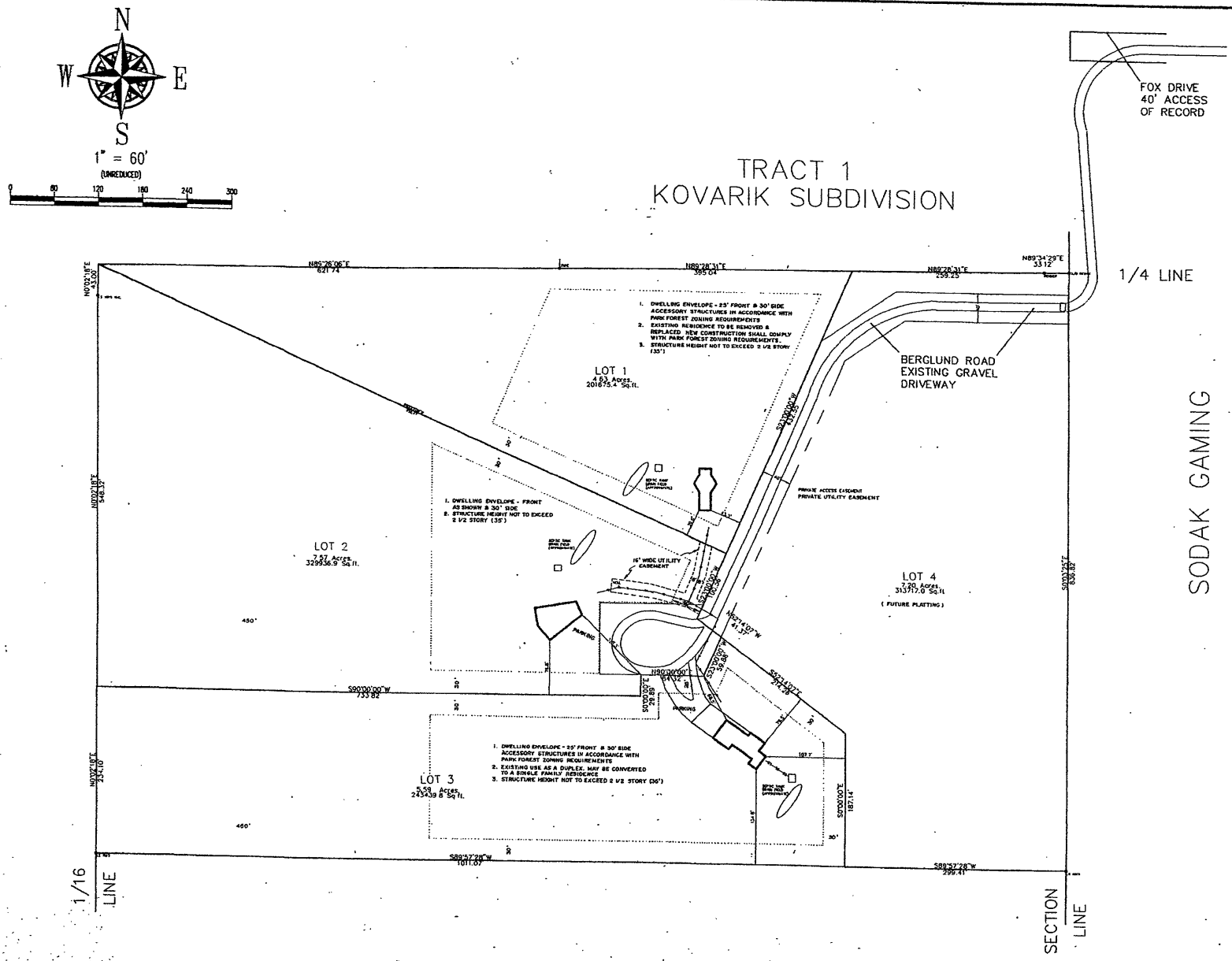
01PD035


N
W
E
S
1" = 60'
(UNREDUCED)
0 60 120 180 240 300
TRACT 1
KOVARIK SUBDIVISION
FOX DRIVE
40' ACCESS
OF RECORD
1/4 LINE
BERGLUND ROAD
EXISTING GRAVEL
DRIVEWAY
SODAK GAMING
N89°26'06"E
621.74
N89°28'31"E
395.04
N89°28'31"E
259.25
N89°34'29"E
3312'
N00°02'18"E
43.00'
N00°02'18"E
548.32'
N00°07'00"E
254.10'
S00°03'25"E
838.82'
S00°00'00"E
187.14'
S89°57'28"W
1011.07'
S89°57'28"W
299.41'
S90°00'00"W
755.82
450'
460'
LOT 1
4.63 Acres
201675.4 Sq.ft.
1. DWELLING ENVELOPE - 25' FRONT & 30' SIDE ACCESSORY STRUCTURES IN ACCORDANCE WITH PARK FOREST ZONING REQUIREMENTS
2. EXISTING RESIDENCE TO BE REMOVED & REPLACED. NEW CONSTRUCTION SHALL COMPLY WITH PARK FOREST ZONING REQUIREMENTS.
3. STRUCTURE HEIGHT NOT TO EXCEED 2 1/2 STORY (35')
LOT 2
7.57 Acres
329936.9 Sq.ft.
1. DWELLING ENVELOPE - FRONT AS SHOWN & 30' SIDE
2. STRUCTURE HEIGHT NOT TO EXCEED 2 1/2 STORY (35')
LOT 3
5.58 Acres
243439.8 Sq.ft.
1. DWELLING ENVELOPE - 25' FRONT & 30' SIDE ACCESSORY STRUCTURES IN ACCORDANCE WITH PARK FOREST ZONING REQUIREMENTS
2. EXISTING USE AS A DUPLEX. MAY BE CONVERTED TO A SINGLE FAMILY RESIDENCE
3. STRUCTURE HEIGHT NOT TO EXCEED 2 1/2 STORY (35')
LOT 4
7.20 Acres
313712.0 Sq.ft.
(FUTURE PLATTING)
PRIVATE ACCESS EASEMENT
PRIVATE UTILITY EASEMENT
16' WIDE UTILITY EASEMENT
PARKING
1/16 LINE
SECTION LINE