






LEGEND

-  R-1 - One-Family Res. Dist.
-  R-2 - One and Two-Family Res Dist
-  R-3 - Low Dens Multiple Fam Res
-  R-4 - Medium Dens Multiple Fam Res to be Changed to GB
-  GB - General Business



ZONING PROPOSAL MAP - R-4 to GB-2

# LEE-DON

PART OF THE E. 1/2 OF THE NE. 1/4, SEC. 23, T-119, R-35  
KANDIYOHI CO., MINN.

- ⊙ Indicates Kandiyohi County Cast Iron Monument.
- Indicates Iron Monument Found.
- Indicates Iron Pipe Monument Placed With Minnesota Reg. No. 10396 Inserted Therein.

All bearings are assumed.  
Total Area = 15.59 acres.

KNOW ALL MEN BY THESE PRESENTS: that Walter Lee Bryant and Dolores M. Bryant, husband and wife, and Robert C. Fortmann and Margaret Fortmann, husband and wife, owners and proprietors, and Green Lake State Bank, a corporation, mortgagee, of the following described property, situated in the County of Kandiyohi, State of Minnesota, to-wit:

All that part of the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 23, Township 119, Range 35, described as follows: Commencing at the Northeast corner of said NE $\frac{1}{4}$ ; thence on an assumed bearing of SOUTH, along the East line of said NE $\frac{1}{4}$ , a distance of 865.59 feet to the point of beginning of the tract herein described; thence on a bearing of N 89° 36' W, parallel with the North line of said NE $\frac{1}{4}$ , a distance of 503.00 feet; thence on a bearing of SOUTH, 1608.16 feet to the North right of way line of T.H. 71 and 23 and 12 by-pass; thence on a bearing of N 40° 11' 57" E, along said right of way, 185.19 feet; thence on a bearing of N 61° 59' 48" E, along said right of way, 107.70 feet; thence on a bearing of N 40° 11' 57" E, along said right of way, 446.78 feet to the East line of said NE $\frac{1}{4}$ ; thence on a bearing of NORTH, along last said line, 1071.38 feet to the point of beginning.

Have caused the same to be surveyed and platted and hereafter known as LEE-DON as shown by this plat, and hereby dedicate to the public for public use forever, all roads and utility easements as shown.

Witness our hands this 6 day of March 1981 A.D.

*Walter Lee Bryant* Robert C. Fortmann  
Walter Lee Bryant Robert C. Fortmann  
*Dolores M. Bryant* Margaret J. Fortmann  
Dolores M. Bryant Margaret J. Fortmann

GREEN LAKE STATE BANK

*Paul E. Bengson*  
Paul E. Bengson

*Robert Johnson*  
Robert Johnson

STATE OF MINNESOTA )  
COUNTY OF KANDIYOHI ) SS On this 6 day of March 1981 A.D., before me, personally appeared Walter Lee Bryant and Dolores M. Bryant, husband and wife, and Robert C. Fortmann and Margaret Fortmann, husband and wife, named in the foregoing instrument and they acknowledge that they executed the same as their own free act and deed.

PHILLIP J. WRIGHT  
NOTARY PUBLIC - MINN.  
KANDIYOHI COUNTY  
My Commission Expires May 6, 1987

*Phillip J. Wright* Notary Public.  
Kandiyohi County, Minnesota.  
My Commission expires May 6, 1987.

STATE OF MINNESOTA )  
COUNTY OF KANDIYOHI ) SS On this 9 day of March 1981 A.D., before me personally appeared Paul E. Bengson and Robert Johnson, who being by me each duly sworn, did say that they are respectively the Vice President and the Exp. Vice President of the Green Lake State Bank, the corporation named in the foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Paul E. Bengson and Robert Johnson acknowledge said instrument to be the free act and deed of said corporation.

PHILLIP J. WRIGHT  
NOTARY PUBLIC - MINN.  
KANDIYOHI COUNTY  
My Commission Expires May 6, 1987

*Phillip J. Wright* Notary Public.  
Kandiyohi County, Minnesota.  
My Commission expires on May 6, 1987.

I, Byron Dahle, do hereby certify that I have surveyed and platted the property described on this plat as LEE-DON; that this plat is a correct representation of said survey; that all distances shown on the plat correctly in feet and decimals of a foot; that the monuments for the guidance of future surveys have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated on said plat other than those shown thereon.

*Byron Dahle*  
Registered Land Surveyor.  
Minnesota Registration No. 10396.

STATE OF MINNESOTA )  
COUNTY OF KANDIYOHI ) SS On this 6 day of March 1981 A.D., before me, personally appeared Byron Dahle, to me personally known to be the person named in and who executed the foregoing instrument and he acknowledge that he executed the same as his own free act and deed.

*Phillip J. Wright* Notary Public.  
Kandiyohi County, Minnesota.  
My Commission expires May 6, 1987.

Approved by the Planning Commission of Kandiyohi County, Minnesota, at a regular meeting on the 5 day of May 1981 A.D.

*Harlan Madson*  
Chairman - Planning Commission

The boundaries of this plat have been mathematically checked and approved. No determination has been made to ascertain that the legal description agrees with the plat. Dated this 14 day of May 1981 A.D.

*Paul J. Warden*  
Kandiyohi County Engineer

No delinquent taxes and transfer entered this 14 day of May 1981 A.D.

*Arthur J. Anderson*  
Kandiyohi County Auditor

The annexed plat of LEE-DON was approved and accepted by the Board of County Commissioners of Kandiyohi County, Minnesota, at a regular meeting of said Board on the 6 day of May 1981 A.D.

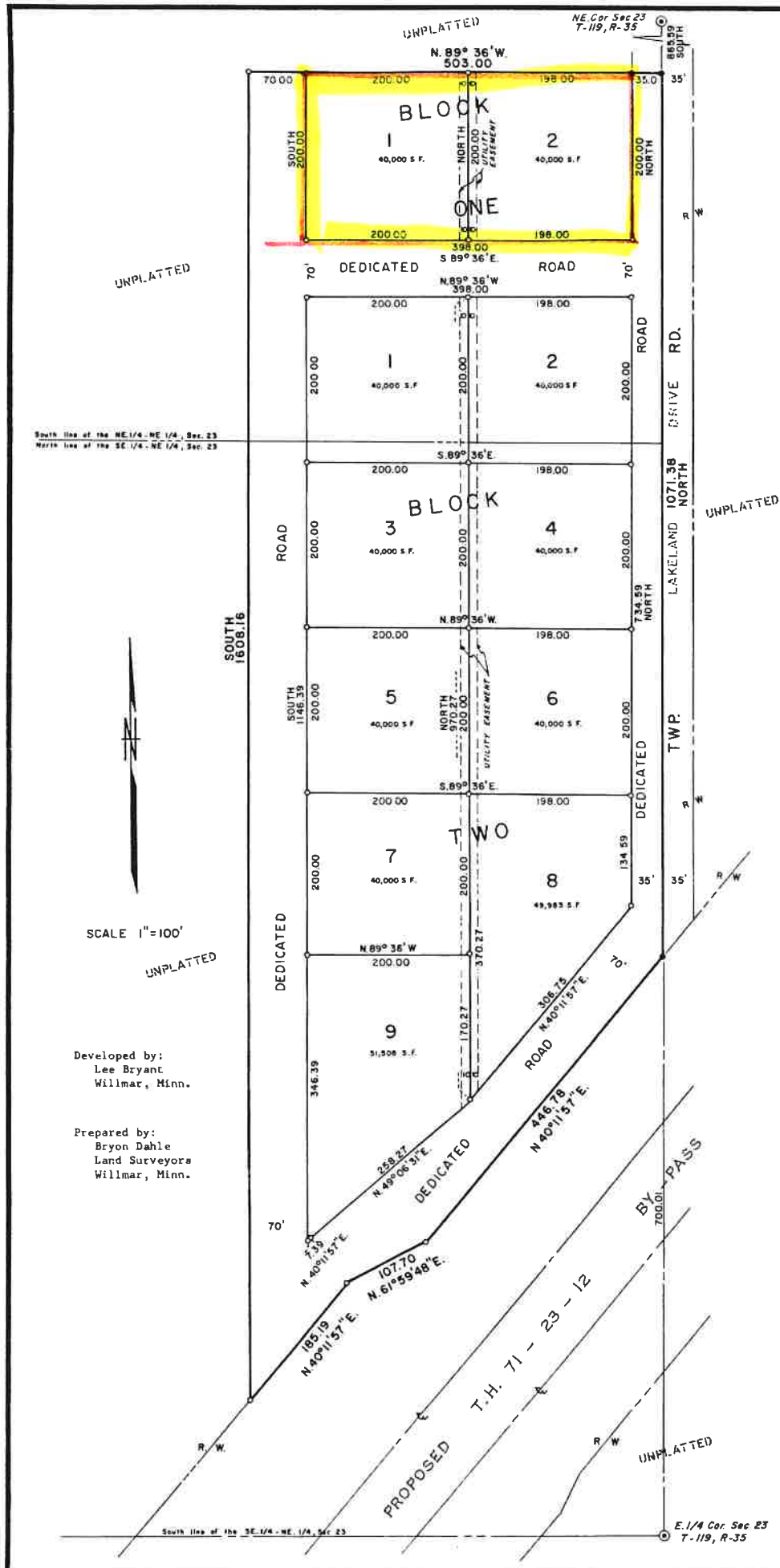
*Vigil M. Olson*  
Chairman - Board of Commissioners

I, hereby certify that the proper evidence of title has been presented to me and that all parties with an interest in said property have been included in the execution of the above instrument. Dated this 5th day of March 1981 A.D.

*Don H. Anderson*  
Attorney

I, hereby certify that the within instrument was filed at this office for record on the 29th day of May 1981 A.D. at 1:00 o'clock P.M. and was duly recorded in Book Folder of Plat No. 400-B

*James H. Anderson*  
Kandiyohi County Recorder



Developed by:  
Lee Bryant  
Willmar, Minn.

Prepared by:  
Byron Dahle  
Land Surveyors  
Willmar, Minn.



TERWISSCHA REVOC TRUSTS J & S

95-923-0010

185'

Wilmar

FORTMANN TRUST ROBERT & M

95-481-0010

Exit 3' Door

Exit 6' (2-3' Doors)

Exit 6' (2-3' Doors)

Curb Cut

Lakeland Dr SE



125'

Approx. 23,000 sf West Parking

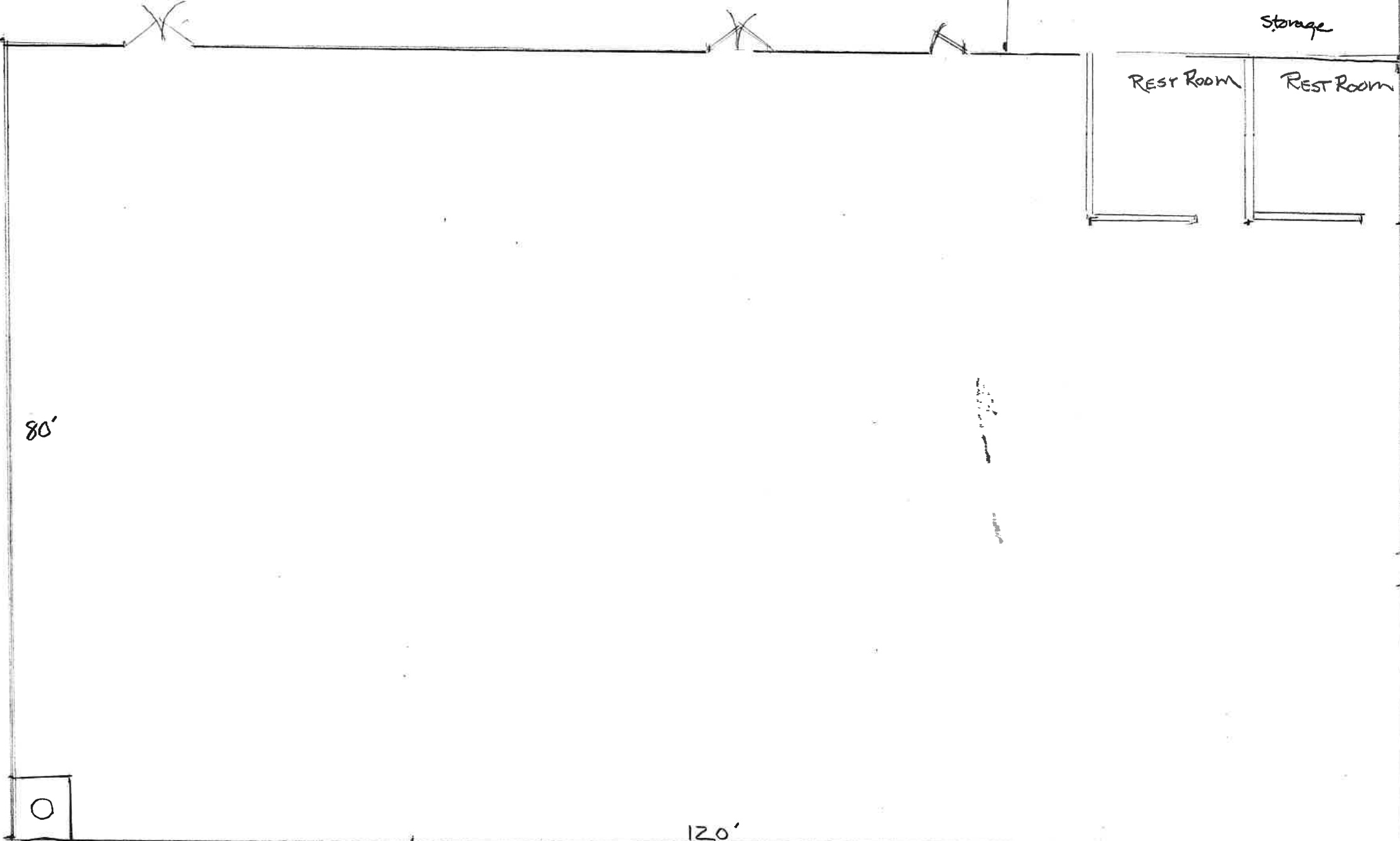
Curb Cut

14th Ave SE

Curb Cut

DAKONE LLC 95-481-0110

B & B PROPERTIES OF MN



WATER  
MAIN  
SPRINKLER  
SYSTEM

GIOVANNI

MAPLE STREET  
CONSTRUCTION  
OFFICES

