

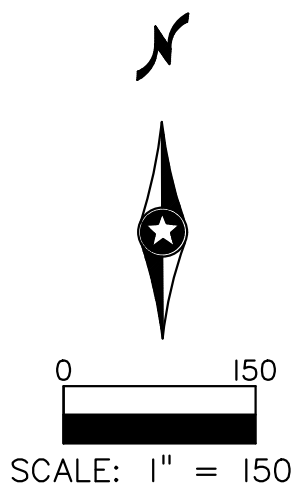
Certificate of Survey

for

Terri Starkey

Part of Section 3, Township 34, Range 29

Clear Lake Township, Sherburne County, Minnesota



PROJECT BENCHMARK

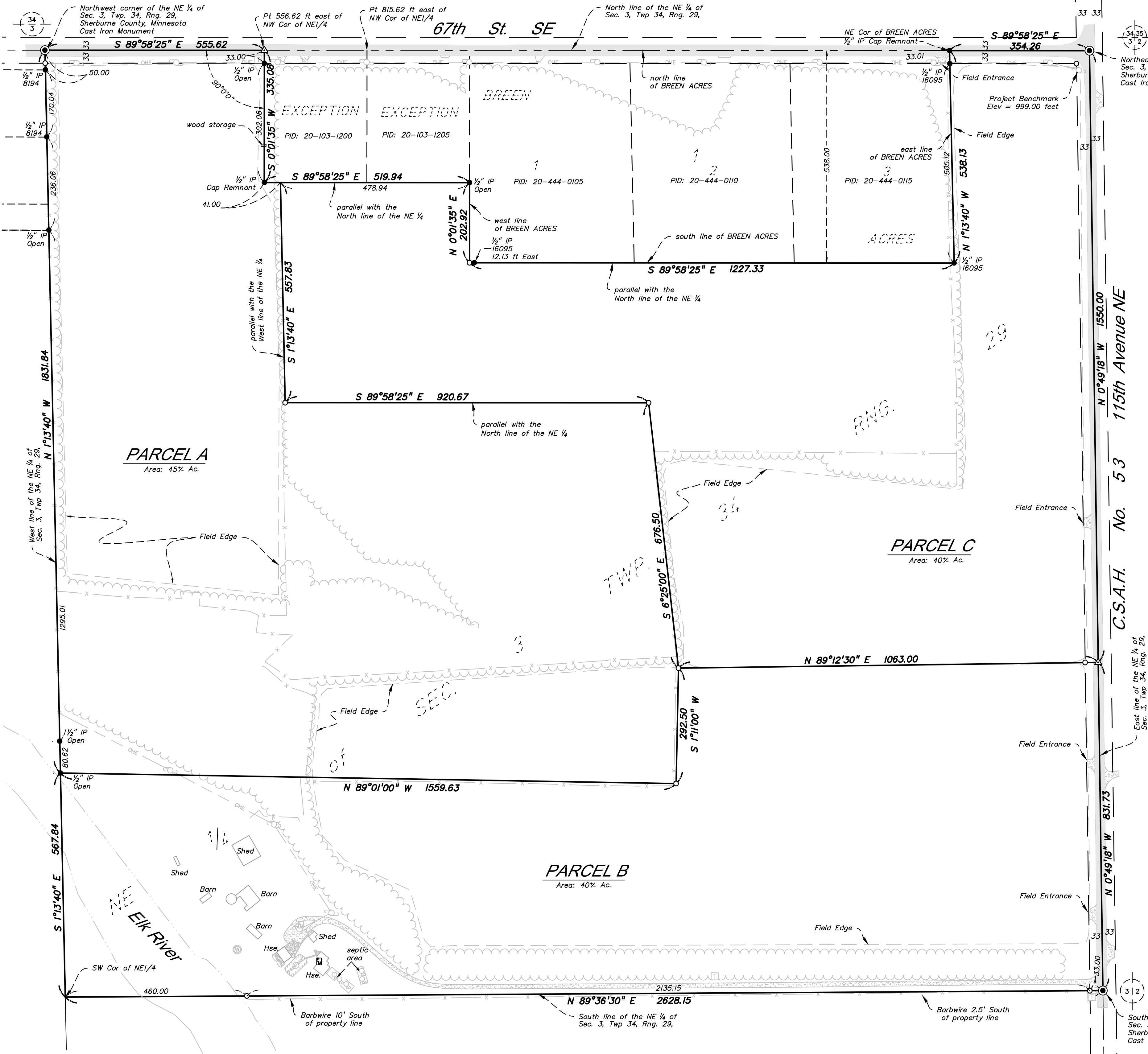
Set Railroad spike in East face of power pole at southwest quadrant of 67th Street SE & CSAH No. 53
Elevation = 990.00 feet (NAVD88)

REFERENCE BENCHMARK

MN001 geodetic monument "BRIG"
Elevation = 989.33 feet (NAVD88)

Basin of Bearing:

For the purpose of this survey the E'ly line of the NE 1/4 of Sec. 3, Twp. 34, Rng. 29 is assumed to Bear N 0°49'18" W



Existing Property Description (per Doc. No. 763510)

The Northeast Quarter of Section 3, Township 34, Range 29, except that part of the Northeast Quarter of Section 3, Township 34, Range 29, described as follows:

Beginning at a point on the north line of said Northeast Quarter, a distance of 815.62 feet East of the Northwest corner thereof; thence South at right angles 335.08 feet; thence East parallel with said north line 260.0 feet; thence North at right angles 335.08 feet more or less to intersect said north line; thence West along said North line 260.0 feet to the point of beginning, subject to an easement for road purposes over the North 33 feet thereof

ALSO except that part of the Northeast Quarter of Section 3, Township 34, Range 29, described as follows:

Beginning at a point on the north line of said Northeast Quarter, a distance of 555.62 feet East of the Northwest corner thereof; thence South at right angles 335.08 feet; thence East parallel with said north line 260.0 feet; thence North at right angles 335.08 feet to said north line; thence West along said north line of 260.0 feet to the point of beginning, subject to road easement over the North 33 feet thereof

ALSO less and except that a portion of the above subject property as more fully described as follows:

The East 1215.00 feet of the West 2290.62 feet of the North 538.00 feet of the Northeast Quarter of Section 3, Township 34, Range 29, Sherburne County, Minnesota.

AND less and except the property granted to Aggressive Builders, INC. by Sheryl A. Breen in Warranty Deed dated 12/03/2004 and recorded 12/09/2004 as document 571998 and more fully described as follows:

Lot 1, 2, and 3, Block one, BREEN ACRES, according to the plat and survey thereof on file and of record in the Office of the County Recorder in and for Sherburne County, Minnesota.

Description for Proposed Parcel A

That part of the Northeast Quarter of Section 3, Township 34, Range 29, Sherburne County, Minnesota described as follows: Beginning at the Northwest corner of said Northeast Quarter; thence South 89 degrees 58 minutes 25 seconds East, along the North line of said Northeast Quarter, a distance of 555.62 feet; thence South 00 degrees 01 minutes 35 seconds West, at a right angle with said North line, a distance of 335.08 feet; thence South 89 degrees 58 minutes 25 seconds East, parallel with said North line, a distance of 41.00 feet; thence South 01 degrees 13 minutes 40 seconds East, parallel with the west line of said Northeast Quarter, a distance of 557.83 feet; thence South 89 degrees 58 minutes 25 seconds East, parallel with said North line, a distance of 920.67 feet; thence South 06 degrees 25 minutes 00 seconds East a distance of 676.50 feet; thence South 01 degrees 13 minutes 40 seconds West a distance of 292.50 feet; thence North 89 degrees 01 minutes 00 seconds West a distance of 1559.63 feet, more or less, to the West line of said Northeast Quarter; thence North 01 degrees 13 minutes 40 seconds West, along said west line a distance of 1831.84 feet to the point of beginning. Subject to road right of way along the northerly part thereof.

Description for Proposed Parcel B

That part of the Northeast Quarter of Section 3, Township 34, Range 29, Sherburne County, Minnesota described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence South 89 degrees 58 minutes 25 seconds East, along the north line of said Northeast Quarter, a distance of 555.62 feet; thence South 00 degrees 01 minutes 35 seconds West, at a right angle with said north line, a distance of 335.08 feet; thence South 89 degrees 58 minutes 25 seconds East, parallel with said north line, a distance of 41.00 feet; thence South 01 degrees 13 minutes 40 seconds East, parallel with the west line of said Northeast Quarter, a distance of 557.83 feet; thence South 89 degrees 58 minutes 25 seconds East, parallel with said north line, a distance of 920.67 feet; thence South 06 degrees 25 minutes 00 seconds East a distance of 676.50 feet to the point of beginning of the parcel being described; thence South 01 degrees 13 minutes 40 seconds West a distance of 292.50 feet; thence North 89 degrees 01 minutes 00 seconds West, a distance of 1559.63 feet, more or less, to the west line of said Northeast Quarter; thence South 01 degrees 13 minutes 40 seconds East, along said west line a distance of 567.84 feet to the southwest corner of said Northeast Quarter; thence North 89 degrees 36 minutes 30 seconds East, along the south line of said Northeast Quarter, a distance of 2628.15 feet, to the southeast corner of said Northeast Quarter; thence North 00 degrees 49 minutes 18 seconds West, along the east line of said Northeast Quarter, a distance of 831.73 feet to the intersection with a line which bears North 89 degrees 12 minutes 30 seconds East from the point of beginning; thence South 89 degrees 12 minutes 30 seconds West, along said line, a distance of 1063.00 feet to the point of beginning. Subject to road right of way along the easterly part thereof.

Description for Proposed Parcel C

That part of the Northeast Quarter of Section 3, Township 34, Range 29, Sherburne County, Minnesota described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence South 89 degrees 58 minutes 25 seconds East, along the north line of said Northeast Quarter, a distance of 555.62 feet; thence South 00 degrees 01 minutes 35 seconds West, at a right angle with said north line, a distance of 335.08 feet; thence South 89 degrees 58 minutes 25 seconds East, parallel with said north line, a distance of 41.00 feet; thence South 01 degrees 13 minutes 40 seconds East, parallel with the west line of said Northeast Quarter, a distance of 557.83 feet; thence South 89 degrees 58 minutes 25 seconds East, parallel with said north line, a distance of 920.67 feet; thence South 06 degrees 25 minutes 00 seconds East a distance of 676.50 feet; thence South 01 degrees 13 minutes 40 seconds West a distance of 292.50 feet; thence North 89 degrees 01 minutes 00 seconds West, a distance of 1559.63 feet, more or less, to the east line of said Northeast Quarter; thence North 00 degrees 49 minutes 18 seconds West, along said east line, a distance of 1550.00 feet, to the northeast corner of said Northeast Quarter; thence North 89 degrees 58 minutes 25 seconds West, along the north line of said Northeast Quarter, a distance of 354.26 feet to the northeast corner of BREEN ACRES, a plat recorded in Sherburne County Records Office; thence South 01 degrees 13 minutes 40 seconds East, along the east line of said BREEN ACRES, a distance of 538.13 feet to the southeast corner of said BREEN ACRES; thence North 89 degrees 58 minutes 25 seconds West, along the south line of said BREEN ACRES, a distance of 1227.33 feet to the southwest corner of said BREEN ACRES; thence North 00 degrees 01 minutes 35 seconds East, along the west line of said BREEN ACRES, a distance of 202.92 feet to the intersection with a line which is parallel to said north line of the Northeast Quarter and bears South 89 degrees 58 minutes 25 seconds East from the point of beginning; thence North 89 degrees 58 minutes 25 seconds West, parallel with said Northeast Quarter, a distance of 478.94 feet to the point of beginning. Subject to road right of way along the northerly and easterly parts thereof.

LEGEND:

- | | | | |
|---|--|----------|-----------------------------|
| ● | Denotes found iron monument | LS 16095 | Denotes Dennis Pederson, LS |
| ○ | Denotes set iron monument capped 47466 | LS 8194 | Denotes John Oliver, LS |
| △ | Denotes set nail | LS 47466 | Denotes Craig Wensmann LS |
| ⊙ | Denotes found cast iron monument | | Denotes bituminous surface |
| ⊗ | Denotes found metal disk | | Denotes concrete surface |
| ⊕ | Denotes power pole | | Denotes gravel surface |
| ⊖ | Denotes telephone pedestal | | Denotes barbwire fence |
| ⊗ | Denotes electric meter | | Denotes stone wall |
| ⊕ | Denotes well | | Denotes overhead electric |
| ⊖ | Denotes propane tank | | Denotes tree line |
| ⊗ | Denotes telephone pedestal | | Denotes right of way |
| ⊕ | Denotes septic cleanout | | Denotes existing adjoiners |
| ⊖ | Denotes sanitary manhole | | Denotes waters edge |
| | | | Denotes field edge |

Certificate of Survey
Terri Starkey

Sec. 3, Twp. 34, Rng. 29
Sherburne County, MN

SHEET NO.

DESCRIPTION

DATE

REV. NO.

DATE: 3/30/21

DESIGN BY: CK

DRAWN BY: CK

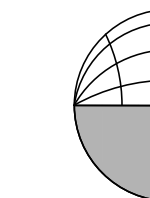
CHECKED BY: CAM:ssb

DWG FILE: 21-0081COS

FILE NO.: 21-0081.00

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 professional surveyor under the laws of the State of Minnesota.

BOGART, PEDERSON
& ASSOCIATES, INC.



13076 FIRST STREET, BECKER, MN 55508-9322
TEL: 763-262-2822 FAX: 763-262-6844

Signed: Shannon Boliman

Date: 5/17/21 Lic. No. 44360