



August 26, 2025

Municipal Boundary Adjustments
Attn: MBAU Administrator
PO Box 64620
St. Paul MN 55164-0620

Re: Annexation of certain property under OA-276

Dear Sir or Madam,

Enclosed please find a resolution annexing certain property to the City of Sartell. This resolution was adopted by the Sartell City Council at their meeting held on August 25th, 2025 and was done in accordance with the orderly annexation agreement between the City of Sartell and the Town of Le Sauk (OA-276) and as amended. The total acres that were requested to be annexed into the City of Sartell is approximately 36 acres with a population of 0.

Other enclosures to this letter include a map indicating the annexation area, other supporting documents, and the required filing fee. The resolution will also been filed with the Stearns County Auditor.

Your attention to this matter is greatly appreciated, and if you need further information, or have any questions, please feel free to contact me.

Best regards,

Kari Haakonson
Community & Economic Development Director
(320-258-7312
Kari.Haakonson@sartellmn.com

RESOLUTION NO. 2025-49

**RESOLUTION ACCEPTING PETITION AND APPROVING ANNEXATION
UNDER OA-276 SARTELL/LESAUK TOWNSHIP
PARCEL #17.09054.0000**

WHEREAS, the City of Sartell and the Town of LeSauk are parties to an orderly annexation agreement by the Municipal Boundary Adjustment Unit as OA-276 and as amended; and

WHEREAS, in OA-276 and as amended, the Town and the City mutually stated that the agreement set forth all the conditions for annexation of the area designated for orderly annexation and that no consideration by the Municipal Boundary Adjustments Unit is necessary. The Municipal Boundary Adjustments Unit may review and comment but shall, within thirty (30) days, order annexation in accordance with the terms and conditions of this agreement; and

WHEREAS, a petition for annexation was filed with the Sartell City Administrator-Clerk on August 15, 2025; and

WHEREAS, the petition was signed by 100% of the affected property owners; and

WHEREAS, the petition was presented to the City Council for their review at a regular meeting held on August 25, 2025; and

WHEREAS, the quantity of land embraced within the area described in the petition and bounded herein is not in excess of 200 acres of land, no part of which is included within the limits of any other incorporated city; and

WHEREAS, a public hearing is not required to be held by the City because 100% of the property owners of the land to be annexed signed the petition; and

WHEREAS, the land described is included in an existing orderly annexation agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SARTELL, MINNESOTA: That the City Council hereby determines that the annexation will be in the best interest of the City and of the territory affected; that the territory described herein does abut upon the City limits and is urban or suburban in character; and that none of said territory is now included within the limits of any incorporated city.

BE IT ALSO RESOLVED: That the Town and the City mutually state that the joint resolution and agreement sets forth all the conditions for annexation of the area designated herein for orderly annexation and that no consideration by the Municipal Boundary Adjustments is necessary. The Municipal Boundary Adjustments may review and comment but shall, within thirty (30) days, order annexation in accordance with the terms and conditions of this agreement.

BE IT FURTHER RESOLVED: That the City of Sartell will act as the Local Governmental Unit, for purposes of administering environmental reviews, in addition to local

subdivision and zoning regulations, upon such time as the annexation is reviewed by the Municipal Boundary Adjustments. No official applications will be reviewed by the City Council until the annexation correspondence from the Municipal Boundary Adjustments has been received by the Stearns County Auditor.

BE IT FURTHER RESOLVED: That the future land use plan designates the property as Single Family Residential.

BE IT FURTHER RESOLVED: That said property is being annexed to the City of Sartell under the current zoning classification of R-R Rural Residential, it is approximately 35 acres and has a population of 0.

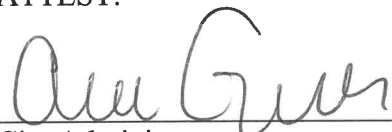
BE IT FURTHER RESOLVED: That the following described property in **Exhibit A** is hereby annexed to the City of Sartell, Minnesota, the same as if it had originally been made a part thereof:

ADOPTED BY THE SARTELL CITY COUNCIL THIS 25th DAY OF AUGUST 2025.



Mayor

ATTEST:



City Administrator

CITY SEAL:

THIS INSTRUMENT DRAFTED BY:

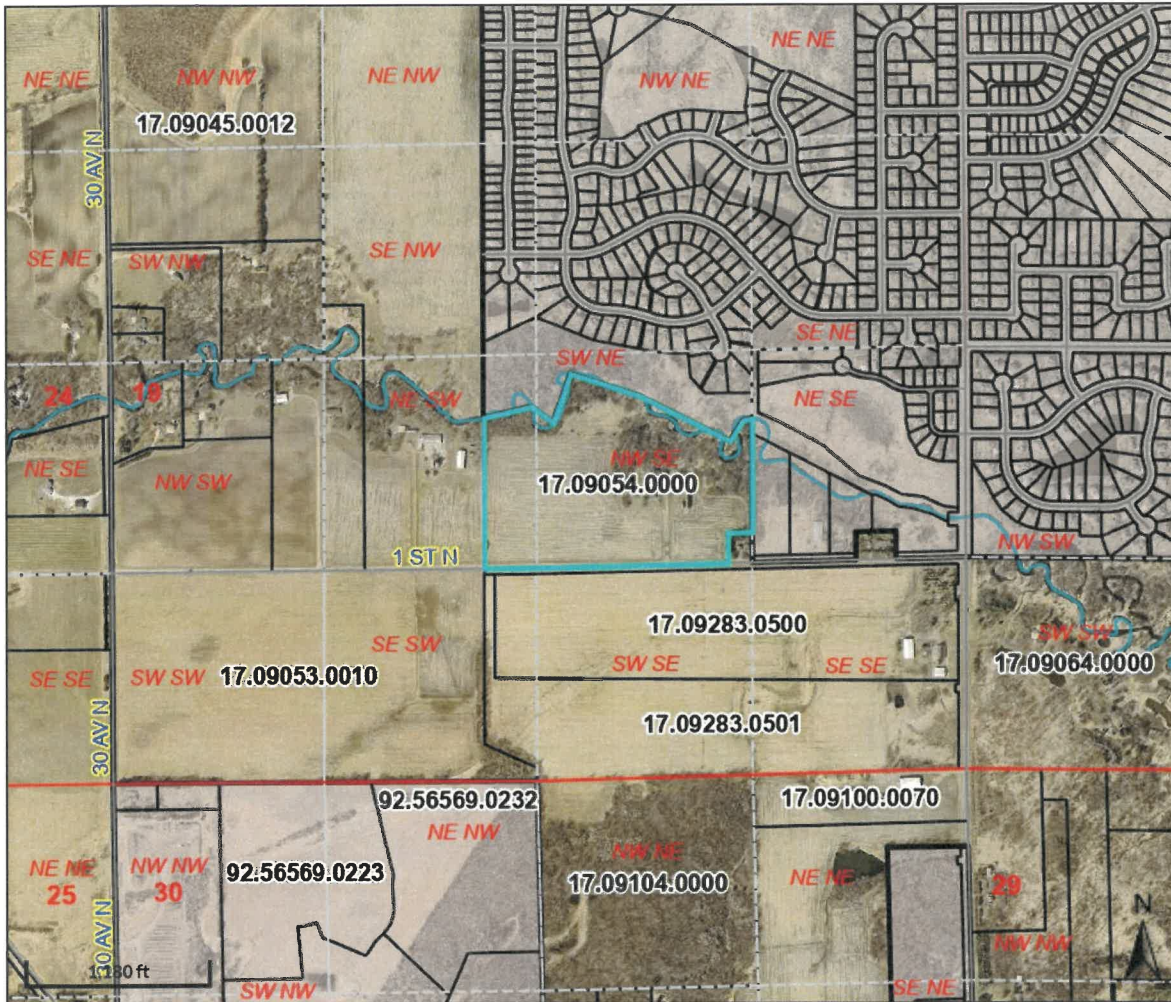
City of Sartell
125 Pinecone Road North
Sartell, MN 56377
(320) 253-2171

EXHIBIT A
LEGAL DESCRIPTION

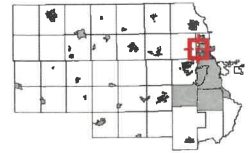
That part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) and of the East Quarter of the Northeast Quarter of the Southwest Quarter (E1/4 NE1/4 SW1/4) lying south of the Watab River, all in Section Nineteen (19), Township One Hundred Twenty-five (125) North, Range Twenty-eight (28) West, Stearns County, Minnesota, excepting therefrom the South 190.00 feet of the East 150.00 feet of said NW1/4 SE1/4.

Except land already within the city.

PID: 17.09054.0000



Overview



Legend

- Parcels
- Additions**
 - A
 - M
 - T
- Sections
- Quarter-Quarter Sections
- + Active Rail Line
- Unincorporated Cities
- Minor Civil Divisions - Township
- ▲ Water Access
- ✈ Airport
- ✙ Cemetery
- Parks
- Lakes PWI
- Streams and Rivers
- Major Roads**
 - Interstate Hwy
 - US Hwy
 - State Hwy
 - County Hwy
 - Roads

Parcel ID	17.09054.0000	Alternate ID	n/a	Owner Address	LAWRENCE J TRAUT REV TRUST
Sec/Twp/Rng	19-125-28	Class	101 - 2A/1B/4BB AGRICULTURAL		816 COBORN CT
Property Address	2271 1ST ST N	Acreage	35.53		SARTELL, MN 56377
	SARTELL				

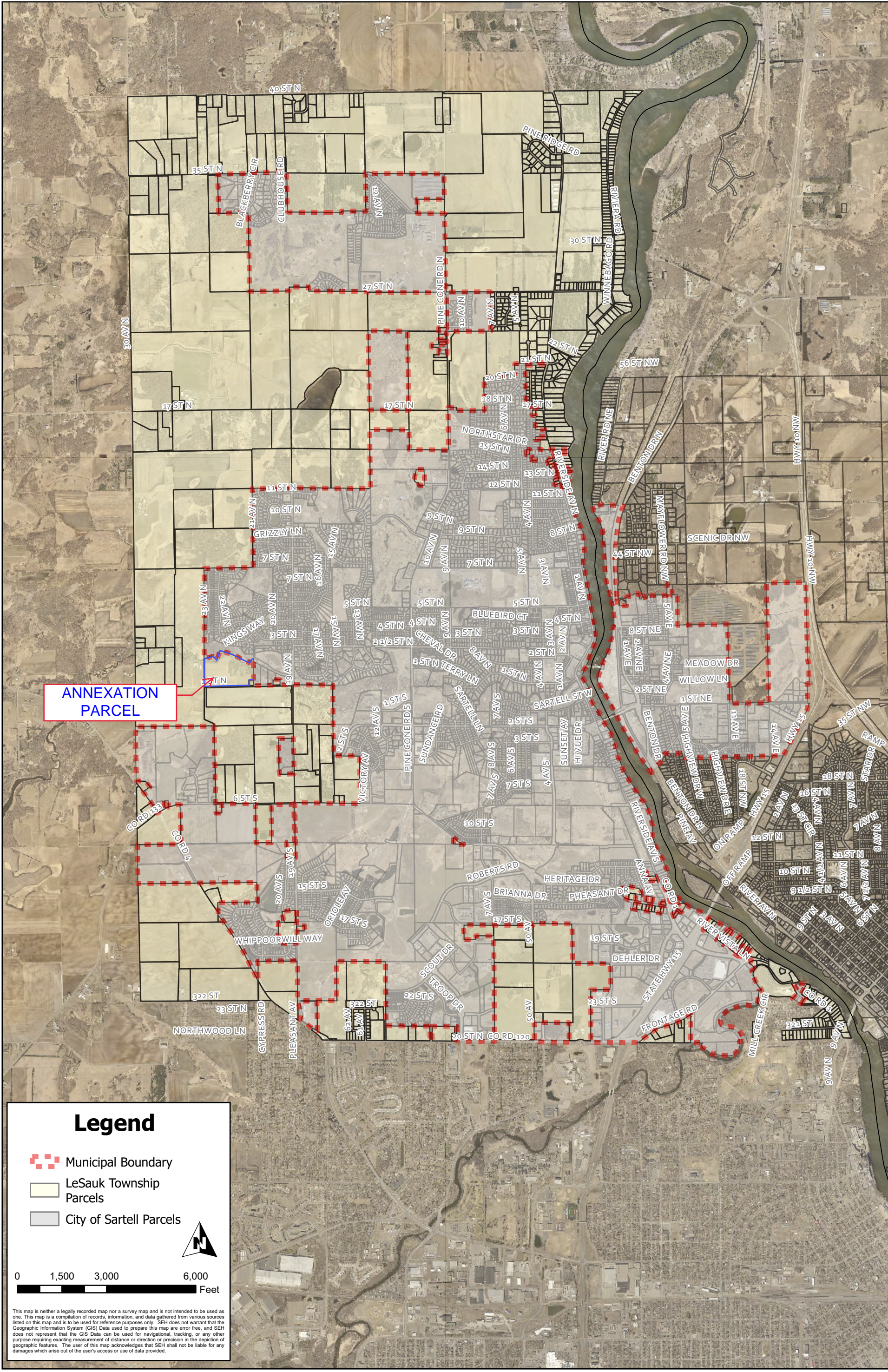
District (1705) 1705 LESAUK 748

Brief Tax Description 35.53 A. PT OF NW4SE4 & E4NE4SW4 LYING S OF WATAB RIVER
 SECTION 19 TOWNSHIP 125 RANGE 028
 (Note: Not to be used on legal documents)

This map is made available on an "as is" basis, without express or implied warranty of any sort including, specifically, any implied warranties of fitness for a particular purpose, warranties of merchantability or warranties relating to the accuracy or completeness of the database(s).

Date created: 8/19/2025

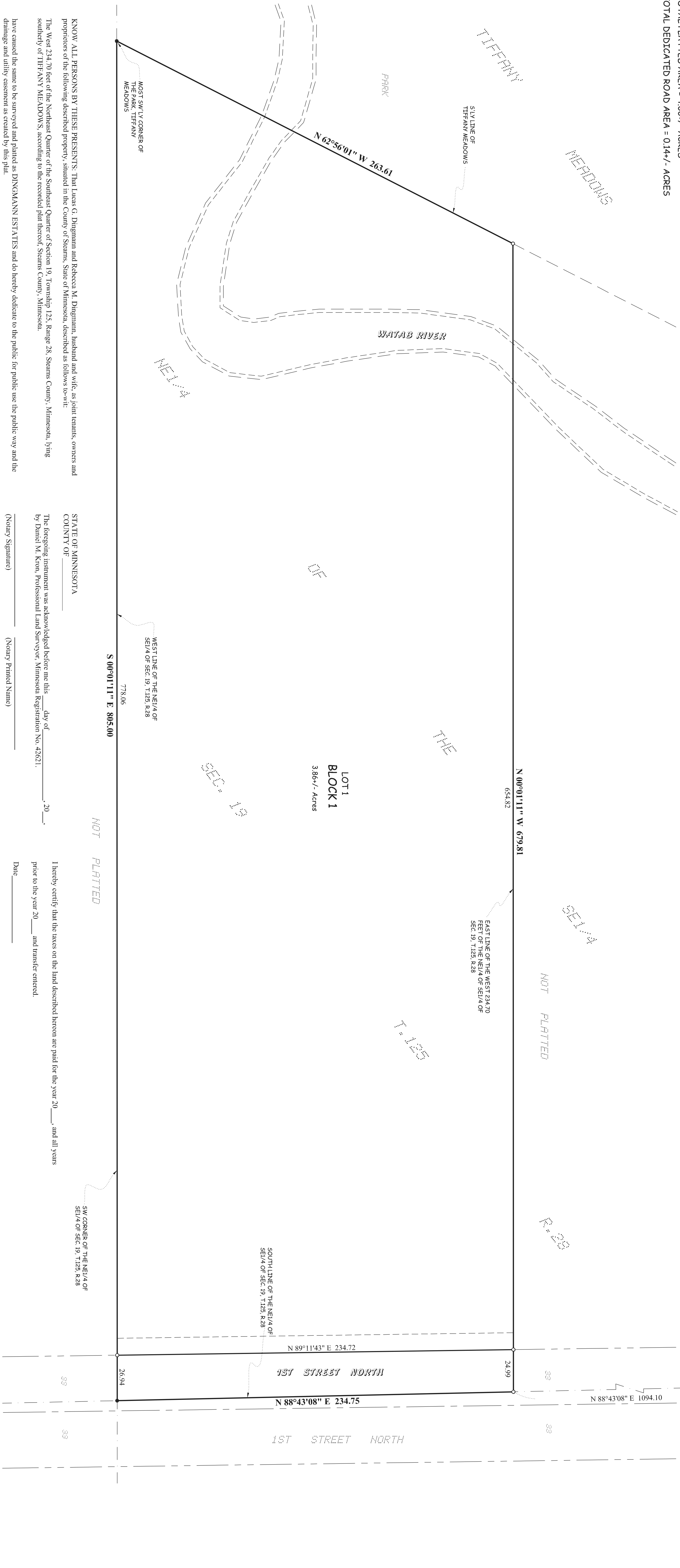
Last Data Uploaded: 8/19/2025 2:14:44 AM



340 CHAPEL HILL RD.
COLD SPRING, MN 56320
PH. 320-685-5905

DINGMANN ESTATES

TOTAL DEDICATED ROAD AREA = 0.14+/- ACRES



KNOW ALL PERSONS BY THESE PRESENTS: That Lucas G. Dingmann and Rebecca M. Dingmann, husband and wife, as joint tenants, owners and proprietors of the following described property, situated in the County of Stearns, State of Minnesota, described as follows to-wit:

The West 23.4, 70 feet of the Northeast Quarter of the Southeast Quarter of Section 19, Township 125, Range 28, Stearns County, Minnesota, lying southerly of TIFFANY MEADOWS, according to the recorded plat thereof, Stearns County, Minnesota.

have caused the same to be surveyed and platted as DINGMANN ESTATES and do hereby dedicate to the public for public use the public way and the drainage and utility easement as created by this plat.

In agreement herewith Lucas G. Dingmann and Rebecca M. Dingmann, husband and wife, as joint tenants, have herunto set their hands this _____ day of _____, 20____.

Lucas G. Dingmann Rebecca M. Dingmann

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Lucas G. Dingmann and Rebecca M. Dingmann, husband and wife, as joint tenants.

(Notary Signature) (Notary Printed Name)

NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA

MY COMMISSION EXPIRES:

1. Daniel M. Krom 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 305.01, 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.

Daniel M. Kron, Professional Land Surveyor
Minnesota Registration No. 42621

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Daniel M. Kron, Professional Land Surveyor, Minnesota Registration No. 42621.

(Notary Signature)	(Notary Printed Name)
--------------------	-----------------------

NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
MY COMMISSION EXPIRES: _____

This plat of DINGMANN ESTATES was approved and accepted by the City of Sartell, Minnesota, at a regular meeting thereof held this _____, day of _____, 20____.

Mayor	Administrator
1990-1994	1990-1994
1994-1998	1994-1998
1998-2002	1998-2002
2002-2006	2002-2006
2006-2010	2006-2010
2010-2014	2010-2014
2014-2018	2014-2018
2018-2022	2018-2022
2022-2026	2022-2026
2026-2030	2026-2030
2030-2034	2030-2034
2034-2038	2034-2038
2038-2042	2038-2042
2042-2046	2042-2046
2046-2050	2046-2050
2050-2054	2050-2054
2054-2058	2054-2058
2058-2062	2058-2062
2062-2066	2062-2066
2066-2070	2066-2070
2070-2074	2070-2074
2074-2078	2074-2078
2078-2082	2078-2082
2082-2086	2082-2086
2086-2090	2086-2090
2090-2094	2090-2094
2094-2098	2094-2098
2098-2102	2098-2102
2102-2106	2102-2106
2106-2110	2106-2110
2110-2114	2110-2114
2114-2118	2114-2118
2118-2122	2118-2122
2122-2126	2122-2126
2126-2130	2126-2130
2130-2134	2130-2134
2134-2138	2134-2138
2138-2142	2138-2142
2142-2146	2142-2146
2146-2150	2146-2150
2150-2154	2150-2154
2154-2158	2154-2158
2158-2162	2158-2162
2162-2166	2162-2166
2166-2170	2166-2170
2170-2174	2170-2174
2174-2178	2174-2178
2178-2182	2178-2182
2182-2186	2182-2186
2186-2190	2186-2190
2190-2194	2190-2194
2194-2198	2194-2198
2198-2202	2198-2202
2202-2206	2202-2206
2206-2210	2206-2210
2210-2214	2210-2214
2214-2218	2214-2218
2218-2222	2218-2222
2222-2226	2222-2226
2226-2230	2226-2230
2230-2234	2230-2234
2234-2238	2234-2238
2238-2242	2238-2242
2242-2246	2242-2246
2246-2250	2246-2250
2250-2254	2250-2254
2254-2258	2254-2258
2258-2262	2258-2262
2262-2266	2262-2266
2266-2270	2266-2270
2270-2274	2270-2274
2274-2278	2274-2278
2278-2282	2278-2282
2282-2286	2282-2286
2286-2290	2286-2290
2290-2294	2290-2294
2294-2298	2294-2298
2298-2302	2298-2302
2302-2306	2302-2306
2306-2310	2306-2310
2310-2314	2310-2314
2314-2318	2314-2318
2318-2322	2318-2322
2322-2326	2322-2326
2326-2330	2326-2330
2330-2334	2330-2334
2334-2338	2334-2338
2338-2342	2338-2342
2342-2346	2342-2346
2346-2350	2346-2350
2350-2354	2350-2354
2354-2358	2354-2358
2358-2362	2358-2362
2362-2366	2362-2366
2366-2370	2366-2370
2370-2374	2370-2374
2374-2378	2374-2378
2378-2382	2378-2382
2382-2386	2382-2386
2386-2390	2386-2390
2390-2394	2390-2394
2394-2398	2394-2398
2398-2402	2398-2402
2402-2406	2402-2406
2406-2410	2406-2410
2410-2414	2410-2414
2414-2418	2414-2418
2418-2422	2418-2422
2422-2426	2422-2426
2426-2430	2426-2

This plat was examined by me and recommended for approval on the _____ day
of _____, 20____.

Stearns County Surveyor.
Minnesota Registration No. _____

Stearns County Auditor/Treasurer	Deputy Auditor/Treasurer	Tax Parcel Number

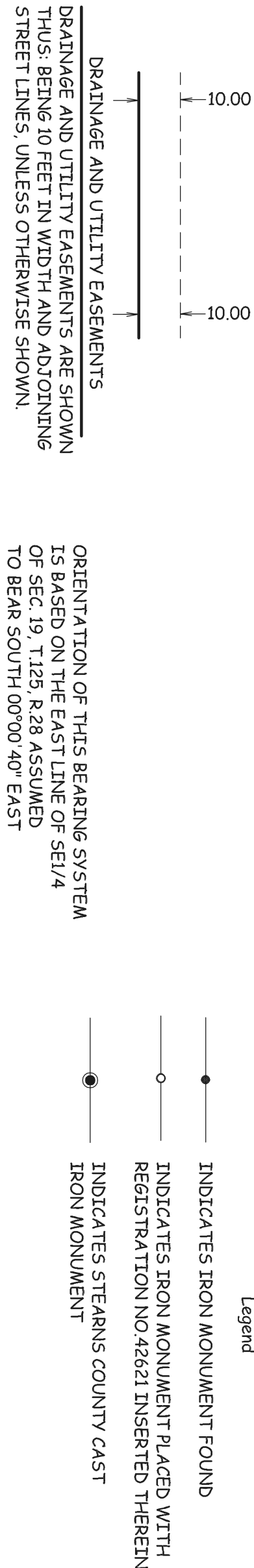
I hereby certify that the taxes on the land described hereon are paid for the year 20____, and all years prior to the year 20____ and transfer entered.

Date _____

I hereby certify that this instrument was filed for record in the Office of the County Recorder in and for Stearns County, Minnesota on this ____ day of ____, 20__, at ____ o'clock __.M.

as Document No. _____; in plat cabinet No. _____

Stearns County Recorder
Deputy Recorder



AVALON VILLAGE 3

BLOCK 1
LOT 1 12713
LOT 2 15322
LOT 3 14744
LOT 4 12789
LOT 5 16706

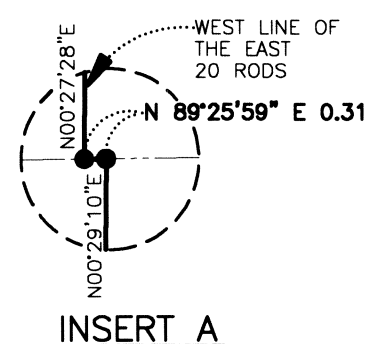
BLOCK 2
LOT 1 10518
LOT 2 12051

BLOCK 3
LOT 1 18412
LOT 2 11968

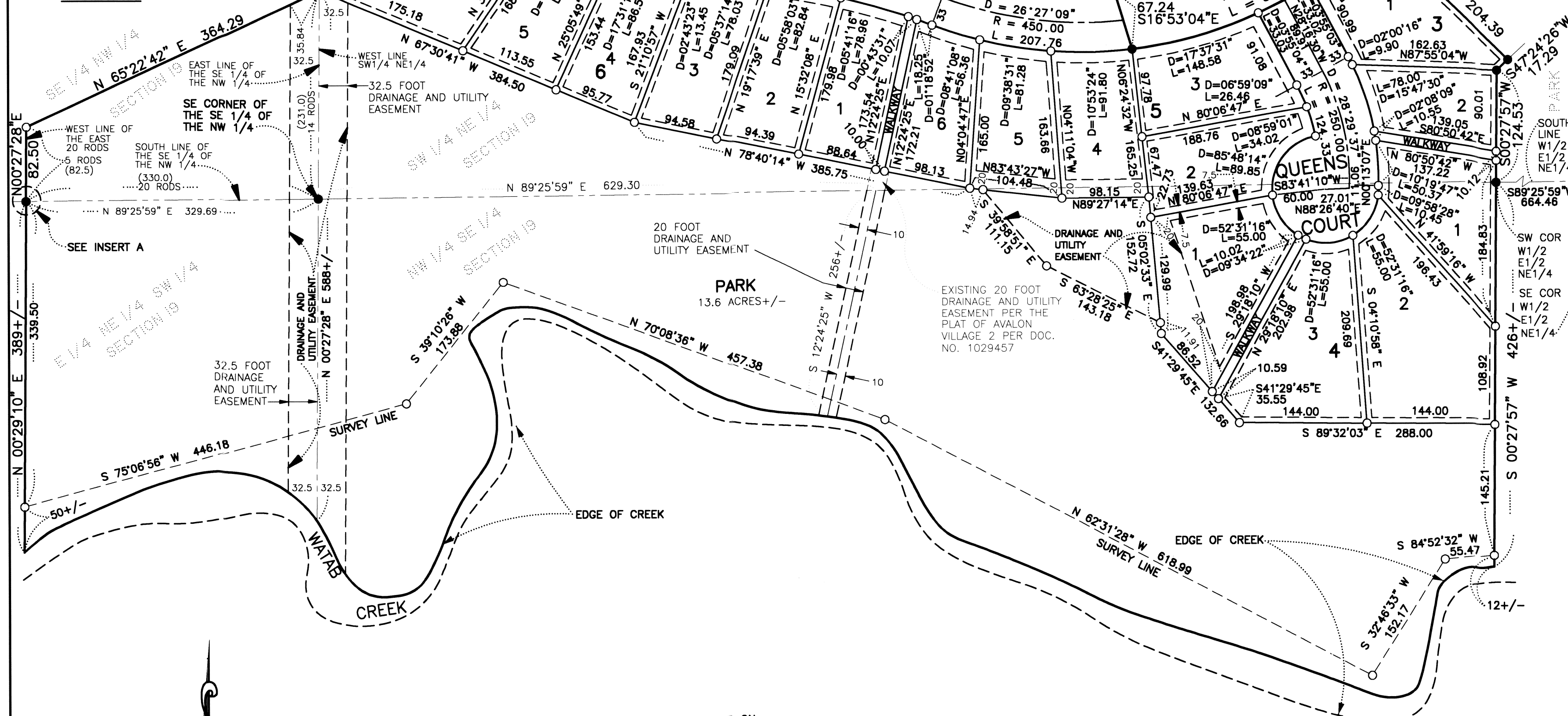
BLOCK 4
LOT 1 16269
LOT 2 28626
LOT 3 23458

BLOCK 5
LOT 1 21967
LOT 2 14933
LOT 3 17228
LOT 4 15425
LOT 5 14987
LOT 6 14367

BLOCK 6
LOT 1 14845
LOT 2 15845
LOT 3 15779
LOT 4 14309
LOT 5 15731
LOT 6 24177
LOT 7 22961
LOT 8 14330

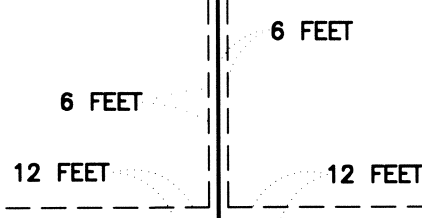


INSERT A



ORIENTATION OF THIS BEARING IS BASED ON THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 SECTION 19 TOWNSHIP 125 NORTH RANGE 28 WEST WHICH IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 27 MINUTES 28 SECONDS EAST

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 STREET LINES, AS SHOWN ON THE PLAT.

- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND

Surveying & Engineering Professionals Inc.
100 2nd Ave. South, Suite 104
Bauk Rapids, Mn 56379
(320) 259-8888

KNOW ALL MEN BY THESE PRESENTS: That Croat Land Company, a Minnesota Corporation, under the laws of the State of Minnesota, owners of record of the following described property, situated in the City of Sartell, County of Stearns, State of Minnesota, to-wit:

Outlot B, AVALON VILLAGE 2, according to the recorded plat thereof; and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), less the South 190 feet of the East 150 feet thereof; and the East One-quarter of the Northeast Quarter of the Southwest Quarter (E 1/4 NE 1/4 SW 1/4) and that part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) described as follows, to-wit: Commencing at the Southeast Corner of said SE 1/4 of the NW 1/4; thence West along the South line, 20 rods; thence North parallel with the East line, 5 rods; thence in a Northeasterly direction on a straight line to a point on the East line, 14 rods North of LESS AND EXCEPT; thence South along said East line, 14 rods to the place of beginning, all in Section 19, T125N, R28W That part which lies south of the Watab River.

Have caused the same to be surveyed and platted as AVALON VILLAGE 3, and do hereby dedicate and donate to the public for public use forever the thoroughfares, park and walkways, and also dedicating the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Croat Land Company, a Minnesota Corporation, has caused their presents to be signed by its proper officer this 14th day of April, 2003.

Croat Land Company, A Minnesota Corporation

Ken Croat
Ken Croat, CEO

STATE OF MINNESOTA
COUNTY OF STEARNS

The foregoing instrument was acknowledged before me this 14 day of April, 2003, by Ken Croat, CEO, Croat Land Company a Minnesota Corporation.

Notary Public
NOTARY PUBLIC, STEARNS COUNTY, MINNESOTA

MY COMMISSION EXPIRES 1/31/2005

Sartell City Council

We do hereby certify that on the 13th day of January, 2003, the City Council of Sartell, Minnesota, approved this plat.

SIGNED: *Robert J. Prater* MAYOR
ATTEST: *Patricia S. Sargent* CLERK

County Surveyor

I hereby certify that this plat has been checked and recommended for approval the 16th day of April, 2003.

Dennis H. Krow
STEARNS COUNTY SURVEYOR, MINNESOTA LICENSE NUMBER 23045

County Auditor / Treasurer

I hereby certify that the taxes on the land described hereon are paid for the year 2003 and all years prior to the year 2003 and transfer entered.

Date: April 16, 2003
Notary Public
STEARNS COUNTY AUDITOR-TREASURER 92-35322-110
DEPUTY AUDITOR-TREASURER 92-35370-764

County Recorder

Document Number 1054460

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 17th day of April, 2003, at 2:35 o'clock P.M. and was duly recorded in Plat Cabinet H Number 101.

Diane Grundhoffer
COUNTY RECORDER
STEARNS COUNTY, MINNESOTA

Jodi L. Lashman
By Deputy

I hereby certify that I surveyed and platted the property described on this plat as AVALON VILLAGE 3, that this is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths thereof, that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in MN 505.02, Subd. 1, or public highways to be designated other than shown.

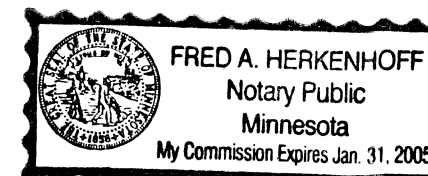
Linda H. Brown
LINDA H. BROWN, LICENSED LAND SURVEYOR
MINNESOTA LICENSE NUMBER 23682

STATE OF MINNESOTA
COUNTY OF STEARNS

The foregoing instrument was acknowledged before me this 14th day of April, 2003, by LINDA H. BROWN, Licensed Land Surveyor, Minnesota License Number 23682.

Notary Public
NOTARY PUBLIC, STEARNS COUNTY, MINNESOTA

MY COMMISSION EXPIRES Jan 31, 2005



LOT AREAS
SF +/-

BLOCK 1
1 9222
2 9356
3 9356
4 8557

BLOCK 2
1 9001
2 7801
3 7801
4 7801
5 7880
6 11634
7 10531
8 9770
9 11744
10 42542
11 50646

BLOCK 3
1 11446
2 10354
3 10450
4 10216
5 11841
6 11121
7 12661

OUTLOT A
44556

OUTLOT B
519546

OUTLOT C
119640

PARK
158785

TIFFANY MEADOWS

KNOW ALL MEN BY THESE PRESENTS: That Tiffany Development, LLC, a corporation under the laws of the State of Minnesota, owners and proprietors, and Lakeland Construction Finance, LLC, a corporation under the laws of the State of Minnesota, mortgagees, of the following described property, situated in the City of Sartell, County of Stearns, State of Minnesota, to-wit:

The Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Nineteen (19), Township 125, Range 28;

Less and Except:

Beginning at the Southwest Corner of the NE1/4 SE1/4; thence running 650 feet East on the Quarter line, to the point of beginning; thence North a distance of 175 feet; thence East a distance of 249 feet; thence South a distance of 175 feet; thence West a distance of 249 feet, all in Section 19, Township 125, Range 28.

Also Less and Except:

The North 133.5 feet of the East 526 feet of the NE1/4 SE1/4 of Section 19, Township 125, Range 28.

Also Less and Except:

That part of the NE1/4 SE1/4 of Section 19, Township 125, Range 28 described as follows, to-wit: Commencing at a point 650 feet East and 175 feet North of the Southwest corner of the said NE1/4 SE1/4; thence South 175 feet to the Quarter section line; thence West along the quarter section line 174 feet; thence North at a right angle 257 feet; thence Southeasterly to the point of beginning.

Also Less and Except:

All that part of the NE1/4 SE1/4 of Section 19, Township 125, Range 28 described as follows, to-wit: Beginning at the Southwest corner of said NE1/4 SE1/4; thence running East along the South line of said 1/4 1/4 for a distance of 750 feet; thence running North and parallel to the East line of said NE1/4 SE1/4 for a distance of 405 feet to a point; thence running in a Northerly direction to a point on the West line of said NE1/4 SE1/4, 805 feet North of the point of beginning; thence running South, on the Westerly line of said NE1/4 SE1/4 to the point of beginning and there terminating.

Have caused the same to be surveyed and platted as TIFFANY MEADOWS do hereby dedicate and donate to the public for public use forever the thoroughfares, the park, and the easements as shown on this plat for drainage and utility purposes only.

TIFFANY DEVELOPMENT, LLC

In witness whereof said Tiffany Development, LLC, a corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer, this 20th day of July, 2005.

Douglas V. Foss
Douglas V. Foss, President

STATE OF MINNESOTA
COUNTY OF Stearns

The foregoing instrument was acknowledged before me this 20th day of July, 2005, by Douglas V. Foss, President of Tiffany Development, LLC, a corporation under the laws of the State of Minnesota, on behalf of said corporation.

NOTARY PUBLIC, Benton COUNTY, MINNESOTA
MY COMMISSION EXPIRES Jan 31, 2007



LAKELAND CONSTRUCTION FINANCE, LLC

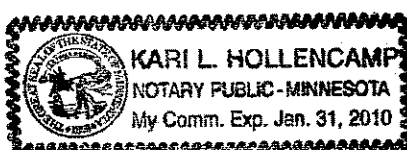
Also in witness whereof said Lakeland Construction Finance, LLC, a corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer, this 20th day of July, 2005.

Brad Verhot
Brad Verhot, Vice President

STATE OF MINNESOTA
COUNTY OF Benton

The foregoing instrument was acknowledged before me this 20th day of July, 2005, by Brad Verhot, Vice President of Lakeland Construction Finance, LLC, a corporation under the laws of the State of Minnesota, on behalf of said corporation.

NOTARY PUBLIC, Stearns COUNTY, MINNESOTA
MY COMMISSION EXPIRES Jan 31, 2010



SURVEYOR

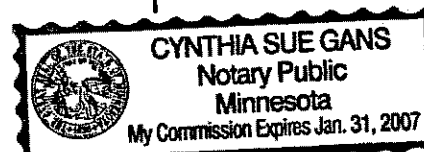
I hereby certify that I surveyed and platted the property described on this plat as TIFFANY MEADOWS, that this is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths thereof, that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than shown.

Linda H. Brown
LINDA H. BROWN, LICENSED LAND SURVEYOR, MINNESOTA LICENSE NUMBER 23682

STATE OF MINNESOTA
COUNTY OF Stearns

The foregoing instrument was acknowledged before me this 19th day of July, 2005, by Linda H. Brown, Licensed Land Surveyor, Minnesota License Number 23682.

NOTARY PUBLIC, Benton COUNTY, MINNESOTA
MY COMMISSION EXPIRES Jan 31, 2007



SARTELL CITY COUNCIL

We do hereby certify that on the 9th day of May, 2005, the City Council of Sartell, Minnesota,

SIGNED: Patricia Bartland Acting MAYOR

ATTEST: Patricia Bartland CLERK

STEARNS COUNTY SURVEYOR

I hereby certify that this plat has been checked and recommended for approval the 5th day of Aug, 2005.

Dennis H. Kuo
STEARNS COUNTY SURVEYOR, MINNESOTA LICENSE NUMBER 23045

STEARNS COUNTY AUDITOR/TREASURER

I hereby certify that the taxes on the land described hereon are paid for the year 2005, and all years prior to the year 2005, and transfer entered.

Date: 8/15/05
STEARNS COUNTY AUDITOR/TREASURER

DEPUTY AUDITOR/TREASURER
TAX PARCEL NUMBER

STEARNS COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 15th day of August, 2005, at 3:38 o'clock P. M. and was duly recorded in Plat

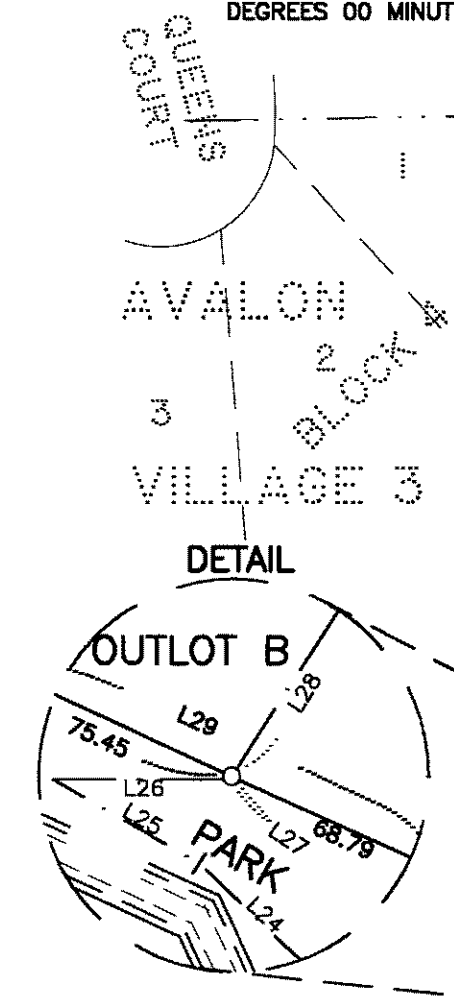
Cabinet Number 131 Document Number 1164700

Diane Sandkefer
COUNTY RECORDER
STEARNS COUNTY, MINNESOTA

Patricia Bartland
By Deputy

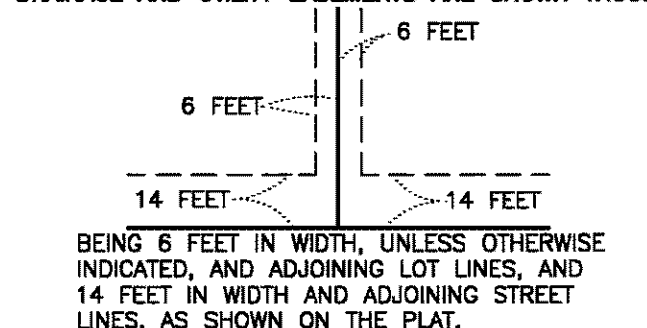
BEARING ORIENTATION

THE ORIENTATION OF THE BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NE1/4 SE1/4 SECTION 19, TOWNSHIP 125, RANGE 28, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST.



NUMBER	DIRECTION	DISTANCE
L1	S 79°25'39" E	29.10
L2	N 10°46'25" W	30.39
L3	N 26°58'29" W	10.22
L4	S 26°58'29" E	47.96
L5	S 51°35'57" E	61.16
L6	S 01°12'38" E	19.27
L7	N 01°12'38" W	29.72
L8	S 89°59'20" W	17.97
L9	N 89°59'20" E	42.03
L10	N 77°32'56" E	39.19
L11	S 38°07'38" E	55.79
L12	S 38°07'38" E	31.25
L13	S 73°34'41" E	15.68
L14	S 04°04'04" W	2.43
L15	S 36°50'30" E	60.74
L16	N 58°51'16" W	89.21
L17	S 72°13'16" E	52.76
L18	N 23°48'49" W	22.27
L19	N 73°29'32" W	53.60
L20	N 63°52'33" W	62.77
L21	S 52°30'03" E	83.42
L22	S 11°09'41" E	55.17
L23	N 13°20'04" W	42.97
L24	N 46°31'45" W	48.23
L25	N 60°04'21" W	44.38
L26	N 89°54'49" W	46.50
L27	N 33°04'20" E	0.92
L28	N 33°04'20" E	62.34
L29	S 65°34'33" E	144.24
L30	S 49°47'45" E	99.29
L31	S 49°47'45" E	27.26
L32	S 49°47'45" E	27.08
L33	N 50°05'20" W	89.29
L34	S 50°05'20" E	113.78
L35	N 61°41'38" W	93.95
L36	S 61°41'38" E	11.38
L37	S 83°06'49" E	132.81
L38	N 61°41'38" W	105.33
L39	S 82°08'32" E	71.69
L40	S 82°08'32" E	18.77
L41	S 65°21'00" E	11.88
L42	S 00°00'40" E	27.14
L43	S 75°39'50" E	16.88
L44	S 00°00'40" E	58.22
L45	S 89°59'20" W	60.00
L46	S 00°00'40" E	85.00
L47	N 89°59'20" E	56.90

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 6 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LINES, AND 14 FEET IN WIDTH AND ADJOINING STREET LINES, AS SHOWN ON THE PLAT.

BENCHMARK:

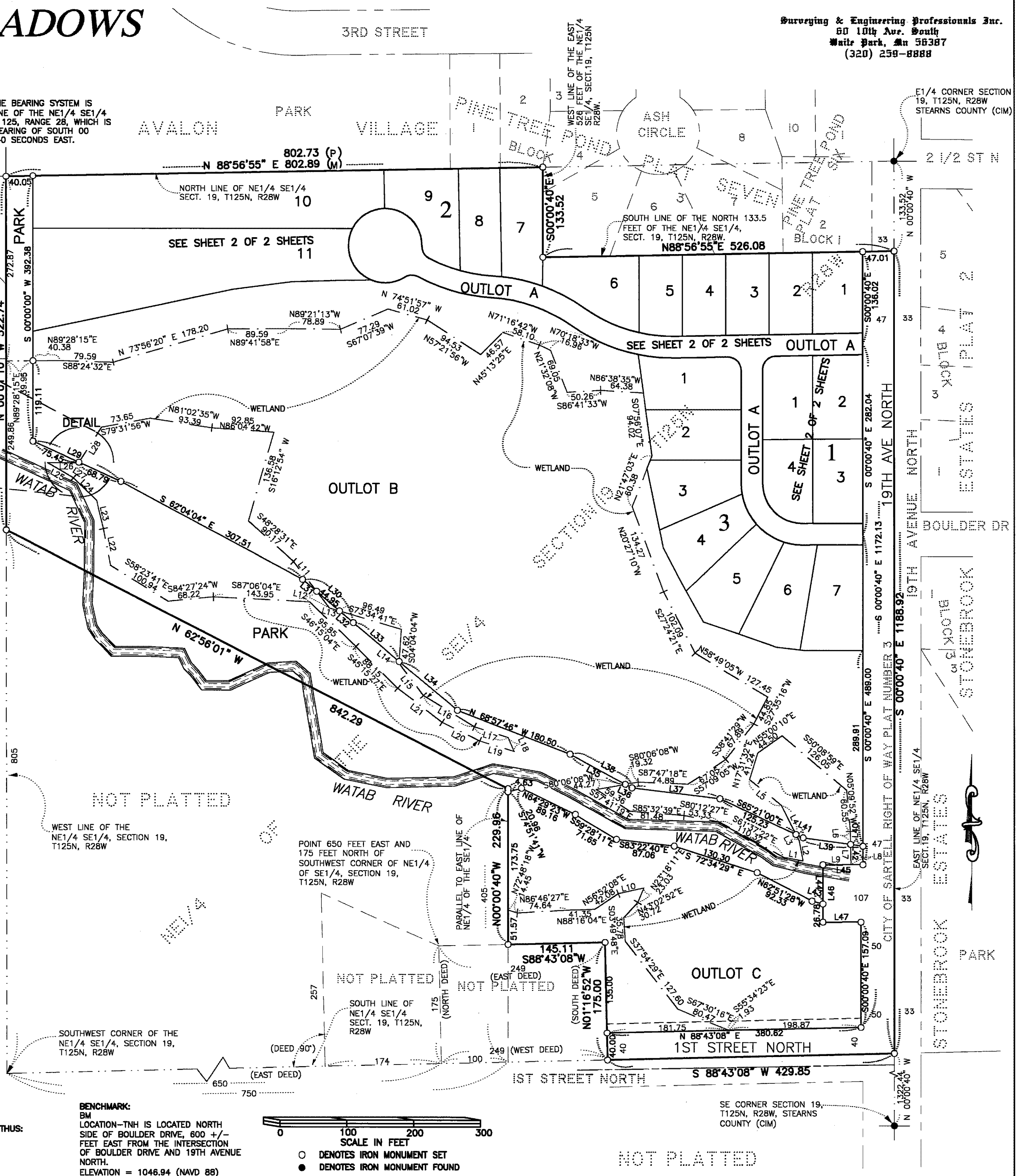
BM LOCATION-TNH IS LOCATED NORTH SIDE OF BOULDER DRIVE, 600 +/- FEET EAST FROM THE INTERSECTION OF BOULDER DRIVE AND 19TH AVENUE NORTH.
ELEVATION = 1046.94 (NAVD 88)

WATAB RIVER ELEVATION
(7-28-04)
ELEVATION = 1032.22



○ DENOTES IRON MONUMENT SET
● DENOTES IRON MONUMENT FOUND

NOT PLATTED



- LOT AREAS SF +/-
- BLOCK 1
- 1 9222
 - 2 9356
 - 3 9356
 - 4 8557

- BLOCK 2
- 1 9001
 - 2 7801
 - 3 7801
 - 4 7801
 - 5 7680
 - 6 11634
 - 7 10531
 - 8 9770
 - 9 11744
 - 10 42542
 - 11 50646

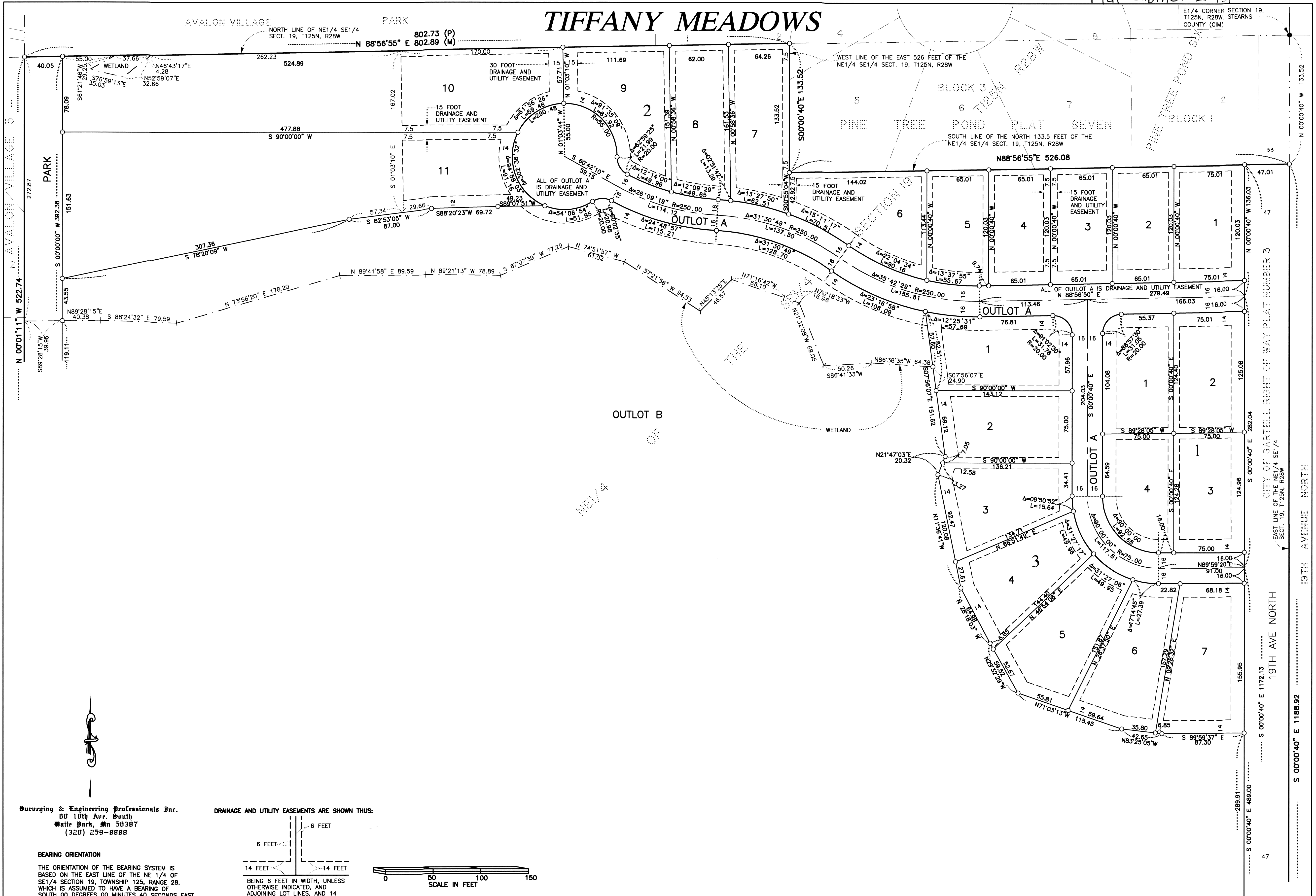
- BLOCK 3
- 1 11446
 - 2 10354
 - 3 10450
 - 4 10216
 - 5 11841
 - 6 11121
 - 7 12661

- OUTLOT A
- 44556

- OUTLOT B
- 519546

- OUTLOT C
- 119640

- PARK
- 158785

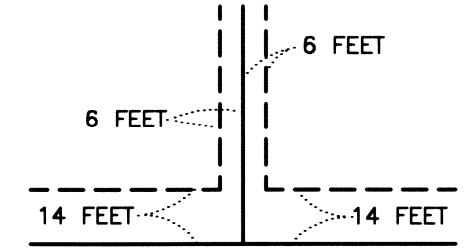


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- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND