

10489 LIBERTY LANE

CHISAGO CITY | MN 55013



FOR SALE



SITE SIZE:

2.81 Acres (122,404 square feet)

SALE PRICE:

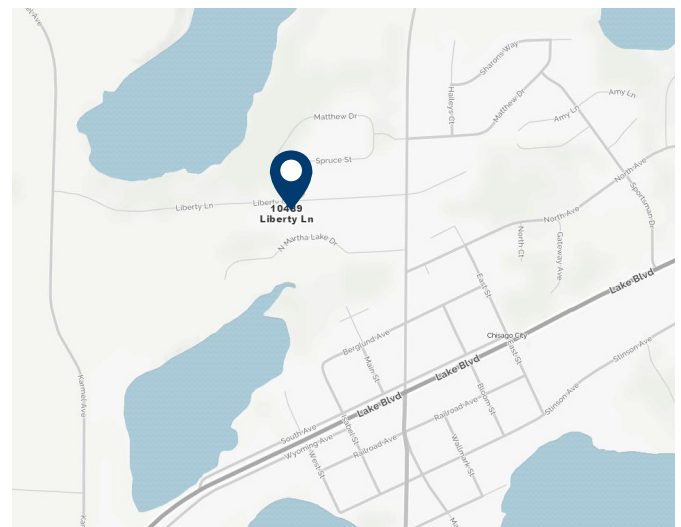
\$195,000 (\$1.59 per square foot)

ZONING:

Light Industrial

WATER AND SEWER:

City Water and Sewer in Street



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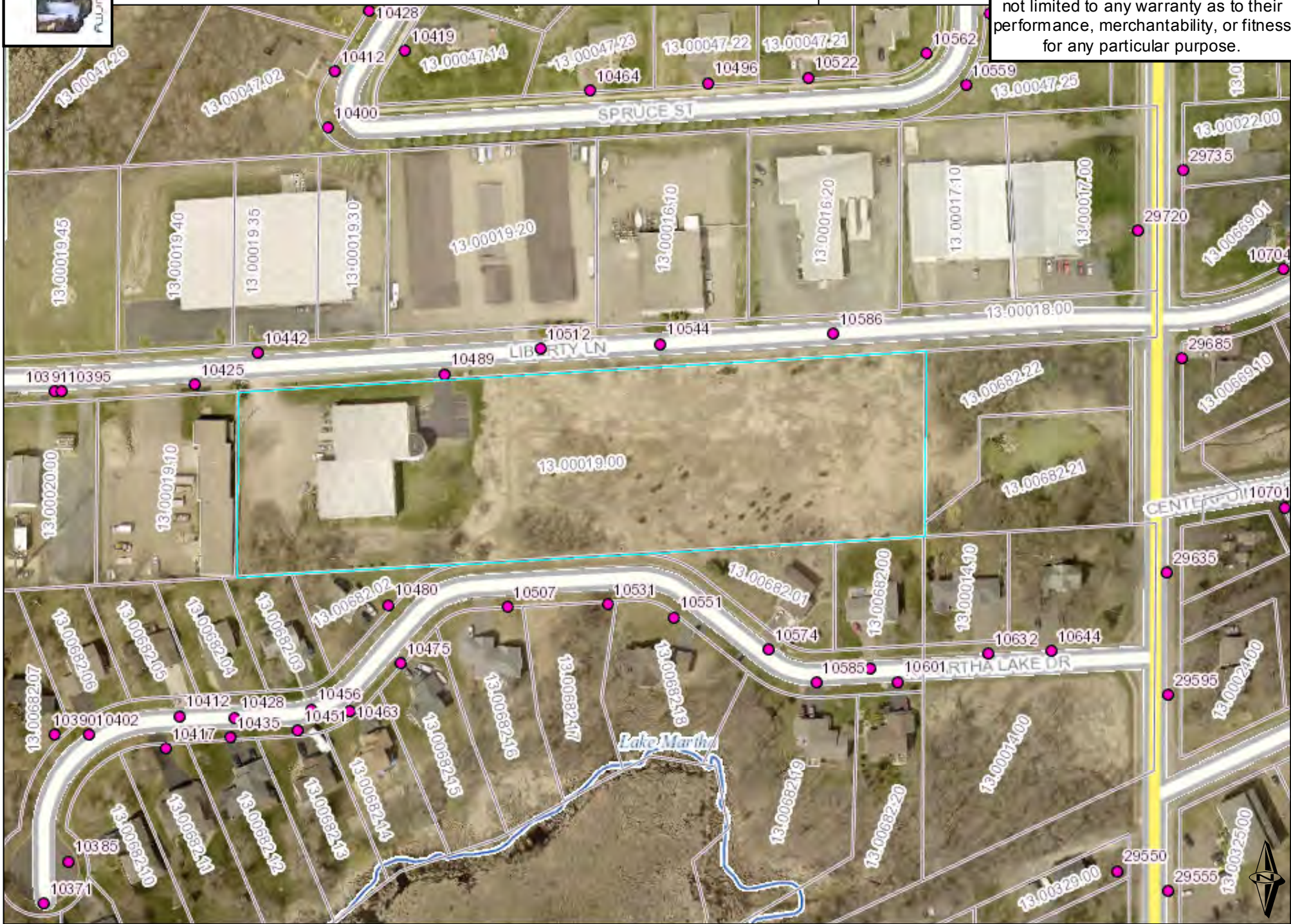




0 45 90 180 ft

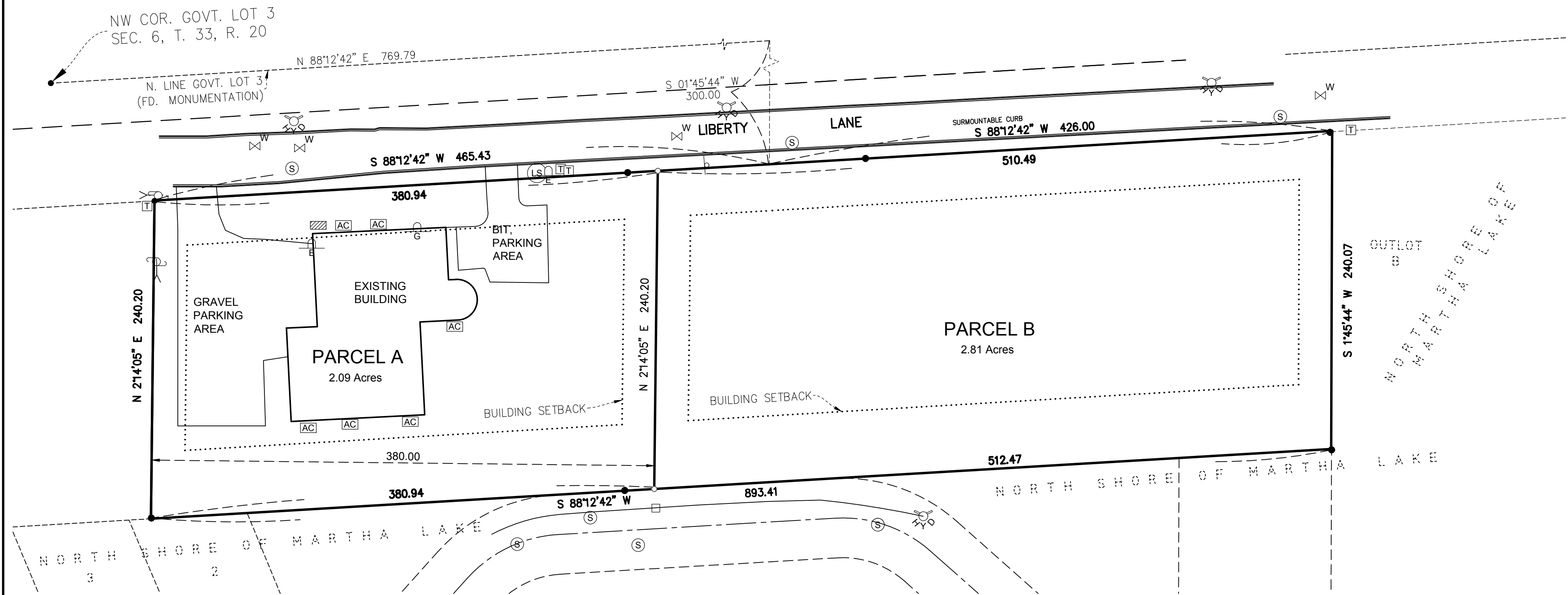
Date: 11/27/2017
Time: 11:08:38 AM

These data are provided on as "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.



CERTIFICATE OF SURVEY

PROPOSED ADMINISTRATIVE LOT SPLIT



SURVEY NOTES:

1. The orientation of this bearing system is assumed.
2. A Gopher One Call Ticket was submitted for boundary survey locate. Ticket No. 180240380.
3. Existing Parcel 10489 Liberty Lane, Chisago City, MN, Parcel ID 13.00019.00

ZONING: Light Industrial

- Min. Lot Area = 1.5 Acres
- Min. Lot Width = 150 feet
- Building Setback
 - Public Right of Way = 35 feet
 - Side = 25 feet
 - Rear Yard = 50 feet
- Max. Impervious Surface = 70%

LEGEND

- FOUND IRON PIPE MONUMENT
- SET IRON PIPE MONUMENT CAPPED 42648
- ☼ WATER HYDRANT
- ⚡ ELEC POLE
- Ⓜ GAS METER
- Ⓢ SANITARY MANHOLE
- ⓐ AC UNIT
- Ⓜ WATER VALVE
- Ⓜ ELEC METER
- Ⓜ GAS METER
- Ⓜ TELE PEDESTAL
- Ⓜ LIFT STATION

EXISTING DESCRIPTION

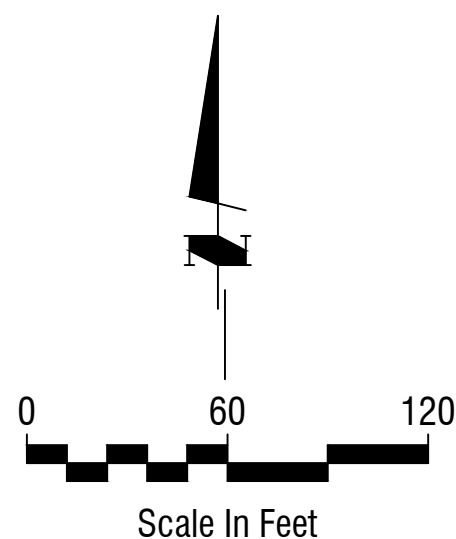
That part of Government Lot 3, Section 6, Township 33, Range 20, Chisago County, Minnesota, described as follows:
 Commencing at the northwest corner of said Government Lot 3, thence North 88 degrees 12 minutes 42 seconds East, assumed bearing along the north line of said Government Lot 3, a distance of 769.79 feet; thence South 1 degrees 45 minutes 44 seconds West, a distance of 300.00 feet to the point of beginning of the parcel to be described; thence North 88 degrees 12 minutes 42 seconds East, a distance of 426.00 feet; thence South 1 degrees 45 minutes 44 seconds West, a distance of 240.07 feet; thence South 88 degrees 12 minutes 42 seconds West, a distance of 893.41 feet; thence North 2 degrees 14 minutes 05 seconds East, to a line that bears South 88 degrees 12 minutes 42 seconds West from the point of beginning; thence North 88 degrees 12 minutes 42 seconds East, along said line, to the point of beginning.

PROPOSED DESCRIPTION (PARCEL A)

The west 380.00 feet of that part of Government Lot 3, Section 6, Township 33, Range 20, Chisago County, Minnesota, described as follows:
 Commencing at the northwest corner of said Government Lot 3, thence North 88 degrees 12 minutes 42 seconds East, assumed bearing along the north line of said Government Lot 3, a distance of 769.79 feet; thence South 01 degree 45 minutes 44 seconds West, a distance of 300.00 feet to the point of beginning of the parcel to be described; thence North 88 degrees 12 minutes 42 seconds East, a distance of 426.00 feet; thence South 01 degree 45 minutes 44 seconds West, a distance of 240.07 feet; thence South 88 degrees 12 minutes 42 seconds West, a distance of 893.41 feet; thence North 02 degrees 14 minutes 05 seconds East, to a line that bears South 88 degrees 12 minutes 42 seconds West from the point of beginning; thence North 88 degrees 12 minutes 42 seconds East, along said line, to the point of beginning. Said west 380.00 feet being measured at a right angle to the west line of the above described property.

PROPOSED DESCRIPTION (PARCEL B)

That part of Government Lot 3, Section 6, Township 33, Range 20, Chisago County, Minnesota, described as follows:
 Commencing at the northwest corner of said Government Lot 3, thence North 88 degrees 12 minutes 42 seconds East, assumed bearing along the north line of said Government Lot 3, a distance of 769.79 feet; thence South 1 degree 45 minutes 44 seconds West, a distance of 300.00 feet to the point of beginning of the parcel to be described; thence North 88 degrees 12 minutes 42 seconds East, a distance of 426.00 feet; thence South 1 degree 45 minutes 44 seconds West, a distance of 240.07 feet; thence South 88 degrees 12 minutes 42 seconds West, a distance of 893.41 feet; thence North 2 degrees 14 minutes 05 seconds East, to a line that bears South 88 degrees 12 minutes 42 seconds West from the point of beginning; thence North 88 degrees 12 minutes 42 seconds East, along said line, to the point of beginning. EXCEPT the west 380.00 feet thereof, said west 380.00 feet being measured at a right angle to the west line of the above described property.



DATE: February 23, 2018	DATE	AMENDMENTS	BY	PREPARED FOR: Colliers International
SCALE: AS SHOWN				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 MN
DRAWN BY: STEVE				<i>Kelly L. Jordan</i>
CHECKED BY: K.L.J.				Kelly L. Jordan
FILE NUMBER: 1290F0462.000				DATE: 02/23/2018 LIC. NO. 42648

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