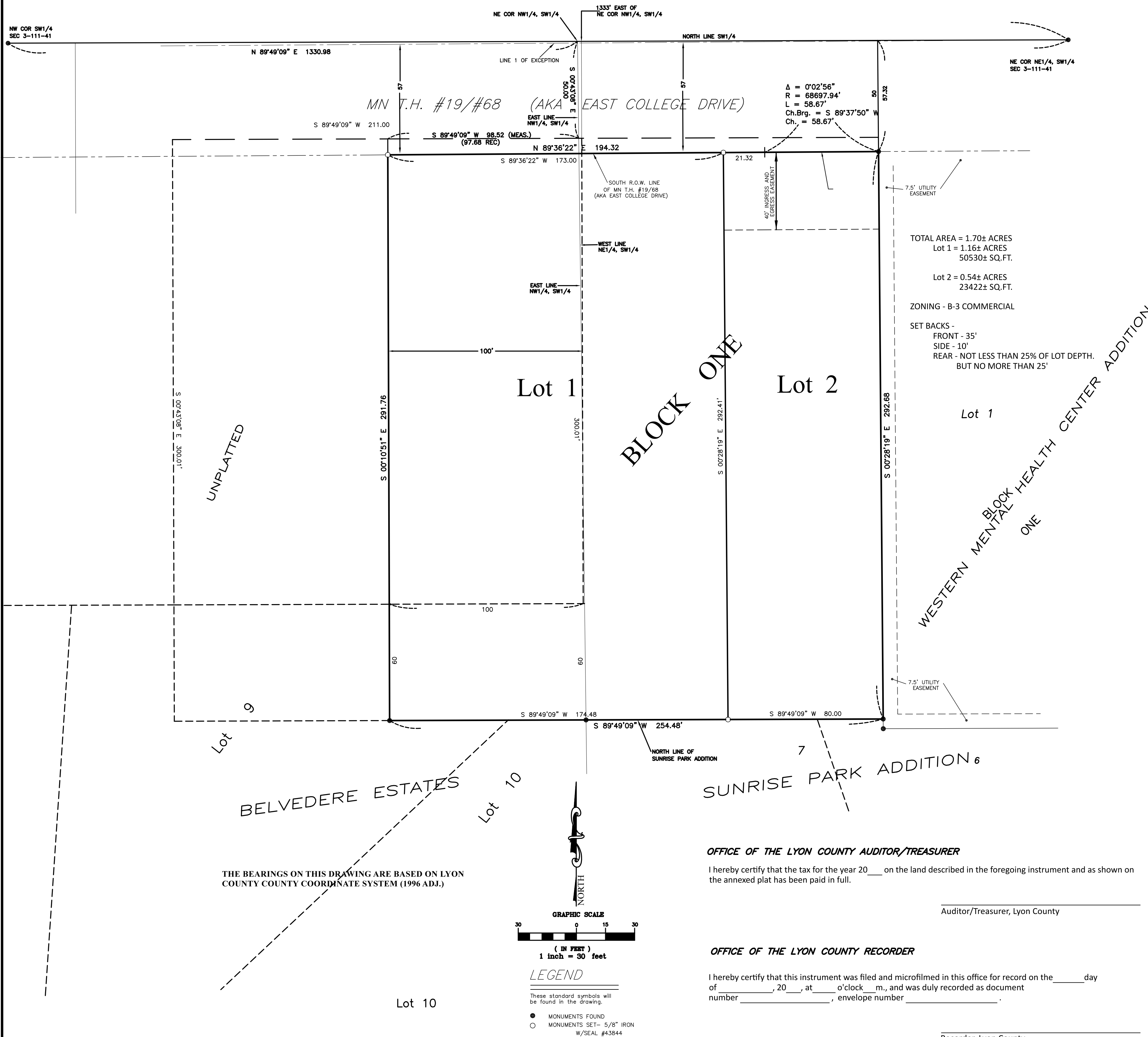


# Preliminary Plat of PEACHY SUBDIVISION



**KNOW ALL PEOPLE BY THESE PRESENTS:** That Peachy LLC, a limited liability company under the laws of the State of Minnesota, fee owner of the following described property:

(Document no. 1624496)

Tract A and Tract B

The Easterly 100 feet of that part of the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section Three (3), Township One Hundred Eleven (111) North, Range Forty-one (41) West of the Fifth Principal Meridian in Lyon County, Minnesota, described as follows: Beginning at a point 1333 feet east of the West quarter corner of Section 3, Township 111 North, Range 41 West and 50 feet south of the center line of T.H. No. 19 as now laid out and constructed; thence in a westerly direction along the right of way line of T.H. No. 19 a distance of 211 feet; thence south at right angles a distance of 240 feet; thence east and parallel with the center line of T.H. No. 19 a distance of 211 feet; thence north a distance of 240 feet to the point of beginning.

AND  
A tract of land located in the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) of Section Three (3), Township One Hundred Eleven (111) North, Range Forty-one (41) West, Lyon County, Minnesota, being more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter of the Southwest Quarter (NE¼ SW¼) of said Section Three (3), thence North 90 degrees 00 minutes 00 seconds West, assumed bearing along the North line of said Southwest Quarter 1176.00 feet; thence South 00 degrees 00 minutes 00 seconds East 50 feet to the point of beginning, said point of beginning being on the South right of way line of Trunk Highway number 19; thence South 00 degrees 17 minutes 28 seconds East 300.00 feet to a point on the North line of Sunrise Park Addition to the City of Marshall, Minnesota; thence North 90 degrees 00 minutes 00 seconds West along said North line 152.93 feet to the West line of said Northeast Quarter of the Southwest Quarter; thence North 00 degrees 31 minutes 32 seconds West along said West line 300.00 feet to said South right of way line; thence North 90 degrees 00 minutes 00 seconds East along said South right of way line 154.21 feet to the point of beginning.

EXCEPTING THEREFROM: All that part of Tracts A and B described above which lies North of a line run parallel with and distant 57 feet South of line I described below:  
Line I: Beginning at a point on the west line of Section 3, Township 111 North, Range 41 West, which is 5.64 feet South of the West quarter corner of said Section 3; thence Easterly on an azimuth of 90 degrees 54 minutes 10 seconds the direction is based on the Minnesota State Plane Coordinate System, South Zone, No. 14 American Datum of 1927, a distance of 1,426.34 feet; thence Easterly a distance of 177.38 feet along a tangential curve concave to the South, having a radius of 68,754.94 feet and a central angle of 0 degrees 08 minutes 52 seconds; thence on an azimuth of 91 degrees 03 minutes 02 seconds, tangent to said curve, a distance of 3,794.40 feet to a point on the East line of said Section 3 which is 4.62 feet North of the East Quarter corner thereof.

AND

Tract C

All that part of the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section Three (3), Township One Hundred Eleven (111) North, Range Forty-one (41) West of the Fifth Principal Meridian in Lyon County, Minnesota, described as follows: Commencing at the NE corner of said NW¼ SW¼ thence South 00 degrees 31 minutes 32 seconds East, assumed bearing, along the east line of said NW¼ SW¼ 50 feet to a point on the S'y right of way of Trunk Highway Number 19; thence North 90 degrees 00 minutes 00 seconds West along the S'y right of way line 97.68 feet; thence South at right angles to said right of way 240.00 feet to the Point of Beginning; thence on a continuation of last line South 60.00 feet; thence North 90 degrees 00 minutes 00 seconds East parallel with said right of way line 97.68 feet more or less to a point on the said East line of the NW¼ SW¼; thence North 00 degrees 31 minutes 32 seconds West along said east line 60.00 feet; thence North 90 degrees 00 minutes 00 seconds West 97.68 feet to the Point of Beginning.

Have caused the same to be surveyed and platted as PEACHY SUBDIVISION, and do hereby donate and dedicate to the public for public use forever the easements as shown on this plat.

**PEACHY LLC**

by \_\_\_\_\_, Its \_\_\_\_\_

**STATE OF MINNESOTA  
COUNTY OF LYON**

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, a \_\_\_\_\_ of Peachy LLC, a limited liability company under the laws of the State of Minnesota .

Notary Public,  
My Commission Expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I hereby certify that I have surveyed and platted the property described on this plat as PEACHY SUBDIVISION, that this plat is a correct representation of said survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat and that there are no wetlands or public highways to be designated on this plat other than as shown.

Daniel L. Bueltel  
Minnesota License Number 43844

**STATE OF MINNESOTA  
COUNTY OF LYON**

The Surveyor's Certificate was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Daniel L. Bueltel, a licensed land surveyor.

Notary Public,  
My Commission Expires \_\_\_\_\_

**CITY COUNCIL**

This plat of PEACHY SUBDIVISION was approved and accepted, by resolution, at a meeting of the City Council of Marshall, Minnesota, held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor \_\_\_\_\_

City Clerk \_\_\_\_\_

**OFFICE OF THE LYON COUNTY AUDITOR/TREASURER**

I hereby certify that the tax for the year 20\_\_\_\_ on the land described in the foregoing instrument and as shown on the annexed plat has been paid in full.

\_\_\_\_\_  
Auditor/Treasurer, Lyon County

**OFFICE OF THE LYON COUNTY RECORDER**

I hereby certify that this instrument was filed and microfilmed in this office for record on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and was duly recorded as document number \_\_\_\_\_, envelope number \_\_\_\_\_.

\_\_\_\_\_  
Recorder, Lyon County