June 28, 2023

Bryan Schoeppner
Royal Development, LLC
2211 Centurion Court NE
Rochester, MN 55906

RE: Conditional Approval for Township Road Access on County Road 117 (Royal Oaks Farm)

Dear Mr. Schoeppner:

Olmsted County has reviewed the access permit application submitted for a public township road accessing County Road 117 (40th Street SW). This access permit has been approved as a permanent public street access for the Royal Oaks Farm development with the following conditions:

1. The Applicant shall adhere to all conditions of the permit as contained herein.

2. The access shall be located in Rochester Township, Section 20, on the north side of County Road 117 (40th Street SW) approximately 2,440 feet east of Heritage Dr SW. The access shall be located as shown on the submitted drawings in the access application, and where the sight distance requirements were met per Olmsted County.

3. The design, construction, and materials testing of all work within the right of way shall meet Olmsted County standards and adhere to MnDOT Standard Specifications and Standard Plates.

4. A culvert will be required to maintain ditch drainage on the north side of County Road 117. This culvert shall be properly sized and meet Olmsted County and Rochester Township standards.

5. Detailed construction plans shall be submitted to Olmsted County for approval before construction can begin. The construction plans shall include details for a right turn lane at the access location and associated striping. Any additional right

of way that is needed for the construction of the turn lane, not within the applicant's property limits, shall be purchased by the applicant, and dedicated to Olmsted County.

6. Right of Way shall be dedicated to 100 feet north of the centerline of CR 117 for the entire frontage of the development property and shown on the final plat.

7. Roadway connections shall be made to provide interconnectivity to surrounding property/subdivisions per the approved GDP during appropriate construction phasing.

8. During construction, all change orders and/or changes to the plan with an impact to Olmsted County Right of Way or the access shall be approved by Olmsted County prior to performing the work.

9. Traffic control along County Road 117 during construction must conform to the MnMUTCD for work zones and shall be approved by Olmsted County with a traffic control plan submittal. At no time will County Road 117 be closed to traffic.

10. All removal and construction activities within the Olmsted County right of way shall be at no cost to the County. Any utility work within the Olmsted County Right of Way shall require a separate utility permit.

11. The Applicant shall be responsible for removal of any material that is tracked onto County Road 117 from the site.

12. A STOP sign and intersection street name sign are required to be installed at the proposed access location on CR 117. Olmsted County Public Works shall install the signs, and the applicant shall be responsible for paying for the installation.

13. Approval of this access is also contingent on Rochester Township approval of the proposed development. The grading plan shall be successfully approved by Olmsted County and Rochester Township. After its construction, the access road shall be accepted by Rochester Township as their jurisdiction.

14. This public road access shall be the only access on County Road 117 serving the parcel (642034041898) or any remnants thereof. No other access on County Road 117 will be allowed. Access control shall be provided along County Road 117 for the remaining length of the development property.

15. This permit expires in two years if the access has not been completed within this time.

Please coordinate construction activities with Scott Holmes, Olmsted County Construction Supervisor. If you have any questions regarding the permit, please let me know.

Sincerely,

Nick Sandford

Nick Sandford
Traffic Engineer
507-328-7060
nicholas.sandford@olmstedcounty.gov

CC: Benjamin Johnson, County Engineer
Chad Schuman, Highway Maintenance Engineer
Scott Holmes, Construction Supervisor
Tim Dvorak, Senior Transportation Specialist – Permits

Olmsted County Highway Division
Application Permit for Access

Print or type the application, submit a drawing that shows the property lines, county roads, buildings, and any existing driveway access, and include the non-refundable permit application fee. **Residential, field access permit fee is $125 per access. Commercial, Public Streets permit fee is $250 per access.** Place a stake or lathe marked with a rag or cloth on the back slope of the ditch to mark the location you would like to have an access located. Olmsted County staff will check the stopping sight distances at the location and also check the proximity of other access points, railroad crossing, turn lanes, etc. Call the Olmsted County Highway Division at 328-7060 with any questions. **Olmsted County allows one driveway per parcel of land unless a natural barrier, such as a river, waterway, ravine, etc, divides the land.**

Applicant Royal Development, LLC Address 2211 Centurion Court NE
Street

Rochester MN 55906 Home Phone _____ Cell Phone 507-208-1069
City, State, and Zip Code

E-Mail Address bschoeppner@schoeppnerinc.com

Property owner Royal Development, LLC Address 2211 Centurion Court NE
Street

Rochester MN 55906 Home Phone _____ Cell Phone 507-208-1069
City, State, and Zip Code

Parcel size in acres 315.40 Legal description of parcel attached certificate of survey Royal Development, LLC
Section, Township, Lot Description

Present number of existing accesses 0

Locations of existing access see attached drawing

Proposed access type Public Street Date access is needed _____
Residential, Field, Commercial, Public Street Month, Day, Year

Is a building to be constructed _____ if yes what type _____
Yes or No Pole Building, Garage, House,

County Road Access is proposed on 117
County Road Number

Exact Proposed Location of Access see attached drawing

Any additional comments regarding this access application: sight distance evaluation enclosed

I, We, the undersigned, herewith make application for permission to construct the access driveway at the above location, said driveway to be constructed to conform with the regulations of the Highway Division and to any special provisions included in the permit. It is agreed that all work will be done to the satisfaction of the Highway Division. It is further agreed that no work in connection with this application will be started until the application is approved and the permit issued. It is expressly understood that this permit is conditioned upon replacement or restoration of the highway to its original or to a satisfactory condition. It is further understood that this permit is issued subject to the approval of local city, township authorities having joint supervision over said street or highway.

Signature of applicant Bryan Schoeppner Date 5.24.23
Month, Day, Year

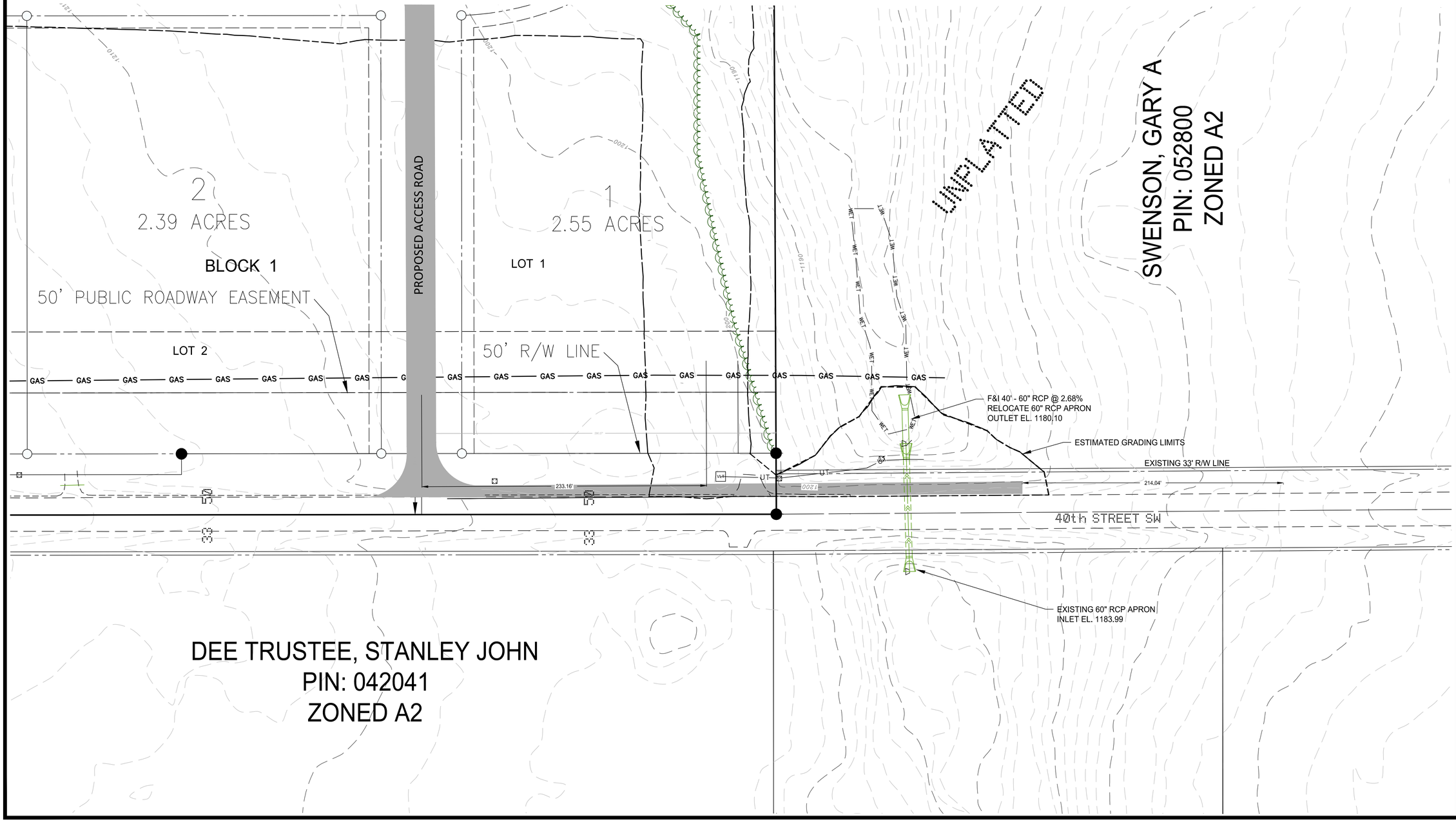
County Use Only

Date permit received _____ Payment amount for permit application $ _____

Non-Refundable Fees

Residential, Field	**$125 per access**
Commercial, Public Street	**$250 per access**

084-213659 CG02-New Access Exhibit 5-26-23.dwg



WSE MASSEY
Engineering & Surveying
PH. NO. 507-634-4505
PLANS@WSE.ENGINEERING
www.wse.engineering

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

PLAINVIEW OFFICE
320 WEST BROADWAY
SUITE 3
PLAINVIEW, MN 55964

ROCHESTER OFFICE
1712 RESTORATION DRIVE SW
ROCHESTER, MN 55902

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Daniel Zemke
25800 01/04/2023
Number Date

REV:	DATE:	DESCRIPTION:

ROYAL OAKS
RIGHT TURN LANE / BYPASS LANE
ROCHESTER TOWNSHIP, MINNESOTA

SCALE: AS SHOWN
DATE: 01/04/2023
DRAWN BY: CJK
JOB NUMBER: 084-213659
DWG. FILE: 084-213659 CG02-New Access Exh

5/31/2023 9:05:29 AM

ROYAL OAKS FARM

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Roayal Development LLC, a Minnesota limited liability company, owner of the following described property:

That part of the West One-Half of Section 20, Township 106 North, Range 14 West, Olmsted County, Minnesota described as follows:

BEGINNING at the southeast corner of the Southwest Quarter of Said Section 20; thence North 00 degrees 14 minutes 32 seconds West (Note: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the east line of said West One-Half, 2701.00 feet; thence South 89 degrees 45 minutes 28 seconds West, 333.00 feet; thence North 00 degrees 14 minutes 32 seconds West, 138.00 feet; thence South 89 degrees 45 minutes 28 seconds West, 441.00 feet; thence North 82 degrees 19 minutes 24 seconds West, 470.20 feet; thence South 09 degrees 56 minutes 18 seconds West, 206.00 feet; thence South 61 degrees 00 minutes 13 seconds West, 632.00 feet; thence North 26 degrees 25 minutes 43 seconds West, 94.00 feet; thence North 47 degrees 10 minutes 12 seconds West, 840.00 feet; thence North 30 degrees 30 minutes 38 seconds West, 275.00 feet to the west line of the Northwest Quarter of said Section 20; thence South 00 degrees 05 minutes 18 seconds West, along said west line, 609.00 feet to a point that is 162 rods north of the southwest corner of the Southwest Quarter; thence North 89 degrees 36 minutes 05 seconds East, parallel with the north line of said Southwest Quarter, 33.00 feet; thence South 00 degrees 05 minutes 18 seconds West, parallel with the west line of the Northwest Quarter of said Section 20, a distance of 48.00 feet to the north line of the Southwest Quarter; thence South 00 degrees 04 minutes 31 seconds West, along a line 33.00 distant from and parallel with the west line of the Southwest Quarter of said Section 20, a distance of 2625.19 feet to the south line of the Southwest Quarter; thence North 89 degrees 56 minutes 19 seconds East, along said south line, 2611.97 feet to the POINT OF BEGINNING.

Said parcel contains 164.81 acres more or less. including the County Road No. 117 right-of-way.

Has caused the same to be surveyed and platted as ROYAL OAKS FARM and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof, Royal Development LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this_____ day of_____, 20____,

Royal Development LLC

_____
Brian Scheppner, President

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20___, by Brian Scheppner, President, Royal Development LLC, a Minnesota limited liability company.

_____ _____
Notary Printed Name Notary Public,_____ , MN
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Reinhold W. Zieman do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this_____day of _____, 20_____.

_____
Reinhold W. Zieman, Licensed Land Surveyor
Minnesota License No. 59823

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this_____day of_____, 20_____ by Reinhold W. Zieman.

_____ _____
Rebecca M. Zieman Notary Public, Olmsted County, MN
My Commission Expires _____

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has has been reviewed and approved this _____ day of _____, 20_____.

_____
Olmsted County Surveyor

OLMSTED COUNTY ENGINEER

Recommended for approval this _____ day of _____, 20_____.

_____
Olmsted County Engineer

ROCHESTER TOWNSHIP BOARD

We herby certify that on the _____ day of _____, 20 _____ the Board of Supervisors for Rochester Township, Olmsted County, Minnesota, approved this plat.

_____
Chairperson

_____
Town clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20___ on the land herein described have been paid, there are no delinquent taxes, and transfer entered this _____ day of _____, 20___.

DOCUMENT NUMBER _____

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this _____ day of _____, 20___, at o'clock _M., and was duly recorded in the Olmsted County records.

_____
Director of Property Records & Licensing

_____
Deputy

OLMSTED COUNTY BOARD

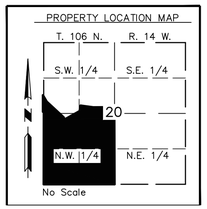
I do herby certify that on the _____ day of _____, 20_____ the Board of Commissioner of Olmsted County, Minnesota, approved this plat.

_____
Olmsted County Board Chairman

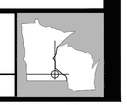
OLMSTED COUNTY PLANNING

The Olmsted County Planning Advisory Commission has approved the plans for the water supply and sewage treatment for the plat.

_____
Olmsted County Planning Department
Environmental Specialist



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



PROJECT NUMBER: 3659 COMPUTER FILE: 3659SF03

ROYAL OAKS FARM 14

PROPERTY LOCATION MAP

T. 106 N. R. 14 W.

S.W. 1/4 | S.E. 1/4

20

N.W. 1/4 | N.E. 1/4

No Scale

MONUMENTS

○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)

● FOUND MONUMENTS (5/8" PIPE UNLESS NOTED OTHERWISE)

All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

BASIS OF BEARINGS

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

UNPLATTED

UTILITY EASEMENTS ARE SHOWN THUS

10 U.E. | 10 U.E.

BEING 10 FEET IN WIDTH AND ADJOINING THE PUBLIC WAYS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 30°31'18" W	75.84
L2	N 90°00'00" W	84.26
L3	N 81°23'15" W	258.95

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°53'35"	200.00	41.51
C2	11°53'35"	200.00	41.51
C3	30°31'18"	300.00	159.81
C4	03°59'53"	1000.00	69.78
C5	39°30'01"	250.00	172.35
C6	39°30'01"	200.00	137.88
C7	08°36'45"	200.00	30.06

0 50 100 150 200

SCALE IN FEET

ROYAL OAKS CIRCLE SW

ROYAL OAKS FARM LANE SW

ROYAL OAKS FARM DRIVE SW

ROYAL OAKS PLACE SW

40TH ST SW (COUNTY ROAD NO. 117)

HERITAGE HILLS 3 BLOCK 2

OUTLOT A

OUTLOT B UNPLATTED

SW 1/4 SEC. 20

MATCH LINE SEE SHEET 3

S 85°14'02" E 349.87

S 64°31'40" W 571.00

N 89°56'19" E 2611.97

N 89°56'19" E 33.00 (2 RODS)

1" SQ. PIPE W/CAP SW COR SW 1/4 SEC 20-106-14

1" SQ. PIPE W/CAP SE COR SW 1/4 SEC 20-106-14

50 FOOT GAS PIPELINE EASEMENT (DOC. NO. A-1455636 & A-1455637)

50 FOOT HIGHWAY EASEMENT (DOC. NO. A-1469030 & DOC. NO. A-1469031)

66 PUBLIC ACCESS EASEMENT DOC #

DRAINAGE EASEMENT OVER THE ENTIRETY OF OUTLOT A

100' R/W LINE

S. LINE SW 1/4 SEC. 20

E. LINE SW 1/4 SEC. 20

W. LINE SW 1/4 SEC. 20

E. LINE WEST 2 RODS

N 00°14'32" W 2701.00

N 00°04'31" E 2625.00

N 00°04'31" W 2625.19

WSE MASSEY

ENGINEERING & LAND SURVEYING LTD.

P.O. BOX 100, KASSON, MN 55944

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

PROJECT NUMBER: 3659 COMPUTER FILE: 3659SF03

ROYAL OAKS FARM

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 30°31'18" W	75.84
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C5	39°30'01"	250.00	172.35
C6	39°30'01"	200.00	137.88
C7	08°36'45"	200.00	30.06

UTILITY EASEMENTS ARE SHOWN THUS

10 U.E.

10 U.E.

BEING 10 FEET IN WIDTH AND ADJOINING THE PUBLIC WAYS.

WETLAND DELINEATION WSE MASSEY LTD., 11/18/2022

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

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

MONUMENTS

- ○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)
- ● FOUND MONUMENTS (5/8" PIPE UNLESS NOTED OTHERWISE)

All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

BASIS OF BEARINGS

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

PROPERTY LOCATION MAP

T. 106 N. R. 14 W.

S.W. 1/4 S.E. 1/4

N.W. 1/4 N.E. 1/4

20

No Scale

0 50 100 150 200

SCALE IN FEET

CIM NW COR NW 1/4 SEC 20-106-14

CIM SW COR NW 1/4 SEC 20-106-14

CIM NE COR NW 1/4 SEC 20-106-14

CIM SE COR NE 1/4 SEC 20-106-14

CIM NW COR SW 1/4 SEC 20-106-14

CIM NE COR SW 1/4 SEC 20-106-14

N 00°05'18" E 1965.17

S 00°05'18" W 609.00

N 30°22'53" W 275.00

N 47°19'40" W 840.00

N 89°36'05" E 33.00 (2 RODS)

S 00°05'18" W 48.00

N 00°05'18" E 48.00

N 89°36'05" E 2597.42

S 48°43'49" E 932.00

N 00°01'31" E 810.46

S 09°56'18" W 206.00

N 82°19'24" W 470.20

S 89°45'28" W 441.00

S 00°51'03" W 311.48

N 00°14'32" W 138.00

S 89°45'28" W 333.00

N 00°14'32" W 2565.83

N 89°36'05" E 2634.66

S 61°00'13" W 632.00

N 27°34'26" W 94.00

S 55°00'07" W 228.02

Δ=76°23'40" L=80.00

Δ=39°11'42" L=41.04

Δ=08°36'45" L=25.10

183.12

355.94

N 90°00'00" W 389.08

ROYAL OAKS LANE SW

268.58

87.64

165.58

Δ=79°11'11" L=82.92

Δ=39°11'42" L=41.04

17.54

Δ=08°36'45" L=35.02

N 89°45'28" E 333.00

N 00°14'32" W 1110.92

S 27°34'26" E 534.00

N 18°18'02" E 670.27

S 24°46'00" W 1064.72

S 31°45'30" E 361.45

Δ=93°23'16" L=97.80

Δ=23°35'11" L=24.70

Δ=39°11'42" L=41.04

Δ=08°51'09" L=51.45

Δ=76°27'56" L=80.07

ROYAL OAKS FARM LANE SW

S 68°19'52" E 437.80

Δ=21°40'08" L=125.94

S 85°14'02" E 349.87

MATCH LINE SEE SHEET 2

Δ=64°57'01" L=68.02

Δ=39°11'42" L=41.04

Δ=30°31'18" L=142.23

S 14°59'38" E 571.00

308.00

263.00

S 49°49'12" E 355.94

S 50°55'17" E 310.97

S 27°01'39" W 743.46

N 04°58'03" W 507.97

N 24°56'17" W 650.03

S 33°20'54" E 497.44

440.00

264.57

91.37

N 78°29'24" W 173.00

S 60°19'54" W 355.00

N 19°44'19" E 342.41

S 70°51'37" E 348.07

S 76°36'01" E 3327.34

S 63°44'23" E 40.00

450.00

N 25°49'59" E

S 30°49'11" W 514.00

S 47°13'59" E 352.64

S 41°41'13" E 358.82

N 26°06'56" E 97.26

S 64°31'40" W 571.00

MATCH LINE SEE SHEET 2

N 50°24'46" W 350.00

S 46°54'14" W 375.26

S 56°07'11" E 197.28

N 68°20'19" E 357.71

N 39°44'32" W 292.78

N 89°45'28" E 160.00

S 88°09'33" E 513.20

270.81

242.39

N 68°50'15" E 150.00

S 30°35'00" E 64.11

S 88°09'33" E 59.80

N 42°19'44" W 273.00

N 00°00'00" E 486.43

N 89°45'28" E 106.79

N 89°45'28" E 413.55

189.58

122.00

D.E.

15 D.E.

30 D.E.

40 D.E.

20 D.E.

22 D.E.

60 R

L1

L2

L3

C3

C7

WILDLIFE CORRIDOR DOC #

66 PUBLIC ACCESS EASEMENT DOC #

DRAINAGE EASEMENT OVER THE ENTIRETY OF OUTLOT A

N 00°00'00" E 383.84

N 00°00'00" E 776.23

N 00°00'00" E 239.56

N 00°00'00" E 135.27

S 00°05'18" W 48.00

S 00°05'18" W 387.01

S 00°05'18" W 137.16

S 00°05'18" W 102.27

S 00°05'18" W 102.40

S 00°05'18" W 104.29

S 00°05'18" W 78.32

N 89°45'28" E 333.00

N 89°45'28" E 333.00

N 89°45'28" E 333.00

N 00°14'32" W 2565.83

N 00°14'32" W 1110.92

N 00°14'32" W 329.00

N 00°14'32" W 337.00

N 00°14'32" W 762.87

N 00°14'32" W 505.47

N 00°14'32" W 292.78

N 00°14'32" W 272.00

N 00°14'32" W 225.47

S 00°05'18" W 609.00

S 00°05'18" W 387.01

S 00°05'18" W 137.16

S 00°05'18" W 102.27

S 00°05'18" W 102.40

S 00°05'18" W 104.29

S 00°05'18" W 78.32

S 00°05'03" W 311.48

S 00°05'18" W 776.23

S 00°05'18" W 239.56

S 00°05'18" W 135.27

N 00°01'31" E 810.46

N 00°14'32" W 1110.92

N 00°14'32" W 762.87

N 00°14'32" W 505.47

N 00°14'32" W 292.78

N 00°14'32" W 272.00

N 00°14'32" W 225.47

N 00°14'32" W 329.00

N 00°14'32" W 337.00

N 00°14'32" W 206.37

N 00°14'32" W 306.92

N 00°14'32" W 246.40

N 00°14'32" W 60.52

N 00°14'32" W 2.12

N 00°14'32" W 118.14

N 00°14'32" W 165.19

N 00°14'32" W 69.69

N 00°14'32" W 20.78

N 00°14'32" W 206.37

N 00°14'32" W 495.13

N 00°14'32" W 486.43

N 00°14'32" W 59.26

N 00°14'32" W 206.37

N 00°14'32" W 122.00

N 00°14'32" W 64.00

N 00°14'32" W 59.80

N 00°14'32" W 64.11

N 00°14'32" W 150.00

N 00°14'32" W 242.39

N 00°14'32" W 273.00

N 00°14'32" W 69.69

N 00°14'32" W 357.71

N 00°14'32" W 571.00

N 00°14'32" W 197.85

N 00°14'32" W 154.79

N 00°14'32" W 197.28

N 00°14'32" W 375.26

N 00°14'32" W 46.54

N 00°14'32" W 350.00

N 00°14'32" W 514.00

N 00°14'32" W 358.82

N 00°14'32" W 97.26

N 00°14'32" W 352.64

N 00°14'32" W 197.85

N 00°14'32" W 154.79

N 00°14'32" W 69.69

N 00°14'32" W 571.00

N 00°14'32" W 273.00

N 00°14'32" W 242.39

N 00°14'32" W 64.11

N 00°14'32" W 59.80

N 00°14'32" W 150.00

N 00°14'32" W 513.20

N 00°14'32" W 270.81

N 00°14'32" W 165.19

N 00°14'32" W 342.41

N 00°14'32" W 263.00

N 00°14'32" W 308.00

N 00°14'32" W 355.94

N 00°14'32" W 91.37

N 00°14'32" W 264.57

N 00°14'32" W 440.00

N 00°14'32" W 650.03

N 00°14'32" W 497.44

N 00°14'32" W 534.00

N 00°14'32" W 670.27

N 00°14'32" W 1064.72

N 00°14'32" W 361.45

N 00°14'32" W 387.01

N 00°14'32" W 776.23

N 00°14'32" W 239.56

N 00°14'32" W 135.27

N 00°14'32" W 102.27

N 00°14'32" W 102.40

N 00°14'32" W 104.29

N 00°14'32" W 78.32

N 00°14'32" W 383.84

N 00°14'32" W 137.16

N 00°14'32" W 51.26

N 00°14'32" W 71.29

N 00°14'32" W 51.26

N 00°14'32" W 658.93

N 00°14'32" W 377.55

N 00°14'32" W 328.30

N 00°14'32" W 238.89

N 00°14'32" W 109.49

N 00°14'32" W 74.64

N 00°14'32" W 59.30

N 00°14'32" W 60.63

N 00°14'32" W 10.01

N 00°14'32" W 15.13

N 00°14'32" W 2.12

N 00°14'32" W 118.14

N 00°14'32" W 225.47

40TH ST SW (CR 117)

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ROCHESTER, MN 55902

REV.	DATE	DESCRIPTION

SIGHT DISTANCE EXHIBIT
ROYAL OAKS
ROCHESTER, MINNESOTA

SCALE: AS SHOWN
DATE: 04/21/2022
DRAWN BY: TJM
JOB NUMBER: 084-213659
DWG. FILE: 084-213659SIGHTDIST05.dwg

084-213659SIGHTDIST05.dwg
5/26/2023 3:30:43 PM