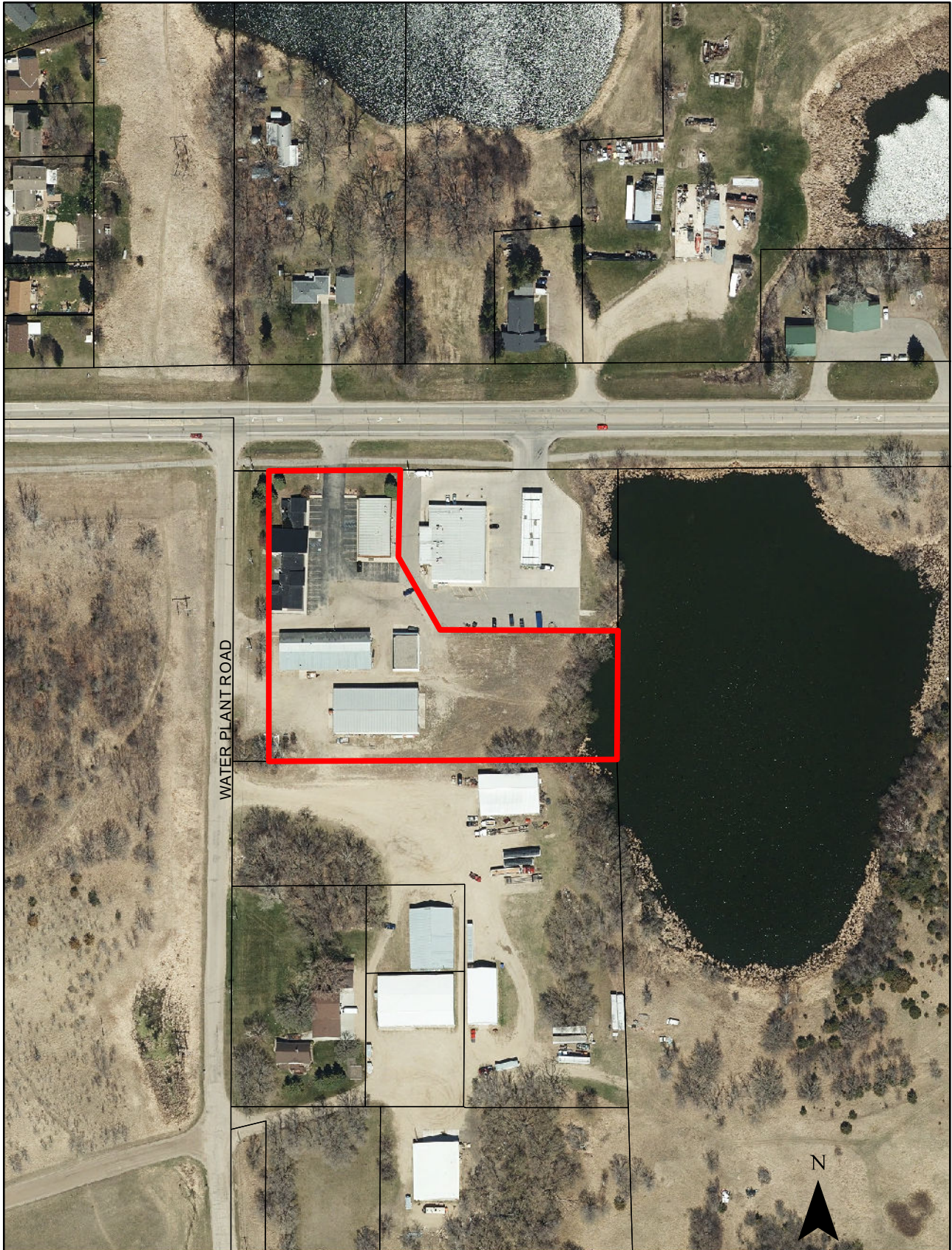



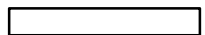
Preliminary & Final Plat Trosvig Addition



Legend

 Subject Property

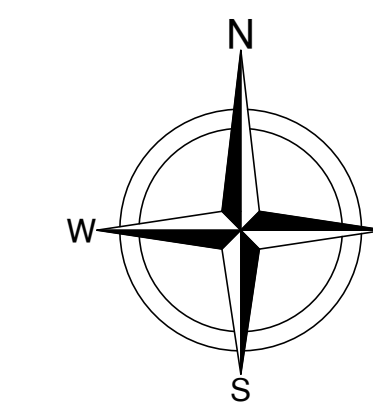
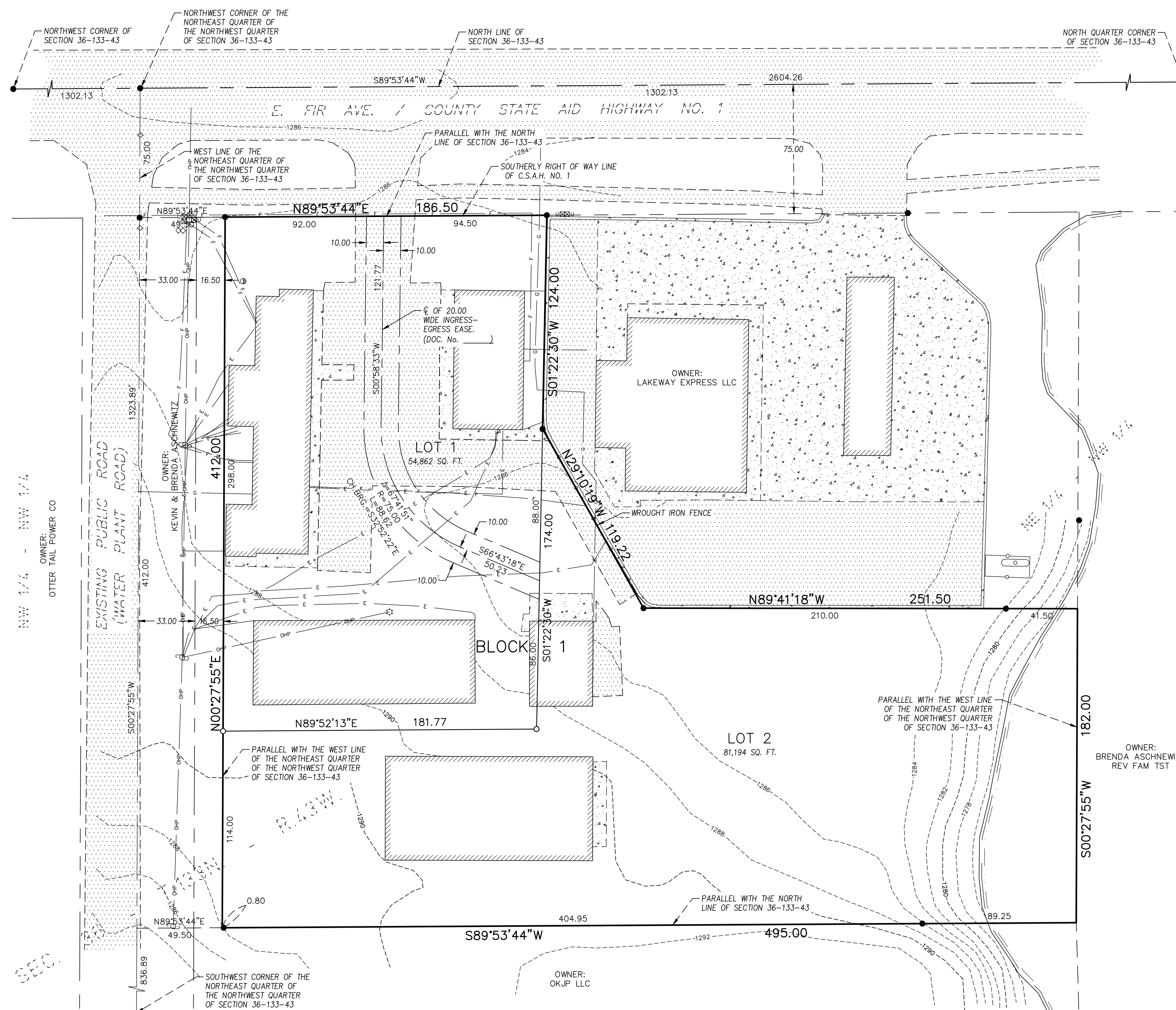
200 Feet



PRELIMINARY PLAT OF TROSVIG ADDITION

IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 133 NORTH, RANGE 43 WEST
 PARCEL ID NO. 71002500119001
 CITY OF FERGUS FALLS
 OTTER TAIL COUNTY, MINNESOTA

SEC. 25 - T.133N. - R.43W.



0 40
 Scale in Feet

BASIS OF BEARING: THE NORTH LINE OF SECTION 36 HAS A RECORD BEARING OF S89°53'44\"/>

LEGEND

- FOUND IRON MONUMENT
- IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. 43807
- ⊕ SEPTIC CLEAN OUT
- ◇ WATER HYDRANT
- ◇ WATER GATE VALVE
- ⊙ POWER POLE
- ☆ LIGHT POLE
- ⊕ UTILITY PEDESTAL
- ▨ BITUMINOUS SURFACE
- ▨ CONCRETE SURFACE
- - - - -1290'- - - - DENOTES 2' CONTOUR LINE WITH ELEVATION OF 1290'
- OHP — OVERHEAD POWER LINE
- F — UNDERGROUND FIBER LINE
- E — UNDERGROUND ELECTRIC LINE
- G — UNDERGROUND GAS LINE

PROPERTY ZONING: I-2

TOTAL PLAT AREA: 3.12 ACRES.

ACCESS TO LOT 2 SHALL BE FROM AN EASEMENT OFF EAST FIR AVE./CSAH No. 1 AS SHOWN, TO BE RECORDED PRIOR TO PLAT RECORDING.

THE EXISTING BLOCK BUILDING SEVERED BY THE PROPOSED PROPERTY LINE WILL BE REMOVED ON OR BEFORE JUNE 10, 2024.

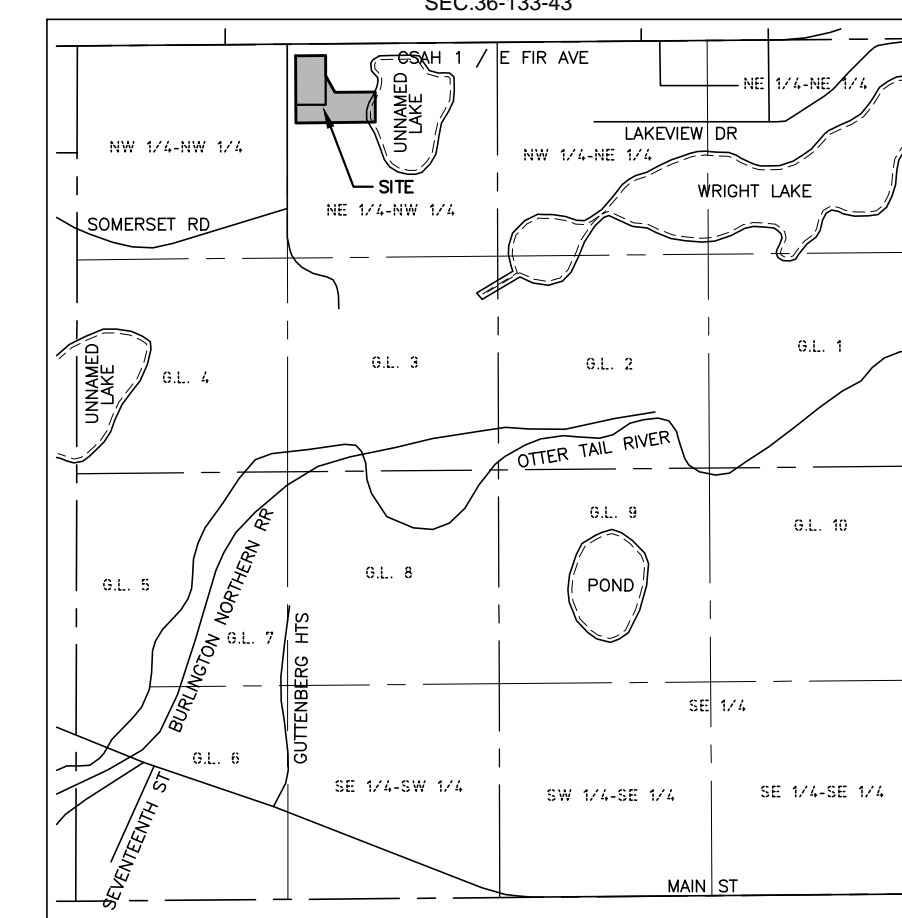
REVISED 5/20/2022

TRACT DESCRIPTION:

That part of Northeast Quarter of the Northwest Quarter in Section 36, Township 133 North, Range 43 West of the 5th Principal Meridian, Otter Tail County, Minnesota, described as follows:

Commencing at a found iron monument which designates the north quarter corner of said Section 36; thence South 89 degrees 53 minutes 44 seconds West on an assumed bearing along the north line of said Section 36 for a distance of 1302.13 feet to found iron monument at the northwest corner of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 27 minutes 55 seconds West along the west line of said Northeast Quarter of the Northwest Quarter for a distance of 75.00 feet to a found iron monument on the southerly right of way line of County State Aid Highway No. 1; thence North 89 degrees 53 minutes 44 seconds East parallel with the north line of said Section 36 and along said southerly right of way line for a distance of 49.50 feet to a found iron monument, said point is the point of beginning; thence continuing North 89 degrees 53 minutes 44 seconds East parallel with said north line and along said southerly right of way line for a distance of 186.50 feet to an iron monument; thence South 01 degree 22 minutes 30 seconds West for a distance of 124.00 feet to an iron monument; thence South 29 degrees 10 minutes 19 seconds East for a distance of 119.22 feet to an iron monument; thence South 89 degrees 41 minutes 18 seconds East for a distance of 251.50 feet; thence South 00 degrees 27 minutes 55 seconds West parallel with the west line of said Northeast Quarter of the Northwest Quarter for a distance of 182.00 feet; thence South 89 degrees 53 minutes 44 seconds West parallel with the north line of said Section 36 for a distance of 495.00 feet; thence North 00 degrees 27 minutes 55 seconds East parallel with the west line of said Northeast Quarter of the Northwest Quarter for a distance of 412.00 feet to the point of beginning. The above described tract contains 3.12 acres.

VICINITY MAP



CERTIFICATION

I hereby certify that this survey, specification, 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.

Christopher D. Heyer
 Christopher D. Heyer, Minnesota License No. 43807
 Date signed: May 12, 2022

SURVEYOR: CHRIS HEYER
 MOORE ENGINEERING, INC
 1808 E. FIR AVE
 FERGUS FALLS, MN
 DEVELOPER: JKT, LLLP
 1808 E. FIR AVE, SUITE 100
 FERGUS FALLS, MN

moore engineering, inc.
 PROJ. NO. 22566
 SHEET 1 OF 1

TROSVIG ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That JKT, LLLP, a Minnesota limited liability limited partnership, is the owner of all that part of Northeast Quarter of the Northwest Quarter in Section 36, Township 133 North, Range 43 West of the 5th Principal Meridian, Otter Tail County, Minnesota, described as follows:

Commencing at a found iron monument which designates the north quarter corner of said Section 36; thence South 89 degrees 53 minutes 44 seconds West on an assumed bearing along the north line of said Section 36 for a distance of 1302.13 feet to found iron monument at the northwest corner of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 27 minutes 55 seconds West along the west line of said Northeast Quarter of the Northwest Quarter for a distance of 75.00 feet to a found iron monument on the southerly right of way line of County State Aid Highway No. 1; thence North 89 degrees 53 minutes 44 seconds East parallel with the north line of said Section 36 and along said southerly right of way line for a distance of 49.50 feet to a found iron monument, said point is the point of beginning; thence continuing North 89 degrees 53 minutes 44 seconds East parallel with said north line and along said southerly right of way line for a distance of 186.50 feet to an iron monument; thence South 01 degree 22 minutes 30 seconds West for a distance of 124.00 feet to an iron monument; thence South 29 degrees 10 minutes 19 seconds East for a distance of 119.22 feet to an iron monument; thence South 89 degrees 41 minutes 18 seconds East for a distance of 251.50 feet; thence South 00 degrees 27 minutes 55 seconds West parallel with the west line of said Northeast Quarter of the Northwest Quarter for a distance of 182.00 feet; thence South 89 degrees 53 minutes 44 seconds West parallel with the north line of said Section 36 for a distance of 495.00 feet; thence North 00 degrees 27 minutes 55 seconds East parallel with the west line of said Northeast Quarter of the Northwest Quarter for a distance of 412.00 feet to the point of beginning, SUBJECT TO easements, restrictions and reservations of record, if any.

IN WITNESS WHEREOF said JKT, LLLP, a Minnesota limited liability limited partnership, has caused these presents to be signed by its proper officer this ____ day of _____, 2022.

Signed: JKT, LLLP

_____, General Partner

State of Minnesota
County of Otter Tail

The foregoing instrument was acknowledged before me on this ____ day of _____, 2022, by _____, general partner of the JKT, LLLP, a Minnesota limited liability limited partnership, on behalf of said limited liability limited partnership.

Notary Public
My commission expires _____

I Christopher D. Heyer do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01 Subdivision 3, as of the date of this certificate are shown and labeled on this plat, and all public ways are shown and labeled on this plat.

Christopher D. Heyer, Professional Land Surveyor
Minnesota Registration Number 43807

State of Hawaii)
)SS
County of Hawaii)

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 2022, by Christopher D. Heyer, Professional Land Surveyor, Minnesota License Number 43807.

Joanna Watkins
Notary Public, State of Hawaii
My commission expires November 04, 2023

Document Date: _____ Number of Pages: 1

Name: Joanna Watkins, Third Circuit
Document Description: Subdivision Plat

Notary Signature _____

Date _____

Approved by the Planning Commission of the City of Fergus Falls on this ____ day of _____, 2022.

Chairperson _____

Secretary _____

Approved by the City of Fergus Falls, Minnesota on this ____ day of _____, 2022.

Mayor _____

City Administrator _____

Approved by the City Engineer, City of Fergus Falls, Minnesota, on this ____ day of _____, 2022.

City Engineer _____

I hereby certify that proper evidence of title has been presented to and examined by me and I approve this plat as to form and execution this ____ day of _____, 2022.

Attorney _____

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

Auditor-Treasurer _____

I hereby certify that the within instrument was filed in the office of the Recorder for public record on this ____ day of _____, 20____, at ____ o'clock

____.M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

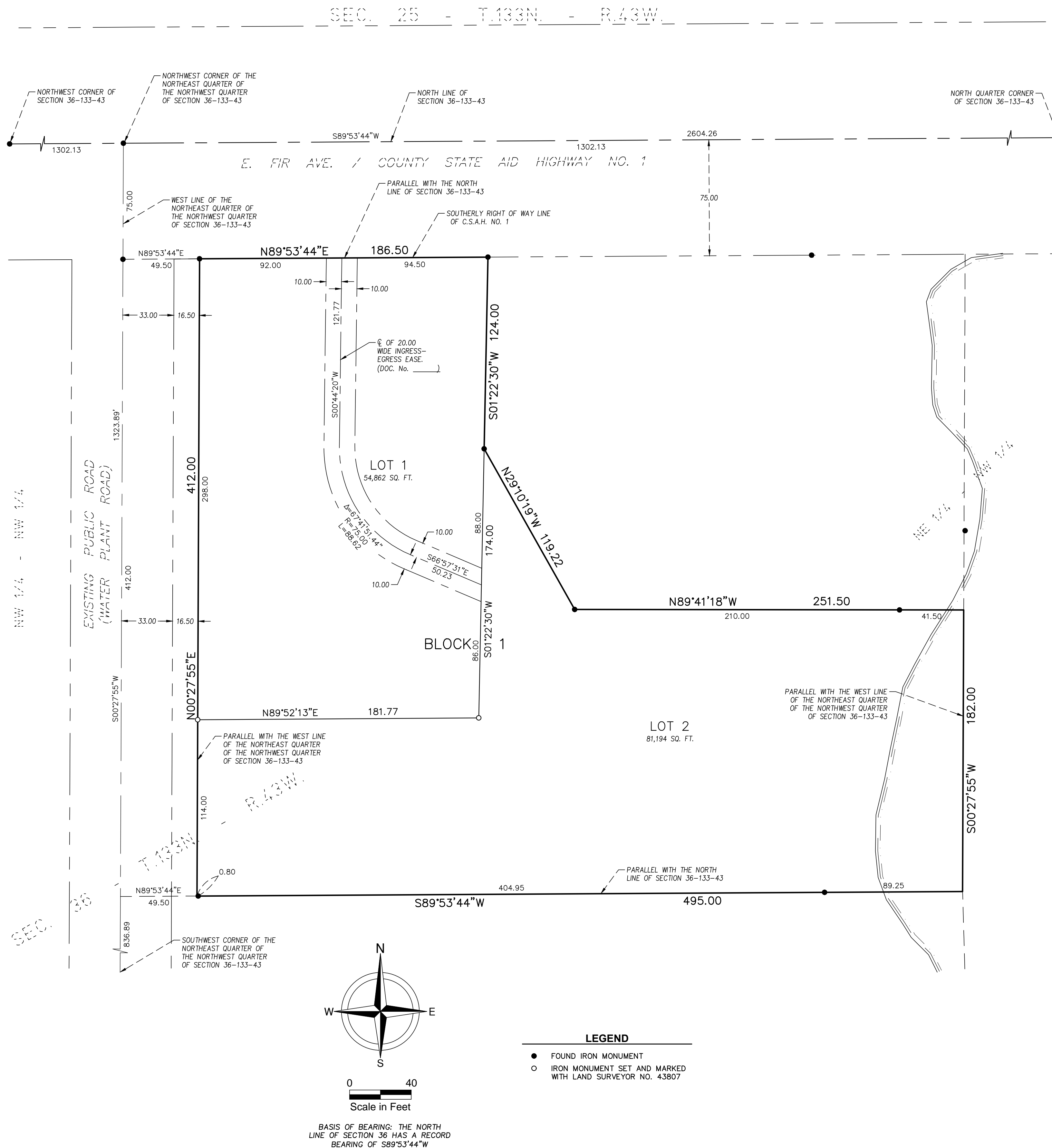
County Recorder _____



PROJ. NO.

22566

SHEET 1 OF 1



BASIS OF BEARING: THE NORTH LINE OF SECTION 36 HAS A RECORD BEARING OF S89°53'44"W