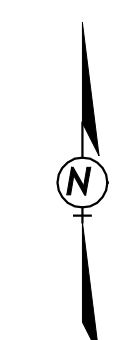


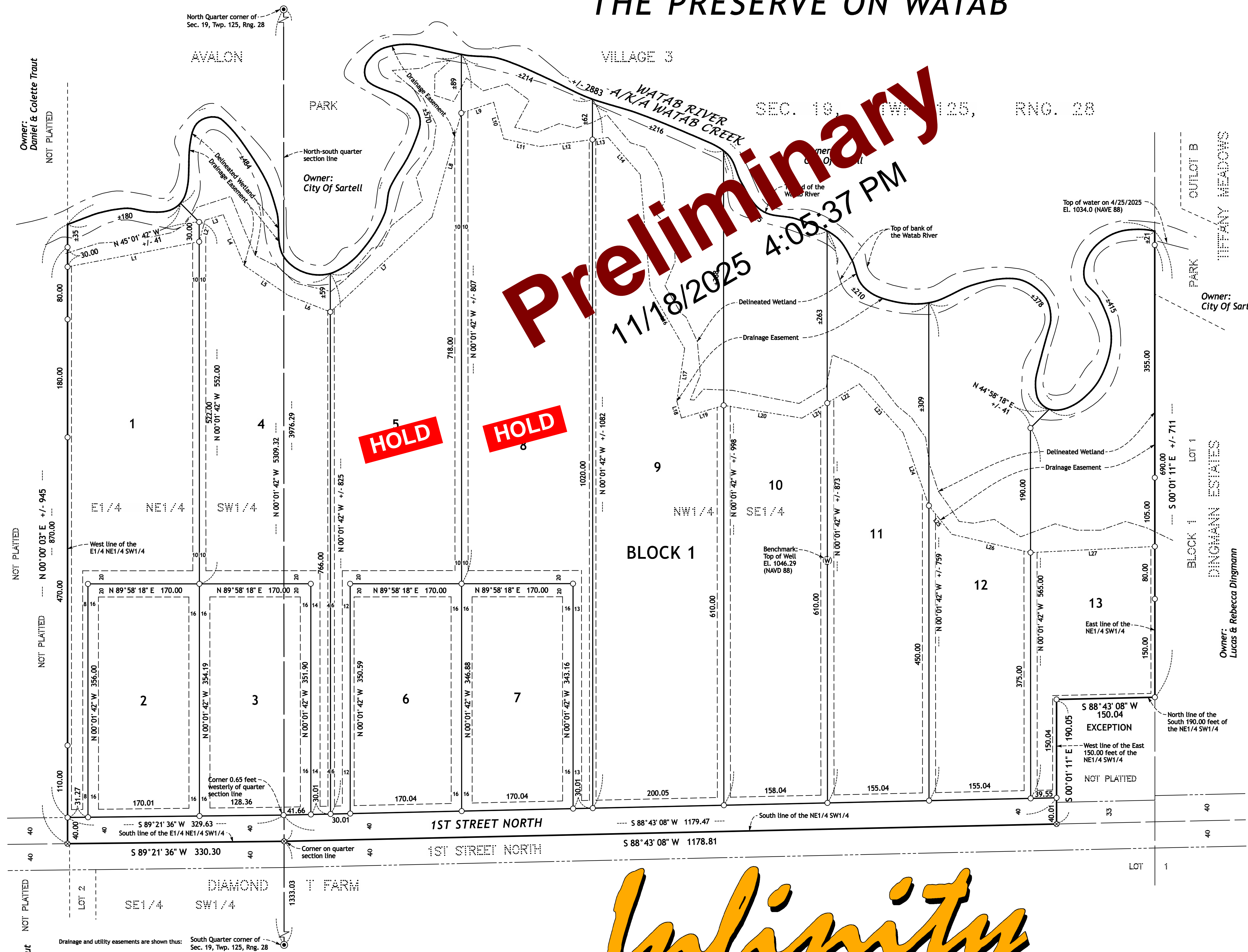
# THE PRESERVE ON WATAB



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



**Preliminary**  
 11/18/2025 4:05:37 PM



**PLAT AREAS +/-**

ENTIRE PLAT = 36.26 Ac.

**BLOCK 1 -**

LOT 1 = 2.87 Ac.

LOT 2 = 1.39 Ac.

LOT 3 = 1.38 Ac.

LOT 4 = 3.02 Ac.

LOT 5 = 3.31 Ac.

LOT 6 = 1.36 Ac.

LOT 7 = 1.35 Ac.

LOT 8 = 3.82 Ac.

LOT 9 = 4.79 Ac.

LOT 10 = 3.31 Ac.

LOT 11 = 2.82 Ac.

LOT 12 = 2.87 Ac.

LOT 13 = 2.59 Ac.

ROAD R/W = 1.38 Ac.

**LEGAL DESCRIPTION**  
 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 190.00 feet of the East 150.00 feet of said NW1/4 SE1/4.

**PARCEL INFORMATION**  
 Existing Property Site Address: 2271 1st Street North, Sartell, MN 56377  
 Stearns County Tax Parcel ID = 17.09054.0000

**ZONING**  
 Current Zoning = R-1 Single Family Residence District, pending approval of annexation  
 1st Street North is a Township Road  
 The adjacent tributary, Watab River, South Fork, A/K/A Watab Creek, does not hold a classification by the Mn/DNR

**LOT, YARD, AREA AND HEIGHT REQUIREMENTS**  
 Non-Shoreland Lots (For structures beyond the 300-foot Shoreland Buffer)  
 Minimum Lot Area = 9,500 square feet  
 Minimum width = 75 feet  
 Building setbacks: Front = 30 feet, Rear = 30 feet, Side yard = 10 feet  
 Maximum building height = 40 feet  
 Refer to Section 10-3C-6 for the complete details pertaining to these ordinances.

**Shoreland Lots (For structures within the 300-foot Shoreland Buffer)**  
 Minimum width = 100 feet  
 Building setbacks from the Ordinary High Water Mark (OHW) = 100 feet  
 Refer to Chapter 6120.3300 of Minnesota Rules for complete details pertaining to requirements for limitations to building within the Shoreland Buffer.

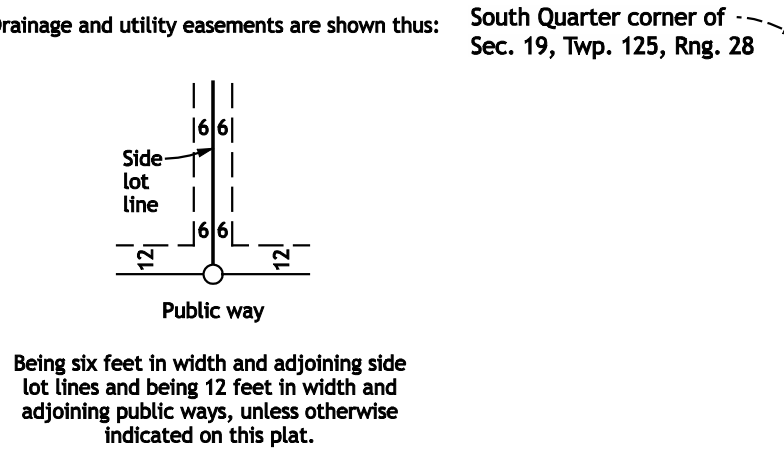
**MISCELLANEOUS INFORMATION**  
 The wetlands shown hereon represent those that have been delineated and approved by the Local Government Unit (Stearns County Environmental Services) per LGU Project No. W-004228 dated 8/28/2025.

Topographic features shown hereon are from a field survey completed on 5/22/2025.

Access to property will be provided via new driveways as depicted on sheet 3 of 3 of this Preliminary Plat.

Existing ground cover is primarily cultivated field with wooded grassy buffer along Watab River, South Fork, A/K/A Watab Creek. The farm buildings that recently existed on the property have been removed.

- PROPERTY BOUNDARY MONUMENT LEGEND**
- IRON PIPE WITH CAP STAMPED "DELEO 40341" TO BE SET
  - FOUND IRON MONUMENT
  - SET MAGNETIC "PK" NAIL
  - FOUND MAGNETIC "PK" NAIL
  - GOVERNMENT SECTION CORNER MONUMENT
  - (P) DIMENSION PER UNDERLYING PLAT OF RECORD



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Preliminary Plat of  
**THE PRESERVE ON WATAB**  
 PROPOSED PLAT DRAWING  
 City of Sartell, County of Stearns, State of Minnesota  
 Located in Section 19, Township 125 North, Range 28 West