

CERTIFICATE OF SURVEY

Part of Sections 11, 12, 13 and 14
Township 30 North, Range 21 West
City of Grant, Washington Co., MN

SURVEY FOR:
Sandra Johnson
10000 Lansing Ave North
Stillwater, Minnesota 55082

Folz, Freeman, Erickson, Inc.
LAND PLANNING • SURVEYING • ENGINEERING
12445 55TH STREET NORTH
LAKE ELMO, MINNESOTA 55042
Phone (651) 439-8833 www.ffe-inc.com

LEGAL DESCRIPTION:

PARCEL A
Outlot A of White Birch Acres according to the plat on file in the office of the County Recorder, Washington County, Minnesota.

PARCEL B
Also, that part of the North Half of the Northwest Quarter of Section 13 and the Northeast Quarter of the Northeast Quarter of Section 14 all in said Township 30 North, Range 21 West lying northerly of the north line of the former Soo Line Railroad right-of-way and westerly of the center line of Lansing Avenue as presently traveled, Except that part of said Northeast Quarter of the Northeast Quarter described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 14; thence easterly along the North line of Section 14, a distance of 80 feet to the point of beginning; thence South at right angles, a distance of 400 feet; thence East at right angles, a distance of 545 feet; thence North at right angles, a distance of 400 feet to the North line of Section 14; thence Westerly, along the North line of Section 14, a distance of 545 feet to the point of beginning, Washington County, Minnesota.

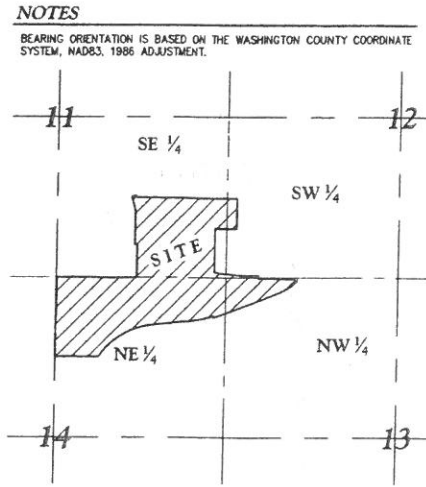
AND
Also, that part of the Southwest Quarter of the Southwest Quarter of Section 12 of said Township 30 North, Range 21 West described as follows: Beginning at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 36 minutes 00 seconds East, bearing oriented to the Washington County Coordinate System, North Zone, along the south line of said Southwest Quarter of the Southwest Quarter a distance of 730.00 feet; thence North 01 degree 24 minutes 00 seconds West 50.00 feet; thence South 88 degrees 36 minutes 00 seconds West parallel with said south line 235.00 feet; thence North 86 degrees 00 minutes 00 seconds West 419.46 feet; thence North 76 degrees 40 minutes 00 seconds West 80.70 feet to the west line of said Southwest Quarter of the Southwest Quarter; thence South 01 degree 44 minutes 15 seconds East along said west line 110.00 feet to the point of beginning.

AND
That part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 30 North, Range 21 West, described as follows: Commencing at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 01 degree 44 minutes 15 seconds west along the west line of said Southwest Quarter of the Southwest Quarter a distance of 821.29 feet to the westerly extension of the south line of the tract described in Book 268 of Deeds, page 386, recorded and on file in said office of the County Recorder and the point of beginning; thence North 88 degrees 36 minutes 00 seconds East along said westerly extension of said tract 366.09 feet to the southwest corner of said tract; thence North 01 degree 44 minutes 15 seconds west along the west line of said tract 500.00 feet to the north line of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 36 minutes 33 seconds West along said north line 366.09 feet to the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 01 degree 44 minutes 15 seconds East along said west line of the Southwest Quarter of the Southwest Quarter a distance of 500.06 feet to the point of beginning.

PARCEL C
That part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 30 North, Range 21 West, Washington County, Minnesota described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 14; thence easterly along the North line of Section 14, a distance of 80 feet to the point of beginning; thence South at right angles, a distance of 400 feet; thence East at right angles, a distance of 545 feet; thence North at right angles, a distance of 400 feet to the North line of Section 14; thence Westerly, along the North line of Section 14, a distance of 545 feet to the point of beginning.

PARCEL D
Also that part of the Northwest Quarter of the Northeast Quarter of Section 14, Township 30 North, Range 21 West, Washington County, Minnesota, lying northwesterly of the northwesterly line of the former Soo Line Railroad Company right-of-way.

- LEGEND**
- DENOTES SET 1/2 INCH DIA. BY 16 INCH IRON PIPE MONUMENT MARKED WITH A PLASTIC CAP INSCRIBED "FREEMAN LS 16989", UNLESS SHOWN OTHERWISE
 - DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED
- NOTES**
- BEARING ORIENTATION IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM, NAD83, 1986 ADJUSTMENT.



Vicinity Map
Sections 11, 12, 13 & 14, T30N - R21W
Washington County, Minnesota

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.

Timothy J. Freeman, LS
Timothy J. Freeman, LS
Minnesota License No. 16989

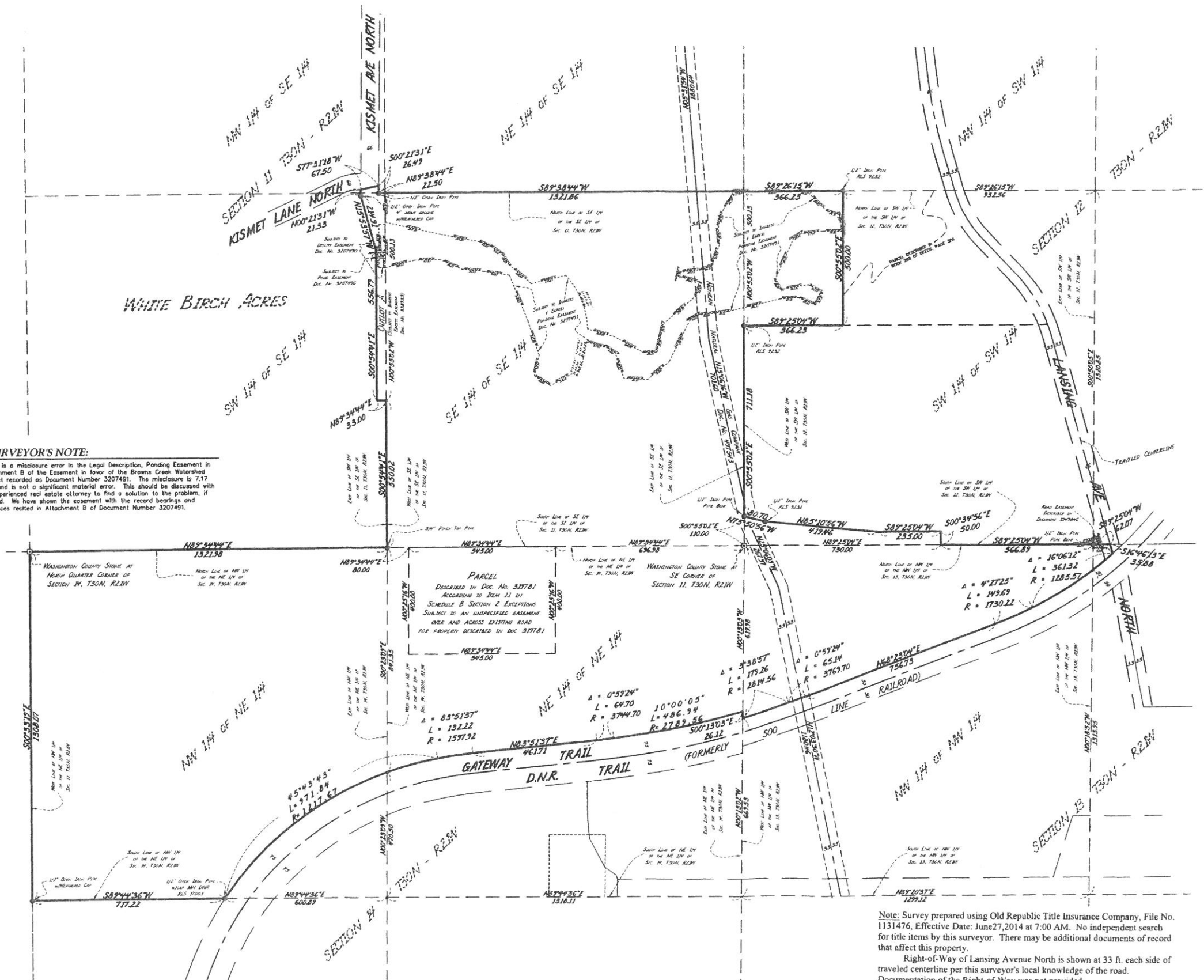
8/18/14
Date

Note: Official Copies of this map are crimp sealed

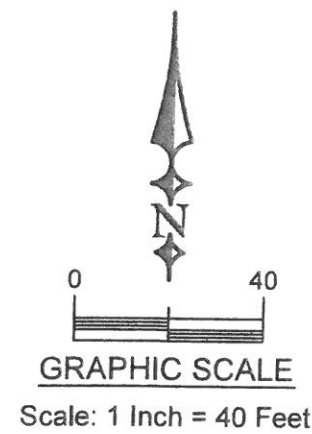
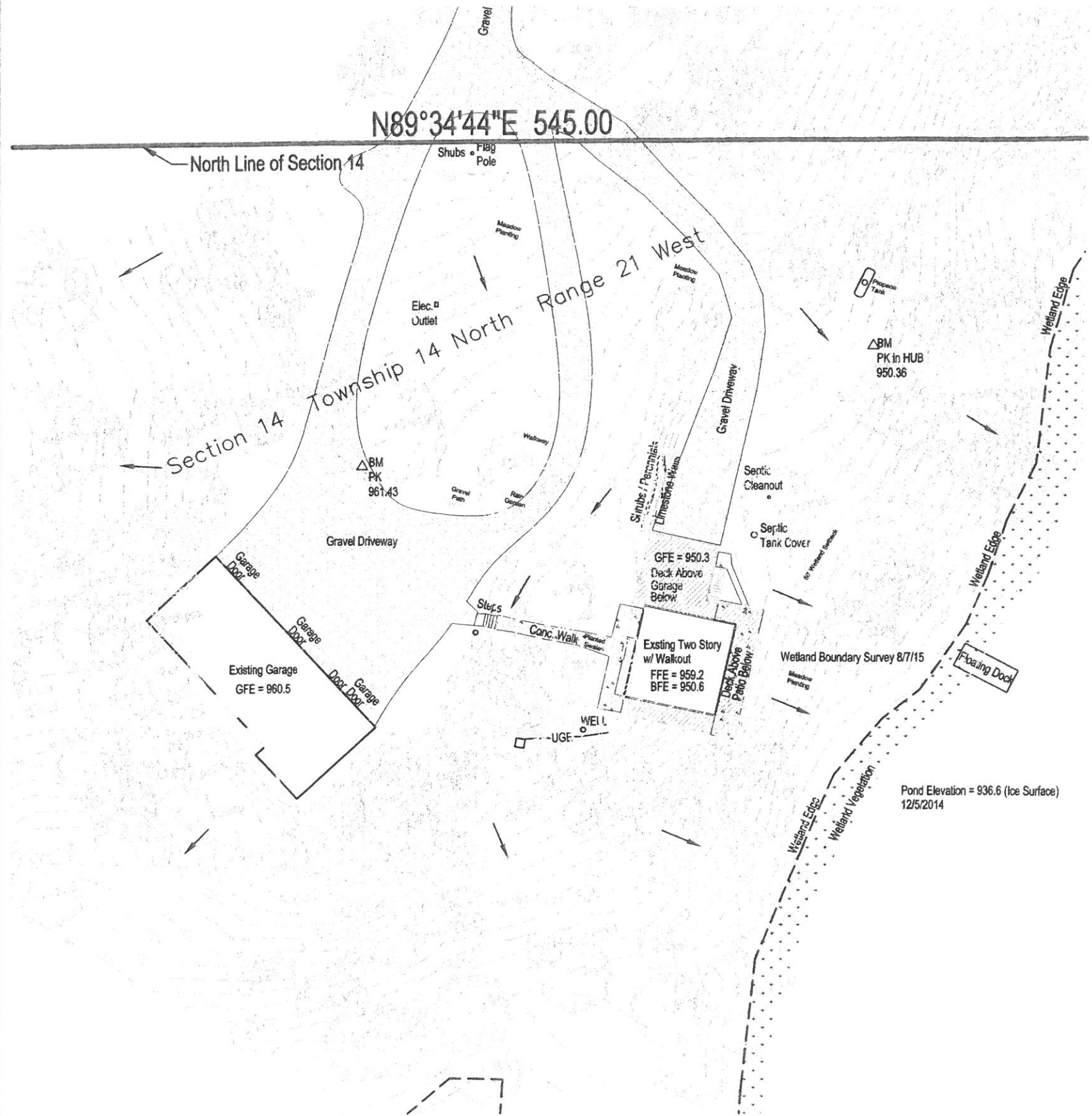
Note: Survey prepared using Old Republic Title Insurance Company, File No. 1131476, Effective Date: June 27, 2014 at 7:00 AM. No independent search for title items by this surveyor. There may be additional documents of record that affect this property.

Right-of-Way of Lansing Avenue North is shown at 33 ft. each side of traveled centerline per this surveyor's local knowledge of the road. Documentation of the Right-of-Way was not provided.

SURVEYOR'S NOTE:
There is a misclosure error in the Legal Description, Ponding Easement in Attachment B of the Easement in favor of the Browns Creek Watershed District recorded as Document Number 3207491. The misclosure is 7.17 feet and is not a significant material error. This should be discussed with an experienced real estate attorney to find a solution to the problem, if needed. We have shown the easement with the record bearings and distances recited in Attachment B of Document Number 3207491.



CERTIFIED SURVEY MAP



PROPERTY ADDRESS:
10000 Lansing Avenue North
Grant, Minnesota
PID 14.030.21.11.0002

PREPARED FOR:
Jon & Kirsten Yocum
5188 Marquess Trail North
Lake Elmo, MN 55042

ERICKSON
CIVIL

333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804
www.ericksoncivilsite.com

EXISTING LOT AREA:
Total Square Footage: 217,800 Sq. Ft.

- Legend:
- Denotes Direction of Existing Surveyed Drainage
 - Denotes Existing 1-ft Contour
 - - - - Denotes Wetland Delineation (By Others)
 - Denotes Existing Tree (Dia. Inch and Type)
 - bc = Black Cherry
 - oak = White / Bur Oak
 - red oak = Red Oak
 - wp = White Pine

PARCEL LEGAL DESCRIPTION:
Part of the Northeast Quarter of the Northeast Quarter, Section 14 Described as Follows:
Commencing at the northwest corner of said northeast quarter of the northeast quarter, then easterly along north line of said section 80 feet to the point of beginning, then South at a right angle 400 feet then East at a right angle then E 545 feet then North at a right angle 400 feet to north line of said section then westerly along north line of said Section 545 feet to the point of beginning, subject to easements and restrictions of record, Section 14 Township 30, Range 21.

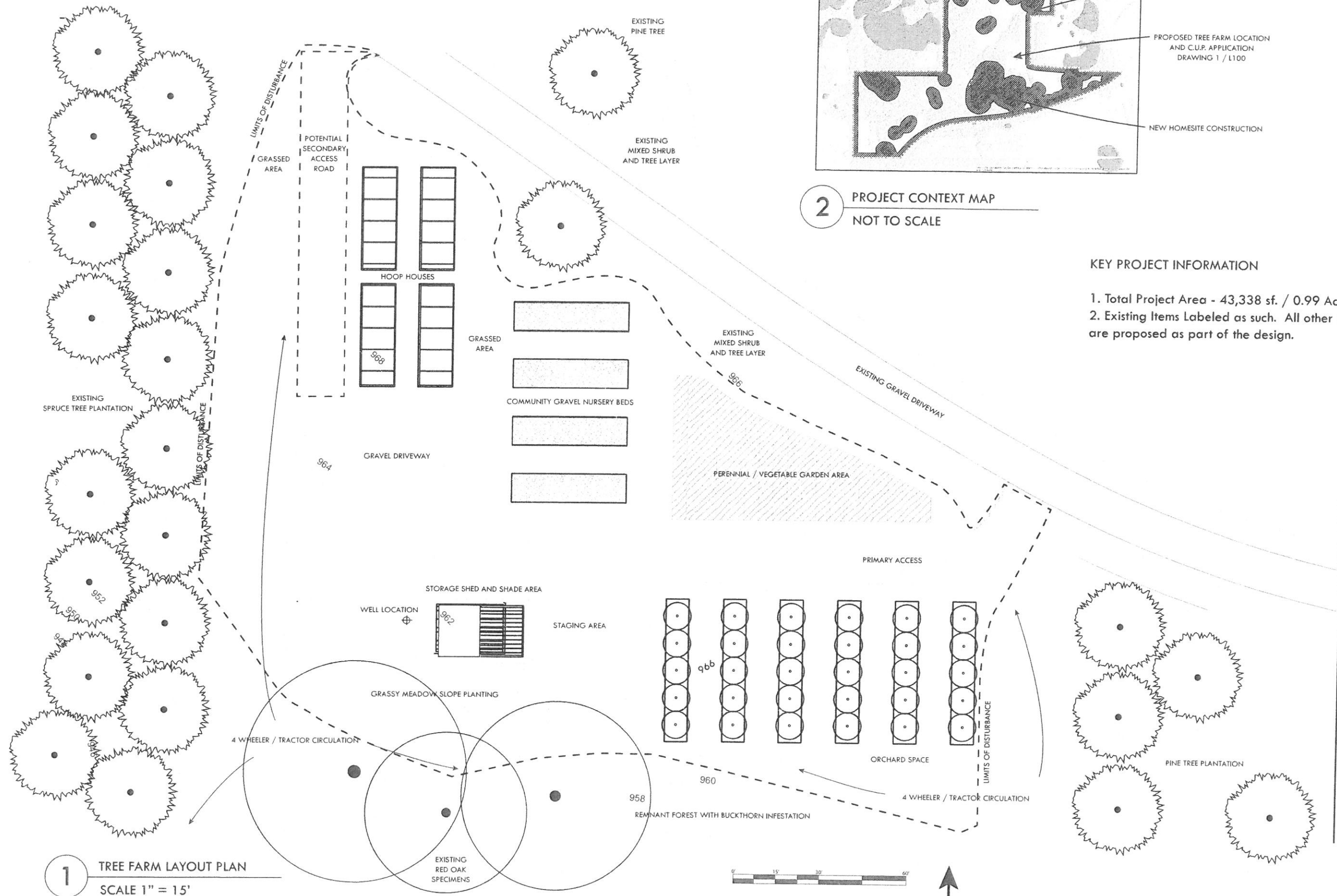
Legal taken from Washington County Website, no title work was provided at the time of survey.

I hereby certify that this plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Engineer under the Laws of the State of Minnesota.

Signed and dated this 21th day of October, 2015.

[Signature]
Todd A. Erickson, Licensed Civil Engineer
Minnesota License Number 40418

This plan represents the recorded boundary of the subject property. The boundary was not altered, revised, or the lot subdivided, nor were lot lines placed as part of this survey.



KEY PROJECT INFORMATION

1. Total Project Area - 43,338 sf. / 0.99 Acres
2. Existing Items Labeled as such. All other items are proposed as part of the design.

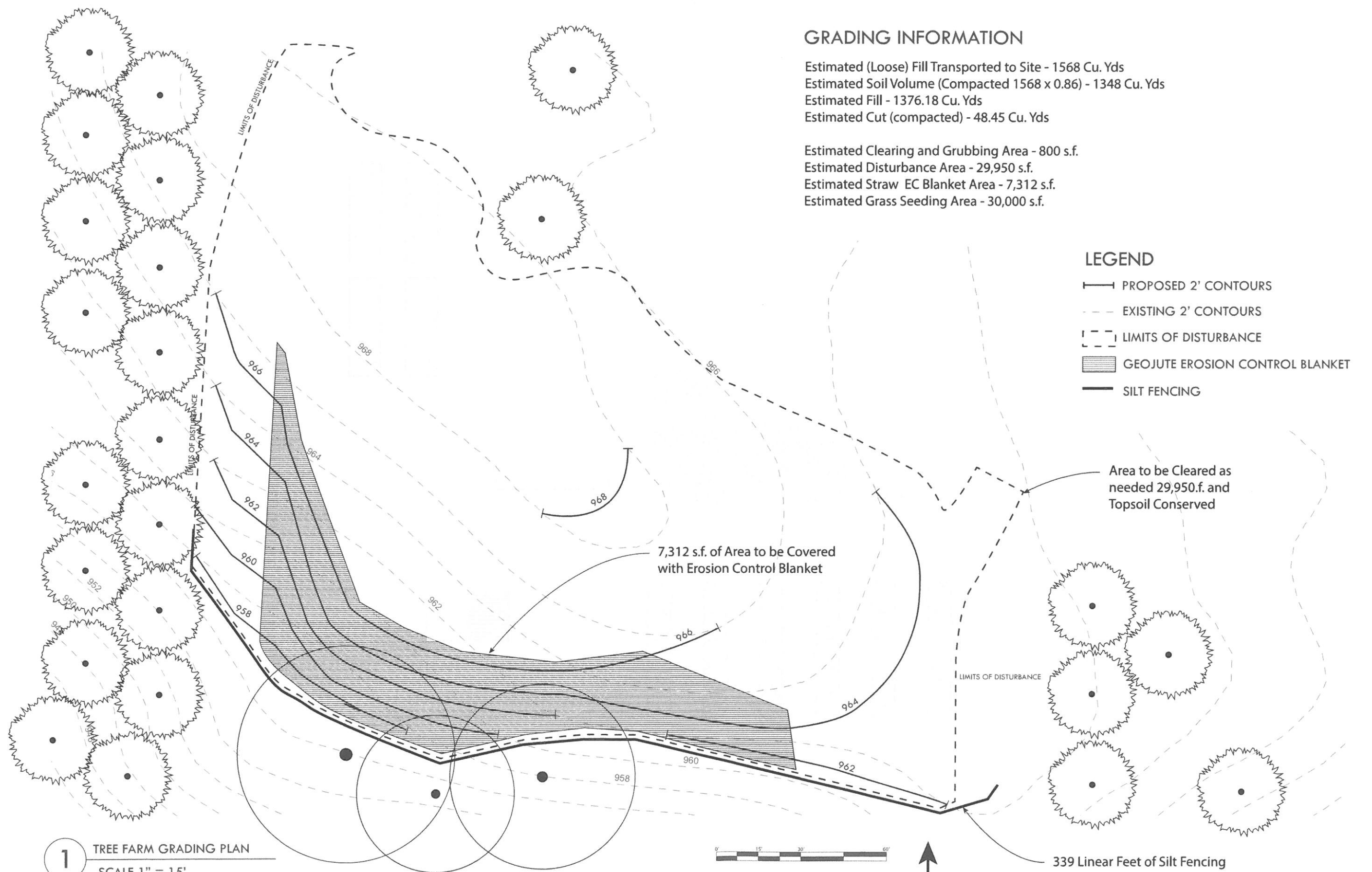
GRADING INFORMATION

Estimated (Loose) Fill Transported to Site - 1568 Cu. Yds
Estimated Soil Volume (Compacted 1568 x 0.86) - 1348 Cu. Yds
Estimated Fill - 1376.18 Cu. Yds
Estimated Cut (compacted) - 48.45 Cu. Yds

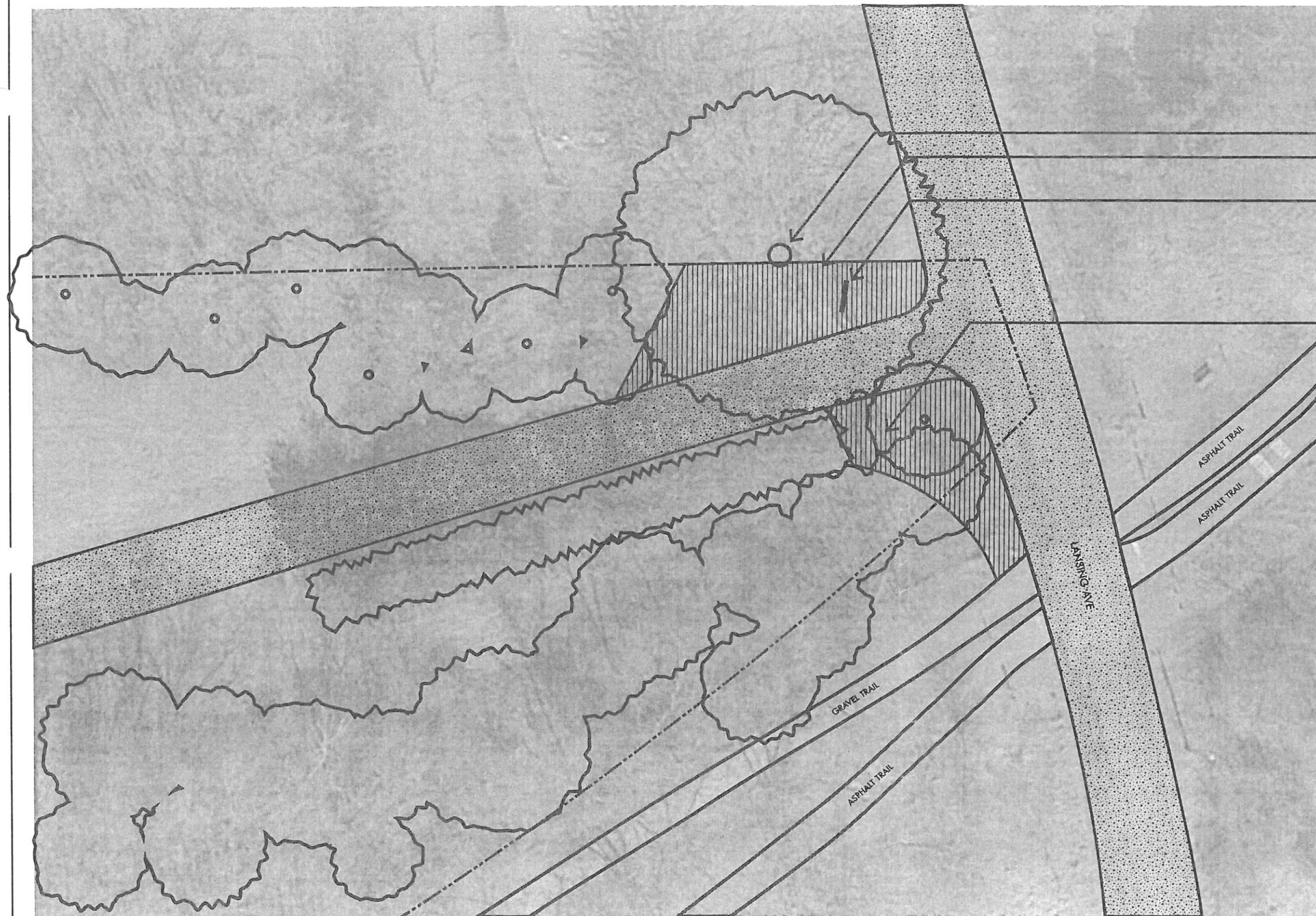
Estimated Clearing and Grubbing Area - 800 s.f.
Estimated Disturbance Area - 29,950 s.f.
Estimated Straw EC Blanket Area - 7,312 s.f.
Estimated Grass Seeding Area - 30,000 s.f.

LEGEND

- PROPOSED 2' CONTOURS
- - - EXISTING 2' CONTOURS
- - - LIMITS OF DISTURBANCE
- ▨ GEOJUTE EROSION CONTROL BLANKET
- SILT FENCING



1 TREE FARM GRADING PLAN
SCALE 1" = 15'



- PRESERVE EXISTING BUR OAK
- CLEAR BRUSH AND TREES FOR MAXIMUM LINE OF SIGHT
- LANDSVÄGAR FARM SIGNAGE (10' FROM PEROPERTY LINE MIN.)
- CLEAR BRUSH AND TREES TO GATEWAY TRAIL PAVEMENT FOR MAXIMUM LINE OF SIGHT

1 ENTRY PLAN
1" = 10' - 0"



NORTH

