

LAND FOR SALE > 2.81 ACRES

# 10489 Liberty Lane

Chisago City, MN 55013

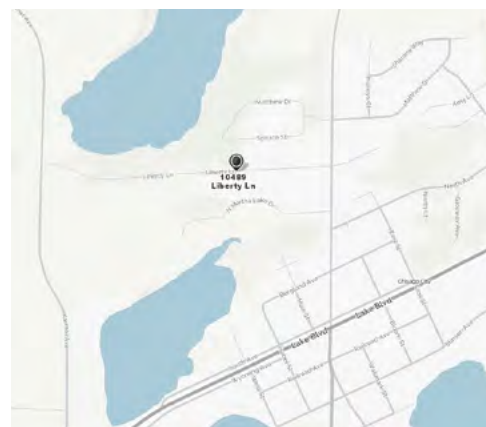


Accelerating success.



## SITE AMENITIES

- > 2.81 acre site (122,404 square feet)
- > Sale price: \$195,000 (\$1.59 per square foot)
- > Zoned Light Industrial
- > City water & sewer in street



## CONTACT US

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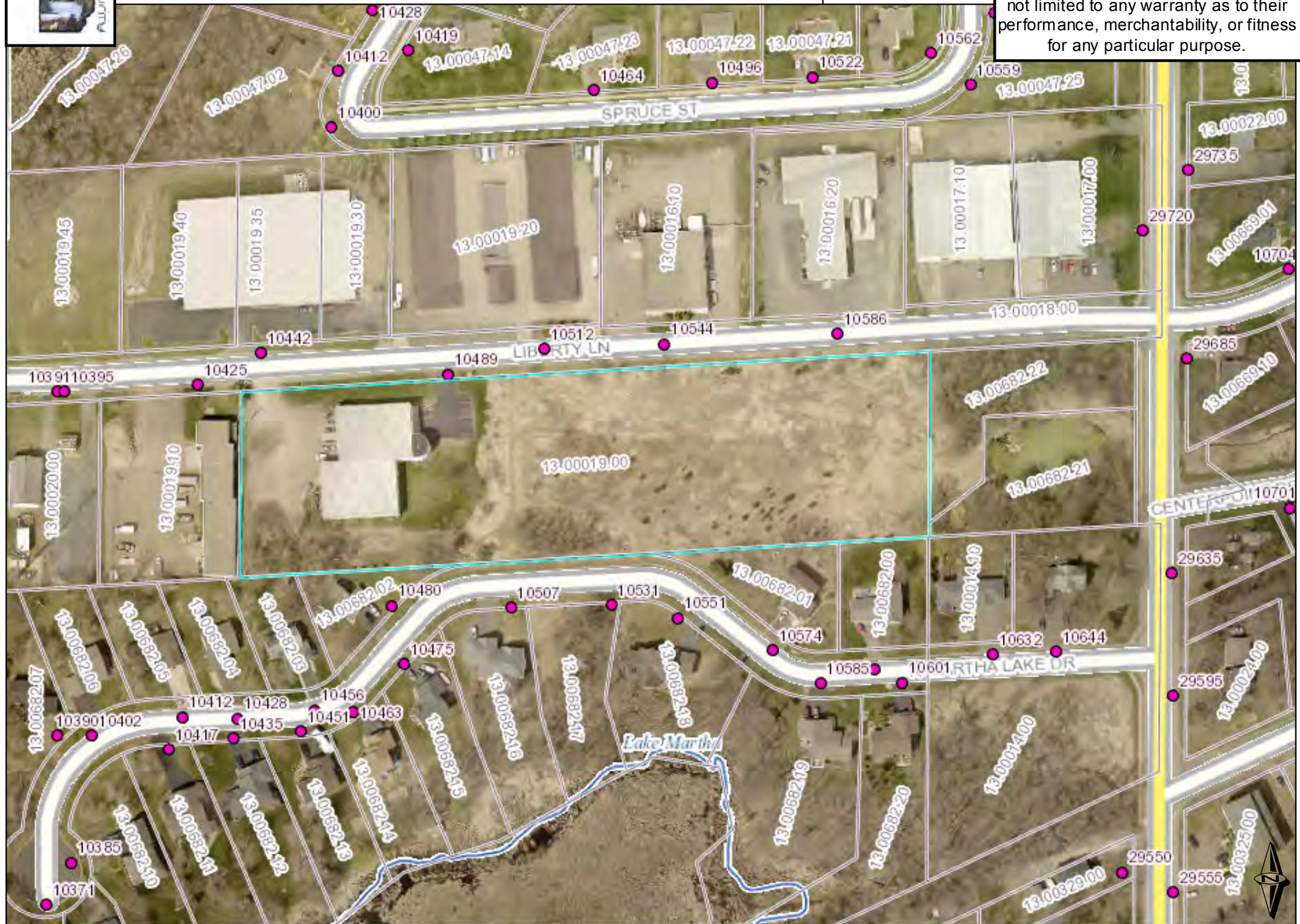




0 45 90 180 ft

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

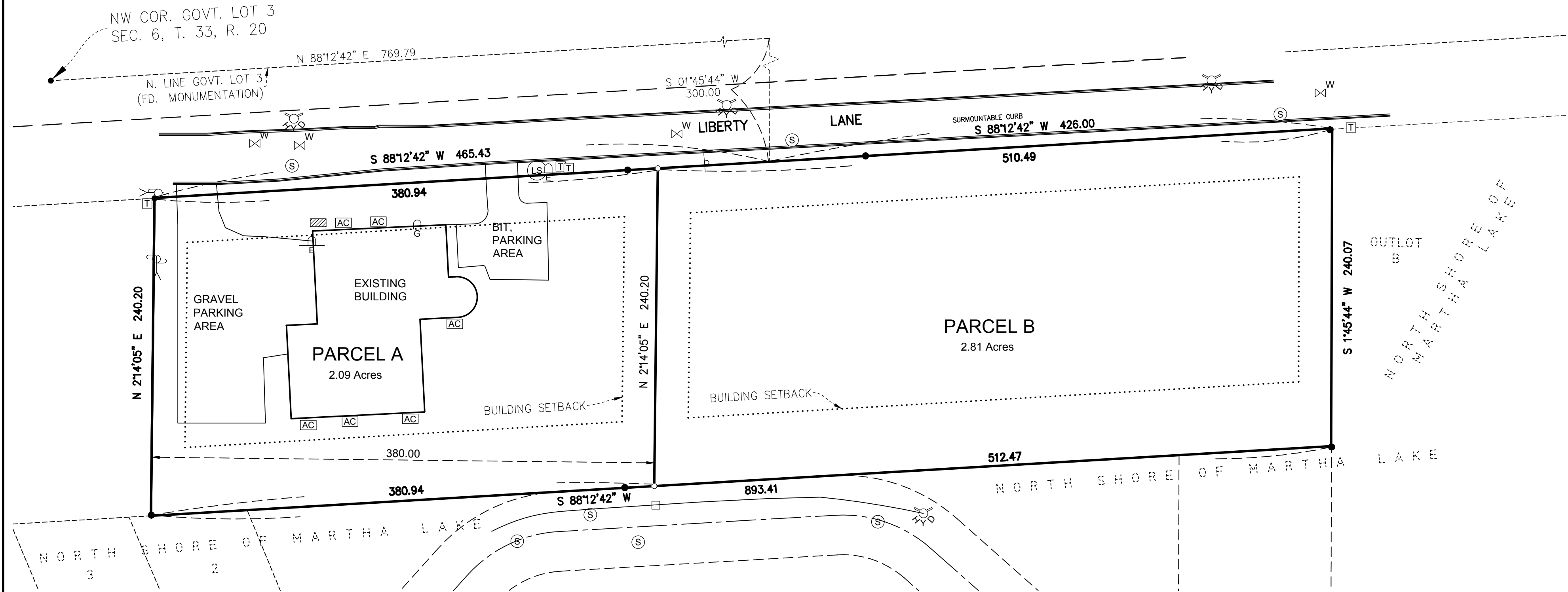
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# CERTIFICATE OF SURVEY

## PROPOSED ADMINISTRATIVE LOT SPLIT



### SURVEY NOTES:

- The orientation of this bearing system is assumed.
- A Gopher One Call Ticket was submitted for boundary survey locate. Ticket No. 180240380.
- 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
- ⛑ W 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)

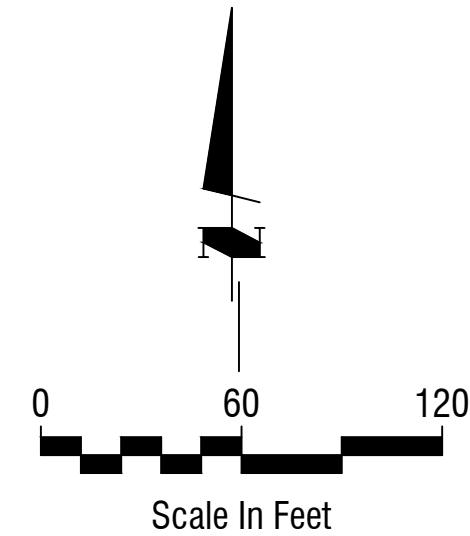
The west 380.00 feet of that part of Government Lot 3, Section 6, Township 33, Range 20, Chisago County, Minnesota, described as follows:

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.				DATE: 02/23/2018 LIC. NO. 42648
FILE NUMBER: 1290F0462.000				



**WIDSETH SMITH NOLTING**  
Engineering | Architecture | Surveying | Environmental