

CERTIFICATE OF SURVEY

Part of the Southwest Quarter of the Southwest Quarter Section 36, T30N - R21W, City of Grant Washington County, MN

Folz Freeman Surveying LLC
LAND PLANNING and SURVEYING
FFS
NEWGATE AVENUE NORTH
OAK PARK HEIGHTS, MINNESOTA 55082
(651) 439-8833 www.FFSurveying.com

SURVEY FOR:

David Rustad
6077 Lake Elmo Avenue North
Stillwater, MN 55082

LEGAL DESCRIPTION:

ALTA Commitment for Title Insurance, First American Title Insurance Company
Issued by Land Title, Inc., Commitment Number 677003, Dated April 14, 2023

Schedule A - Exhibit A:

Parcel A:
That part of the Southwest Quarter of the Southwest Quarter of Section 36, Township 30 North, Range 21 West, City of Grant, Washington County, Minnesota described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence easterly along the south line of said Southwest Quarter of the Southwest Quarter, a distance of 731.50 feet; thence northerly at right angles to said south line a distance of 330.00 feet to a corner of RUSTAD ADDITION, according to the plat thereof on file and of record in the office of the County Recorder, Washington County, Minnesota, said corner is on the north line of the County Recorder, Washington County, Minnesota, said corner is on the north line of the south 330.00 feet of said Southwest Quarter of the Southwest Quarter, and said corner is the point of beginning of the parcel to be described; thence easterly at right angles along said north line of the south 330.00 feet, a distance of 145.00 feet to another corner of said RUSTAD ADDITION; thence northerly at right angles, along a line of said RUSTAD ADDITION, a distance of 46.00 feet; thence westerly at right angles, a distance of 145.00 feet; thence southerly at right angles, a distance of 46.00 feet to the point of beginning.

Parcel B:
All that part of the Southwest One-quarter (SW1/4) of the Southwest One-quarter (SW1/4) of Section Thirty-six (36), Township Thirty (30) North, Range Twenty-one (21) West, described as follows:

Commencing the Southwest corner of the Southwest One-quarter (SW1/4) of the Southwest One-quarter (SW1/4) of said Section Thirty-six (36) and running thence East along the South line of said quarter section of said quarter section a distance of Seven Hundred Thirty-one and Five-tenths feet (731.5) to the place of beginning; thence Northerly at right angles to said South line a distance of Three Hundred Thirty feet (330) to a point; thence Easterly along a line parallel with said South line a distance of One Hundred Forty-five feet (145) to a point; thence South at right angles for a distance of Three Hundred Thirty feet (330) to a point in said South line; and thence West along the said South line for a distance of One Hundred Forty Five feet (145) to the point of beginning.

Abstract Property

RUSTAD REMNANT PARCEL:
Lot 2, Block 1 of RUSTAD ADDITION, according to the plat thereof on file and of record in the office of the County Recorder, Washington County, Minnesota. Excepting from said Lot 2, Block 1 the following described parcel:

That part of the Southwest Quarter of the Southwest Quarter of Section 36, Township 30 North, Range 21 West, City of Grant, Washington County, Minnesota described as follows:

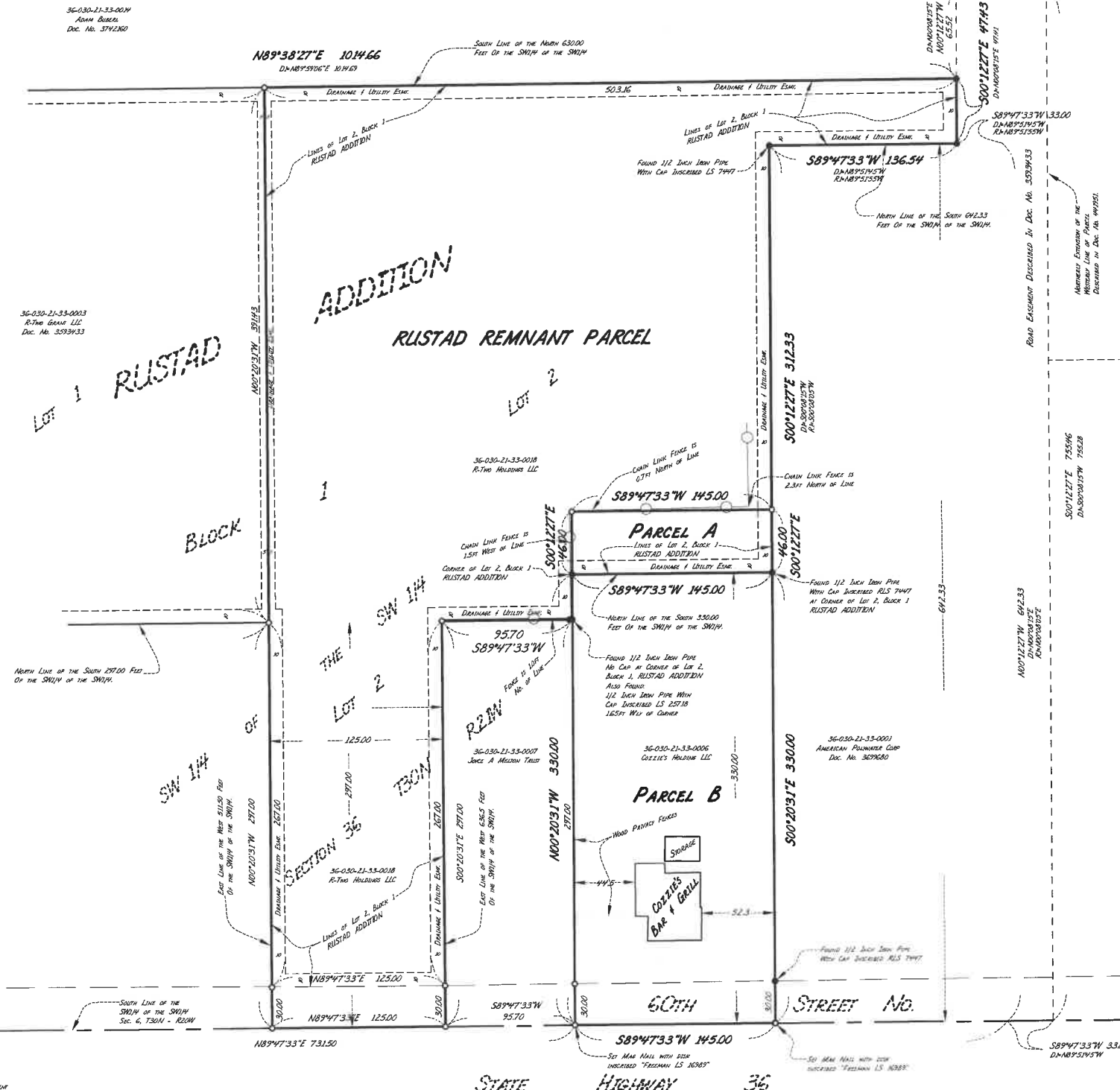
Commencing at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence easterly along the south line of said Southwest Quarter of the Southwest Quarter, a distance of 731.50 feet; thence northerly at right angles to said south line a distance of 330.00 feet to a corner of RUSTAD ADDITION, according to the plat thereof on file and of record in the office of the County Recorder, Washington County, Minnesota, said corner is on the north line of the south 330.00 feet of said Southwest Quarter of the Southwest Quarter, and said corner is the point of beginning of the parcel to be described; thence easterly at right angles along said north line of the south 330.00 feet, a distance of 145.00 feet to another corner of said RUSTAD ADDITION; thence northerly at right angles, along a line of said RUSTAD ADDITION, a distance of 46.00 feet; thence westerly at right angles, a distance of 145.00 feet; thence southerly at right angles, a distance of 46.00 feet to the point of beginning.

LEGEND

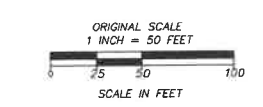
- DENOTES SET 1/2 INCH DIA. BY 16 INCH IRON PIPE MONUMENT MARKED WITH A PLASTIC CAP INSCRIBED "FREEMAN LS 16989", UNLESS SHOWN OTHERWISE
- DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED

NOTES

- ELEVATIONS ARE NAVD MEAN SEA-LEVEL, 1988 ADJUSTMENT
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM, NAD83, 1986 ADJ.



VICINITY MAP
SECTION 36, T30N - R21W
CITY OF GRANT
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 12/22/24
Timothy J. Freeman, LS
Minnesota License No. 16989 Date

Note: Official Copies of this map are crimp sealed