

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION - PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 117, RANGE 23 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 519.9 FEET; THENCE DEFLECTING TO THE RIGHT 89 DEGREES 33 MINUTES ON A LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE MINNEAPOLIS AND ST. LOUIS RAILROAD, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL BEING DESCRIBED; THENCE NORTHERLY ALONG SAID LAST DESCRIBED LINE A DISTANCE OF 60 FEET; THENCE DEFLECTING TO THE RIGHT 50 DEGREES 17 MINUTES A DISTANCE OF 211.36 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

TORRENS PROPERTY PER CERTIFICATE OF TITLE NO. 804210

LEGAL DESCRIPTION - PARCEL 2

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 117, RANGE 23 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF COUNTY ROAD NO. 19, DISTANT 50 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE MINNEAPOLIS AND ST. LOUIS RAILWAY COMPANY (NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTERLINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 33; THENCE WESTERLY PARALLEL WITH SAID ORIGINAL MAIN TRACK CENTER LINE A DISTANCE OF 227.08 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 25 FEET, MORE OR LESS, TO A POINT DISTANT 25 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF SAID RAILWAY; THENCE EASTERLY PARALLEL WITH SAID LAST DESCRIBED MAIN TRACK CENTER LINE A DISTANCE OF 235 FEET MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID COUNTY ROAD NO. 19; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF COUNTY ROAD NO. 19 TO THE POINT OF BEGINNING.

LEGEND:

- FOUND IRON PIPE (AS NOTED)
- ⊙ CAST IRON MONUMENT
- ⊠ SIGN
- ☀ LIGHT POLE
- ⊕ CATCH BASIN
- ⊙ COMMUNICATIONS MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊠ ELECTRIC TRANSFORMER
- ⊠ GAS METER
- ⊠ ELECTRIC METER

- CHAINLINK FENCE
- ▨ CONCRETE SURFACE
- BITUMINOUS SURFACE

CERTIFICATION:

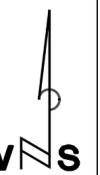
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

SIGNED: *Travis W Van Neste*

Travis W. Van Neste, Minnesota Professional Surveyor #44109
Michigan Professional Surveyor #46695

JOB # 2014095	ISSUED: 1-15-2015
DRAWN BY: TWN	REV: 3-11-2016
SCALE: 1" = 20 FEET	

VAN NESTE SURVEYING
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PREPARED FOR:
MATT MIDBOE

RIM=934.31
INV W=924.61
INV SE=922.86
INV E=922.96

RIM=936.52
INV NW=926.82
INV SE=925.07
INV E=925.17

NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 117, RANGE 23 - FOUND CAST IRON MONUMENT

S87°31'51"E
519.90

NOTES:

- 1) OLD REPUBLIC TITLE INSURANCE COMMITMENT NO. ORTE739391 SUPPLEMENTAL #1, EFFECTIVE DATE FEBRUARY 27, 2013 AT 7:00 AM WAS RELIED UPON FOR ALL MATTERS OF RECORD FOR THIS SURVEY.
- 2) ADDRESS OF THE SUBJECT PROPERTY: 5420 MANITOU ROAD, EXCELSIOR, MN 55331
P.I.D.:33-117-23-12-0050
- 3) PARCEL AREA: 33,175 SQ. FT.
- 4) BEARING BASIS IS ASSUMED.
- 5) DATE OF LAST FIELDWORK: 3-05-2016
- 6) ELEVATION DATUM: NGVD 88
- 7) BENCHMARK: TOP NUT HYDRANT AT BRENTWOOD / MANITOU ROAD, AS SHOWN ON MAP.

HARDCOVER CALCULATIONS

BUILDING: 4,913 SQ. FT.
CONCRETE: 1,077 SQ. FT.
BITUMINOUS: 17,533 SQ. FT.
TOTAL: 23,523 SQ. FT OR 70.9 %

