5089SP01.dwg

4/15/2026 9:29:37 AM

CAST IRON MONUMENT
NE COR. NW 1/4
SEC. 26-108-14

N 00°21'15" W 4122.16

MITCHELL,ROBERT L
PARID: 843512040115
ZONING A3

UNPLATTED

N 00°21'15" W 1116.13

581.89

534.24

CAST IRON MONUMENT
SE COR. SW 1/4
SEC. 26-108-14

E. LINE SW 1/4 SEC. 26

CAST IRON MONUMENT
NE COR. NW 1/4
SEC. 35-108-14

N 00°13'22" W 245.58

E. LINE NW 1/4 SEC. 35

MITCHELL,ROBERT L
PARID: 843512040115
ZONING A3

1" SQUARE PIPE
W/CAP RLS#15809
SW COR. NW 1/4
SEC. 35-108-14

N 00°13'22" W 5011.09

S 89°49'21" E
35.74

AMBROSE,MAXWELL T
PARID: 843521084290
ZONING R1

N 61°08'59" W
122.07

10 U.E.

S 41°03'50" E 385.30

233.26

S 48°56'10" W
66.00

UNPLATTED

OUTLOT A
96,048 SQ. FT.

UNPLATTED

UNPLATTED

PROVIDENTIA
OUTLOT A

S 89°49'21" E 250.00

SB#4

SB#3

PROPOSED SEPTIC LOCATION

SB#1

SB#2

324,819 SQ. FT.
LOT 1

S 03°45'15" W 667.42
(PL. 667.63)

S 41°09'12" E
327.03

LOT 2

3/4 INCH PIPE

S 22°08'39" W 378.18
(PL. 378.08)

3/4 INCH PIPE

S 41°03'50" E
152.04
(PL. 152.12)

1/2 INCH
REBAR

Ex. 10 U.E.

N 41°03'50" W
50.01
(PL. 50.00)

S 62°22'33" W
266.82
(PL. 267.08)

RIVER RIDGE

BLOCK 1

BLOCK 2

HILLS

LOT 2

LOT 3

BEINBORN,DOUGLAS S
PARID: 843521084289
ZONING R1

LOT 2

RIVER

LOT 1

BLOCK 3

SPECKS,ULRICH
PARID: 842634057831
ZONING R1

N 41°03'50" W 367.41
(PL. 367.16)

S 41°03'50" E 458.74
(PL. 458.88)

DEDICATED PUBLIC RIGHT OF WAY

Ex. 10 U.E.

Ex. 10 U.E.

OUTLOT "B"

FIRST SUBDIVISION

PROVIDENTIA
HILLS

BLOCK 2

S 14°37'10" W 276.95
(PL. 277.31)

S 43°26'29" E 429.70
(PL. 429.63)

S. LINE LOT 1

S 89°49'21" E 2376.81

LOT 3

RIDGE

LOT 1

3/4 INCH PIPE

1/2 INCH
REBAR

GEERDES,GREGG P
PARID: 842634057830
ZONING R1

KERFELD,MITCHELL JOHN
PARID: 842634084288
ZONING R1

LOT 2

FIRST

LOT 1

S. LINE SW 1/4 SEC. 26
N. LINE NW 1/4 SEC. 35

FREDERICKS DRIVE NW

ANGST,KENNETH G
PARID: 842634057829
ZONING R1

SUBDIVISION

PIEPER,ROBERT
PARID: 842634057828
ZONING R1

1" SQUARE PIPE
W/CAP RLS#15809
SW COR. SW 1/4
SEC. 26-108-14

1" SQUARE PIPE
W/CAP RLS#15809
NW COR. NW 1/4
SEC. 35-108-14

LEGEND

- PROPERTY LINE
- CENTER LINE
- LOT LINES
- RIGHT OF WAY LINE
- *EXISTING CONTOURS*
- *SLOPES > 25%*

DESCRIPTION

That part of the Southwest Quarter of Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of the Southwest Quarter of said Section 26; thence North 00 degrees 21 minutes 15 seconds West, along the east line of said Southwest Quarter, 1116.13 feet to the southeast corner of Lot 2, Block 3, RIVER RIDGE FIRST SUBDIVISION; thence North 61 degrees 08 minutes 59 seconds West, along the southerly line of said Lot 2, a distance of 122.07 feet to the northeast corner of Lot 1 in said Block 3 (the next 4 courses are along the easterly lines of said RIVER RIDGE FIRST SUBDIVISION; thence South 22 degrees 08 minutes 39 seconds West, 378.18 feet; thence South 41 degrees 03 minutes 50 seconds East, 152.04 feet; thence South 48 degrees 56 minutes 10 seconds West, 66.00 feet to the northeast corner of Outlot 'B' of said RIVER RIDGE FIRST SUBDIVISION; thence South 03 degrees 45 minutes 15 seconds West, along the east line of said Outlot 'B', 667.42 feet to the south line of said Southwest Quarter and the northwest corner of Outlot A, PROVIDENTIA HILLS; thence South 89 degrees 49 minutes 21 seconds East, along the south line of said Southwest Quarter, 250.00 feet to the point of beginning.

ALSO:

Outlot 'B', RIVER RIDGE FIRST SUBDIVISION, Olmsted County, Minnesota.

ALSO:

Outlot A, PROVIDENTIA HILLS, Olmsted County, Minnesota.

PROPERTY LOCATION MAP
SECTION 26 & 35
T. 108 N. R. 14 W.

26
S.W. 1/4 S.E. 1/4
N.W. 1/4 N.E. 1/4
35

No Scale

N

PLAN

0 60 120
SCALE IN FEET

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

- SET (5/8" PIPE WITH CAP 59823 UNLESS NOTED OTHERWISE)
- Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)

"EX. 10 U.E."= DENOTES EXISTING 10-FOOT UTILITY EASEMENTS DEDICATED ON THE PLAT OF RIVER RIDGE FIRST SUBDIVISION, RECORDED AS DOCUMENT NO. 805000.

WSE MASSEY
Engineering & Surveying

PH. NO. 507-634-4505
PLANS@WSE.ENGINEERING
www.wse.engineering

KASSON OFFICE
P.O. BOX 100
33 B E VETERANS
MEMORIAL HIGHWAY
KASSON, MN 55944

ROCHESTER OFFICE
717 3RD AVE SE
STE 101
ROCHESTER, MN 55904

REV:	DATE:	DESCRIPTION:

PRELIMINARY PLAT
RIVER RIDGE FIFTH SUBDIVISION
OLMSTED COUNTY, MINNESOTA

SCALE: 1"=60'
DATE: 4/15/2026
DRAWN BY: G.D.Z.
JOB NUMBER: 4526/5089
DWG. FILE: 5089SP01

SHEET NO. 1 OF 1