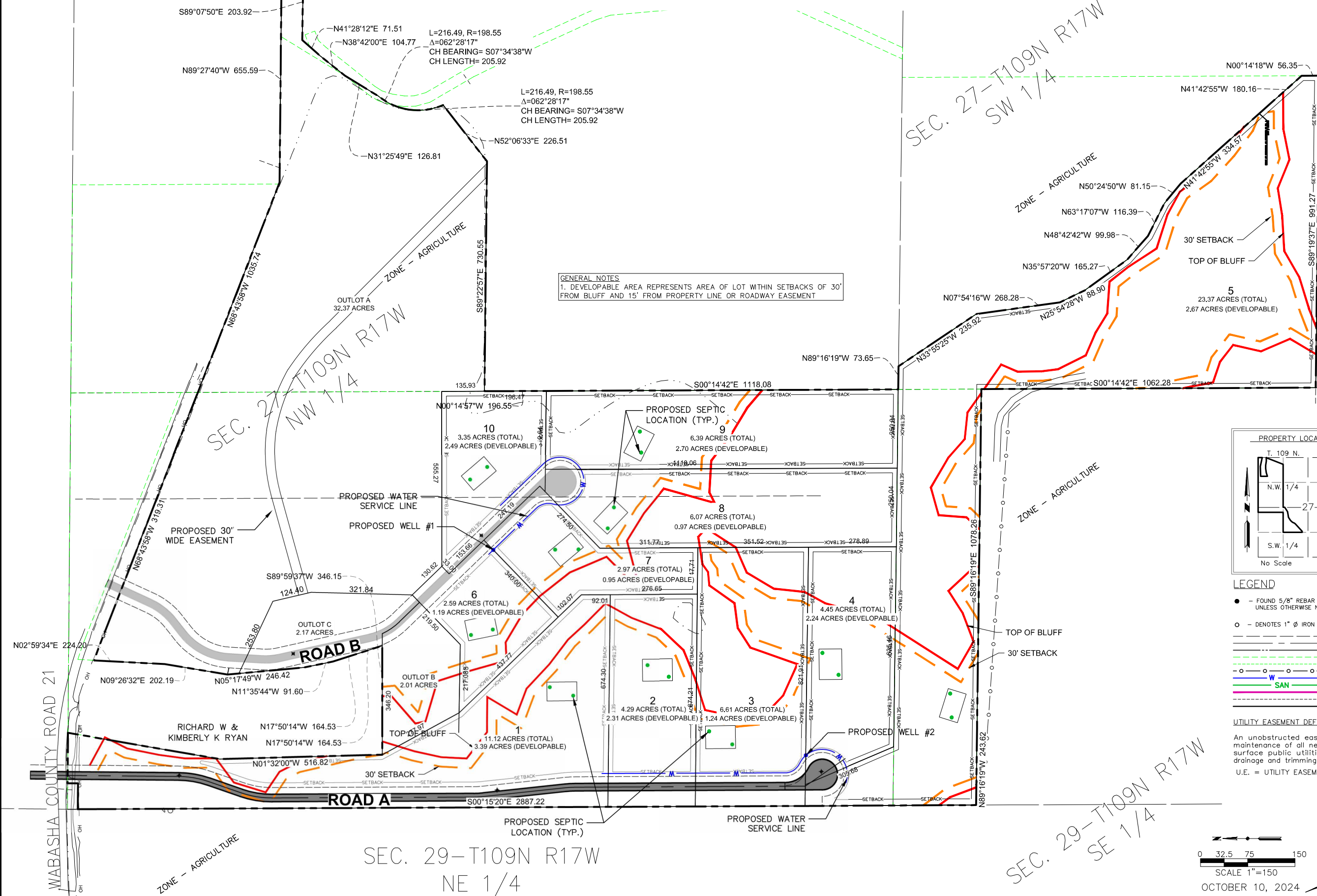
SCALE 1:4

February 19, 2025

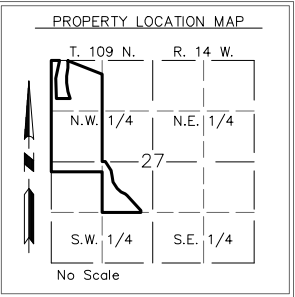


CORNERSTONE FIRST SUBDIVISION

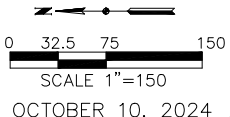
PRELIMINARY PLAT



GENERAL NOTES
1. DEVELOPABLE AREA REPRESENTS AREA OF LOT WITHIN SETBACKS OF 30' FROM BLUFF AND 15' FROM PROPERTY LINE OR ROADWAY EASEMENT

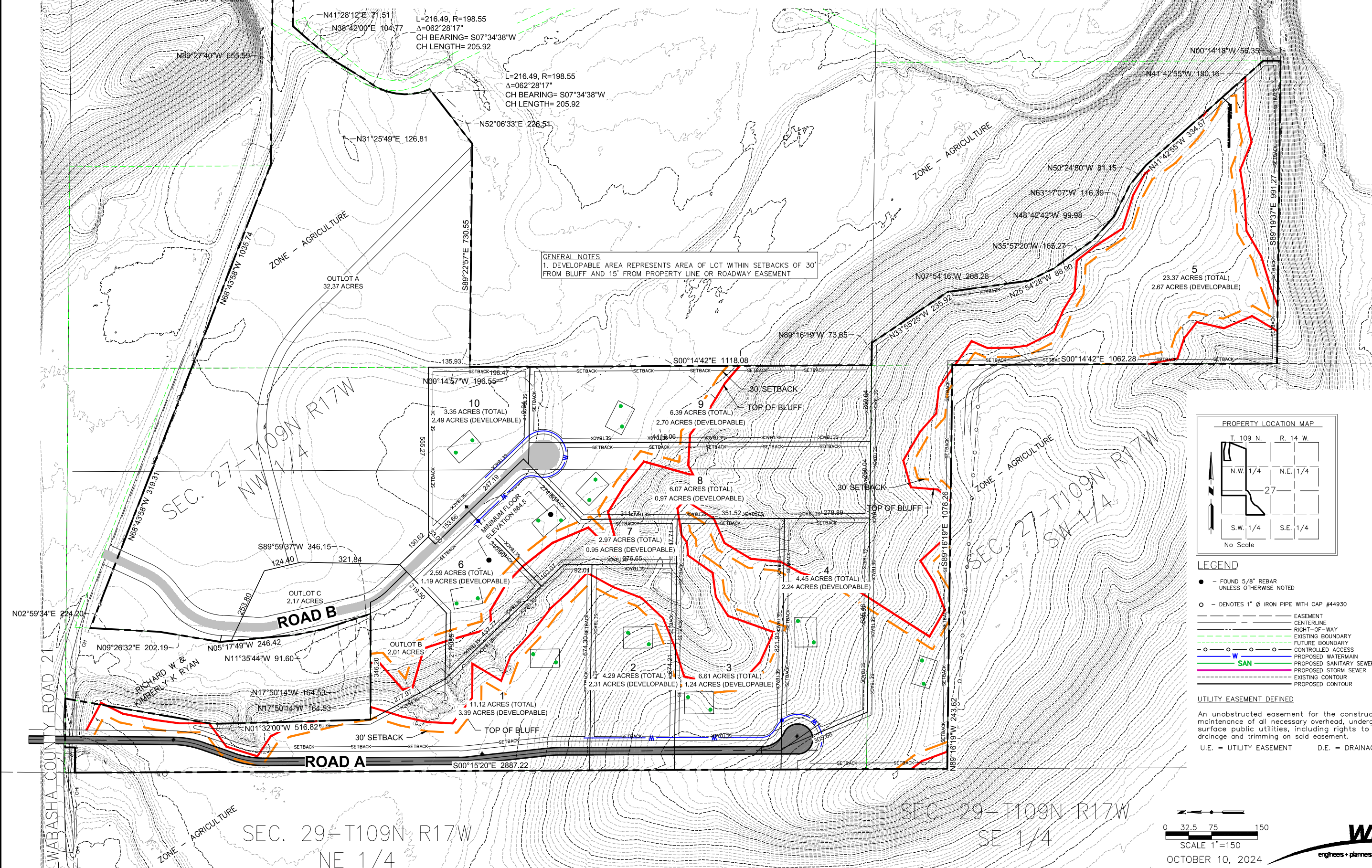


- LEGEND
- - FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
 - - DENOTES 1" Ø IRON PIPE WITH CAP #44930
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - EXISTING BOUNDARY
 - FUTURE BOUNDARY
 - CONTROLLED ACCESS
 - PROPOSED WATERMAIN
 - SAN PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
- UTILITY EASEMENT DEFINED
- An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.
- U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT

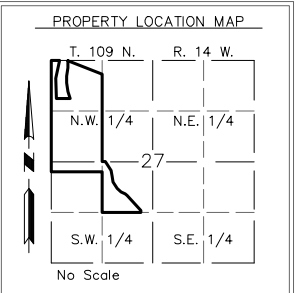


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PRELIMINARY PLAT



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FROM BLUFF AND 15' FROM PROPERTY LINE OR ROADWAY EASEMENT



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