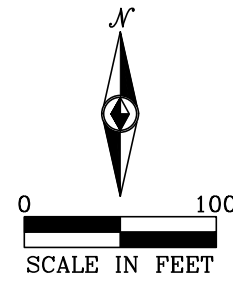


PRELIMINARY PLAT
SOUTH COTTONWOOD LAKE SUBDIVISION
TO THE CITY OF WINDOM
COTTONWOOD COUNTY, MINNESOTA



BASIS OF BEARINGS:
NAD 1983 (2011) EPOCH 2010.00
MINNESOTA COUNTY COORDINATES
COTTONWOOD COUNTY
DATUM: NAVD 88 (GEOID 12B)
US SURVEY FOOT

LEGAL DESCRIPTION-

All of Government Lot 2 of Section Twenty-five (25), Township 105 North, Range 36 West of the 5th P. M., Cottonwood County, Minnesota, and that part of Government Lot 1 of Section Twenty-five (25), Township 105 North, Range 36 West of the 5th P.M., Cottonwood County, Minnesota, described as follows:

Commencing at the Southwest Corner of said Government Lot 1; thence South 89°54'59" East on the south line of said Government Lot 1 for a distance of 295.00 feet to the Point of Beginning; thence continuing South 89°54'59" East on said south line for a distance of 156.83± feet to the shore of Cottonwood Lake; thence North 32°28'54" West on said shore for a distance of 66.00 feet; thence South 61°25'37" West for a distance of 89.52± feet; thence North 89°54'59" West for a distance of 42.83 feet; thence South 00°15'31" East for a distance of 12.70 feet to the Point of Beginning.

The above legal description contains 34.93 acres total.

COTTONWOOD LAKE
ORDINARY HIGH WATER
LEVEL- 1371.60

Tier 2 - 200,247
sq. ft. total area

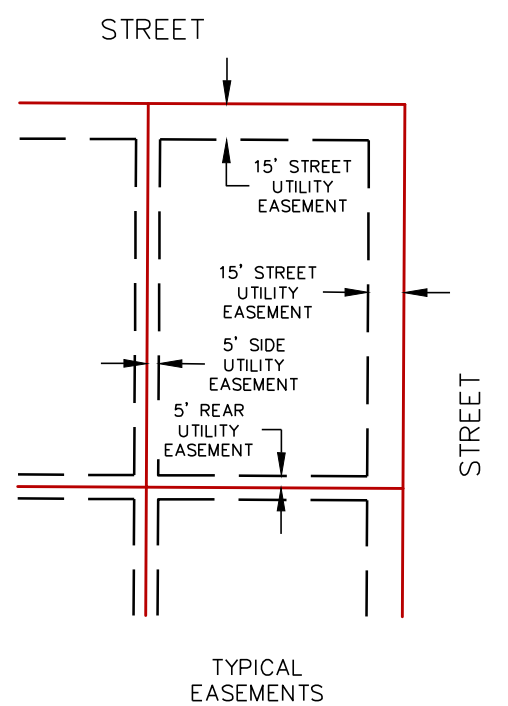
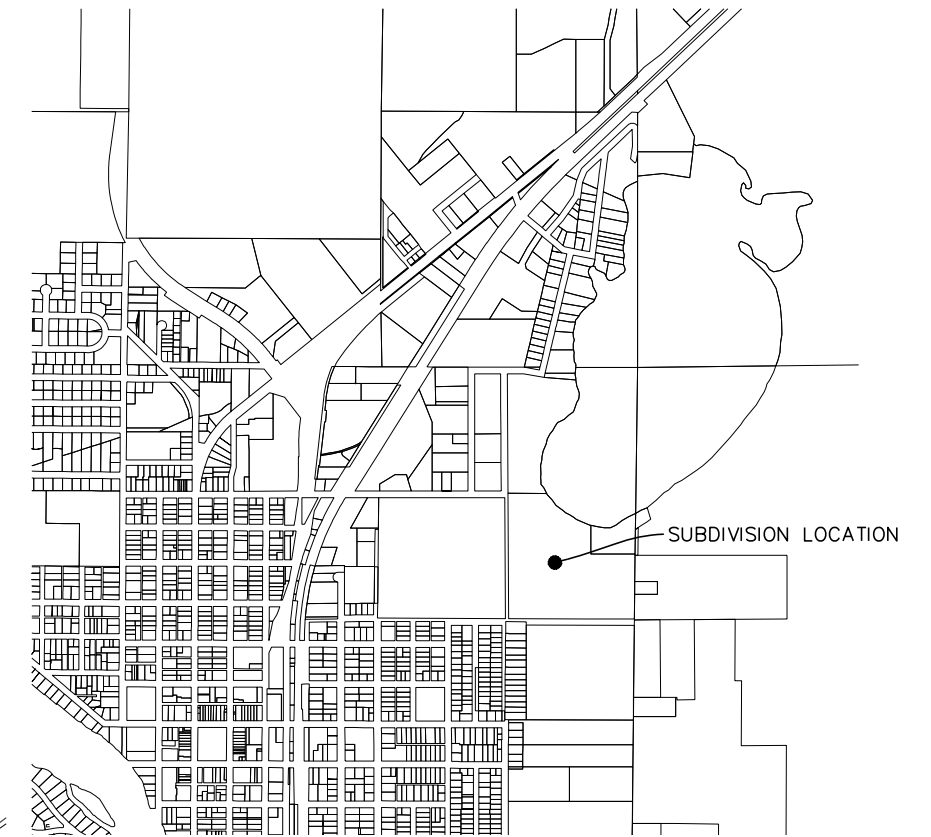
Tier 3 - 301377
sq. ft. total area

Tier 4 - 282555
sq. ft. total area

Tier 5 - 254228
sq. ft. total area

Bluff Area

Area not
included in
PUD



1397 = 25' above high water

OWNER
DVK DIVERSIFIED LLC
316 BUSINESS 23 EAST
P.O. BOX 27
PAYNSVILLE, MN 56362

CURRENT ZONING CLASSIFICATION
R2-URBAN 1 & 2 FAMILY

LEGEND	
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	BACK OF CURB
	EDGE OF CONCRETE
	SIDEWALK
	EXISTING SANITARY SEWER LINE-MANHOLE
	EXISTING STORM SEWER LINE-MANHOLE-INTAKE
	EXISTING WATER LINE-HYDRANT-VALVE
	EXISTING TELEPHONE LINE-PEDESTAL
	EXISTING FIBER OPTIC LINE-PEDESTAL
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC LINE-PEDESTAL-UTILITY POLE
	TREE
	PROPOSED SANITARY SEWER LINE-MANHOLE
	PROPOSED STORM SEWER LINE-INTAKE
	PROPOSED WATER MAIN-HYDRANT



DGR ENGINEERING
Rock Rapids, Iowa 712-472-2531
Sioux City, Iowa
Ankeny, Iowa
Sioux Falls, South Dakota

Date 8-21-23
Drawn By ANW
Approved DLV
Revised

PROJECT NO. 372172

DWG. # P:03/069/202/369202/DWG/369202DESIGN.DWG