

WEST CENTRAL AG SUBDIVISION

434 7TH STREET AND 426 7TH STREET

LOCATED IN: SECTION 33, TOWNSHIP 142 NORTH, RANGE 46 WEST
FELTON, CLAY COUNTY, MINNESOTA 56536

AS-SURVEYED DESCRIPTION

LOT 1
BEING ALL THAT PARCEL OF LAND LOCATED IN THE CITY OF FELTON, COUNTY OF CLAY, STATE OF MINNESOTA AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT A FOUND BRIDGE SPIKE BEING THE NORTH QUARTER (N1/4) CORNER OF SECTION 33, TOWNSHIP 142 NORTH, RANGE 46 WEST, THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 33 S85°49'52"E, A DISTANCE OF 858.59' TO A SET MAG-NAIL WITH WASHER INSCRIBED "LS 57628" AND BEING THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID NORTHERLY LINE S85°49'52"E, A DISTANCE OF 98.88' TO A SET MAG-NAIL WITH WASHER INSCRIBED "LS 57628" AND CONTINUING FOR A TOTAL DISTANCE OF 300.31' TO A SET MAG-NAIL WITH WASHER INSCRIBED "LS 57628".

THENCE DEPARTING SAID NORTHERLY SECTION LINE S01°34'17"W, A DISTANCE OF 247.85'; THENCE N88°25'43"W, A DISTANCE OF 300.00' TO THE EASTERLY RIGHT-OF-WAY LINE OF PACIFIC AVENUE (A 50' PUBLIC RIGHT-OF-WAY);

THENCE ALONG THE EASTERLY LINE THEREOF N01°34'17"E, A DISTANCE OF 261.56' TO THE POINT OF BEGINNING, CONTAINING 76,426 SQUARE FEET OR 1.755 ACRES, MORE OR LESS.

LOT 2
BEING ALL THAT PARCEL OF LAND LOCATED IN THE CITY OF FELTON, COUNTY OF CLAY, STATE OF MINNESOTA AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT A FOUND BRIDGE SPIKE BEING THE NORTH QUARTER (N1/4) CORNER OF SECTION 33, TOWNSHIP 142 NORTH, RANGE 46 WEST, THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 33 S85°49'52"E, A DISTANCE OF 858.59' TO A SET MAG-NAIL WITH WASHER INSCRIBED "LS 57628".

THENCE DEPARTING SAID NORTHERLY SECTION LINE S01°34'17"W, A DISTANCE OF 261.56' TO THE POINT OF BEGINNING;

THENCE S88°25'43"E, A DISTANCE OF 300.00' TO THE WESTERLY RIGHT-OF-WAY LINE OF ATLANTIC AVENUE (A 50' PUBLIC RIGHT-OF-WAY);

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S01°34'17"W, A DISTANCE OF 722.83' TO A SET 5/8" REBAR WITH CAP INSCRIBED "WINNICKI MN 57628";

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE N88°24'44"W, A DISTANCE OF 300.00' TO A SET 5/8" REBAR WITH CAP INSCRIBED "WINNICKI MN 57628" LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF PACIFIC AVENUE (A 50' PUBLIC RIGHT-OF-WAY);

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY N01°34'17"E, A DISTANCE OF 722.85' TO THE POINT OF BEGINNING, CONTAINING 216,907 SQUARE FEET OR 4.979 ACRES, MORE OR LESS.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 27027C0225E, WHICH BEARS AN EFFECTIVE DATE OF 4/12/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE CENTERLINE OF 160TH AVENUE NORTH. THE BEARING IS DENOTED AS S 85°49'52" E PER GPS COORDINATE OBSERVATIONS MINNESOTA STATE PLANE, CENTRAL ZONE NAD83.

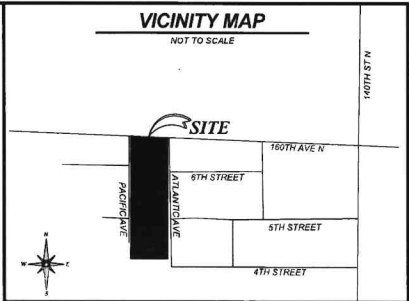
LATITUDE = 47°04'49.1728"

LONGITUDE = -96°30'26.8398"

CONVERGENCE ANGLE = 01°37'58.8590"

GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- COMPLETED FIELD WORK WAS OCTOBER 17, 2024.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.



CLAY COUNTY AUDITOR-TREASURER

PURSUANT TO MINNESOTA STATUTES, SECTION 585.21, TAXES PAYABLE IN THE YEAR _____ ON THE LAND HEREBEFORE DESCRIBED HAVE BEEN PAID AND THERE ARE NO DELINQUENT TAXES. TRANSFER ENTERED THIS _____ DAY OF _____.

LORI J. JOHNSON, COUNTY AUDITOR-TREASURER
CLAY COUNTY, MINNESOTA

CLAY COUNTY RECORDER

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS _____ DAY OF _____ AT _____ O'CLOCK AND WAS DULY RECORDED AS DOCUMENT NUMBER _____.

KIMBERLY S. SAVAGEAU, COUNTY RECORDER (OR REGISTRAR OF TITLES IF TORRENS)
CLAY COUNTY, MINNESOTA

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION _____ OWNER _____

ADDITIONAL SIGNATURE BLOCKS

COUNTY BOARD CHAIR _____

PLANNING COMMISSION CHAIRMAN _____

COUNTY ATTORNEY _____

COUNTY ENGINEER _____

ZONING ADMINISTRATOR _____

NOTARY ACKNOWLEDGEMENT

STATE OF _____, COUNTY OF _____, SS.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, 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.

PRELIMINARY

ROBERT J. WINNICKI
LICENSED LAND SURVEYOR 57628
STATE OF MINNESOTA

BLEW

Surveying | Engineering | Environmental
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SURVEYOR JOB NUMBER: 25-1680
SURVEY DRAWN BY: CKL5 - 04/02/2025
SURVEY REVIEWED BY: DEN
SHEET: 1 OF 1

DATE	REVISION HISTORY	BY