

**DESCRIPTION OF PROPERTY TO BE PLATTED:**

That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows:

Commencing at the Northwest corner of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 15 minutes 52 seconds East, an assumed bearing along the West line of said Southwest Quarter of the Northeast Quarter, a distance of 51.45 feet to the intersection with the Southerly right of way line of former Trunk Highway No. 95; thence South 89 degrees 57 minutes 10 seconds East, along said Southerly right of way line of former Trunk Highway No. 95, a distance of 200.00 feet to the point of beginning of the land to be hereinafter described; thence South 00 degrees 15 minutes 52 seconds East, parallel with said West line of the Southwest Quarter of the Northeast Quarter, a distance of 450.00 feet; thence North 89 degrees 44 minutes 08 seconds East, at right angles to said last described parallel line, a distance of 0.01 feet to the intersection with the East line of the West 200.00 feet of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 15 minutes 52 seconds East, along said East line of the West 200.00 feet of the Southwest Quarter of the Northeast Quarter, a distance of 49.52 feet to the intersection with the South line of the North 550.00 feet of said Southwest Quarter of the Northeast Quarter; thence North 89 degrees 40 minutes 52 seconds West, along said South line of the North 550.00 feet of the Southwest Quarter of the Northeast Quarter, a distance of 75.00 feet to the intersection with the East line of the West 125.00 feet of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 15 minutes 52 seconds West, along said East line of the West 125.00 feet of the Southwest Quarter of the Northeast Quarter, a distance of 499.17 feet to the intersection with said Southerly right of way line of former Trunk Highway No. 95; thence South 89 degrees 57 minutes 10 seconds East, along said Southerly right of way line, a distance of 75.00 feet to said point of beginning.

AND ALSO

The South 60.00 feet of the North 1030.00 feet of the East 75.00 feet of the West 200.00 feet of said Southwest Quarter of the Northeast Quarter.

AND ALSO

The South 240 feet of the North 970 feet of the East 75 feet of the West 200 feet of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota.

AND ALSO

The South Sixty (60) feet of the North Six Hundred Ten (610) feet of the East Seventy-five (75) feet of the West Two Hundred (200) feet of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota.

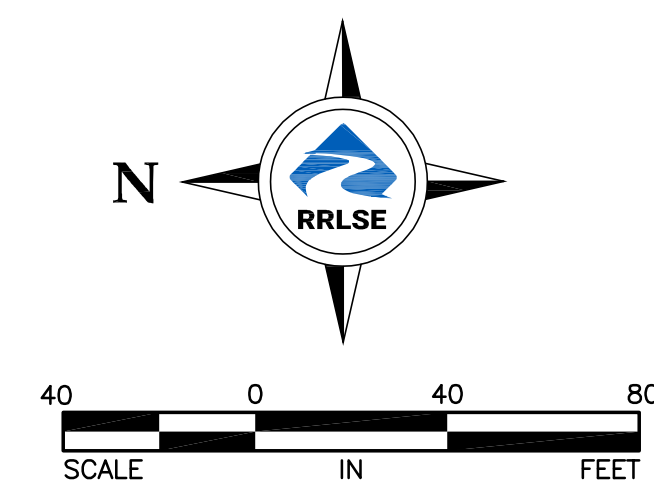
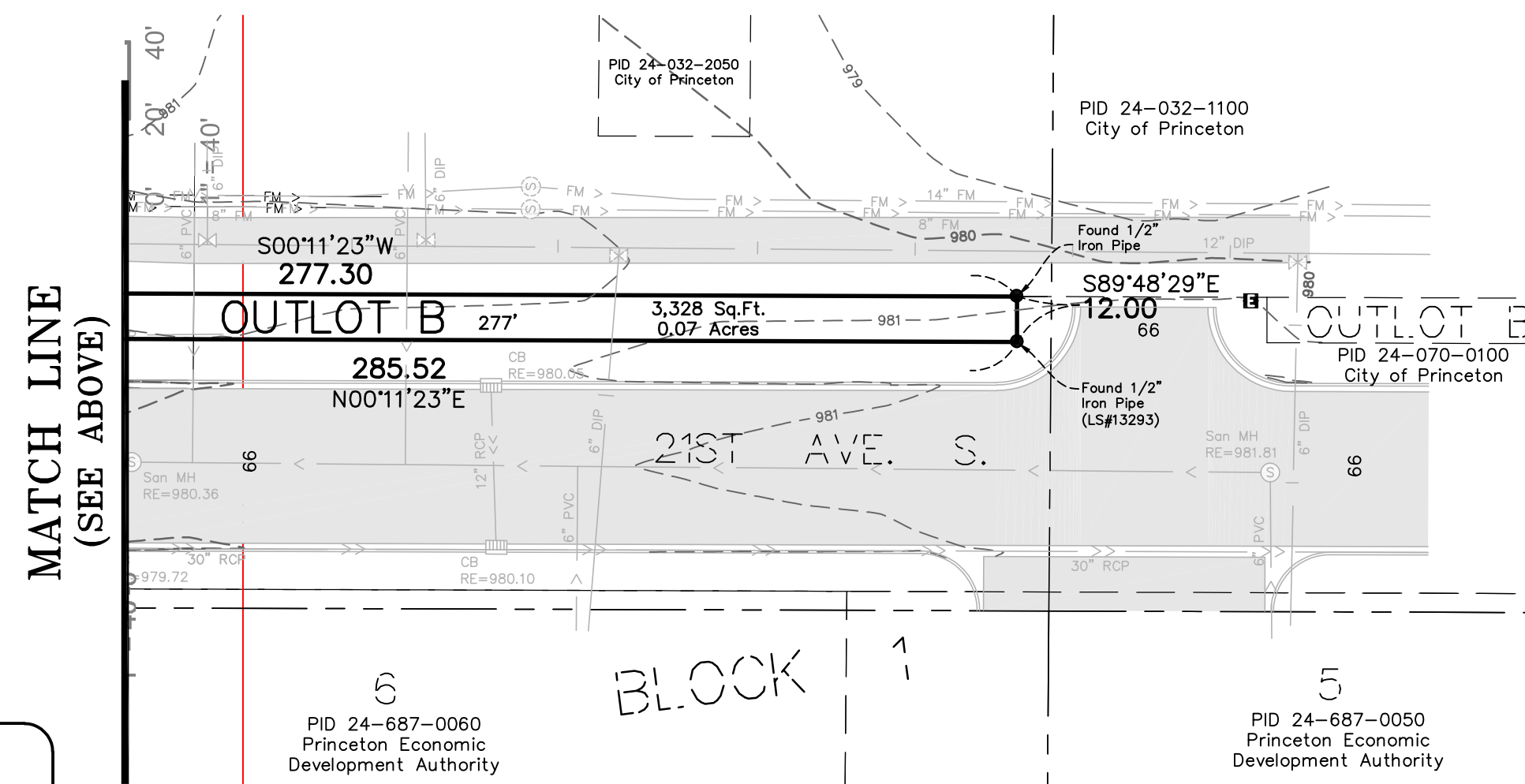
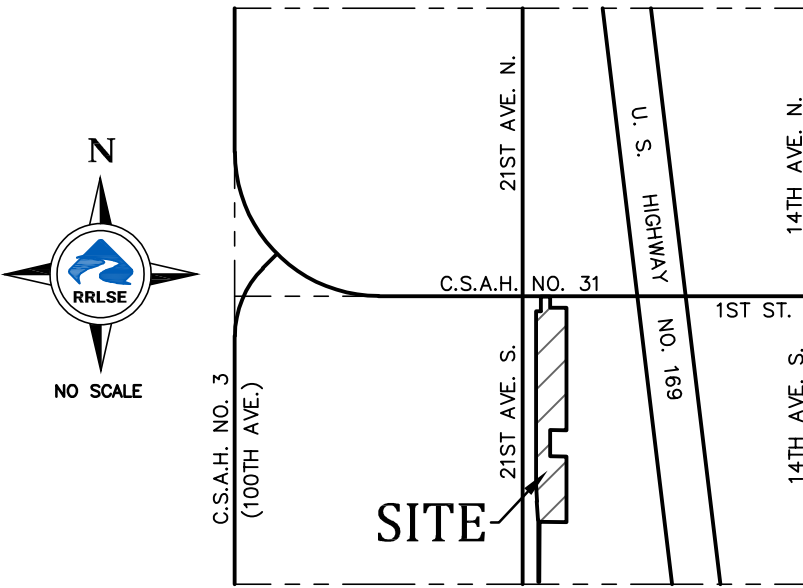
AND ALSO

That part of the North 1030.00 feet of the Southwest Quarter of the Northeast Quarter of Section 32, Township 36, Range 26, Mille Lacs County, Minnesota, lying east of the east line of the West 83 feet thereof and lying west of the west line of the East 75 feet of the West 200 feet thereof.

AND ALSO

Outlot A, AERO BUSINESS PARK FIRST ADDITION, Mille Lacs County, Minnesota.

**VICINITY MAP**  
N1/2 of SEC.32, T.36, R.26



**LEGEND**

- = DENOTES SET 1/2" X 14" IRON PIPE WITH PLASTIC CAP MARKED "RLS 49138"
- = DENOTES FOUND IRON MONUMENT
- - 980 = DENOTES EXISTING CONTOUR (1 FOOT INTERVAL)
- - - = DENOTES BUILDING SETBACK LINE
- W - = DENOTES EDGE OF WATER
- I - = DENOTES WATER LINE
- H - = DENOTES HYDRANT
- X - = DENOTES GATE VALVE
- S - = DENOTES SANITARY SEWER LINE
- M - = DENOTES SANITARY SEWER MANHOLE
- B - = DENOTES CATCHBASIN
- F - = DENOTES FES
- S - = DENOTES STORM SEWER MANHOLE
- S - = DENOTES STORM SEWER LINE
- S - = DENOTES SOIL BORING BY OTHERS
- P - = DENOTES LIGHT POLE
- P - = DENOTES UTILITY POLE
- P - = DENOTES OVERHEAD UTILITY LINES
- = DENOTES TELEPHONE PEDESTAL
- = DENOTES ELECTRIC TRANSFORMER
- = DENOTES SIGN
- = DENOTES EDGE OF WOODS
- = DENOTES DECIDUOUS TREE (DIAMETER)
- = DENOTES CONIFEROUS TREE (DIAMETER)

**NOTES:**

1. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. The underground utilities shown are depicted per observed evidence. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (651-454-0002). The subsurface utility information on this survey is utility quality level D. This quality level was determined according to the guidelines of C/ASCE 38-2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."
3. Project Benchmark: MnDOT Control Monument "BRICKTON MNDT". Elevation = 999.53 feet (NAVD 1988)  
Site Benchmark: Top Nut Hydrant on the West side of 21st Ave. S., 330'± South of the intersection of 21st Ave. S. and First Street. Elevation = 987.54 feet (NAVD 1988)
4. Bearings are based on the Mille Lacs County Coordinate System. (NAD83 1996 Adjustment)

Municipality:	City of Princeton	Building Setbacks:	Front yard: --- feet Rear yard: --- feet Side yard (Interior): --- feet Side yard (Street): --- feet
Existing Zoning:	B-3 General Commercial R-3 Multiple Family Residential	Owner/Subdivider:	Friday Bay Inc. 7240 337th Ave. NW Princeton, MN 55371 Contact: Steve Hage (763) 401-2016
Proposed Zoning:	PUD	Designer:	Rum River Land Surveyors & Engineers PO Box 1044 Princeton, MN 55371 (763) 389-4476
Proposed Use:	Urban Mixed Use	Proposed Utilities:	Sewer: Municipal Water: Municipal
Road Mileage:	0 LF or 0.00 Miles	Overall Plot Area:	Total Area: 131,294 Sq.Ft. = 3.014 Acres Proposed ROW: 4,129 Sq.Ft. = 0.095 Acres Park Area: 0 Sq.Ft. = 0.000 Acres
Street Lighting:	as required	Overall Lot Summary:	1 Mixed Use Lot 2 Outlots

DATE	REVISION
Mar 30, 2023 - 10:29am	
K:\cod_surr\Land Desktop 2008\p-4670.04\dwg\4670.04.dwg	

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 Professional Land Surveyor under the laws of the State of Minnesota.

**P R E L I M I N A R Y**

Brian Person, PLS  
Date 01/XX/23 Lic. No. 49138

DESIGNED BY:	SMM	DATE:	01/XX/23
DRAWN BY:	SMM	FILE NO.:	P-4670.04
CHECKED BY:	BRP		



CHARLIE BRAVO

PRELIMINARY PLAT  
FOR  
FRIDAY BAY, INC.  
CITY OF PRINCETON, MINNESOTA

SHEET	1	OF	1
SHEETS			