

# MINOR SUBDIVISION

**OWNER & DEVELOPER**  
 Bill Cournoyer  
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 Grant, MN 55110

**LAND SURVEYOR**  
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## EXISTING DESCRIPTIONS

### PARCEL A (PID NO. 06-030-21-11-0003)

The south 1405.00 feet of the west 310.00 feet of the Northeast Quarter of the Northeast Quarter of Section 6, Township 30, Range 21, Washington County, Minnesota. Subject to 117th Street North and other valid easements, restrictions and reservations.

### PARCEL B (PID NO. 06-030-21-11-0004)

The Northeast Quarter of the Northeast Quarter of Section 6, Township 30, Range 21, Washington County, Minnesota. Excepting therefrom the East 270.0 feet of the South 490.0 feet thereof.

Also excepting the South 1405.00 feet of the West 310.00 feet of said Northeast Quarter of the Northeast Quarter.

Subject to 117th Street North and other valid easements, restrictions and reservations.

## PROPOSED DESCRIPTIONS (as requested)

### PARCEL A-2 (AREA = 47,873 S.F. OR 1.10 ACRES)

The North 154.28 feet of the South 1405.00 feet of the West 310.00 feet of the Northeast Quarter of the Northeast Quarter of Section 6, Township 30, Range 21, Washington County, Minnesota.

### PARCEL B-2 (AREA = 47,873 S.F. OR 1.10 ACRES)

The East 92.24 feet of the West 402.24 feet of the South 518.68 feet of the Northeast Quarter of the Northeast Quarter of Section 6, Township 30, Range 21, Washington County, Minnesota.

### RESULTING PARCEL PID NO. 06-030-021-11-0003 (AREA = 435,978 S.F. OR 10.01 ACRES):

The South 1250.72 feet of the West 310 feet and the South 518.68 feet of the West 402.24 feet of the Northeast Quarter of the Northeast Quarter of Section 6, Township 30, Range 21, Washington County, Minnesota.

Subject to 117th Street North and other valid easements, restrictions, and reservations.

### RESULTING PARCEL PID NO. 06-030-21-11-0004 (AREA = 1,703,791 S.F. OR 39.11 ACRES):

The Northeast Quarter of the Northeast Quarter of Section 6, Township 30, Range 21, Washington County, Minnesota Excepting therefrom the East 270.0 feet of the South 490.0 feet thereof.

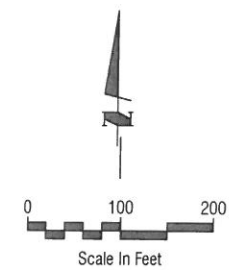
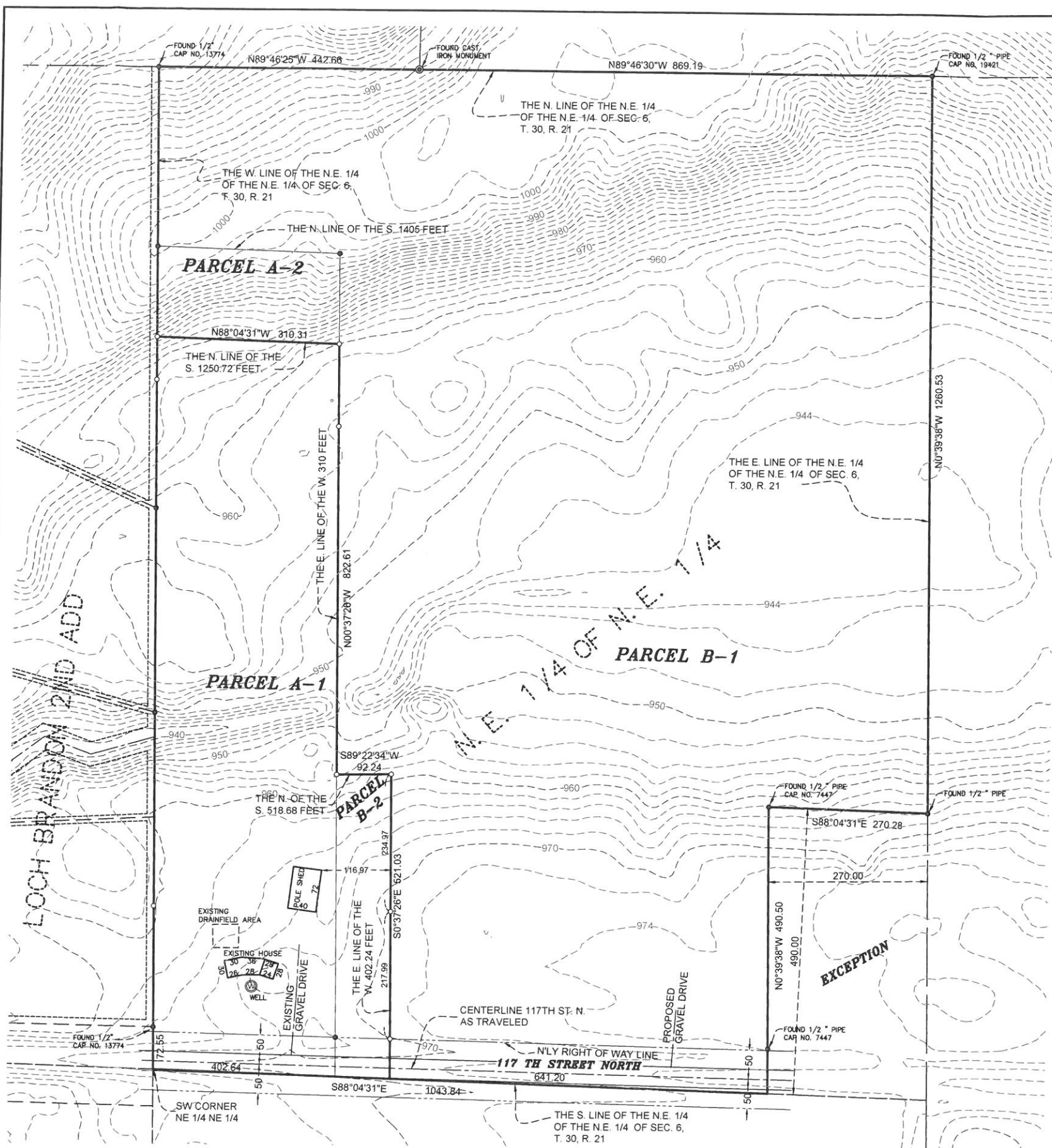
ALSO EXCEPTING

The South 1250.72 feet of the West 310 feet of said Northeast Quarter of the Northeast Quarter.

ALSO EXCEPTING

The South 518.68 feet of the West 402.24 feet of said Northeast Quarter of the Northeast Quarter.

Subject to 117th Street North and other valid easements, restrictions, and reservations.




## LEGEND

- FOUND IRON MONUMENT AS DENOTED
- SET 1/2 INCH IRON PIPE CAP NO. 42648

## SURVEY NOTES:

1. The orientation of this bearing system is based on the Washington County Coordinate System NAD 83.
2. Contours shown are from the Minnesota Department of Natural Resources.

|                            |       |             |     |   |
|----------------------------|-------|-------------|-----|---|
| DATE: September 6, 2018    | DATE: | AMENDMENTS: | BY: | PREPARED FOR: BILL COURNOYER  |
| SCALE: AS SHOWN            |       |             |     | 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.<br><br><br>Kelly L. Jordan<br>DATE: 9/6/18 LIC. NO. 42648 |
| DRAWN BY: JMM              |       |             |     |   |
| CHECKED BY: KLJ            |       |             |     |   |
| FILE NUMBER: 1290F0497.000 |       |             |     |   |

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