

**Northstar**  
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 310 East Depot Street  
 Litchfield, MN 55355  
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 chuck.northstar@gmail.com  
**Surveying**

**932 & 940 Poplar Dr. SE  
 Kimball, MN**

DATE OF FIELD WORK: December 5, 2023	JOB NO: 2023328	HORIZONTAL DATUM: Stearns County NAD83 (2011)
DATE OF MAP: December 8, 2023	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: DATE, 20	CHECKED BY: DSH	

**Surveyed Description**

**EXISTING LEGAL DESCRIPTION FOR PID NO. 60.34477.0031**  
 Lot 5, Block 4 of SCHEELER ADDITION, according to the recorded plat thereof, Stearns County, Minnesota.

**EXISTING LEGAL DESCRIPTION FOR PID NO. 60.34477.0032**  
 Lot 6, Block 4 of SCHEELER ADDITION, according to the recorded plat thereof, Stearns County, Minnesota.

**PROPOSED LEGAL DESCRIPTION**  
 Lot 5 and Lot 6, Block 4 of SCHEELER ADDITION, according to the recorded plat thereof, Stearns County, Minnesota.

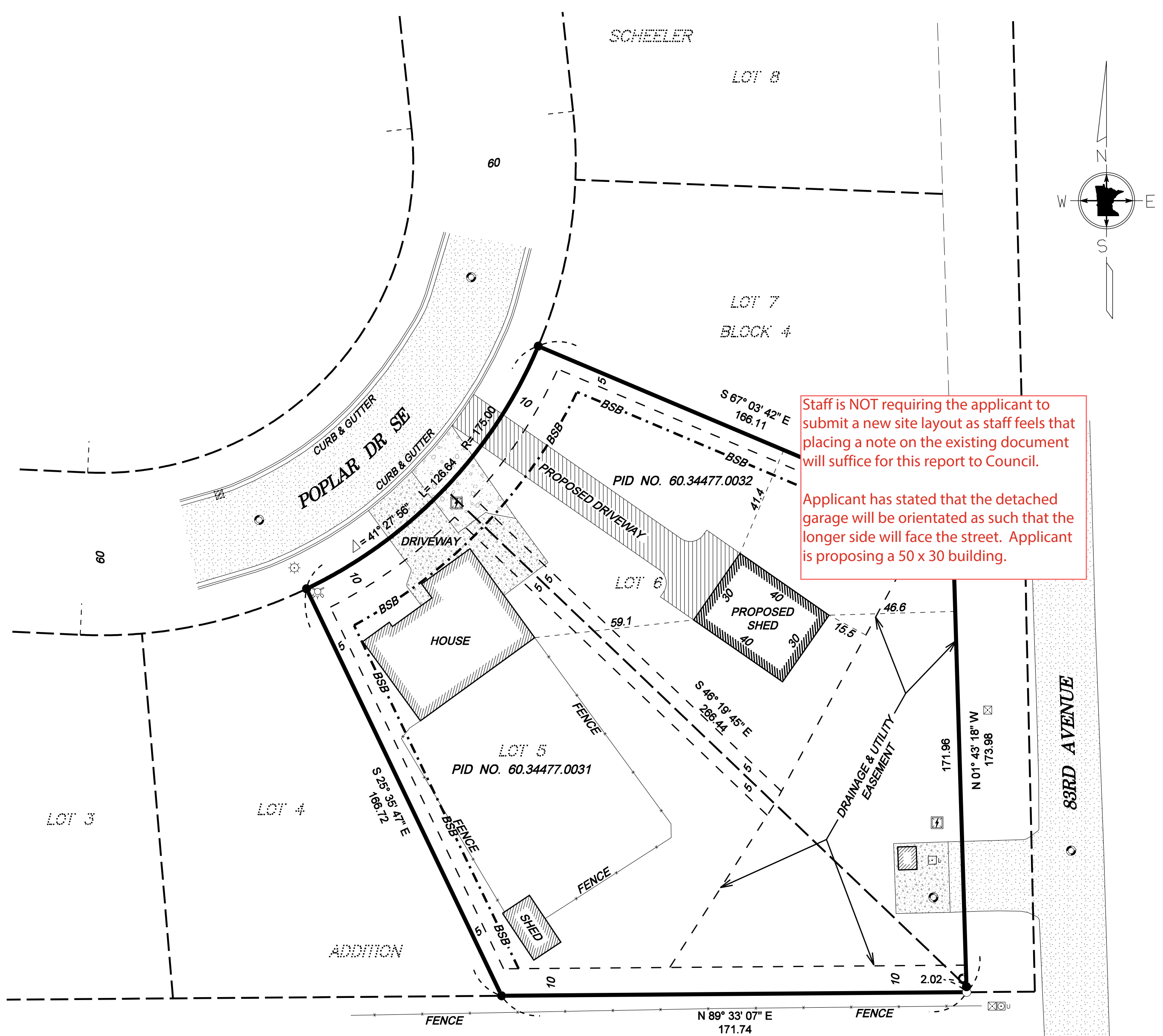
Containing 0.97 Acres, more or less.  
 Subject to easements of record.  
 Subject to any and all enforceable restrictive covenants.

**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

*Doug Huhn*  
 Doug Huhn  
 Registration No. 43808 - In the State of Minnesota

**Surveyor's Notes**

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

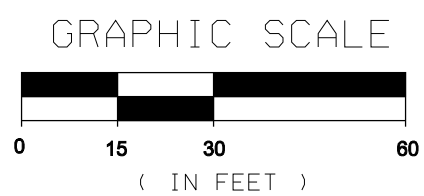


Staff is NOT requiring the applicant to submit a new site layout as staff feels that placing a note on the existing document will suffice for this report to Council.

Applicant has stated that the detached garage will be orientated as such that the longer side will face the street. Applicant is proposing a 50 x 30 building.

**DRAINAGE & UTILITY EASEMENTS:**  
 ROADS = 10 FEET  
 SIDES = 5 FEET  
 REAR = 10 FEET

**BUILDING SETBACKS AS SHOWN:**  
 FRONT = 20 FEET  
 SIDE = 10 FEET  
 REAR = 10 FEET (NOT SHOWN)



**LEGEND**

○ Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808	⊕ Electric Pedestal
● Found Monumentation	⊙ Hydrant
⊗ Telephone Pedestal	- - BSB - - Building Setback Line
⊙ Light Pole	▨ Bituminous Surface
⊕ Utility Vault	▨ Concrete Surface
▨ Catch Basin	▨ Gravel Surface
⊕ Lift Station	
⊙ Sanitary Manhole	