

DESIGNED:	
CHECKED:	
DRAWN:	
DATE:	01/15/20
HORIZONTAL SCALE:	
VERTICAL SCALE:	

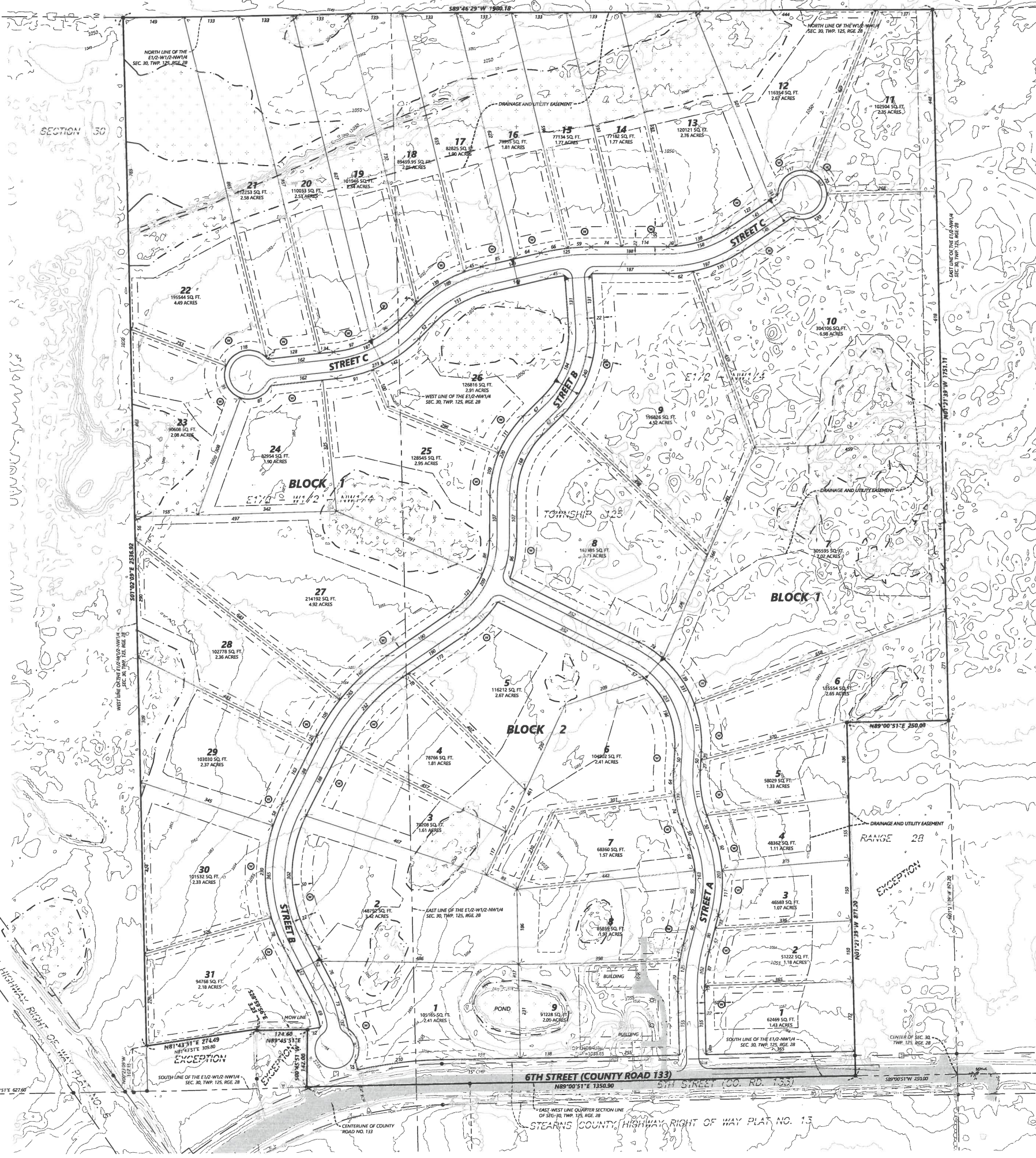
AREA SUMMARY

BLOCK 1: ACRES

LOT 1:	1.43
LOT 2:	1.07
LOT 3:	1.11
LOT 4:	1.33
LOT 5:	2.65
LOT 6:	2.02
LOT 7:	1.73
LOT 8:	4.52
LOT 9:	6.88
LOT 10:	2.35
LOT 11:	2.67
LOT 12:	2.76
LOT 13:	1.77
LOT 14:	1.77
LOT 15:	1.80
LOT 16:	2.05
LOT 17:	2.34
LOT 18:	2.58
LOT 19:	4.49
LOT 20:	2.08
LOT 21:	1.90
LOT 22:	2.95
LOT 23:	4.92
LOT 24:	2.36
LOT 25:	2.17
LOT 26:	2.33
LOT 27:	2.18

BLOCK 2: ACRES

LOT 1:	2.41
LOT 2:	1.43
LOT 3:	1.81
LOT 4:	1.81
LOT 5:	2.87
LOT 6:	2.41
LOT 7:	1.57
LOT 8:	1.97
LOT 9:	2.09



LEGAL DESCRIPTION (PER DEEDS)

The East Half of the Northwest Quarter of Section 30, Township 125, Range 28, Stearns County Minnesota.

Together with the East Half of the West Half of the Northwest Quarter of Section 30, Township 125, Range 28, Stearns County Minnesota.

EXCEPT THE FOLLOWING:
All that part of the SW 1/4 NW 1/4 of Section 30, Township 125 North, Range 28 West, Stearns County, Minnesota, described as follows: Beginning at the center of Section 30, Township 125, Range 28, thence West along the East and West quarter section line a distance of 250.00 feet thence North and parallel with the North and South quarter section line, a distance of 871.20 feet thence East and parallel with East and West quarter section line a distance of 250.00 feet, to the North and South quarter section line; thence South along the North and South quarter section line a distance of 871.20 feet, to the center of Section 30, and the point of beginning. Containing 5.0 acres.

ALSO LESS AND EXCEPT:
That part of Section 30, Township 125, Range 28, according to the government survey thereof, described as follows: Commencing at the center of said Section 30; thence West along the East-West Quarter section line in said Section 30 a distance of 1000.00 feet to the point of beginning of the parcel being described; thence deflect right at an angle of 91°45' a distance of 142 feet, thence deflect left at an angle of 91° a distance of 124.6 feet thence deflect left at an angle of 89° a distance of 118.9 feet; thence deflect left 71° a distance of 115.85 feet to the centerline of County Road No. 133; thence in a Northwesterly direction along the centerline of said County Road No. 133 a distance of 111.63 feet; thence North a distance of 48.6 feet to the point of beginning of the parcel being described.

ALSO LESS AND EXCEPT:
That part of the SW 1/4 of the NW 1/4 of Section 30, Township 125, Range 28, described as follows: Beginning at a point on the East and West Quarter section line and 627.50 feet East of West Quarter Corner of Section 30; thence North and 89°24' left, a distance of 107.15 feet; thence East and 82°57' to right, a distance of 309.80 feet; thence South and 50°29' to right, a distance of 118.50 feet; thence South and 11°02' to left, a distance of 25.0 feet to East and West Quarter Section line thence West along East and West Quarter Section Line, a distance of 308.55 feet to point of beginning.

GENERAL NOTES

- This survey was prepared without the benefit of a Title Commitment.
- Per the City of Sartell Zoning Map, the subject property is currently zoned (RS), Planned Unit Development.
- Subject Property Area = 4,966.910 Sq. Ft. or 114 acres.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as information available. The surveyor has not physically located the underground utilities. Gopher State One Call No's: 193052432, 193052433 and 19052434
- The subject property lies within "Area of Minimal Flood Hazard" Zone X (Areas determined to be outside 0.2% annual chance floodplain) per FEMA Community Panel Number 27145C0610E, dated February 16, 2012.

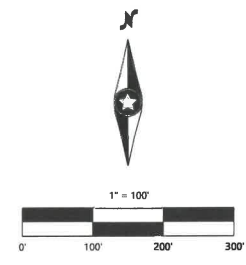
SURVEYOR'S NOTE

- Additional research will need to be completed in the southwest portion of the subject property, boundary shown is per Deeds the Surveyor obtained from the County Recorder; there has not been a Title Commitment provided to the Surveyor as of the date this Survey was prepared.

LEGEND

	FLARED END SECTION		BOUNDARY LINE
	WELL		RIGHT-OF-WAY LINE
	ELECTRIC BOX		LOT LINE
	STREET LIGHT		SETBACK LINE
	GUY WIRE		EASEMENT LINE
	POWER POLE		SECTION LINE
	TELEPHONE BOX		TREE LINE
	FIBER OPTIC PEDESTAL		POWER OVERHEAD
	STEELWOOD POST		FIBER OPTIC
	SIGN		FENCE LINE
	MAIL BOX		CONTROLLED ACCESS
	FLAG POLE		CURB & GUTTER
	FOUND MONUMENT		CONCRETE SURFACE
	SET MONUMENT		BITUMINOUS SURFACE
	PROPOSED WELL		GRAVEL SURFACE
	PROPOSED FLARED END SECTION		WETLAND
			PROPOSED POND LINE

SETBACKS LINES AND DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THERE.



EASEMENTS BEING 6 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADDING LOT LINES, AND 22 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT.

SETBACKS BEING 20 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADDING LOT LINES, AND 50 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT.

PREPARED FOR:
FIVE POINTS HOLDINGS, LLC
RF: POX 262
SARTELL, MN 56377

UNLESS OTHERWISE NOTED THIS SURVEY WAS PREPARED BY AN INDEPENDENT SURVEYOR AND QUANTITIES UNDER THE LAWS OF THE STATE OF MINNESOTA.
CHRISTOPHER R. POLEY
DATE: 01/15/20 LICENSE NO. 55343

Northern Meadows
Sartell, MN

Westwood
Professional Services, Inc.
1701 12th Street North, Suite 206
St. Cloud, MN 56303
Ph: (320)253-9495

OWNER:
Five Points Holdings, LLC
PO Box 262
Sartell, MN 56377

PRELIMINARY PLAT

SHEET NUMBER
1 OF **1**
DATE: 01/15/20

NORTHERN MEADOWS