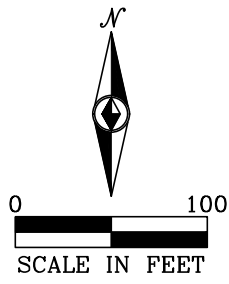


PRELIMINARY PLAT SOUTH COTTONWOOD LAKE SUBDIVISION TO THE CITY OF WINDOM COTTONWOOD COUNTY, MINNESOTA

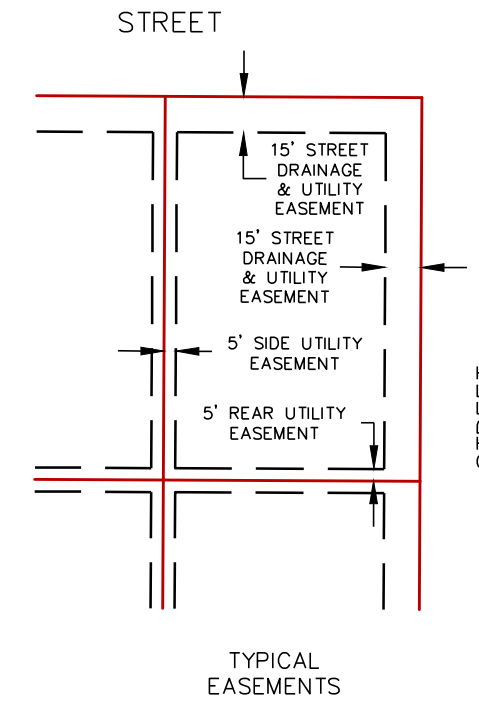
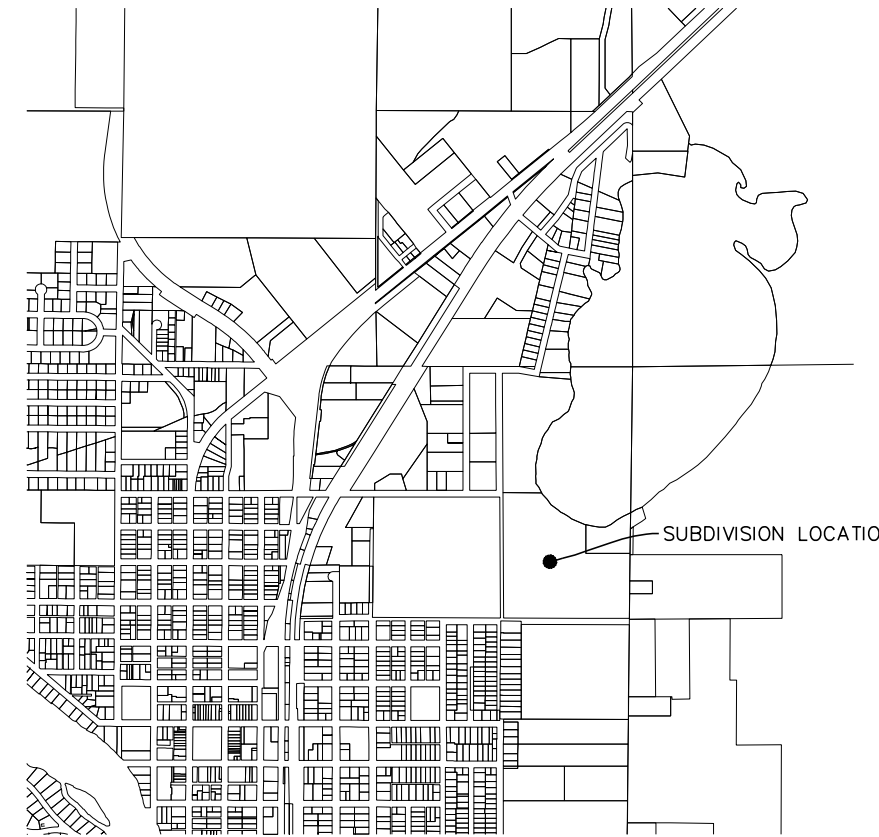
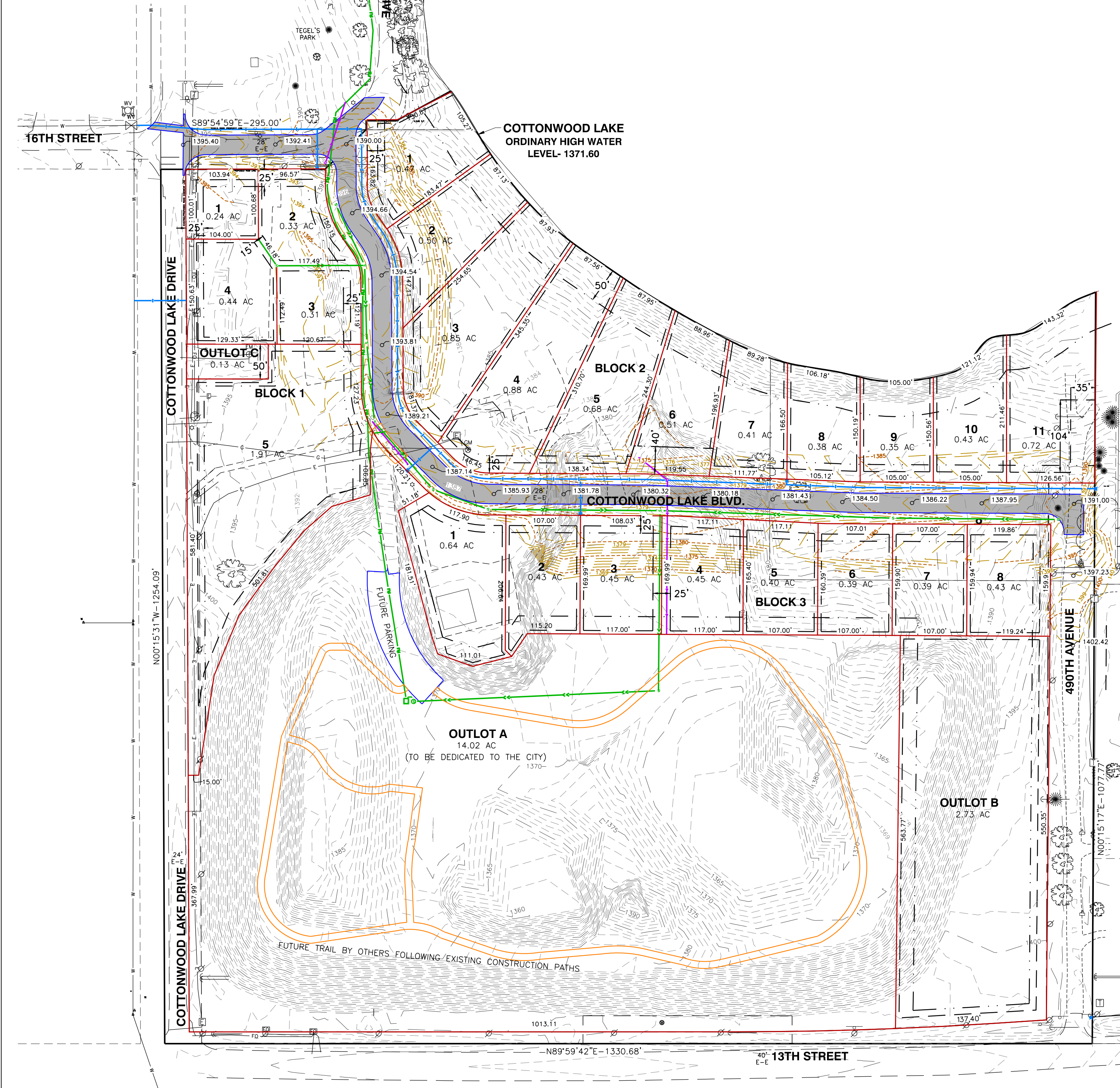


BASIS OF BEARINGS:
NAD 1983 (2011) EPOCH 2010.00
MINNESOTA COUNTY COORDINATES
COTTONWOOD COUNTY
DATUM: NAVD 88 (GEOID 12B)
US SURVEY FOOT

Legal Description for "South Cottonwood Lake Subdivision":

All of Government Lot Two (2) in Section 25, Township 105 North, Range 36 West of the 5th P.M., in the City of Windom, Cottonwood County, Minnesota, EXCEPT all that part of Government Lot 2 in Section 25, Township 105 North, Range 36 West of the 5th P.M., in the City of Windom, Cottonwood County, Minnesota, described as follows: Beginning at the Northwest corner of said Government Lot 2; thence South 89°54'59" East (on the Minnesota County Coordinate System, Cottonwood County Zone) along the North line of said Government Lot 2 for a distance of 295.00 feet; thence South 46°14'15" West for a distance of 82.72 feet; thence North 89°54'59" West for a distance of 235.00 feet, more or less, to the West line of said Government Lot 2; thence North 00°15'31" West along the West line of said Government Lot 2 for a distance of 57.30 feet, more or less, to the point of beginning, containing 0.349 acres, more or less; AND INCLUDING all that part of Government Lot One (1) in Section 25, Township 105 North, Range 36 West of the 5th P.M., in the City of Windom, Cottonwood County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 1; thence South 89°54'59" East (on the Minnesota County Coordinate System, Cottonwood County Zone) along the South line of said Government Lot 1 for a distance of 295.00 feet to the point of beginning; thence North 00°15'31" West for a distance of 12.70 feet; thence South 89°54'59" East for a distance of 42.83 feet; thence North 61°25'37" East for a distance of 89.52 feet, more or less, to the Ordinary High Water Line of Cottonwood Lake; thence Southeastly on and along said Ordinary High Water Line of Cottonwood Lake for a distance of 66.00 feet, more or less, to the South line of said Government Lot 1; thence North 89°54'59" West along the South line of said Government Lot 1 for a distance of 156.83 feet, more or less, to the point of beginning. This additional tract contains 0.097 acres more or less. Subject to easements, if any, of record or apparent.

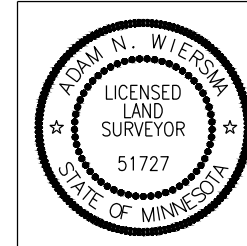
The total acreage in this Subdivision is 34.58 acres, more or less.



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
	DRAINAGE & UTILITY EASEMENT LINE
	EDGE OF PAVEMENT
	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
	PROPOSED CONTOURS
	EXISTING CONTOURS



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.
By: *Adam Wiersma* 9-13-23
Adam N. Wiersma, L.S. License No. 51727 (Date)
My license renewal date is June 30, 2024
Sheets covered by this seal: THIS SHEET ONLY



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

Date 9-13-23
Drawn By ANW
Approved DLV
Revised

PROJECT NO. 371272

DWG. # P:03/069/2023/69202/DWG/369202/DESIGN.DWG