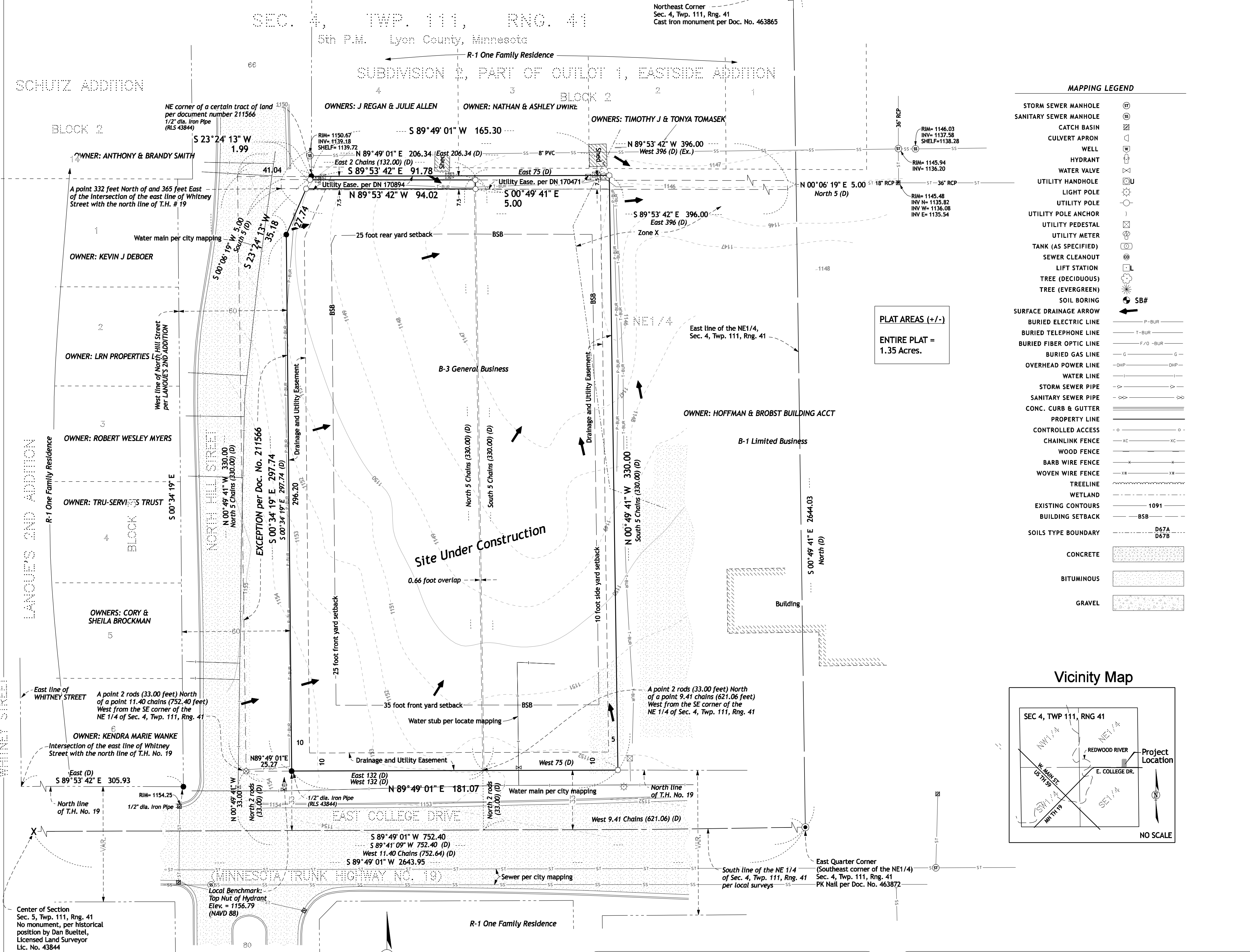


DG MARSHALL

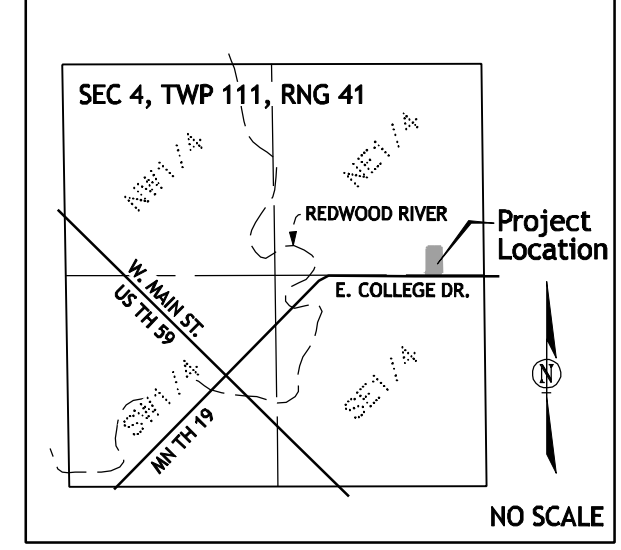


MAPPING LEGEND

- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- CULVERT APRON
- WELL
- HYDRANT
- WATER VALVE
- UTILITY HANDHOLE
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE ANCHOR
- UTILITY PEDESTAL
- UTILITY METER
- TANK (AS SPECIFIED)
- SEWER CLEANOUT
- LIFT STATION
- TREE (DECIDUOUS)
- TREE (EVERGREEN)
- SOIL BORING
- SURFACE DRAINAGE ARROW
- BURIED ELECTRIC LINE
- BURIED TELEPHONE LINE
- BURIED FIBER OPTIC LINE
- BURIED GAS LINE
- OVERHEAD POWER LINE
- WATER LINE
- STORM SEWER PIPE
- SANITARY SEWER PIPE
- CONC. CURB & GUTTER
- PROPERTY LINE
- CONTROLLED ACCESS
- CHAINLINK FENCE
- WOOD FENCE
- BARB WIRE FENCE
- WOVEN WIRE FENCE
- TREELINE
- WETLAND
- EXISTING CONTOURS
- BUILDING SETBACK
- SOILS TYPE BOUNDARY
- CONCRETE
- BITUMINOUS
- GRAVEL

PLAT AREAS (+/-)
ENTIRE PLAT = 1.35 Acres.

Vicinity Map



LEGAL DESCRIPTION

All that part of the Northeast Quarter of Section 4, Township 111 North of Range 41 West of the 5th P.M., Lyon County, Minnesota, contained within the following boundary lines, to wit:
Beginning at a point 2 rods (33 feet) North and 9.41 chains (621.06 feet) West from the Southeast corner of said Northeast Quarter of Section 4, and running thence North a distance of 5 chains (330 feet); thence East and at right angles to last line a distance of 75 feet; thence South and at right angles to last line a distance of 5 chains (330 feet); thence West a distance of 75 feet to the point of beginning.

Together with a tract of land located in the Northeast Quarter of Section 4, Township 111 North of Range 41 West of the 5th P.M., Lyon County, Minnesota, described as follows:
Commencing at a point 332 feet North and 365 feet East of the intersection of the East line of Whitney Street with the North line of T.H. #19 in the City of Marshall, Minnesota, and running thence East and parallel with the North line of T.H. #19, a distance of 396 feet; thence North at right angles to last line a distance of 5 feet; thence West at right angles to last line and parallel with the North line of T.H. #19 a distance of 396 feet; thence South at right angles to last line a distance of 5 feet to point of beginning.

Excepting therefrom a tract of land located in the Northeast Quarter of Section 4, Township 111 North of Range 41 West of the 5th P.M., Lyon County, Minnesota, described as follows:
Commencing at a point 332 feet North and 365 feet East of the intersection of the East line of Whitney Street with the North line of T.H. #19 in the City of Marshall, Minnesota, and running thence East and parallel with the North line of T.H. #19, a distance of 396 feet; thence North at right angles to last line a distance of 5 feet; thence West at right angles to last line and parallel with the North line of T.H. #19 a distance of 396 feet; thence South at right angles to last line a distance of 5 feet to point of beginning.

And also excepting therefrom the property conveyed to the City of Marshall in Warranty Deed dated December 29, 2016, recorded December 29, 2016, as Document No. 211566, described as follows: That part of the Northeast Quarter of Section 4, Township 111 North of Range 41 West of the 5th P.M., Lyon County, Minnesota, being more particularly described as follows:
Commencing at the Southeast corner of said Northeast Quarter; thence South 89° 49' 01" West, bearing based on Lyon County Coordinate System (1996 Adj.), along the South line of said Northeast Quarter, a distance of 752.40 feet; thence North 00° 49' 41" West a distance of 33.00 feet, to the Point of Beginning; thence continuing North 00° 49' 41" West a distance of 330.00 feet; thence North 89° 49' 01" East a distance of 41.04 feet, to the Southwest corner of Lot 4, Block 2 of EASTSIDE ADDITION, as filed and recorded in the office of the County Recorder in and for said Lyon County; thence South 23° 24' 13" West a distance of 35.18 feet to a point 60 feet East, measured at right angles, of the West line of North Hill Street as shown on LANOUÉ'S 2ND ADDITION, as filed and recorded in the office of said County Recorder; thence South 00° 34' 19" East, parallel to said West line, a distance of 297.74 feet, to a point 33 feet North of the South line of said Northeast Quarter; thence South 89° 49' 01" West, parallel to said South line, a distance of 25.27 feet, to the point of beginning.

Existing Property Site Address: 801 & 805 East College Drive, Marshall, MN 56258
Current Zoning = B-3 General Business
County Tax Parcel IDs = 27-599053-0 & 27-599074-0
East College Drive is a Thoroughfare Road.
North Hill Street is a minor street.

BUILDING SETBACKS
B-3 General Business District
Yard Regulations:
Front Yard = 35 feet from Thoroughfare Roads
= 25 feet from Minor Streets
Side Yard = 10 feet
Rear Yard = 25% of lot depth (25 foot max.)
Lot depth = ±321 feet (25% = 80.25 feet)

There was no evidence of wetland observed within the area to be platted.
Topographic features shown hereon are from a field survey completed on 04/20/2022 and Lyon County aerial mapping.
Access to property will be provided by widening an existing entrance in the southeasterly portion of the project property along East College Drive (MN TH 19).
Existing ground cover was primarily yard with some trees. Dollar General store is currently being constructed on the site.
There were no buildings observed on the project property in the process of conducting the field work.
A portion of the project property lies within Flood Zone X (0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile), according to F.I.R.M. Map No. 27083C0309D, dated 11/26/2010 by graphing plotting only, we do not assume responsibility for exact determination, as is plotted hereon.

PROPERTY BOUNDARY MONUMENT LEGEND

- SET IRON PIPE WITH CAP STAMPED "DELEO 40341"
- FOUND IRON MONUMENT
- SET MAGNETIC "PK" NAIL
- GOVERNMENT SECTION CORNER MONUMENT
- (D) DIMENSION / DIRECTION PER DEED OF RECORD



NO.	REVISIONS SINCE INITIAL DATE OF 11/02/2022	DATE
1	ADDED LABELS FOR DBU EASEMENTS, EDITED LEGAL DESCRIPTION	11/03/2022

KLD
KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING
BRAINERD ST. CLOUD

1120 Industrial Park Road
Brainerd, MN 56401
218-828-6333

13 North 11th Avenue
St. Cloud, MN 56303
320-259-1269

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: *Samuel J. DeLeo* 11/03/2022
Samuel J. DeLeo, MN License No. 40341 Date

PROJECT NO. OVERG2202

Preliminary Plat of
DG MARSHALL
For property at: 801 & 805 East College Drive
City of Marshall, County of Lyon, State of Minnesota
Located in Section 4, Township 111 North, Range 41 West