

LEGEND	
	FEMA FLOODWAY (2017)
	FEMA AE ZONE (2017)
	FEMA 100 YEAR FLOOD (2017)
	BLUFFLAND
	SHORELAND DISTRICT LIMITS
	SLOPES < 8%
	SLOPES 8% - 15%
	SLOPES 15% - 25%
	SLOPES > 25%
	SOIL TYPES (PER USDA)
	EXISTING CONTOUR
	PROPOSED SEPTIC DRAIN FIELD
	SEPTIC SOIL BORING
	PROPOSED WELL LOCATION
	PROPOSED PRIVATE WATER SERVICE
	PROPOSED STORM
	PROPOSED BUILDING ENVELOPE

Olmsted County Soil Survey Table (Soils within Property Limits)	
Soil Symbol	Soil Description
289	Radford silt loam
488F	Brodale flaggy loam, 25 to 40 percent slopes
312B	Shullsburg silt loam, 2 to 6 percent slopes
301C	Lindstrom silt loam, 6 to 15 percent slopes
477B	Littleton silt loam, 1 to 4 percent slopes
401C	Mt. Carroll silt loam, 6 to 12 percent slopes
593E	Elbaville silt loam, 18 to 30 percent slopes
593D	Elbaville silt loam, 12 to 18 percent slopes
474B	Haverhill clay, 1 to 8 percent slopes

Olmsted County Soil Survey Table (Soils within Property Limits)	
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401B	Mt. Carroll silt loam, 2 to 6 percent slopes
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401C	Mt. Carroll silt loam, 6 to 12 percent slopes

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	02°19'43"	167.00	6.79
C2	62°36'46"	40.00	43.71
C3	124°30'50"	60.00	130.39

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 33°56'45" E	1.29
L2	N 33°56'45" E	48.33
L3	S 56°03'15" E	27.00

BASIS OF BEARINGS	
All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.	

DESCRIPTION
The east 30 acres of the west 60 acres of the east half of the Southwest Quarter of Section 6, Township 106 North, Range 14 West, Olmsted County, Minnesota.

NOTES:

- EACH LOT SHALL CONSTRUCT A RAIN GARDEN APPROXIMATELY 1000 SF IN SIZE AT THE TIME OF HOUSE CONSTRUCTION. POTENTIAL LOCATION OF RAIN GARDENS ARE SHOWN ON THE PRELIMINARY PLAT.
- INDIVIDUAL LOT GRADING PLANS WILL BE REQUIRED TO BE SUBMITTED TO THE TOWNSHIP WITH EACH BUILDING PERMIT APPLICATION.
- THE LOCATION OF THE HOMES ON THE PRELIMINARY PLAT ARE SHOWN AS APPROXIMATE LOCATION AND ARE SUBJECT TO MINOR CHANGES BY THE INDIVIDUAL HOME OWNERS AT THE TIME THEY SUBMIT AN INDIVIDUAL LOT GRADING PLAN THAT IS REQUESTED BY ROCHESTER TOWNSHIP.

OWNERS & DEVELOPERS
INTERNATIONAL PROPERTIES DEVELOPMENT CORPORATION
3900 FAIRWAY PLACE NW
ROCHESTER, MN 55902

ENGINEERS & SURVEYORS
WSE MASSEY ENGINEERING & SURVEYING, LTD P.O. BOX 100
KASSON, MN 55944
PH: (507)634-4505

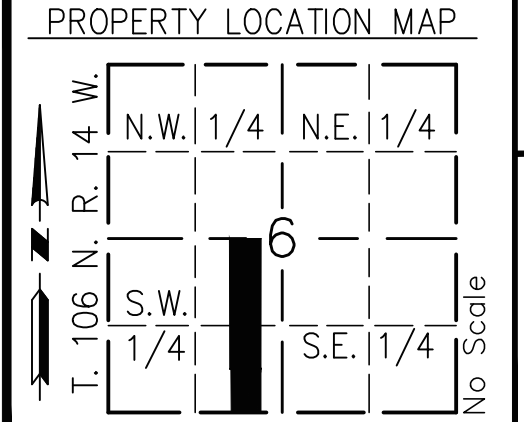
COMPUTER FILE: 3467SP02
PROJECT NUMBER: 3467

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 Land Surveyor under the laws of the State of Minnesota.

Reinhold W. Zieman
Date 8/17/2022
LIC. NO.: 59823

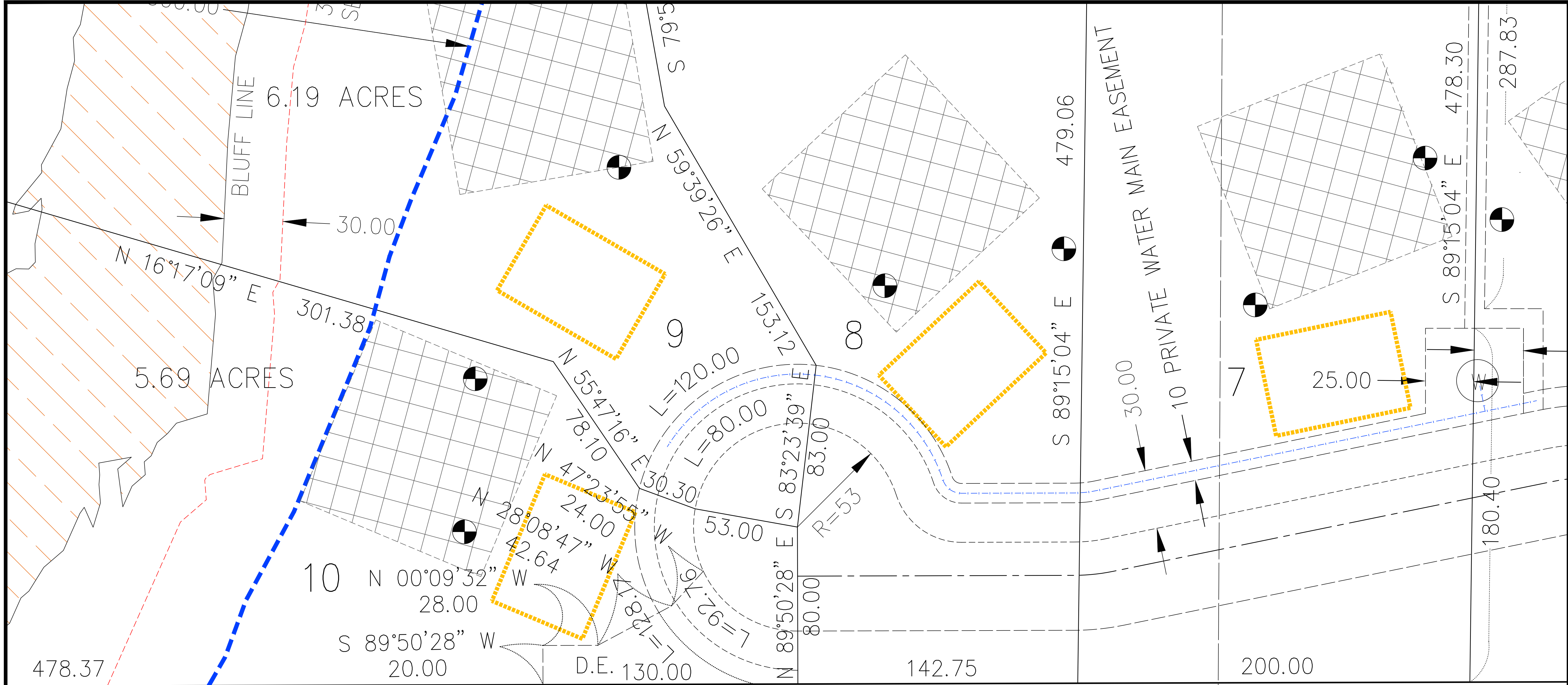
WSE MASSEY
ENGINEERING & LAND SURVEYING LTD
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

EXHIBIT A
PRELIMINARY PLAT
Pavilion Estates
SECTION 6, T 106 N, R 14 W,
OLMSTED COUNTY, MINNESOTA



MONUMENTS	
	FOUND (AS INDICATED)
	SET (5/8" PIPE UNLESS NOTED OTHERWISE)
SCALE: 1" = 100'	
DATE: 6/17/2022	
DRAWN BY: G.D.Z.	
CHECKED BY: R.W.Z.	
JOB NUMBER: 3467	
DWG. FILE: 3467SP02	
REVISION DATE: 8/17/2022	

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:
INTERNATIONAL PROPERTIES DEVELOPMENT CORPORATION
ROCHESTER, MN
SHEET NO. 1 OF 2



N 00°09'32" W 1993.30

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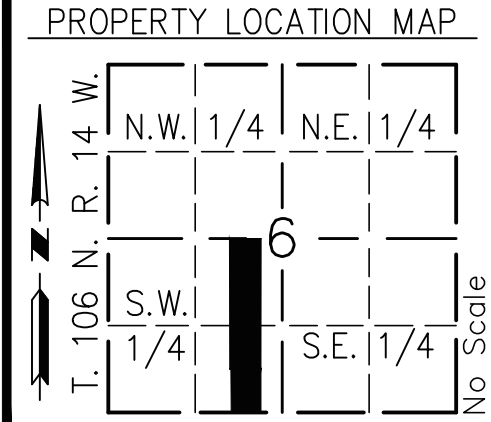
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Reinhold W. Ziemann

Date 8/17/2022
LIC. NO.: 59823

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PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

EXHIBIT B
ENLARGED AREA
Pavilion Estates
SECTION 6, T 106 N, R 14 W,
OLMSTED COUNTY, MINNESOTA



MONUMENTS

- FOUND (AS INDICATED)
- SET (5/8" PIPE UNLESS NOTED OTHERWISE)

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SHEET NO. 2 OF 2