

TO: Cannon Falls City Council
FROM: Zach Logelin, License and Permit Technician
SUBJECT: Conditional Use Permit-Cannon Falls Mall Inc.
DATE: January 21st, 2025

BACKGROUND:

Ed Rymer, on behalf of Midwest Building and Equipment, is applying for a Conditional Use Permit for outdoor sales at the Cannon Falls Mall. Midwest Building and Equipment sells a wide variety of high-quality storage sheds.

The Cannon Falls Mall is located within the B-2(General/Highway business) zone. Midwest building is looking to store the sheds outdoors to display and sell to customers. In the B-2 zone, outdoor sales lots require a Conditional Use Permit (see exhibit 2). Midwest Building and Equipment is currently operating in Hampton, and has operated in Cannon Falls in the past.

Planning Commission voted to recommend approval at their January 13th meeting.

City Code 152.070:

The purpose of a conditional use permit is to provide the city with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health and safety. In making this determination, whether or not the conditional use is to be allowed, the city may consider the nature of the adjoining land or buildings, the effect upon traffic into and from the premises or on any adjoining streets, and all other or further factors as the city shall deem a prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.

City Code 152.072:

The Planning Commission shall consider possible effects of the proposed conditional use. Its judgment shall be based upon, but not limited to, the following factors:

- (A) The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan;
- (B) The proposed use is or will be compatible with present and future land uses of the area;
- (C) The proposed use conforms with all performance standards contained in this code;
- (D) The proposed use can be accommodated with existing public services and will not overburden the city's service capacity; and
- (E) Traffic generation by the proposed use is within capabilities of streets serving the property.

The following are attached to further describe the proposal:

1. Aerial Map of Proposed Sales Lot

2. B-2 City Code 152.648, Conditional Uses in the B-2 Zone
3. Resolution 2800

REQUESTED ACTION:

Please review the proposed Conditional Use Permit for an outdoor sales lot at the Cannon Falls Mall (PID 52.719.3000) and if you see fit, please make a motion to approve Resolution 2800 to allow an outdoor sales lot for Midwest Building and Equipment at the Cannon Falls Mall.



DEVELOPMENT APPLICATION

918 River Road
Cannon Falls, MN 55009
507-263-9308

SUBJECT TO STAFF REVIEW

Street Location of Property: _____

Legal Description of Property: Commercial Empty lot
at the Back of Cannon Falls Mall

Owner of Record: Name: Cannon Falls Mall Inc.

Daytime Phone: _____

Address: 31265 County 24 Blvd
Cannon Falls 55009

Applicant (if other
than owner)

Name: Midwest Building and Equipment Notary Stamp

Daytime Phone: 507 271 0629

Address: 23385 Emery Ave
Hampton MN 55031

E-Mail Address: _____

Nature of Legal or Equitable Interest of Applicant (Documentation must be attached :)

Request:	<input checked="" type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Rezoning/Ordinance Text Amendment
	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>	Variance
		<input type="checkbox"/> Concept	<input type="checkbox"/>	Interim Use Permit
		<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/>	Amendment
		<input type="checkbox"/> Final Plat	<input type="checkbox"/>	CUP/PUD
		<input type="checkbox"/> Administrative	<input type="checkbox"/>	Site Plan Review
	<input type="checkbox"/>	Administrative Permit	<input type="checkbox"/>	Special Home Occupation
	<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Annexation Petition
	<input type="checkbox"/>	Comp Plan Amendment	<input type="checkbox"/>	Appeal
	<input type="checkbox"/>	Other		

Note: Each requested approval may require a separate fee and/or escrow amount, even where they apply to the same project.

Date Application Received: 12/17/24

Date Submission Deemed to be Complete: 12/23/24

Give detailed description of project and reason for conditional use or variance, if applicable:

Temporary storage sheds Display
lot to sell them.

SUPPORTING DOCUMENTATION: Applicant must submit with the application all documentation required by the Zoning or Subdivision Ordinance relating to the requested approval. Applicant will be advised of the completeness. Only when it has been determined that an application is complete will it be placed on a Planning Commission agenda for consideration. Applications that do not include the proper plans and/or documentation may be delayed from formal review. **FAILURE ON THE PART OF THE APPLICANT TO SUPPLY ALL NECESSARY SUPPORTIVE INFORMATION MAY BE GROUNDS FOR DENIAL OF THE REQUEST.**

APPLICANT RESPONSIBILITY FOR PAYMENT OF ALL CITY FEES AND COSTS IN PROCESSING APPLICATION: Applicant acknowledges that she/he understands that before this request can be considered and/or approved, all fees, including the basic application fee and any escrow processing deposits must be paid to the city and that, if additional fees are required to cover costs incurred by the City, the City Clerk has a right to require additional escrow amounts and payment. These fees include all actual costs including, but not limited to, planning, engineering, public notification, and legal costs. All processing of an application will be halted if payments are not made within 30 days of receipt of a monthly statement from the City, in the event any escrow account established is insufficient to cover the costs.

SIGNED:

Property Owner

Applicant (if not the Property Owner)

Date: _____

Date: 12/17/24

Note: Each requested approval may require a separate fee and/or escrow amount, even where they apply to the same project.

Date Application Received: _____

Date Submission Deemed to be Complete: 12/23/24

Give detailed description of project and reason for conditional use or variance, if applicable:

Temporary storage sheds Display
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SIGNED: 

CARROLL FALLS MAIL INC.
Property Owner
BY ED RYHER

Date: 12-31-24

Date: _____

Applicant (if not the Property Owner)

FOR CITY USE ONLY

Date Application Filed: _____

Basic Fees: _____

450.00 PAID 12/23
Check No 1489

Received By: 3L

Escrow Deposit: _____

Evidence of Ownership Submitted:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Required
Certified Lot Survey:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Required
Legal Description Adequate:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Required

Date of Planning Commission Meeting: 1/13/25

Recommendation of Planning Commission on: _____ ☐ Approve ☐ Deny

Recommendation of City Council on: _____ ☐ Approve ☐ Deny

Subject to following conditions: _____

Sales Lot Location



§ 152.648 CONDITIONAL USES.

Subject to applicable provisions of this chapter, the following are conditional uses in a B-2 District and require a conditional use permit based upon procedures set forth in and regulated by §§ 152.070 through 152.074 of this chapter:

(A) Accessory drive-through facilities provided that:

- (1) Not less than 120 feet of segregated automobile stacking must be provided for the single service lane. Where multiple service lanes are provided, the minimum automobile stacking may be reduced to 60 feet per lane;
- (2) The stacking lane and its access shall be designed to control traffic in a manner to protect the buildings and will not interfere with on-site traffic circulation or access to the required parking space;
- (3) No part of the public street or boulevard may be used for stacking of automobiles;
- (4) The stacking lane, order board telecom and window placement shall be designed and located in a manner as to minimize glare to adjacent premises, particularly residential premises and to maximize maneuverability of vehicles on the site;
- (5) The drive-through window and its stacking lanes shall be screened from view of adjoining residential zoning districts and public street rights-of-way; and
- (6) A lighting and photometric plan will be required that illustrates the drive-through service lane lighting and shall comply with § 152.187 of this chapter.

(B) Automobile repair, major and minor, provided that:

- (1) Landscaping and screening not less than five feet in width shall be provided at the boundaries abutting a residential zoning district in compliance with §§ 152.275 through 152.281 of this chapter;
- (2) Parking or automobile storage space shall be screened from view of abutting residential districts in compliance with §§ 152.275 through 152.281 of this chapter;
- (3) Regardless of whether the dispensing, sale or offering for sale of motor fuels and/or oil is incidental to the conduct of the use or business, the standards and requirements imposed by this chapter for motor fuel stations shall apply. These standards and requirements are, however, in addition to other requirements that are imposed for other uses of the property;
- (4) All painting shall be conducted in an approved paint booth. All paint booths and all other activities of the operation shall thoroughly control the emission of fumes, dust or other particulate matter so that the use shall be in compliance with the State Pollution Control Standards, Minn. Regulations APC 1-15, as amended;
- (5) All flammable materials, including liquids and rags, shall conform with the applicable provisions of the State Uniform Fire Code; and
- (6) Provisions are made to control and reduce noise.

(C) Commercial car washes (drive-through, mechanical and self-service) provided that:

- (1) The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or areas as to cause impairment in property values or constitute a blighting influence;
- (2) Magazinging or stacking space is constructed to accommodate that number of vehicles which can be washed during a maximum 30-minute period and shall be subject to the approval of the City Engineer;
- (3) At the boundaries of a residential district, a strip of not less than five feet shall be landscaped and screened in compliance with § 152.278 of this chapter;
- (4) Parking or car magazine storage space shall be screened from view of abutting residential districts in compliance with § 152.279 of this chapter;
- (5) The entire area other than occupied by the building or plantings shall be surfaced with material which will control dust and drainage which is subject to the approval of the city;
- (6) The entire area shall have a drainage system which is subject to the approval of the city;
- (7) All lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with § 152.187 of this chapter;
- (8) Vehicular access points shall be limited, shall create a minimum of conflict with through traffic movement and shall be subject to the approval of the City Engineer; and
- (9) Provisions are made to control and reduce noise.

(D) Commercial daycare facilities provided that:

- (1) All requirements of the State Department of Health and Human Services, as may be amended, are satisfactorily met and the structure and operation is licensed accordingly;

(2) Screening is provided along all shared property lines. The required fencing and screening shall be in compliance with the applicable provisions of § 152.279 of this chapter;

(3) Adequate off-street parking is provided in a location separated from any outdoor play area(s); and

(4) Adequate off-street loading spaces in compliance with §§ 152.255 through 152.264 of this chapter.

(E) Contractor shops and offices provided that:

(1) All outside storage is prohibited. The storage of contractor equipment and materials must be completely inside; and

(2) When abutting a residential land use, a buffer area with screening and landscaping in compliance with § 152.279 of this chapter.

(F) Hospitals provided that:

(1) Side yards are double the minimum requirements established for this district and are screened in compliance with § 152.279 of this chapter;

(2) The site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated;

(3) All state statutes and regulations governing the use are strictly adhered to and all required operating permits are secured; and

(4) Adequate off-street loading space is provided in compliance with §§ 152.255 through 152.264 of this chapter.

(G) Motor fuel stations provided the following.

(1) *Motor fuel facilities.* Motor fuel facilities shall be installed in accordance with state and city standards. Additionally, adequate space shall be provided to access fuel pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands;

(2) *Architectural standards.*

(a) As a part of the conditional use permit application, a color illustration of all building elevations shall be submitted;

(b) The architectural appearance, scale and functional plan of the building(s) and canopy shall be complementary and compatible with each other and the existing buildings in the neighborhood setting;

(c) All sides of the principal and accessory structures are to have essentially the same or a coordinated harmonious finish treatment pursuant to § 152.208 of this chapter; and

(d) Exterior wall treatments like brick, stone (natural or artificial), decorative concrete block and stucco shall be used.

(3) *Canopy.* A protective canopy structure may be located over the pump island(s), as an accessory structure. The canopy shall meet the following performance standards:

(a) The edge of the canopy shall be 30 feet or more from the front and/or side lot line, provided that adequate visibility both on-site and off-site is maintained;

(b) The canopy shall not exceed 18 feet in height and shall provide 14 feet of clearance to accommodate a semitrailer truck passing underneath;

(c) The canopy fascia shall not exceed three feet in vertical height;

(d) Canopy lighting shall consist of canister spotlights recessed into the canopy. No portion of the light source or fixture may extend below the ceiling of the canopy. Total canopy illumination may not exceed 115 foot candles below the canopy at ground level;

(e) The architectural design, colors and character of the canopy shall be consistent with the principal building on the site;

(f) Signage may be allowed on a detached canopy in lieu of wall signage on the principal structure, provided that the individual canopy sign does not exceed more than 20% of the canopy facade facing a public right-of-way; and

(g) Canopy posts/sign posts shall not obstruct traffic or the safe operation of the gas pumps.

(4) *Pump islands.* Pump islands shall comply with the following performance standards:

(a) Pump islands shall be elevated six inches above the traveled surface of the site; and

(b) All pump islands shall be set at least 30 feet back from any property line. Additionally, the setback between the pump islands curb face shall be at least 24 feet.

(5) *Dust control and drainage.* The entire site other than taken up by a building, structure or plantings shall be surfaced with asphalt, concrete, cobblestone or paving brick. Plans for surfacing and drainage shall be subject to approval of the City Engineer. Drainage from all fueling areas shall be directed to an oil/grit separator. Minimum design standards for the oil/grit

separator shall include the following:

- (a) A minimum of 400 cubic feet of permanent pool storage capacity per acre of drainage area;
- (b) A minimum pool depth of four feet;
- (c) A minimum oil containment capacity of 800 gallons; and
- (d) Minimum maintenance/inspection of two times per year and/or after measurable spill events. A measurable spill shall be defined by the State Pollution Control Agency (MPCA). Any measurable spill event must be reported to the MPCA.

(6) *Landscaping.*

(a) At least 35% of the lot, parcel or tract of land used exclusively for the gas sales facility shall remain as a grass plot, including trees, shrubbery, plantings or fencing and shall be landscaped. Required minimum green area should be emphasized in the front and side yards abutting streets or residential property; and

(b) At the boundaries of the lot, the following landscape area shall be required:

- 1. From side and rear property lines, an area of not less than ten feet side shall be landscaped in compliance with § 152.278 of this chapter;
- 2. From all road rights-of-way, an area of not less than 15 feet wide shall be landscaped in compliance with § 152.278 of this chapter;
- 3. Where lots abut residentially zoned property, a buffer yard of not less than 20 feet wide shall be landscaped and screened in accordance with § 152.278 of this chapter; and
- 4. The property owner shall be responsible for maintenance of all landscaping, including within the boulevard.

(7) *Exterior lighting.* The lighting shall be in compliance with § 152.187 of this chapter. A comprehensive lighting plan shall be submitted as part of the conditional use permit application and shall be subject to the following performance standards:

(a) *Canopy lighting.* Canopy lighting under the canopy structure shall consist of canister spotlights recessed into the canopy. No portion of the light source or fixture may extend below the ceiling of the canopy. Total canopy illumination below the canopy may not exceed 115 foot candles at ground level;

(b) *Perimeter lighting.* Lighting at the periphery of the site and building shall be directed downward and individual lights shall not exceed 15 foot candles at ground level;

(c) *Illumination.* Maximum site illumination shall not exceed four-tenths foot candle at ground level when measured at any boundary line with an adjoining residential property or any public property; and

(d) *Access.* Vehicular access points shall create a minimum of conflict with through traffic movement and shall comply with §§ 152.255 through 152.264 of this chapter.

(8) *Circulation and loading.* The site design shall accommodate adequate turning radius and vertical clearance for a semitrailer truck. Designated loading areas shall be exclusive of off-street parking stalls and drive aisles. A site plan shall be provided to illustrate adequate turning radius, using appropriate engineering templates;

(9) *Parking.*

(a) Parking spaces shall be calculated solely based upon the use(s) and the square footage of the principal building(s); and

(b) Parking spaces shall be screened from abutting residential properties in accordance with §152.279 of this chapter.

(10) *Noise.* Public address system shall not be audible at any property line. Playing of music or advertisement from the public address system is prohibited. Noise control shall be required as regulated in § 152.191 of this chapter;

(11) *Outside storage, sales and service.* No outside storage or sales shall be allowed, except as follows:

(a) Public phones may be located on site as long as they do not interrupt on-site traffic circulation and are not located in a yard abutting residentially zoned property;

(b) Propane sales of 20 pound capacity tanks may be located outside provided the propane tanks are secured in a locker and meet all State Uniform Building and Fire Codes;

(c) A compressed air service area may be located on site as long as it does not interrupt on-site traffic circulation; and

(d) Accessory outdoor services, sales or rental as regulated by §152.650(B) of this chapter.

(12) *Litter control.* The operation shall be responsible for litter control on the subject property, which is to occur on a daily basis. Trash receptacles shall be provided at a convenient location on site to facilitate litter control; and

(13) *Additional stipulations.* All conditions pertaining to a specific site are subject to change when the City Council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or

better by modifying or expanding the conditions set forth herein.

(H) Accessory outdoor recreation provided that:

- (1) The facilities are an accessory use to a principal use allowed within the B-2 District;
- (2) The facilities meet the principal building setbacks;
- (3) The facilities shall maintain a 50-foot setback from residential districts;
- (4) The facilities shall be screened from adjoining properties or public rights-of-way; and
- (5) The city may set limits on the hours of operation to avoid nuisance issues.

(I) Outdoor sales lots (not outdoor storage) provided that:

(1) Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting residential district in compliance with § 152.279 of this chapter;

(2) Outside sales or rental are associated with a principal building of at least 1,000 square feet of floor area;

(3) Outdoor sales area shall be set at least five feet back from all property lines and at least 15 feet back from any street surface;

(4) The entire sales lot and off-street parking area is paved;

(5) A perimeter curb is provided around the sales/parking lot;

(6) All lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with § 152.187 of this chapter; and

(7) Materials for sale shall be displayed in an orderly manner and shall not constitute junk, as defined by this chapter.

(J) Personal wireless service antennas not located on an existing structure or tower, as regulated by §§152.330 through 152.337 of this chapter;

(K) Planned unit development as regulated in §§ 152.150 through 152.153 of this chapter;

(L) Private lodges and clubs provided that:

(1) Adequate screening from abutting and adjoining residential uses and landscaping is provided;

(2) Adequate off-street parking and access is provided and that such parking is adequately screened and landscaped from adjoining and residential uses; and

(3) Adequate off-street loading and service entrances are provided and regulated where applicable by §§152.255 through 152.264 of this chapter.

(M) Restaurants with accessory outdoor dining facilities provided that:

(1) The applicant submit a site plan and other pertinent information demonstrating the location and type of all tables, refuse receptacles and wait stations;

(2) The size of the dining area is restricted to 30% of the total customer floor area within the principal structure;

(3) The dining area is screened from view from adjacent residential uses in accordance with §152.279 of this chapter;

(4) All lighting be hooded and directed away from adjacent residential uses in accordance with §152.187 of this chapter;

(5) The applicant demonstrates that pedestrian circulation is not disrupted as a result of the outdoor dining area by providing the following:

(a) Outdoor dining area shall be segregated from through pedestrian circulation by means of temporary fencing, bollards, ropes, plantings or other methods and shall be subject to review and approval by the City Council;

(b) Minimum clear passage zone for pedestrians at the perimeter of the restaurant shall be at least five feet without interference from parked motor vehicles, bollards, trees, tree gates, curbs, stairways, trash receptacles, street lights, parking meters or the like; and

(c) Overstory canopy of trees, umbrellas or other structures extending into the pedestrian clear passage zone or pedestrian aisle shall have a minimum clearance of seven feet above sidewalk.

(6) The dining area is surfaced with concrete, bituminous or decorative pavers or may consist of a deck with wood or other flooring material that provides a clean, attractive and functional surface;

(7) A minimum width of 36 inches shall be provided within aisles of the outdoor dining area;

(8) Storage of furniture shall not be permitted outdoors between November 1 and March 31. Outdoor furniture that is immovable or permanently fixed or attached to the sidewalk shall not be subject to the storage prohibition of this section.

**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

RESOLUTION NUMBER 2800

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN OUTDOOR
SALES LOT AT THE CANNON FALLS MALL**

WHEREAS, Ed Rymer (“Applicant”) owner of the Cannon Falls Mall, has applied for a Conditional Use Permit (“CUP”) on behalf of Midwest Building and Equipment tied to the property located in the City of Cannon Falls and legally described on the attached Exhibit A (the “Property”);

WHEREAS, City staff studied the matter, made a report, and provided other information to the Planning Commission and City Council;

WHEREAS, on January 13th 2025, the Planning Commission of the City of Cannon Falls held a public hearing and considered the Applicant’s application for a CUP, recommending approval.

WHEREAS, the City Council of the City of Cannon Falls has considered the Planning Commission’s recommendation at its January 21st, 2025, City Council meeting.

NOW, THEREFORE, the City Council of the City of Cannon Falls makes the following:

FINDINGS

1. The Applicant is requesting a CUP for the purpose of utilizing the southern portion of the Cannon Falls mall for an outdoor sales lot (the “Proposed Use”). The Applicant states that the outdoor sales lot will be used to sell sheds.

2. The Property is currently zoned B-2, General Business.

3. City Code section 152.648(I) allows outdoor sales lots in the B-2 zone subject to the following conditions.

(I) Outdoor sales lots (not outdoor storage) provided that:

(1) Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting residential district in compliance with § 152.279 of this chapter;

(2) Outside sales or rental are associated with a principal building of at least 1,000 square feet of floor area;

(3) Outdoor sales area shall be set at least five feet back from all property lines and at least 15 feet back from any street surface;

(4) The entire sales lot and off-street parking area is paved;

(5) A perimeter curb is provided around the sales/parking lot;

(6) All lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with § 152.187 of this chapter; and

(7) Materials for sale shall be displayed in an orderly manner and shall not constitute junk, as defined by this chapter.

4. Minn. Stat. § 462.357 grants to the City, for the purpose of promoting the public health, safety, morals and general welfare, the authority to regulate use of land within the City through zoning regulations.

5. The time limit for a decision on the Applicant's application will not expire until March 23, 2025.

6. City Code § 152.070 states:

The purpose of a conditional use permit is to provide the city with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health and safety. In making this determination, whether or not the conditional use is to be allowed, the city may consider the nature of the adjoining land or buildings, the effect upon traffic into and from the premises or on any adjoining streets, and all other or further factors as the city shall deem a prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.

7. City Code § 152.072 states, in relevant part:

The Planning Commission shall consider possible effects of the proposed conditional use. Its judgment shall be based upon, but not limited to, the following factors:

(A) The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan;

(B) The proposed use is or will be compatible with present and future land uses of the area;

(C) The proposed use conforms with all performance standards contained in this code;

(D) The proposed use can be accommodated with existing public services and will not overburden the city's service capacity; and

(E) Traffic generation by the proposed use is within capabilities of streets serving the property.

8. The Applicant is proposing an outdoor sales lot located on PID 52.719.3000. City code section 152.648(I) allows for an outdoor sales lot via a Conditional Use Permit. The sales lot would be located on blacktop on the southern portion of the mall property. The City Council of Cannon Falls finds the proposed use is compatible with the land use of the area, will not overburden existing public services, and conforms to the performance standards of the City Code.

DECISION

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cannon Falls and based upon the information received and the above Findings:

1. The City Council of the City of Cannon Falls does hereby approve the requested CUP.

ADOPTED by the City of Cannon Falls this 21st day of January, 2025

Matt Montgomery, Mayor

ATTEST: _____
Jon Radermacher, City Administrator

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

DOC#390246 PT OF LOTS 1,2,5 & 6 IN NW1/4 SEC 19-112-17 BEG 8 90FT S OF N LINE LOT 1 AT CL HWY 52,
W200FT, N00°11'13"E 30F T, N89°26'21"W 837.12FT TO E R/W NEW HWY 52, SLY ALG ELY R/W