

# PRELIMINARY PLAT OF BUFFALO RIDGE CONCRETE ADDITION

**LAND DESCRIPTION**

All of Lot 1 of Crow's Addition in the City of Marshall, as filed recorded in the office of the County Recorder, in and for Lyon County, Minnesota. EXCEPTING THEREFROM the westerly 198 feet thereof.

AND

A tract of land located in the Southwest Quarter of the Southeast Quarter (SW1/4,SE1/4) of Section 5, Township 111 North, Range 41 West, in the City of Marshall, Lyon County, Minnesota, being more particularly described as follows:

Commencing at the intersection of Burlington Northern Railroad Company's Main Track center line, as now located and constructed, and the North line of said Southwest Quarter of the Southeast Quarter; thence South 31°44'58" West, assumed bearing, along said center line, for a distance of 300.00 feet; thence South 31°44'58" East a distance of 50.00 feet, to the Point of Beginning, said point being a corner of Lot 1 of Crow's Addition, as filed and recorded in the office of the County Recorder in and for said Lyon County; thence continuing South 31°44'58" East a distance of 50.00 feet; thence South 58°15'02" West a distance of 400.00 feet; thence North 31°44'58" West, a distance of 50.00 feet; thence North 58°15'02" East, parallel with and 50.00 feet Southeasterly, as measured at right angles from said Main Track center line, a distance of 400.00 feet, to the Point of Beginning.

AND

All that part of the Southwest Quarter of the Southeast Quarter of Section 5, Township 111 North, Range 41 West, in the City of Marshall, Lyon County, Minnesota, being more particularly described as follows:

Commencing at the southeast corner of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 43 minutes 50 seconds West, bearing based on Lyon County Coordinate System (1996 Adj.), along the south line of said southeast Quarter, a distance of 436.19 feet; thence North 01 degrees 22 minutes 49 seconds West, a distance of 33.00 feet to an iron stake with an Ag-Land Engineering cap, said point also being on the north right of way line of Trunk Highway Number 19; thence North 01 degrees 48 minutes 15 seconds East, a distance of 236.27 feet to an iron stake with said Ag-Land Engineering cap; thence North 88 degrees 46 minutes 54 seconds East, a distance of 141.02 feet to an iron stake with said Ag-Land Engineering cap; thence North 01 degrees 10 minutes 06 seconds West, a distance of 91.52 feet to an iron stake with a Moseng cap; thence North 89 degrees 43 minutes 50 seconds East, parallel with the said south line of the Southeast Quarter, a distance of 100.00 feet to a point on the westerly line of an alley as shown on the plat entitled Auditors Plat of Legion Field Addition, said plat is filed and recorded in the office of said County Recorder; thence North 01 degrees 10 minutes 06 seconds West, along the west line of said alley, a distance of 127.88 feet, to the point of beginning; thence South 89 degrees 43 minutes 50 seconds West, parallel with said south line of the Southeast Quarter, a distance of 338.98 feet to a point on the easterly line of Crow's Addition, as filed and recorded in the office of said County recorder; thence North 01 degrees 10 minutes 06 seconds West, along said east line of Crow's Addition, a distance of 442.12 feet to a corner of said Crow's Addition; thence North 44 degrees 21 minutes 55 seconds East, along the easterly line of said Crow's Addition, a distance of 474.93 feet, to the westerly line of the alley as shown on said plat entitled Auditors Plat of Legion Field Addition; thence South 01 degrees 10 minutes 06 seconds East, along the westerly line of said alley, a distance of 780.12 feet, to the point of beginning.

AND a part of the former railroad property.

**OWNERS:**

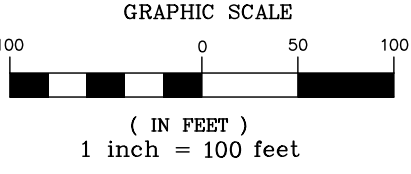
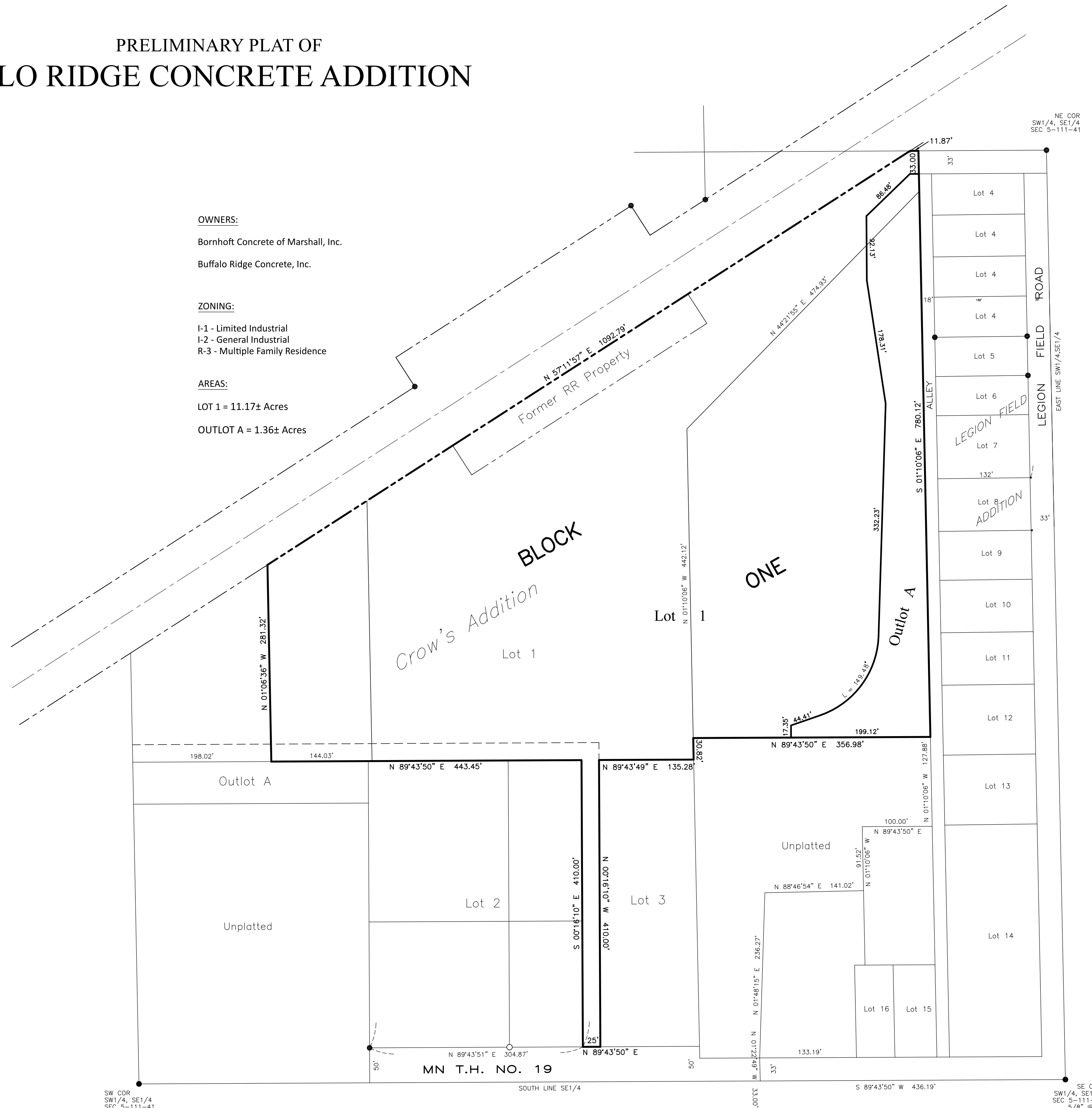
Bornhoft Concrete of Marshall, Inc.  
Buffalo Ridge Concrete, Inc.

**ZONING:**

I-1 - Limited Industrial  
I-2 - General Industrial  
R-3 - Multiple Family Residence

**AREAS:**

LOT 1 = 11.17± Acres  
OUTLOT A = 1.36± Acres



**LEGEND**  
These standard symbols will be found in the drawing.  
● MONUMENTS FOUND

⚡ BROKEN SCALE

