

PRELIMINARY PLAT:

H.B. STORAGE NORTH SIDE ADDITION

LEGAL DESCRIPTION

That part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 24 and that part of Government Lot 1 of Section 25, all in Township 120, Range 35, Kandiyohi County, Minnesota, described as follows: Commencing at the Southwest corner of said SE 1/4 of the SW 1/4; thence on an assumed bearing of N 01°07'13" E along the West line of said SE 1/4 of the SW 1/4, a distance of 79.39 feet to the center line of C.S.A.H. No. 25; thence on a bearing of S 89°18'04" E along said center line, a distance of 55.60 feet to the point of beginning of the tract herein described; thence continue on a bearing of S 89°18'04" E along last said center line, 568.17 feet; thence on a bearing of N 89°32'18" E along last said center line, 198.35 feet to the Westerly Right of Way line of U.S.T.H. No. 71 and S.T.H. No. 23; thence on a bearing of S 00°27'42" E along last said Right of Way line a distance of 50.00 feet; thence on a bearing of S 41°31'11" E along last said Right of Way line, a distance of 131.36 feet; thence Southwesterly 133.40 feet along last Right of Way line on a curve concave to the East, having a radius of 5913.68 feet, a central angle of 01°17'33", and a chord bearing and distance of S 06°17'30" W, 133.40 feet; thence on a bearing of S 05°38'43" W along last said Right of Way line, a distance of 281.55 feet; thence on a bearing of N 86°29'51" W, 819.48 feet to its intersection with a line bearing S 00°41'56" E from the point of beginning; thence on a bearing of N 00°41'56" E along last said line, 516.45 feet to the point of beginning.

EXISTING ZONING IS COMMERCIAL -INDUSTRIAL  
SETBACKS:  
C.S.A.H. NO. 25:130 FEET FROM CENTER LINE  
U.S.T.H. NO. 71 & S.T.H. NO. 23= 150 FEET FROM CENTER LINE  
SIDE: 10 FEET  
REAR: 10 FEET  
TOTAL AREA OF PLAT = 10.19 ACRES +/-

