



CITY OF LE SUEUR  
REQUEST FOR COUNCIL ACTION

TO: Mayor and City Council  
FROM: Nate Sparks, City Planner  
Justin Nielsen, Zoning Administrator & Building Official  
SUBJECT: Resolution R2026-015: EDA Minor Subdivision  
DATE: For the City Council Meeting of Monday, February 23<sup>rd</sup>, 2026

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**BACKGROUND**

The Le Sueur Economic Development Authority (EDA) has made an application for a minor subdivision to divide a property located along Kingsway Drive. The EDA is purchasing two parcels of land that are approximately ~7 acres in size from the LSH School District. The purchase would allow for the EDA to convey the property for future housing development. The southern of the two parcels (Property ID 21.136.7500) requires the division of a property.

**SUBJECT SITE**

The School District owns an area that is about 36 acres in size, according to County records. The EDA is attempting to purchase the northerly 7 acres of the site. This includes the approximately 30-foot-wide strip of land that extends to Boright Street to the north.

One parcel that is approximately 3.5 acres in size is generally being purchased in its entirety (see #1 in the image). The second parcel is approximately 3.5 acres of the 30 acre parcel owned by the School District south of the trail (see #2 in the image). The trail parcel is identified as #3 in the image to the right, and is understood to be owned by the City.



**EDA PROPOSAL**

The EDA intends to purchase this property from the School District to continue the EDA’s goal of providing housing in the appropriate context within the community. This area is identified in the Comprehensive Plan as being for higher density

housing. Also, the EDA would be working towards correcting the issues related to the long 30-foot-wide strip of land and putting that into EDA ownership.

The EDA has been involved with this property in the past, most recently on a development for single and multi-family housing. The EDA's proposal is to subdivide the property, creating a single ~8-acre parcel, convey the property to a developer, and place housing on the property, relocating the public trail to accommodate the housing project. A preliminary concept of such a project is shown below:



## ISSUES/ANALYSIS

**Land Use.** The Comprehensive Plan is the ultimate guide for what property can be utilized for in the City. The City's Comprehensive Plan (Land Use Plan) guides the subject site for High Density Residential Land Use, which would allow for apartments.

**Zoning.** The proposed development is on property zoned R-4, High Density Residential. The proposed property meets the minimum standards for lot area and width. The property will be platted in the future with a full zoning review before the Planning Commission and City Council.

**Streets & Sidewalks.** Road right-of-way on the south side of the property would be platted when developed. No dedication would be required, at this time.

The EDA will need to work with the City to relocate the trail with future development. It is proposed to be moved within the future platted right-of-way.

**Park Dedication.** Park Dedication will be paid at the time of platting.

**Grading, Drainage, and Utilities.** Issues related to grading, drainage, and utilities, including the establishment of easements, are subject to comment and recommendation by the City Engineer. The City Engineer reviews grading and utility plans against the City's engineering and design standards and requires general plan revisions to meet these standards. The Engineer will review grading and drainage with the forthcoming plat.

**Minor Subdivision.** As stated above, the EDA is seeking to do a property boundary adjustment that would create an approximately 7-acre site on the north end of this property owned by the School District. The City's Subdivision allows for this in Section 152.021. The EDA will be required to plat the property in the future before using the site.

## **APPLICATION REVIEW**

The Minor Subdivision needs to meet the criteria for review of a subdivision found in Section 152.051 (F) of City Code. The Planning Commission met on February 12, 2026 and recommends approval of the subdivision as presented. The Council may deny the subdivision if it makes any one or more of the following findings:

(a) That the proposed subdivision is in conflict with adopted applicable general and specific comprehensive plans of the city;

(b) That the physical characteristics of this site, including but not limited to topography, percolation rate, soil conditions, susceptibility to erosion and siltation, susceptibility to flooding, water storage, drainage, and retention, are such that the site is not suitable for the type of development, design, or use contemplated;

(c) That the site is not physically suitable for the proposed density of development;

(d) That the design of the subdivision or the proposed improvements are likely to cause environmental damage;

(e) That the design of the subdivision or the type of improvements are likely to cause public health problems;

(f) That the design of the subdivision or the type of improvements will conflict with easements of record or with easements established by judgement of a court;

(g) That the proposed subdivision, its site, or its design adversely affects the flood-carrying capacity of the floodway, increases flood stages and velocities, or increases flood hazards within the floodway fringe or within other areas of the city;

(h) The proposed subdivision is inconsistent with the policies and standards of the state-defined Shoreland, Floodplain, and Wetland Districts;

(i) The City Council deems the subdivision to be premature;

(j) The design of the subdivision does not conform to minimum city standards; and

(k) That the proposed subdivision will not provide adequate extension of infrastructure including roads or utilities to surrounding property.

None of the above conditions are present, and it is the recommendation of the Planning Commission and City staff to approve the Minor Subdivision. Further development details will be brought forward with the upcoming plat and site plan.

## **STAFF RECOMMENDATION**

City staff find that the proposed property division meets City requirements provided that:

1. The property is platted with any future development.
2. Park dedication is paid at the time of platting.
3. The EDA and City vacate the current trail and relocate the trail within the future plat.

## **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission recommended approval of the minor subdivision.

## **ACTION REQUESTED**

City staff recommend City Council adopt Resolution R2026-015 as presented.

### Alternate Actions:

- No action / Denial: Minor Subdivision as presented will not be approved unless otherwise directed by City Council.
- Modification of Recommendation: This is always an option for City Council.

CITY OF LE SUEUR, MINNESOTA  
CITY COUNCIL RESOLUTION **R2026-015**

RESOLUTION APPROVING A MINOR SUBDIVISION TO CONVEY PROPERTY FROM  
THE SCHOOL DISTRICT TO THE LE SUEUR ECONOMIC DEVELOPMENT  
AUTHORITY ADJACENT TO KINGSWAY DRIVE

WHEREAS, the city of Le Sueur (the “City”) is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, the Le Sueur Economic Development Authority (the “Applicant”) has requested a minor subdivision to obtain two parcels of land from Independent School District No. 2397 (the “Owner”) that are legally described on Exhibits A and B; and

WHEREAS, Exhibit A is the northern parcel of land about 3.43 acres in size, currently identified by Le Sueur County as Property ID # 21.580.0010; and

WHEREAS, Exhibit B is the southern parcel of land about 3.59 acres in size, currently identified by Le Sueur County as a portion of Property ID # 21.136.7500; and

WHEREAS, the Applicant is seeking to obtain the two parcels of land for future development consistent with the City’s Comprehensive Plan and Zoning Ordinance; and

WHEREAS, the Planning Commission reviewed the minor subdivision at their February 12, 2026 meeting and recommended approval of the minor subdivision; and

WHEREAS, the City Council reviewed the application at its February 23, 2026 meeting and reviewed the recommendation of the Planning Commission.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LE SUEUR, LE SUEUR COUNTY, STATE OF MINNESOTA that the minor subdivision is hereby approved subject to the following conditions:

1. The property is platted with any future development.
2. Park dedication is paid at the time of platting.
3. The EDA and City vacate the current trail and relocate the trail within the future plat.

PASSED by the Le Sueur City Council this the 23<sup>rd</sup> day of February 2026.

ATTEST

\_\_\_\_\_  
Shawn Kirby, Mayor

\_\_\_\_\_  
Lindsey Dhaene, City Clerk

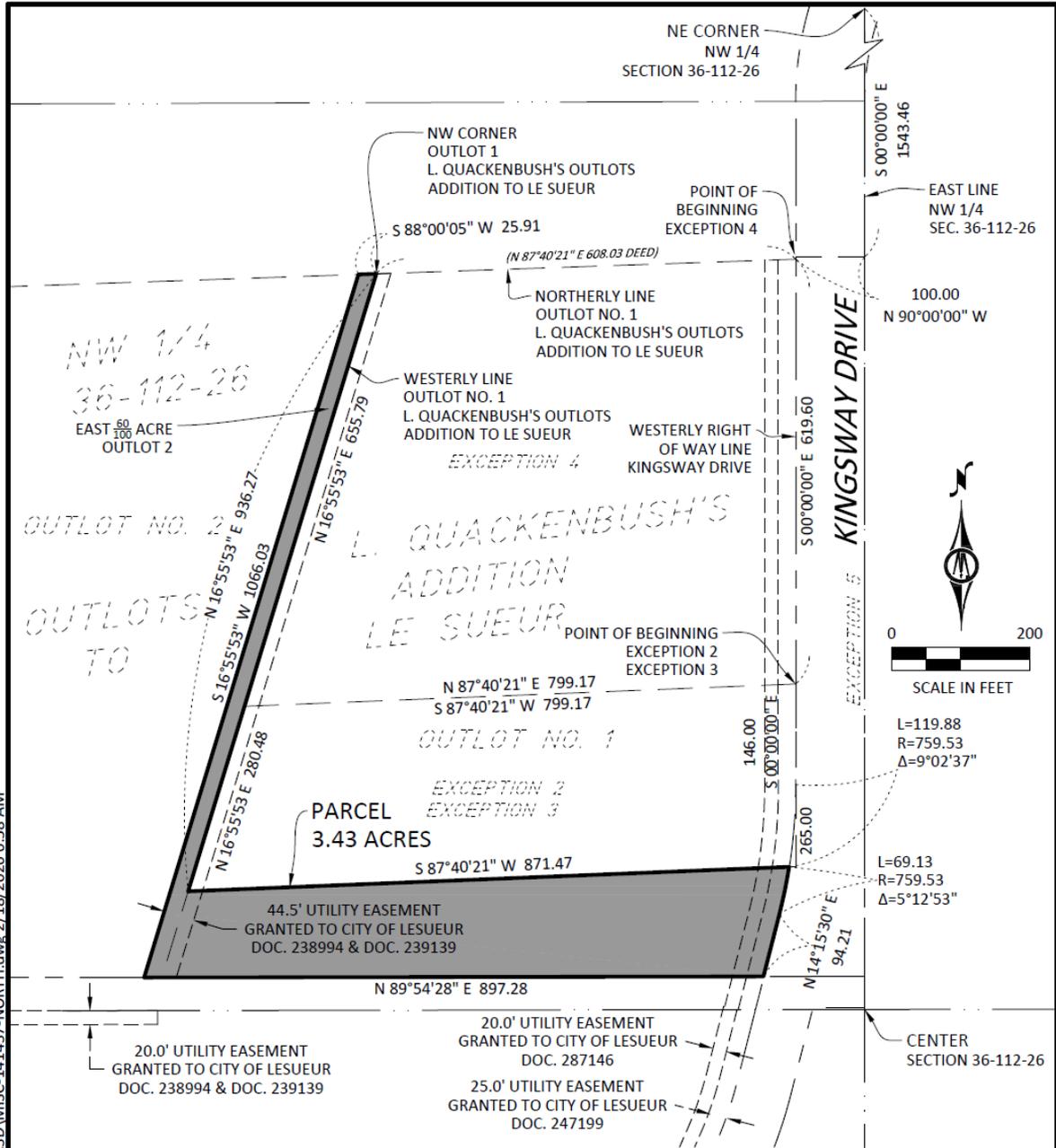
VOTE: \_\_\_HUNTINGTON \_\_\_KIRBY \_\_\_SCHLUETER  
\_\_\_SULLIVAN \_\_\_SMITH \_\_\_NELSON \_\_\_WILLIAMS

Attached:

Exhibit A – Northern Parcel

Exhibit B – Southern Parcel

**EXHIBIT A – NORTHERN PARCEL**



**SHEET 1 OF 4**

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**CERTIFICATE OF SURVEY**  
LE SUEUR, MINNESOTA

PART OF OUTLOT 1 & OUTLOT 2, L. QUACKENBUSH'S  
ADDITION TO LE SUEUR, LE SUEUR COUNTY, MINNESOTA



**BOLTON & MENK**

1960 Premier Drive  
Mankato, MN 56001  
Phone: (507) 625-4171

FOR: LE SUEUR, CITY OF

JOB NUMBER: 25X.141437.000

FIELD BOOK:

DRAWN BY: CDT

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DESCRIPTION

Outlot One (1) of L. Quackenbush's Addition to Le Sueur and a strip of land of equal width containing Sixty One Hundreths (60/100) of an acre on the East line of Lot Number Two (2) running the whole length of said Lot in L. Quackenbush's Addition to Le Sueur, according to the recorded plat of said Addition on file and of record in the Office of County Recorder in and for said County and State, Except the following:

Exception No. 1: All that part of Outlot 1, Quackenbush's Outlots Addition, aka L. Quackenbush's Outlots Addition to the City of Le Sueur lying and being Easterly of the Easterly right of way of Kingsway Drive.

Exception No. 2: All that part of Outlot 1, L. Quackenbush's Outlots Addition to Le Sueur, Le Sueur County, Minnesota, described as: Commencing at the Northeast corner of the Northwest Quarter of Section 36, Township 112 North, Range 26 West, thence South 00 degrees 00 minutes 00 seconds East (assumed bearing) on the East line of said NW 1/4 of Section 36, a distance of 1,543.46 feet; thence North 90 degrees 00 minutes 00 seconds West 100.00 feet to a point on the Westerly right-of-way line of Kingsway Drive; thence South 00 degrees 00 minutes 00 seconds East on said Westerly right-of-way line 619.60 feet to the point of beginning; thence continuing South 00 degrees 00 minutes 00 seconds East on said Westerly right-of-way line 146.00 feet to the point of curvature of a 759.53 foot radius curve to the right having a central angle of 09 degrees 02 minutes 37 seconds; thence on a curve and said Westerly right-of-way line, 119.88 feet; thence South 87 degrees 40 minutes 21 seconds West, 871.47 feet to the Westerly line of Outlot No. 1; thence North 16 degrees 55 minutes 53 seconds East, on said Westerly line; 280.48 feet to a point 655.79 feet from the Northwest corner of Outlot No. 1; thence North 87 degrees 40 minutes 21 seconds East, 799.17 feet to the point of beginning.

Exception No. 3: All that part of Outlot 1, L. Quackenbush's Outlots Addition to Le Sueur, Le Sueur County, Minnesota described as: Commencing at the Northeast corner of the Northwest Quarter of Section 36, Township 112 North, Range 26 West, Le Sueur County Minnesota; thence South 00 degrees 00 minutes 00 seconds East (assumed bearing) on the East line of said NW 1/4 1,543.46 feet; thence North 00 degrees 00 minutes 00 seconds West 100.00 feet to a point on the Westerly right-of-way line of Kingsway Drive; thence South 00 degrees 00 minutes 00 seconds East on said Westerly right-of-way line a distance of 619.60 feet to the point of beginning; thence continuing South 00 degrees 00 minutes 00 seconds East along the Westerly right-of-way line of Kingsway Drive 265.00 feet; thence proceeding South 87 degrees 40 minutes 21 seconds West to the Westerly line of said Outlot 1; thence proceeding North 16 degrees 55 minutes 52 seconds East along said Westerly line of Outlot 1 as measured along said Westerly line; thence proceeding North 87 degrees 40 minutes 21 seconds East, 799.17 feet to the point of beginning.

Exception No. 4: All that part of Outlet 1, L. Quackenbush's Outlots Addition to Le Sueur, Le Sueur County, Minnesota described as: Commencing at the Northeast corner of the Northwest Quarter of Section 36, Township 112 North, Range 26 West, Le Sueur County, Minnesota; thence South 00 degrees 00 minutes 00 seconds East (assumed bearing) on the East line of said NW 1/4 1,543.46 feet; thence North 90 degrees 00 minutes 00 seconds West, 100.00 feet to a point on the westerly right-of-way line of Kingsway Drive and the point of beginning; thence South 00 degrees 00 minutes 00 seconds East on said Westerly right-of-way line, a distance of 619.60 feet; thence South 87 degrees 40 minutes 21 seconds West, 799.17 feet to the westerly line of said Outlet 1; thence North 16 degrees 55 minutes 52 seconds East on said westerly line, 655.79 feet to the Northwest corner of said Outlot 1; thence North 87 degrees 40 minutes 21 seconds East on the northerly line of said Outlot 1, a distance of 608.03 feet to the point of beginning.

SHEET 2 OF 4

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CERTIFICATE OF SURVEY  
LE SUEUR, MINNESOTA

PART OF OUTLOT 1 & OUTLOT 2, L. QUACKENBUSH'S  
ADDITION TO LE SUEUR, LE SUEUR COUNTY, MINNESOTA



**BOLTON  
& MENK**

1960 Premier Drive  
Mankato, MN 56001  
Phone: (507) 625-4171

FOR: LE SUEUR, CITY OF

JOB NUMBER: 25X.141437.000

FIELD BOOK:

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DESCRIPTION (CONTINUED)

Exception No. 5: All the part of Kingsway Drive right of way (Per Record Document 174575) as described as follows:

Beginning at the South Quarter corner of Section Thirty-six (36), Township One Hundred Twelve (112) North, Range Twenty-six (26) West; thence North 00 degrees 00 minutes 00 seconds East (assumed bearing) along the North-South centerline of Section Thirty-six (36) (the same being the westerly line of Barony Hill Addition to the City of Le Sueur) a distance of 622.76 feet to the Northwest corner of Barony Hill Addition; thence North 90 degrees 00 minutes 00 seconds East along the North line of Barony Hill Addition, a distance of 40.00 feet; thence North 00 degrees 00 minutes 00 seconds East and parallel with the North-South centerline of Section Thirty-six (36) a distance of 57.24 feet to the point of curvature of a circular curve to the left; thence northwesterly along a 443.61 foot radius curve, central angle = 49 degrees 15 minutes 00 seconds, an arc distance of 381.32 feet to the point of tangency of said curve; thence North 49 degrees 15 minutes 00 seconds West along the tangent of said curve, 153.85 feet to the point of curvature of a circular curve to the right; thence northwesterly along a 450.88 foot radius curve, central angle = 49 degrees 15 minutes 00 seconds, an arc distance of 387.56 feet to the point of tangency of said curve; thence North 00 degrees 00 minutes 00 seconds East and parallel with the North-South centerline of Section Thirty-six (36) a distance of 287.32 feet to the point of curvature of a circular curve to the right; thence northeasterly along a 440.59 foot radius curve, central angle = 23 degrees 30 minutes 30 seconds, an arc distance of 180.77 feet to the point of tangency of said curve; thence North 23 degrees 30 minutes 30 seconds East, along the tangent of said curve, 523.05 feet to the point of curvature of a circular curve to the left; thence northeasterly along a 658.07 foot radius curve, central angle; 09 degrees 15 minutes 00 seconds, an arc distance of 106.24 feet to the point of tangency of said curve; thence North 14 degrees 15 minutes 30 seconds East along the tangent of said curve, 132.35 feet to a point on the East-West centerline of Section Thirty-six (36); thence easterly along said East-West centerline, 75 feet to the center of Section Thirty-six (36); thence North 00 degrees 00 minutes 00 seconds East along the North-South centerline of Section Thirty-six (36) a distance of 1314.75 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section Thirty-six (36); said point being the point of curvature of a circular curve to the right; thence northeasterly along a 383.29 foot radius curve, central angle = 21 degrees 12 minutes 00 seconds, an arc distance of 141.82 feet to the point of tangency of said curve; thence North 68 degrees 48 minutes 00 seconds West, radially to said curve, 20.00 feet; thence North 21 degrees 12 minutes 00 seconds East, 55.31 feet to the point of curvature of a circular curve to the left; thence northeasterly along a 483.29 foot radius curve, central angle = 21 degrees 12 minutes 00 seconds; an arc distance of 178.82 feet to the point of tangency of said curve; thence North 00 degrees 00 minutes 00 seconds East and parallel with the North-South centerline of Section Thirty-six (36) a distance of 367.21 feet to the point of curvature of a circular curve to the left; thence northwesterly along a 372.88 foot radius curve, central angle = 68 degrees 06 minutes 42 seconds an arc distance of 443.27 feet to the point of tangency of said curve; thence South 21 degrees 53 minutes 18 seconds West, radially to said curve, 80.00 feet to the point of curvature of a circular curve which center of radius bears South 21 degrees 53 minutes 18 seconds West; thence southeasterly along a 292.88 foot radius curve, central angle = 68 degrees 06 minutes 42 seconds, an arc distance of 348.16 feet to the point of tangency of said curve, thence South 00 degrees 00 minutes 00 seconds West along the tangent of said curve, and parallel with the North-South centerline of Section Thirty-six (36) a distance of 367.21 feet to the point of curvature of a circular curve to the right; thence southwesterly along a 403.29 foot radius curve, central angle = 21 degrees 12 minutes 00 seconds, an arc distance of 149.22 feet to the point of tangency of said curve; thence South 21 degrees 12 minutes 00 seconds West along the tangent of said curve, 55.31 feet to the point of curvature of a circular curve to the left; thence southwesterly along a 483.29 foot radius curve, central angle = 21 degrees 12 minutes 00 seconds, an arc distance of 178.82 feet to the point of tangency of said curve;

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SHEET 3 OF 4

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CERTIFICATE OF SURVEY  
LE SUEUR, MINNESOTA



1960 Premier Drive  
Mankato, MN 56001  
Phone: (507) 625-4171

PART OF OUTLOT 1 & OUTLOT 2, L. QUACKENBUSH'S  
ADDITION TO LE SUEUR, LE SUEUR COUNTY, MINNESOTA

FOR: LE SUEUR, CITY OF

4.0 S36-T112N-R26W-(24)

JOB NUMBER: 25X.141437.000

FIELD BOOK:

DRAWN BY: CDT

DESCRIPTION (CONTINUED)

thence South 00 degrees 00 minutes 00 seconds West, along the tangent of said curve and parallel with the North-South centerline of Section Thirty-six (36) a distance of 993.95 feet to the point of curvature of a circular curve to the right; thence southwesterly along a 759.53 foot radius curve, central angle = 14 degrees 15 minutes 30 seconds, an arc distance of 189.01 feet to the point of tangency of said curve; thence South 14 degrees 15 minutes 30 seconds West along the tangency of said curve, 250.00 feet to the point of curvature of a circular curve to the right; thence Southwesterly along a 578.07 foot radius curve, central angle = 09 degrees 15 minutes 00 seconds, an arc distance of 93.33 feet to the point of tangency of said curve; thence South 23 degrees 30 minutes 30 seconds West, along the tangent of said curve, 523.05 feet to the point of curvature of a circular curve to the left; thence southwesterly along a 520.59 foot radius curve, central angle = 23 degrees 30 minutes 30 seconds, an arc distance of 213.60 feet to the point of tangency of said curve; thence South 00 degrees 00 minutes 00 seconds East along the tangent of said curve, and parallel with the North-South centerline of Section Thirty-six (36) a distance of 287.32 feet to the point of curvature of a circular curve to the left; thence southeasterly along a 530.88 foot radius curve, central angle = 49 degrees 15 minutes 00 seconds an arc distance of 456.33 feet to the point of tangency of said curve; thence South 49 degrees 15 minutes 00 seconds East along the tangent of said curve, 153.85 feet to the point of curvature of a circular curve to the right; thence southeasterly along a 363.61 foot radius curve, central angle = 49 degrees 15 minutes 00 seconds, an arc distance of 312.55 feet to the point of tangency of said curve; thence South 00 degrees 00 minutes 00 seconds West along the tangent of said curve, and parallel with the North-South centerline of Section Thirty-six (36) a distance of 580.27 feet to a point on the South line of Section Thirty-six (36); thence easterly along said South line a distance of 40.00 feet to the point of beginning.

**SURVEYOR'S CERTIFICATION**

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 Minnesota.

*Jayele Fowlds*

Jayele Fowlds  
License Number 26748

02/18/2026  
Date

**SHEET 4 OF 4**

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**CERTIFICATE OF SURVEY**  
LE SUEUR, MINNESOTA



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PART OF OUTLOT 1 & OUTLOT 2, L. QUACKENBUSH'S  
ADDITION TO LE SUEUR, LE SUEUR COUNTY, MINNESOTA

FOR: LE SUEUR, CITY OF

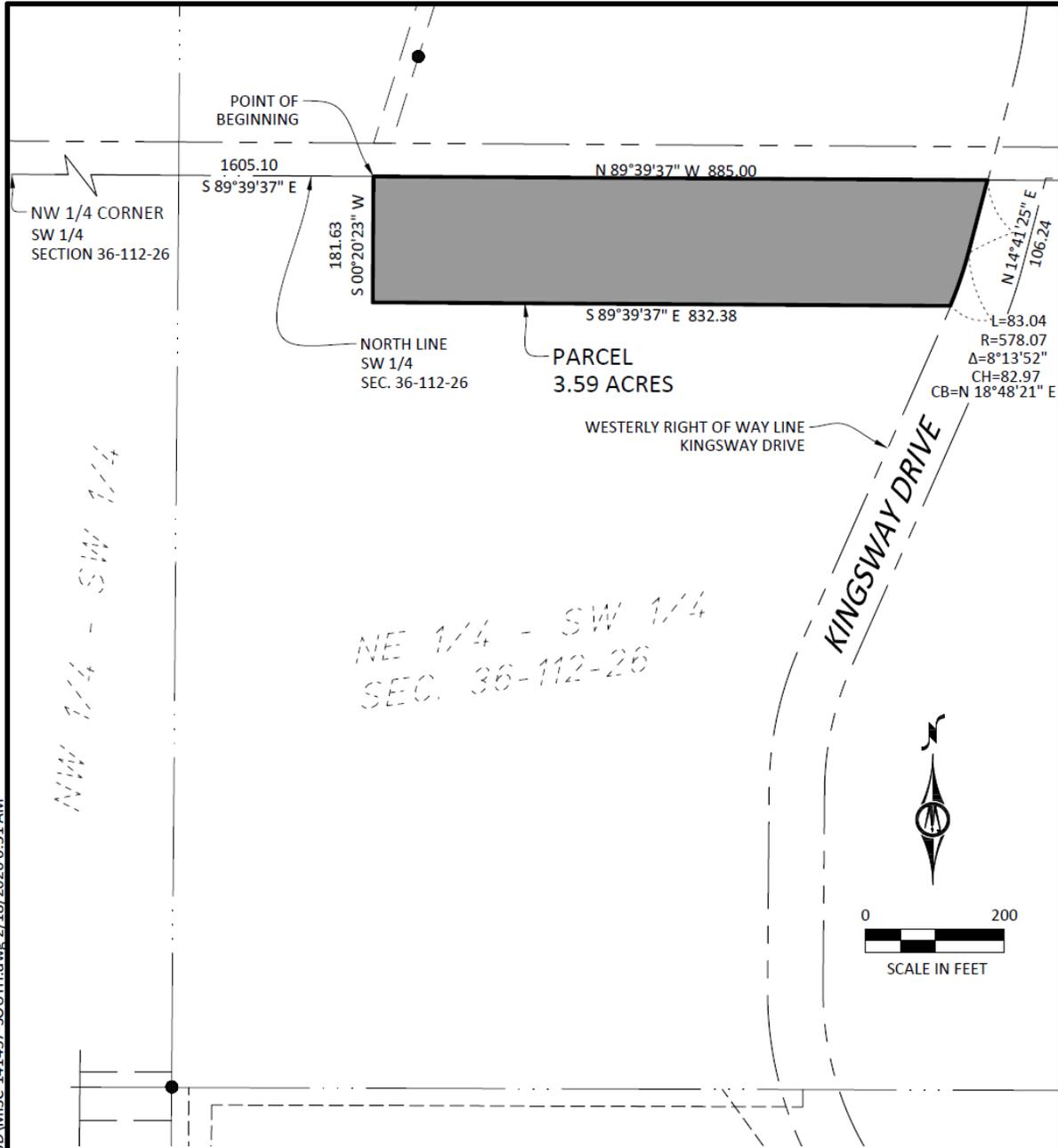
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**EXHIBIT B – SOUTHERN PARCEL**



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**SHEET 1 OF 3**

<b>CERTIFICATE OF SURVEY</b> LE SUEUR, MINNESOTA	
 <b>BOLTON &amp; MENK</b>	1960 Premier Drive Mankato, MN 56001 Phone: (507) 625-4171

PART OF THE NE 1/4 - SW 1/4 OF SECTION 36, TOWNSHIP 112 NORTH, RANGE 26 WEST, LE SUEUR COUNTY, MINNESOTA

FOR: LE SUEUR, CITY OF

JOB NUMBER: 25X.141437.000      FIELD BOOK:      DRAWN BY: CDT

**DESCRIPTION**

All that part of the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4), Section 36, Township 112 North, of Range 26 West, Le Sueur County, Minnesota described as:

Commencing at the Northwest Corner of the Southwest Quarter of said Section 36; thence South 89 degrees 39 minutes 37 seconds East, (Minnesota County Coordinate System - Le Sueur County Zone - 2011), along the north line of the Southwest Quarter of said Section 36, a distance of 1605.10 feet to the point of beginning of the parcel to be described; thence South 00 degrees 20 minutes 23 seconds West, a distance of 181.63 feet; thence South 89 degrees 39 minutes 37 seconds East, a distance of 832.38 feet to the westerly right of way line of Kingsway Drive (Kingsway Drive Right of Way described below); thence Northeasterly along said westerly right of way line, a distance of 83.04 feet, along a non-tangential curve to the left, having a radius of 578.07 feet and a central angle of 08 degrees 13 minutes 52 seconds and the chord of said curve is 82.97 feet in length and bears North 18 degrees 48 minutes 21 seconds East; thence North 14 degrees 41 minutes 25 seconds East, along said westerly right of way line, a distance of 106.24 feet to said north line; thence North 89 degrees 39 minutes 37 seconds West, along said north line, a distance of 885.00 feet to the point of beginning.

Kingsway Drive right of way (Per Record Document 174575) as described as follows:

Beginning at the South Quarter corner of Section Thirty-six (36), Township One Hundred Twelve (112) North, Range Twenty-six (26) West; thence North 00 degrees 00 minutes 00 seconds East (assumed bearing) along the North-South centerline of Section Thirty-six (36) (the same being the westerly line of Barony Hill Addition to the City of Le Sueur) a distance of 622.76 feet to the Northwest corner of Barony Hill Addition; thence North 90 degrees 00 minutes 00 seconds East along the North line of Barony Hill Addition, a distance of 40.00 feet; thence North 00 degrees 00 minutes 00 seconds East and parallel with the North-South centerline of Section Thirty-six (36) a distance of 57.24 feet to the point of curvature of a circular curve to the left; thence northwesterly along a 443.61 foot radius curve, central angle = 49 degrees 15 minutes 00 seconds, an arc distance of 381.32 feet to the point of tangency of said curve; thence North 49 degrees 15 minutes 00 seconds West along the tangent of said curve, 153.85 feet to the point of curvature of a circular curve to the right; thence northwesterly along a 450.88 foot radius curve, central angle = 49 degrees 15 minutes 00 seconds, an arc distance of 387.56 feet to the point of tangency of said curve; thence North 00 degrees 00 minutes 00 seconds East and parallel with the North-South centerline of Section Thirty-six (36) a distance of 287.32 feet to the point of curvature of a circular curve to the right; thence northeasterly along a 440.59 foot radius curve, central angle = 23 degrees 30 minutes 30 seconds, an arc distance of 180.77 feet to the point of tangency of said curve; thence North 23 degrees 30 minutes 30 seconds East, along the tangent of said curve, 523.05 feet to the point of curvature of a circular curve to the left; thence northeasterly along a 658.07 foot radius curve, central angle; 09 degrees 15 minutes 00 seconds, an arc distance of 106.24 feet to the point of tangency of said curve; thence North 14 degrees 15 minutes 30 seconds East along the tangent of said curve, 132.35 feet to a point on the East-West centerline of Section Thirty-six (36); thence easterly along said East-West centerline, 75 feet to the center of Section Thirty-six (36); thence North 00 degrees 00 minutes 00 seconds East along the North-South centerline of Section Thirty-six (36) a distance of 1314.75 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section Thirty-six (36); said point being the point of curvature of a circular curve to the right; thence northeasterly along a 383.29 foot radius curve, central angle = 21 degrees 12 minutes 00 seconds, an arc distance of 141.82 feet to the point of tangency of said curve; thence North 68 degrees 48 minutes 00 seconds West, radially to said curve, 20.00 feet; thence North 21 degrees 12 minutes 00 seconds East, 55.31 feet to the point of curvature of a circular curve to the left; thence northeasterly along a 483.29 foot radius curve, central angle = 21 degrees 12 minutes 00 seconds; an arc distance of 178.82 feet to the point of tangency of said curve;

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**SHEET 2 OF 3**

<b>CERTIFICATE OF SURVEY</b> LE SUEUR, MINNESOTA		PART OF THE NE 1/4 - SW 1/4 OF SECTION 36, TOWNSHIP 112 NORTH, RANGE 26 WEST, LE SUEUR COUNTY, MINNESOTA  FOR: LE SUEUR, CITY OF
 <b>BOLTON &amp; MENK</b>	1960 Premier Drive Mankato, MN 56001 Phone: (507) 625-4171	

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