

PROPERTY BOUNDARY MONUMENT LEGEND

- SET IRON PIPE WITH CAP STAMPED "DELEO 40341"
- FOUND IRON MONUMENT
- SET MAGNETIC "PK" NAIL
- GOVERNMENT SECTION CORNER MONUMENT

North Quarter corner of
Sec. 19, Twp. 125, Rng. 28

AVALON
PARK

VILLAGE 3

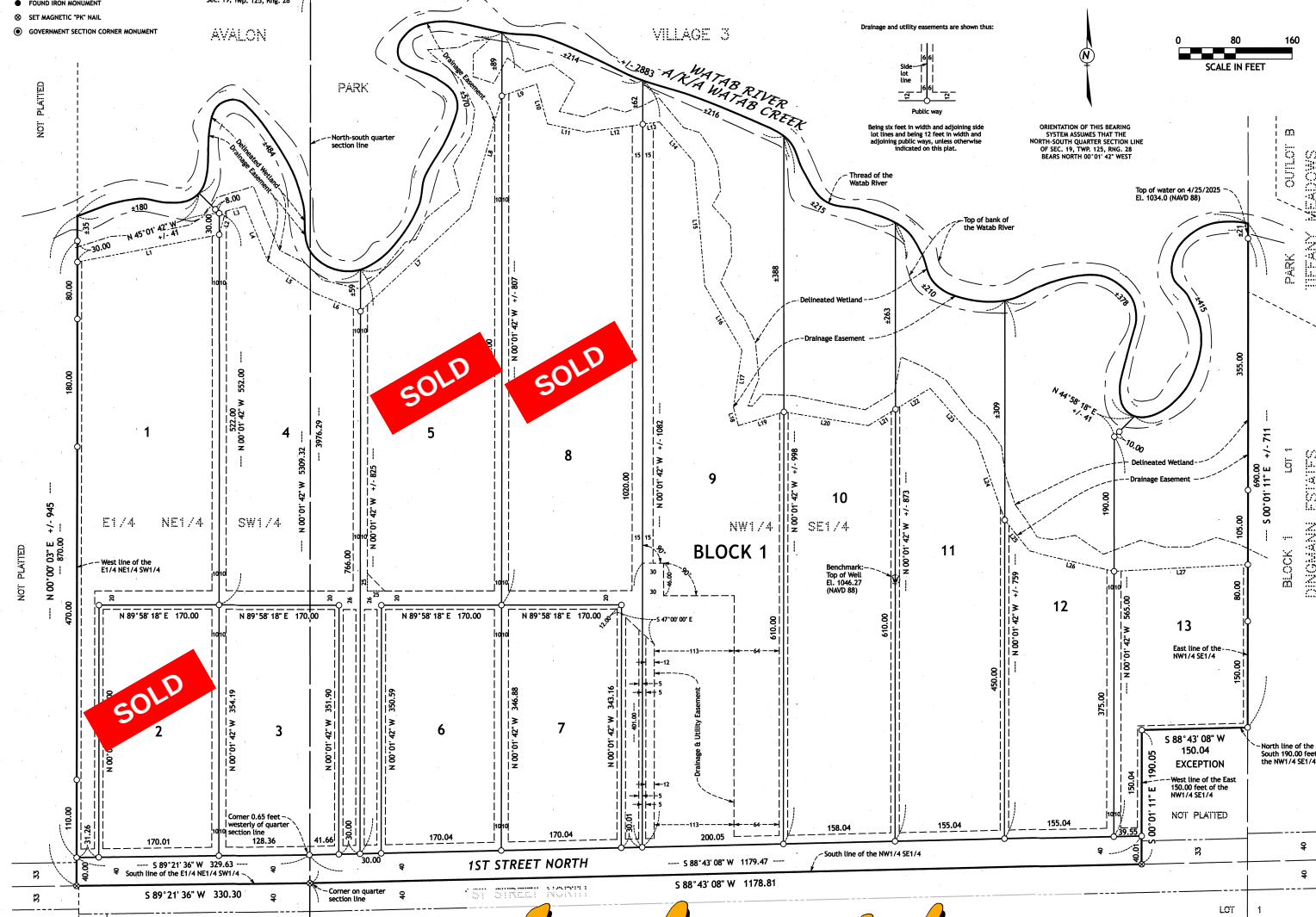
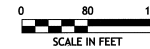
THE PRESERVE ON WATAB

Drainage and utility easements are shown thus:



Being six feet in width and adjoining side lot lines and being 12 feet in width and adjoining public ways, unless otherwise indicated on this plat.

ORIENTATION OF THIS BEARING SYSTEM ASSUMES THAT THE NORTH-SOUTH QUARTER SECTION LINE OF SEC. 19, TWP. 125, RNG. 28 BEARS NORTH 00° 01' 42" WEST



ID	BEARING	LENGTH	ID	BEARING	LENGTH
L1	N 79° 0' 55" E	204.46	L15	S 05° 00' 00" E	175.00
L2	N 15° 1' 00" E	34.00	L16	S 30° 00' 00" E	105.00
L3	N 73° 1' 00" E	29.00	L17	S 08° 30' 00" W	81.00
L4	S 23° 1' 00" E	84.00	L18	S 15° 15' 00" E	27.00
L5	S 52° 5' 00" E	81.00	L19	N 73° 16' 00" E	67.30
L6	S 68° 1' 48" E	69.06	L20	S 80° 45' 00" E	121.00
L7	N 47° 0' 00" E	212.00	L21	N 59° 12' 40" E	44.90
L8	N 15° 4' 32" E	164.96	L22	N 59° 12' 40" E	57.30
L9	N 71° 3' 00" E	52.00	L23	S 41° 45' 00" E	100.00
L10	S 15° 3' 00" E	58.00	L24	S 19° 32' 03" E	117.94
L11	S 78° 0' 00" E	56.00	L25	S 38° 45' 00" E	56.00
L12	N 82° 1' 44" E	81.13	L26	S 76° 55' 39" E	123.18
L13	N 82° 1' 44" E	23.87	L27	N 87° 11' 57" E	189.82
L14	S 41° 0' 00" E	75.00			

KNOW ALL PERSONS BY THESE PRESENTS:

That Janelle Willard, as Trustee of the Lawrence J. Traut Revocable Trust Agreement dated December 28, 2022, for owner and Five Points Holdings, LLC, a Minnesota limited liability company, contract purchaser of the following described property situated in the City of Sartell, County of Stearns, State of Minnesota to wit:

That part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) and of the East Quarter of the Northeast Quarter of the Southwest Quarter (E1/4 NE1/4 SW1/4) lying south of the Watab River, all in Section Nineteen (19), Township One Hundred Twenty-five (125) North, Range Twenty-eight (28) West, Stearns County, Minnesota, excepting therefrom the South 150.00 feet of the East 150.00 feet of said NW1/4 SE1/4.

Have caused the same to be surveyed and platted as THE PRESERVE ON WATAB and does hereby dedicate to the public for public use forever the public way, drainage and utility easements, and drainage only easements as created by this plat.

In witness whereof said Janelle Willard, as Trustee of the Lawrence J. Traut Revocable Trust Agreement dated December 28, 2022, has hereunto set her hand this 27th day of February, 2024.

Janelle Willard
Janelle Willard
Trustee of the Lawrence J. Traut Revocable Trust Agreement dated December 28, 2022

STATE OF MINNESOTA
COUNTY OF STEARNS

This instrument was acknowledged before me this 27th day of February 2024, by Janelle Willard, Trustee of the Lawrence J. Traut Revocable Trust Agreement dated December 28, 2022, on behalf of said Trust.

Austin P. Jaeger
Austin P. Jaeger
(Notary Printed Name)

Notary Public, Benton County, Minnesota

My commission expires January 31, 2030

My commission expires said Five Points Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 27th day of February, 2024.

Steven B. Legatt
Vice President, Five Points Holdings, LLC

STATE OF MINNESOTA
COUNTY OF STEARNS

This instrument was acknowledged before me this 27th day of February 2024, by Steven B. Legatt, Vice President, of Five Points Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

Austin P. Jaeger
Austin P. Jaeger
(Notary Printed Name)

Notary Public, Benton County, Minnesota

My commission expires January 31, 2030

CITY OF SARTELL

This plat of THE PRESERVE ON WATAB was approved and accepted by the City of Sartell, Minnesota, at a regular meeting thereof held this 10th day of November 2024.

CITY COUNCIL OF SARTELL, MINNESOTA:

By *Ben Farn*, Mayor

By *Paul Guss*, Administrator

STEARNS COUNTY

I hereby certify that in accordance with Minnesota Statutes, Section 505.021 Subd. 11, this plat has been reviewed and approved this 9th day of March, 2024.

Debra Stearns
Debra Stearns County Surveyor,
Minnesota License Number 54882

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 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 9th day of March, 2024.

Randy Dahms
Stearns County Auditor / Treasurer

Brenda Stanger
Deputy Auditor / Treasurer

Tax Parcel Number: 92.56570.0911

I hereby certify that this instrument was filed for record in the Office of the County Recorder in and for Stearns County, Minnesota on this 10th day of March, 2024, at 10:17:00 clock A.M. as Document No. 240343 in Plat Cabinet N-118.

Rita Indemue
Stearns County Recorder

Anna A. Kunka
Deputy Recorder

KLD
KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING
BRANDED BY CLOUD

SURVEYOR'S CERTIFICATION

I Samuel J. DeLeo do hereby certify that at this plat was prepared and surveyed under my supervision, that I am a duly Licensed Land Surveyor, and that this plat is a correct representation of the boundary lines and easements as shown and labeled on this plat, as defined in Minnesota Statutes, Section 505.021, Subd. 11, and that the public use easements are shown and labeled on this plat.

Dated this 25th day of February, 2024

Samuel J. DeLeo
Samuel J. DeLeo, Licensed Land Surveyor
Minnesota License Number 40341

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