

PRELIMINARY PLAT OF
CHANNEL PARKWAY ADDITION
 IN THE N.E. 1/4, N.W. 1/4, SEC. 5, T. 111 N., R. 41 W.,
 CITY OF MARSHALL, LYON COUNTY, MINNESOTA

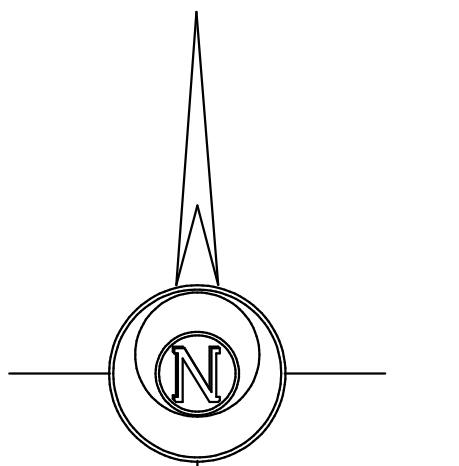
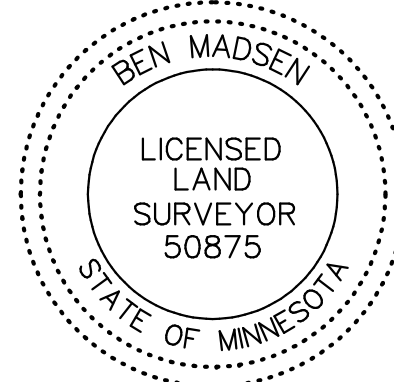
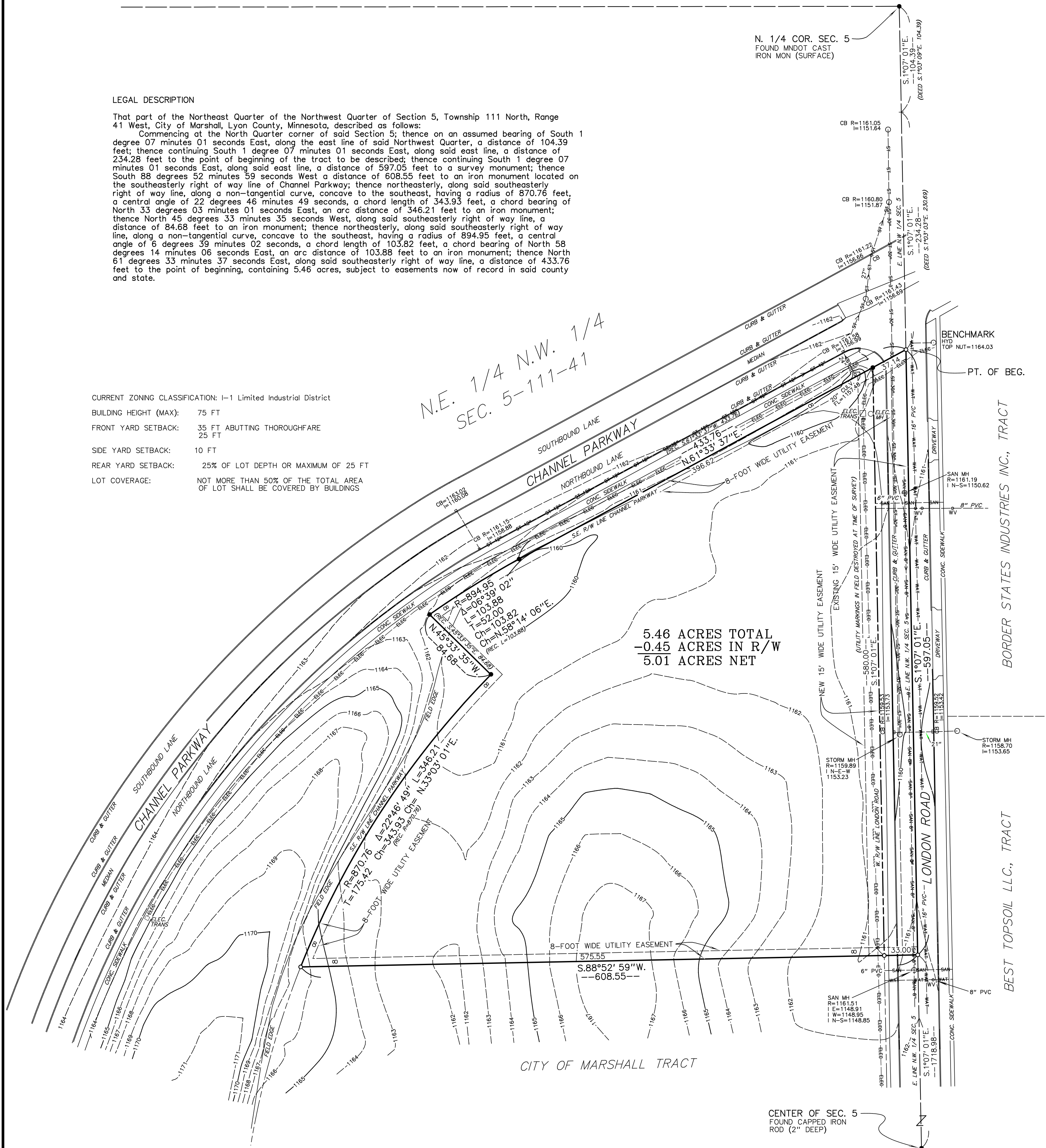
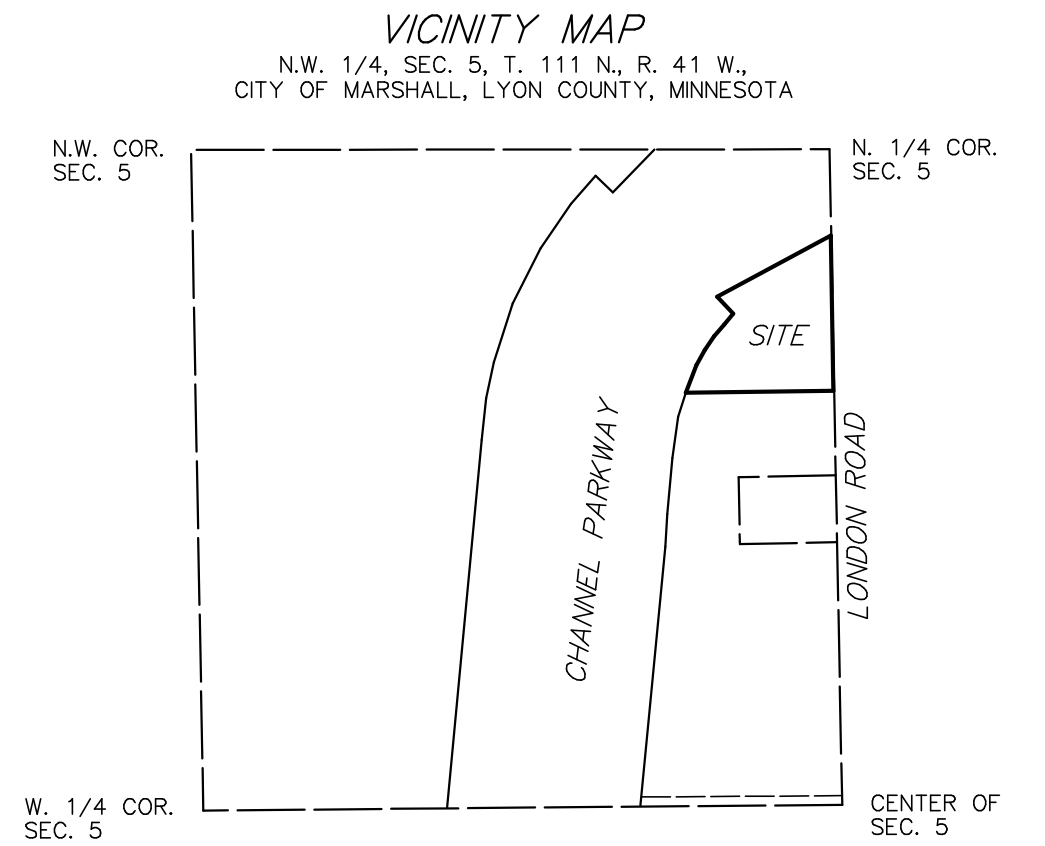
LEGAL DESCRIPTION

That part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 111 North, Range 41 West, City of Marshall, Lyon County, Minnesota, described as follows:
 Commencing at the North Quarter corner of said Section 5; thence on an assumed bearing of South 1 degree 07 minutes 01 seconds East, along the east line of said Northwest Quarter, a distance of 104.39 feet; thence continuing South 1 degree 07 minutes 01 seconds East, along said east line, a distance of 234.28 feet to the point of beginning of the tract to be described; thence continuing South 1 degree 07 minutes 01 seconds East, along said east line, a distance of 597.05 feet to a survey monument; thence South 88 degrees 52 minutes 59 seconds West a distance of 608.55 feet to an iron monument located on the southeasterly right of way line of Channel Parkway; thence northeasterly, along said southeasterly right of way line, along a non-tangential curve, concave to the southeast, having a radius of 870.76 feet, a central angle of 22 degrees 46 minutes 49 seconds, a chord length of 343.93 feet, a chord bearing of North 33 degrees 03 minutes 01 seconds East, an arc distance of 346.21 feet to an iron monument; thence North 45 degrees 33 minutes 35 seconds West, along said southeasterly right of way line, a distance of 84.88 feet to an iron monument; thence northeasterly, along said southeasterly right of way line, along a non-tangential curve, concave to the southeast, having a radius of 894.95 feet, a central angle of 6 degrees 39 minutes 02 seconds, a chord length of 103.82 feet, a chord bearing of North 58 degrees 14 minutes 06 seconds East, an arc distance of 103.88 feet to an iron monument; thence North 61 degrees 33 minutes 37 seconds East, along said southeasterly right of way line, a distance of 433.76 feet to the point of beginning, containing 5.46 acres, subject to easements now of record in said county and state.

CURRENT ZONING CLASSIFICATION: I-1 Limited Industrial District
 BUILDING HEIGHT (MAX): 75 FT
 FRONT YARD SETBACK: 35 FT ABUTTING THOROUGHFARE
 25 FT
 SIDE YARD SETBACK: 10 FT
 REAR YARD SETBACK: 25% OF LOT DEPTH OR MAXIMUM OF 25 FT
 LOT COVERAGE: NOT MORE THAN 50% OF THE TOTAL AREA OF LOT SHALL BE COVERED BY BUILDINGS

N.E. 1/4 N.W. 1/4
 SEC. 5-111-41

5.46 ACRES TOTAL
 -0.45 ACRES IN R/W
 5.01 ACRES NET



SCALE 1" = 60'

- DENOTES IRON MONUMENTS FOUND OR SET IN PREVIOUS SURVEYS.
- DENOTES IRON MONUMENTS SET & MARKED WITH REG. NO. 50875 UNLESS OTHERWISE SHOWN.

BEARINGS ARE ORIENTED TO THE LYON COUNTY COORDINATE SYSTEM, NAD83 2011 ADJUSTMENT. VERTICAL DATUM = NAVD88

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT 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.
 Ben Madsen
 DATE: 2-08-2024 LICENSE NO. 50875

S.W.W.C. - ADMIN BUILDING	
DRAWN BY: B.M. CHECK BY: B.M. SURVEY BY: B.M., K.V.	TEL: (507) 235-3780 318 EAST BLUE EARTH AVENUE FARMONT, MINNESOTA 56031
FILE NO. 1 PAGE NUMBER 1	24068