

NOTICE

Notice is hereby given that a hearing has been set for March 27, 2020 at 9:50 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota, to consider the PRELIMINARY/FINAL PLAT for RJ Zavoral & Son's Inc., 1706 Bygland Road SE, East Grand Forks, MN 56721, who wish to plat Zavoral Addition, which would create 8 new residential lots, which would encompass two existing parcels of land that are described as: That part of the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 18, Township One 151 North, of Range 49 West of the 5th Principal Meridian, Polk County, Minnesota, described as follows: Beginning at the southwest corner of said East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$); thence North 00 degrees 57 minutes 00 seconds West, assumed bearing, along the west line of said East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) a distance of 1138.95 feet; thence North 68 degrees 38 minutes 43 seconds East 130.03 feet to the southwesterly right-of-way line of Polk County Road Number 72 (formerly Minnesota Trunk Highway No. 220); thence South 40 degrees 13 minutes 19 seconds East, along said southwesterly right-of-way line a distance of 1517.20 feet to the south line of said East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$); thence South 88 degrees 35 minutes 27 seconds West, along the south line of said East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) a distance of 1079.35 feet to the point of beginning, EXCEPT that part of the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 18, Township 151 North, of Range 49 West of the 5th Principal Meridian, described as follows:

Beginning at the southwest corner of said East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$); thence North 00 degrees 57 minutes 00 seconds West, assumed bearing, along the west line of said East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) a distance of 45.00 feet; thence North 88 degrees 35 minutes 27 seconds East parallel with the south line of said East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$), a distance of 1042.79 feet to the southwesterly right-of-way line of Polk County Road Number 72 (formerly Minnesota truck Highway No. 220); thence South 40 degrees 13 minutes 19 seconds East, along said southwesterly right-of-way line a distance of 57.75 feet to the south line of said East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$); thence South 88 degrees 35 minutes 27 seconds West, along the south line of said East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$), a distance of 1079.35 feet to the point of beginning; AND That part of the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 18, Township 161 North, of Range 49 West of the 5th Principal Meridian, Polk County, Minnesota, described as follows: Commencing at the southwest corner of said East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$); thence North 0 degrees 57 minutes 00 seconds West, assumed bearing, along the West line of said East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$), a distance of 1138.95 feet to the point of beginning; thence North 68 degrees 38 minutes 41 seconds East 130.0 feet to the southwesterly right-of-way line of Minnesota Trunk Highway 220; thence northwesterly along said southwesterly right-of-way line to the intersection of the west line of said East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$); thence southerly along said west line of the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) to the point beginning, **parcel #40.00137.00** AND That part of Government Lots 1 and 2, Section 18, Township 151 North, Range 49 West of the 5th Principal Meridian, Polk County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 2, thence North 0°57'00"West, assumed bearing, along the East line of said Government Lots 1 and 2 a

distance of 430.00 feet to the point of beginning, thence continuing North 0°57'00" West along said east line of said Government Lots 1 and 2 a distance of 466.82 feet, more or less, to the southeast corner of the tract conveyed in Document No. 599178; thence South 89°03'00" West a distance of 558 feet, more or less, to the thread of the coulee running northerly through said Government Lots 1 and 2; thence southerly along said coulee thread to the intersection of a line bearing South 88°14'00" West from the point of beginning; thence 88°14'00" East 520 feet, more or less, to the point of beginning, **parcel 40.00154.00**. All property owners within 500 feet of the proposed plat are invited to appear at said hearing.

Dated: February 26, 2020

Jacob J. Snyder
Planning & Zoning Administrator