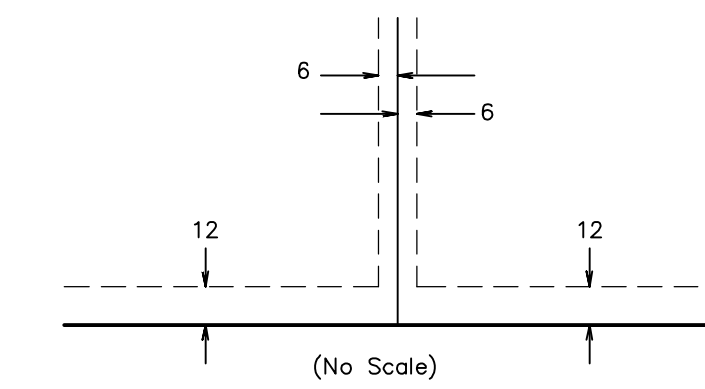


**Site Legend**

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	EASEMENT LINE

Proposed Drainage and Utility Easements are shown thus:



Being 6 feet in width, unless otherwise indicated, and adjoining lot lines, and 12 feet in width and adjoining right-of-way lines as shown on the plot.

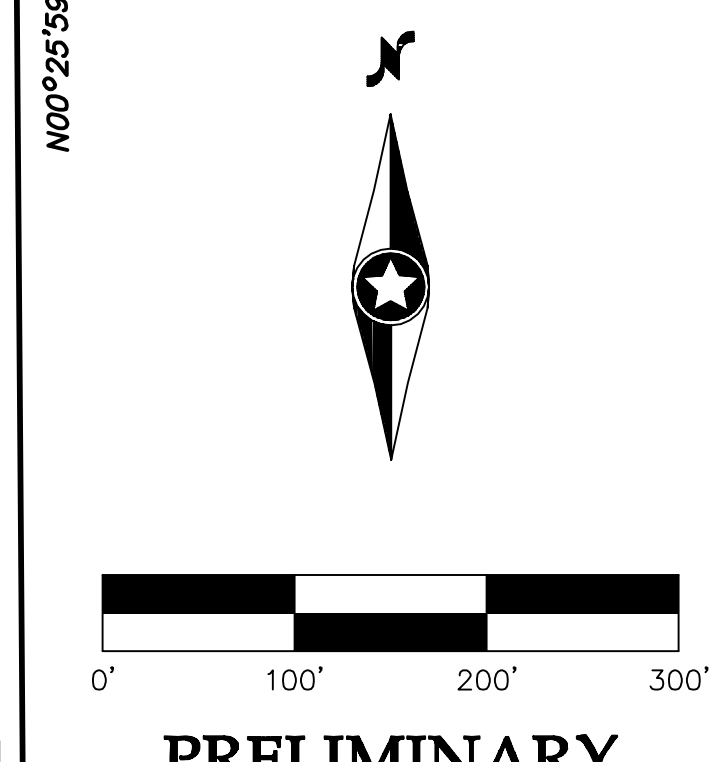
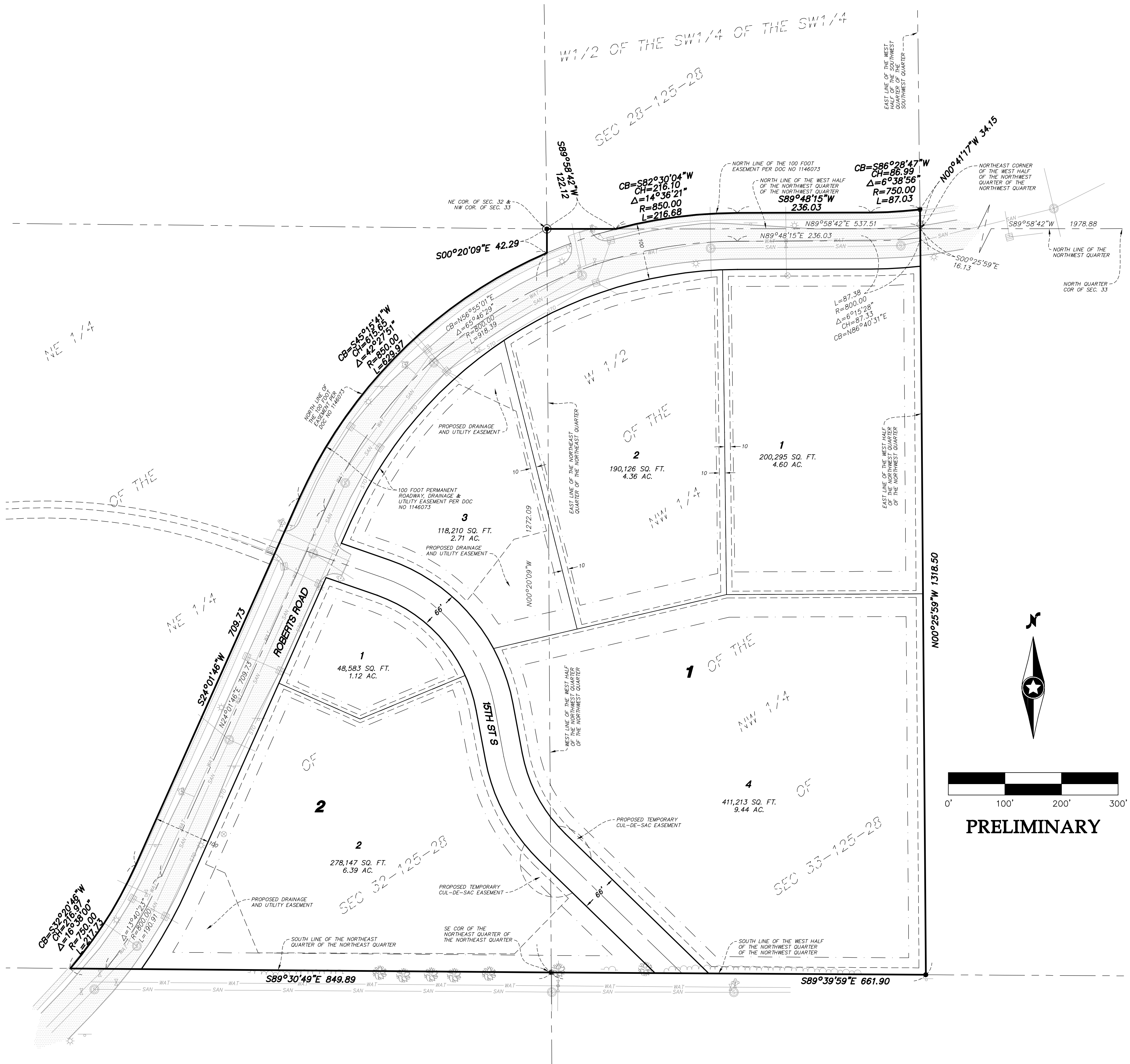
**Site Development Summary**

- EXISTING ZONING: N/A
- PROPOSED ZONING: R-4, TRANSITIONAL DISTRICT
- PROPERTY AREA: 1,529,340 SF (35.11 AC)
- TOTAL LOTS: 6
  - MINIMUM LOT AREA: 48,583 SF OR 1.12 AC
  - MAXIMUM LOT AREA: 422,620 SF OR 9.70 AC
  - AVERAGE LOT AREA: 209,591 SF OR 4.81 AC
- BUILDING SETBACK PER CODE: 30'=FRONT  
15'=SIDE / 30'=SIDE TO ROW  
40'=REAR

**Legal Description**

That part of the Northeast Quarter of the Northeast Quarter of Section 32, the West Half of the Northwest Quarter of Section 33, and the West Half of the Southwest Quarter of the Southwest Quarter, all in Township 125, Range 28, Stearns County, Minnesota described as follows:

Commencing at the North Quarter of said Section 33, thence South 89 degrees 58 minutes 42 seconds West, along the north line of the Northwest Quarter of said Section 33, a distance of 1978.88 feet to the northeast corner of said West Half of the Northwest Quarter of the Northwest Quarter being the point of beginning of the parcel being described; thence North 00 degrees 41 minutes 17 seconds West, along the east line of said West Half of the Southwest Quarter of the Southwest Quarter, a distance of 34.15 feet to the north line of the 100 foot easement per Document No. 1146073, as filed in Stearns County Records Office; thence westerly, along said north line a distance of 87.03 feet along a non-tangential curve concave to the north, having a radius of 750.00 feet, a central angle of 06 degrees 38 minutes 56 seconds, a chord distance of 86.99 feet and a chord bearing of South 86 degrees 28 minutes 47 seconds West; thence South 89 degrees 45 minutes 15 seconds West, along said north line, a distance of 236.03 feet; thence southwesterly, along said north line, a distance of 216.68 feet along a tangential curve concave to the south, having a radius of 850.00 feet, a central angle of 14 degrees 36 minutes 22 seconds, a chord distance of 216.10 feet and a chord bearing of South 82 degrees 30 minutes 04 seconds West, to the north line of said West Half of the Northwest Quarter of the Northwest Quarter; thence South 89 degrees 58 minutes 42 seconds West, along said north line, a distance of 122.12 feet to the northwest corner of said Section 33; thence South 00 degrees 20 minutes 09 seconds East, along the west line of said West Half of the Northwest Quarter of the Northwest Quarter, a distance of 42.29 feet to said north line of the 100 foot easement per Document No. 1146073; thence southwesterly, along said north line a distance of 629.97 feet along a non-tangential curve concave to the southeast, having a radius of 850.00 feet, a central angle of 42 degrees 27 minutes 50 seconds, a chord distance of 615.65 feet and a chord bearing of South 45 degrees 15 minutes 41 seconds West; thence South 24 degrees 01 minutes 46 seconds West, along said north line, a distance of 709.73 feet; thence southwesterly, along said north line a distance of 217.73 feet along a tangential curve concave to the northwest, having a radius of 750.00 feet, a central angle of 18 degrees 39 minutes 00 seconds, a chord distance of 218.97 feet and a chord bearing of South 32 degrees 20 minutes 46 seconds West to the south line of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 30 minutes 49 seconds East, along said south line, a distance of 849.89 feet to the southeast corner of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 39 minutes 59 seconds East, along the south line of said West Half of the Northwest Quarter of the Northwest Quarter, a distance of 661.90 feet to the east line of said West Half of the Northwest Quarter of the Northwest Quarter; thence North 00 degrees 25 minutes 59 seconds West, along said east line, a distance of 1318.50 feet to the point of beginning.



**General Notes**

- This survey was prepared without the benefit of a Title Commitment.
- Bearings shown are based upon the Stearns County Coordinate System, NAD 83, 1996 adjustment.
- Site Benchmark: TNH of hydrant located 500'± SW of the southwest corner of Subject Property on the northwest side of Roberts Road, Elev=1055.79 (City of Sartell Datum).
- 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 possible from information available. The surveyor has not physically located the underground utilities.

**SURVEYOR/ENGINEER:**  
 Westwood Professional Services, Inc.  
 3701 12th Street North, Suite 206  
 St. Cloud, Minnesota 56303  
 Ph- (320)253-9495

I hereby certify that this plan 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.

**OWNER:**  
 Four Points Development  
 13265 25th Ave NW  
 Rice, MN 56367  
 Ph- (320)393-2711

**Terry T. Strus**  
 Date: 7/13/16 License No. 50319

**Westwood**

Westwood Professional Services, Inc.  
 3701 12th Street North, Suite 206  
 St. Cloud, MN 56303  
 Phone 320-253-9495  
 Fax 320-253-8737  
 Toll Free 1-800-270-9495  
 westwoodsps.com

Designed: \_\_\_\_\_  
 Checked: TTS  
 Drawn: NAS  
 Record Drawing by/date: \_\_\_\_\_

Revisions:  
 7/20/2016 - Revise Lot Numbers (NAS)  
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Prepared for:  
**Four Points Development**

13265 25th Ave NW  
 Rice, MN 56367

**Ferche Southwest 35**  
 Sartell, MN

**Preliminary Plat**

Date: 07/13/16  
 Sheet: 3 OF 14