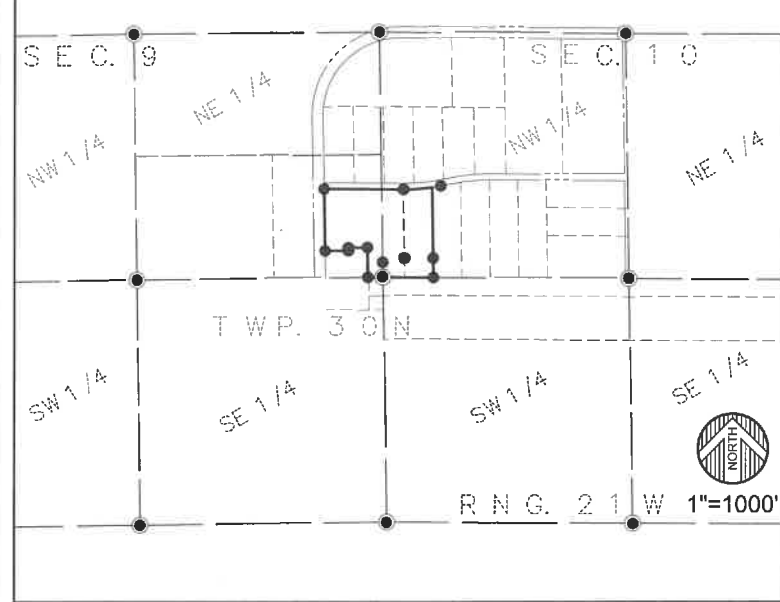
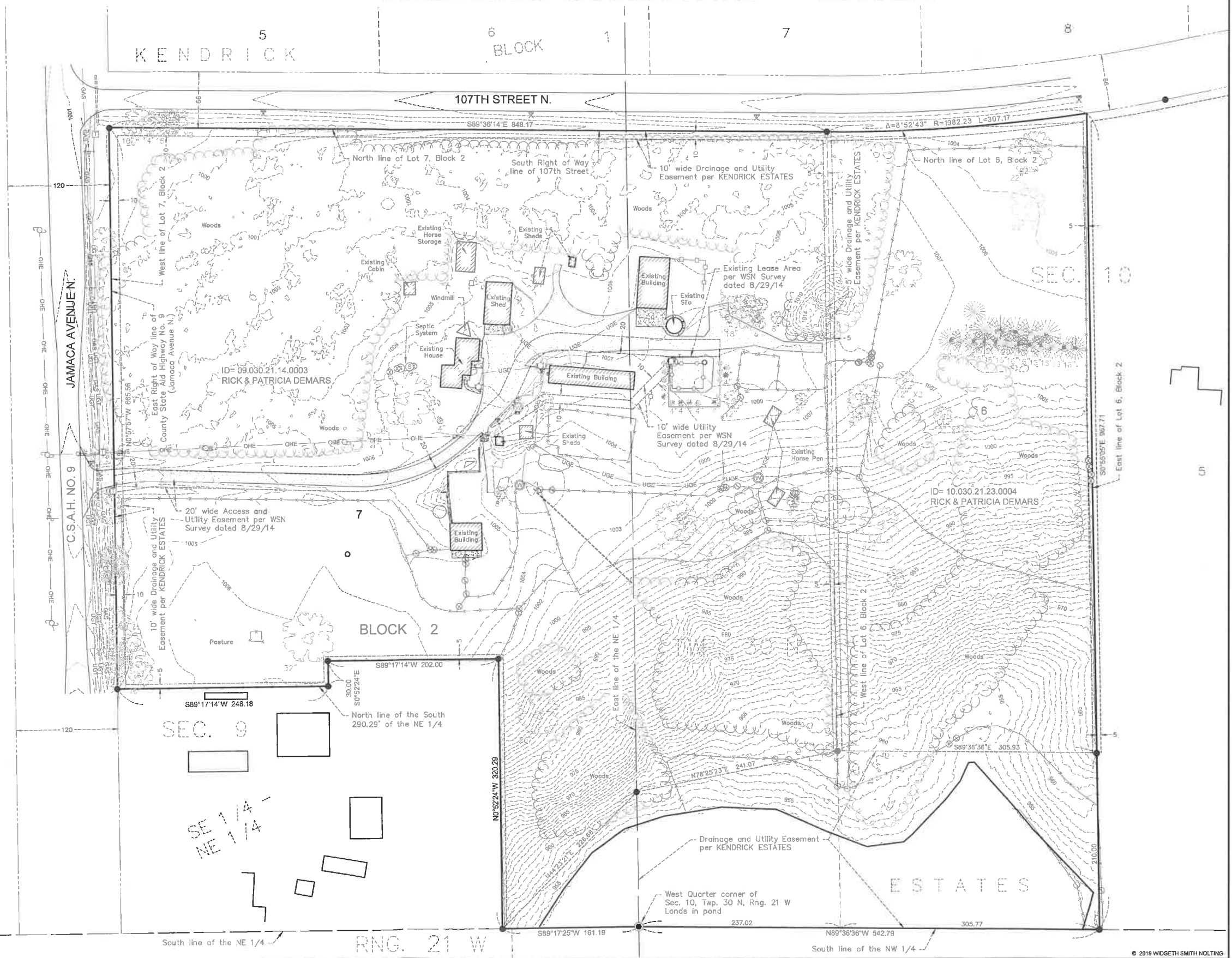


VICINITY MAP

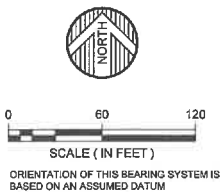


EXISTING CONDITIONS SURVEY



LEGEND

- MAILBOX
- WELL
- SIGN
- SEPTIC CLEANOUT
- SANITARY MANHOLE
- ELECTRIC LIGHT POLE
- TREE STUMP
- TREE DECIDUOUS
- TREE CONIFEROUS
- ELECTRIC POLE
- TELE HANDHOLE
- TELEPHONE PEDESTAL
- FENCE POST
- GUARD POST
- ELECTRIC METER
- GUY ANCHOR
- SHRUB
- CONCRETE SURFACE
- BUILDING HATCH
- GRAVEL SURFACE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- LOT LINE
- EASEMENT LINE
- CULVERT
- BARBED WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- EDGE OF WOODS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELE
- UNDERGROUND GAS



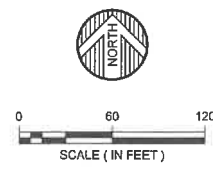
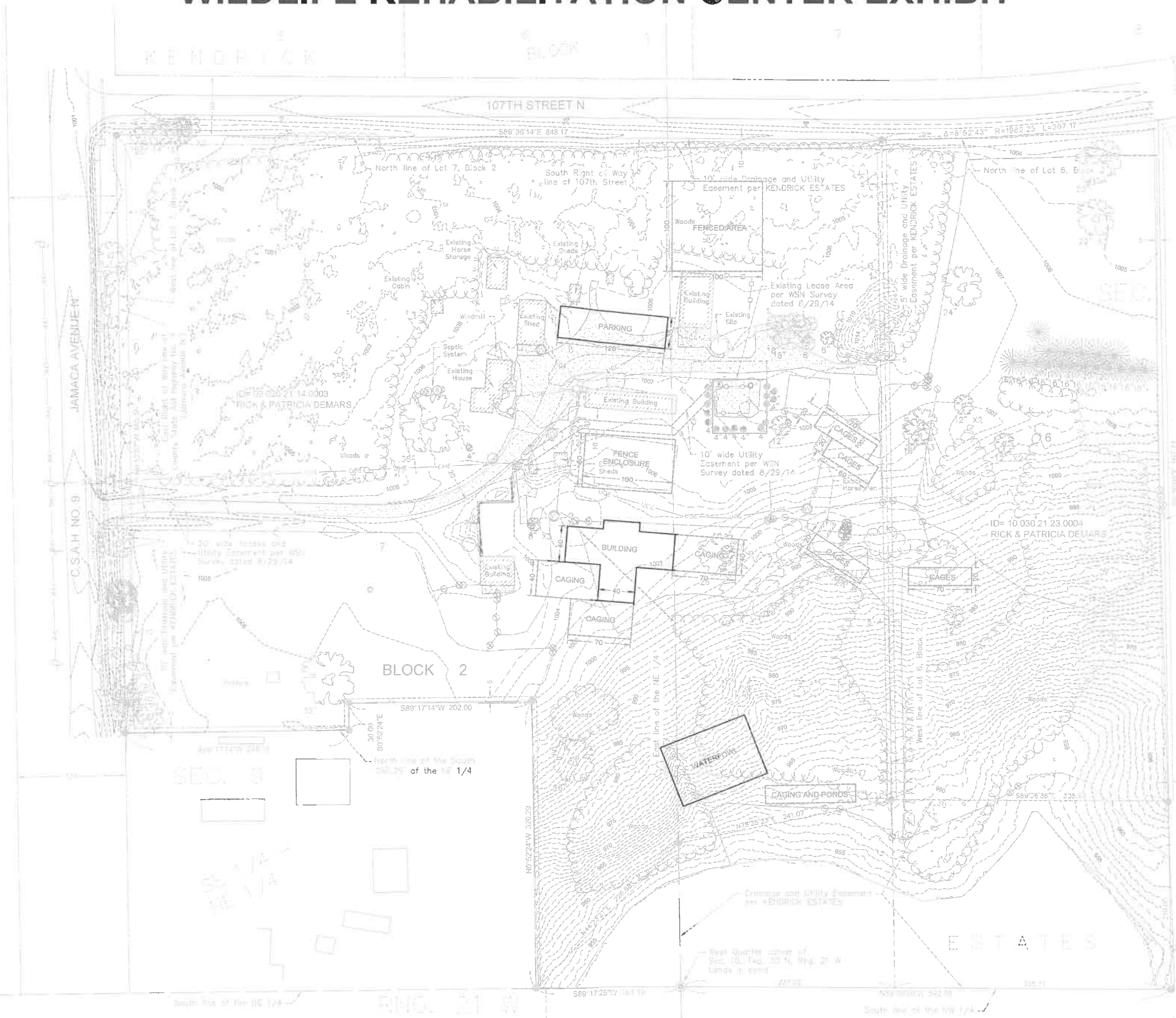
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON AN ASSUMED DATUM

○ = DENOTES FOUND SECTION CORNER MONUMENT  
● = DENOTES FOUND IRON MONUMENT

DATE:	DECEMBER 3, 2019	DATE:		AMENDMENTS:		BY:		PREPARED FOR: WILDLIFE REHABILITATION CENTER
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.
DRAWN BY:	JB							<i>J. Brunckhorst</i>
CHECKED BY:	JB							JUERGEN BRUNCKHORST, LS
FILE NUMBER:	2019-13211							DATE: 12/3/19 LIC. NO. 46698

**WIDSETH SMITH NOLTING**  
Engineering | Architecture | Surveying | Environmental

# WILDLIFE REHABILITATION CENTER EXHIBIT



DATE: 12/4/19  
© 2018 WIDSETH SMITH NOLTING

**WIDSETH SMITH NOLTING**  
Engineering | Architecture | Surveying | Environmental

# MINOR SUBDIVISION

OWNER: REICHOW INVESTMENTS, LLC  
15442 SHIELDSVILLE BLVD.  
FARBALUT, MN 55021

~for~ JOSEPH INGEBRAND REAL ESTATE, LLC  
~of~ XXXX 110th Street North  
Grant, Minnesota 55082

## VICINITY MAP

PART OF SEC. 2 & 3, TWP. 30, RNG. 21

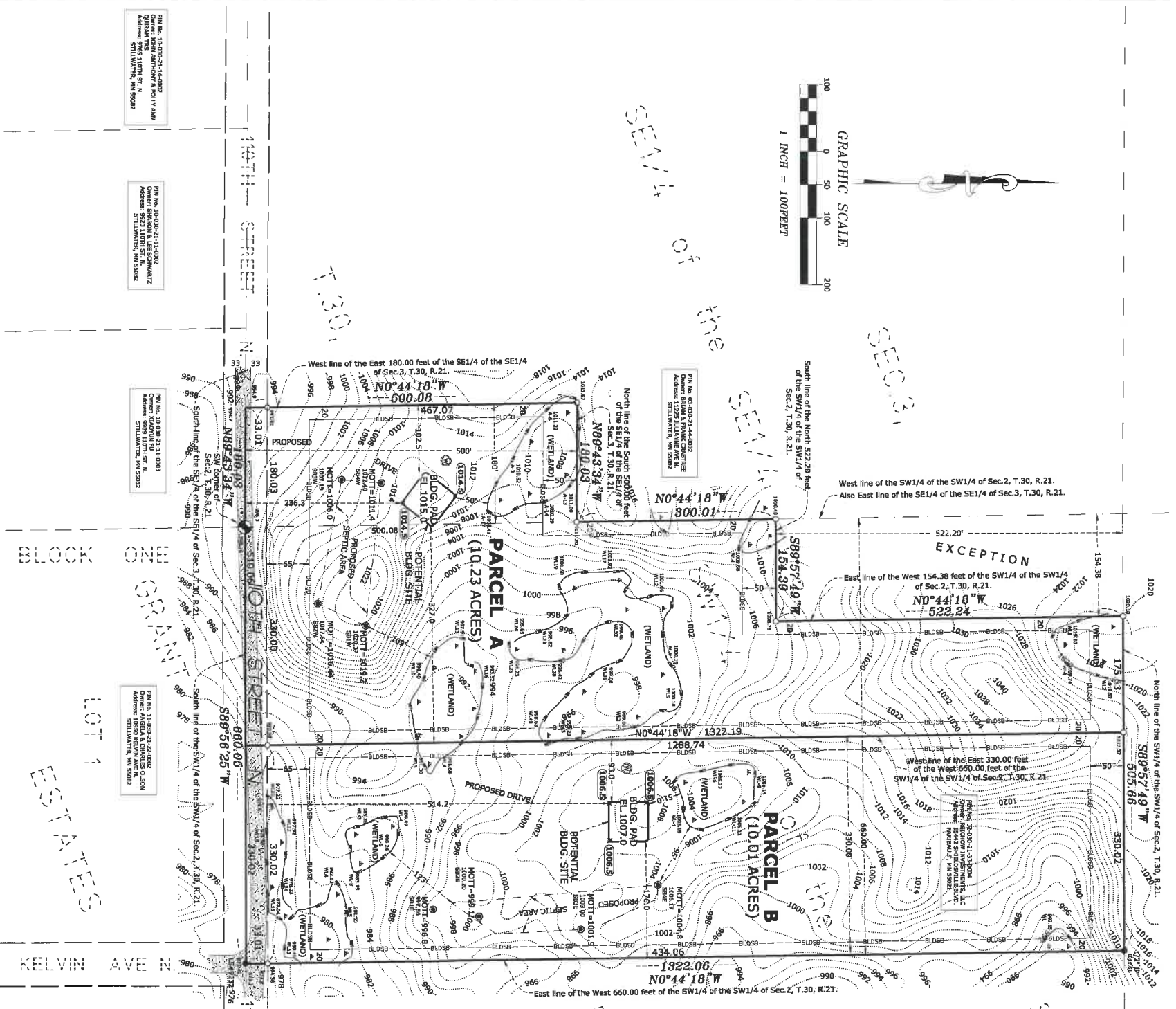
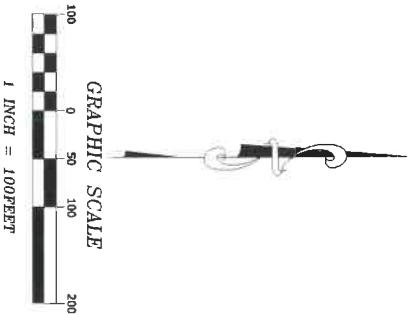


DEVELOPER: JOSEPH INGEBRAND REAL ESTATE, LLC

3210 99TH AVENUE N.E.  
ST. ANTHONY, MN 55421  
(612) 790-6814

PIN No. 03-003-21-11-0002  
OWNER: REICHOW INVESTMENTS, LLC  
ADDRESS: FARBAULT, MN 55021

PIN No. 03-003-21-32-0001  
OWNER: REICHOW INVESTMENTS, LLC  
ADDRESS: STILLWATER, MN 55082



### EXISTING PROPERTY DESCRIPTION:

The east 180.00 feet of the south 500.00 feet of the Southeast Quarter of Section 3, Township 30, Range 21, Washington County, Minnesota;

And

The west 660.00 feet of the Southwest Quarter of the Southwest Quarter of Section 2, Township 30, Range 21, Washington County, Minnesota, EXCEPT the north 522.20 feet of the west 154.38 feet thereof.

### PROPOSED PROPERTY DESCRIPTION

PARCEL A:

The east 180.00 feet of the south 500.00 feet of the Southeast Quarter of Section 3, Township 30, Range 21, Washington County, Minnesota;

And

The west 330.00 feet of the Southwest Quarter of the Southwest Quarter of Section 2, Township 30, Range 21, Washington County, Minnesota, EXCEPT the north 522.20 feet of the west 154.38 feet thereof.

PARCEL B:

The east 330.00 feet of the west 660.00 of the Southwest Quarter of the Southwest Quarter of Section 2, Township 30, Range 21, Washington County, Minnesota.

### NOTES

- Field survey was completed by E.G. Ruid and Sons, Inc. on 11/21/19.
- Bearings shown are on Washington County datum.
- Parcel ID Number: 02-030-21-33-0004.
- Total Parcel Area = 20.24 Acres
- Property is Zoned: A-1 (Agricultural Large Scale)
- Minimum Building Setbacks: 65 feet Front Yard  
20 feet Side Yard  
50 feet Rear Yard
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland Delineation conducted by Travis Firsted (Certification #1169) on 11-4-2019.

### BENCHMARK

NGS STATION: LACKTORIN  
ELEVATION = 1064.368 (N.A.V.D. 1988)

### LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLSP# 41578
- DENOTES WASHINGTON COUNTY CAST IRON MONUMENT
- DENOTES SOIL BORING (COMPLETED BY KSD, LLC)
- DENOTES PROPOSED WELL LOCATION
- DENOTES BUILDING SETBACK LINE
- DENOTES WET LAND
- DENOTES PROPOSED ELEVATION
- DENOTES EXISTING SPOT ELEVATION
- DENOTES LIDAR CONTOURS
- DENOTES DELINEATED WETLAND BOUNDARY
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER WASHINGTON COUNTY TAX INFORMATION)

### PARCEL A BUILDABLE AREA

(SLOPES LESS THAN 25%)  
TOTAL PARCEL AREA: 465,737.00 SQ.FT. OR 10.23 ACRES  
LESS BUILDING SETBACKS: 480,370.50 SQ.FT.  
LESS SLOPES GREATER THAN 25%: 23,675.50 SQ.FT.  
LESS DELINEATED WETLANDS: 24,059.50 SQ.FT.  
TOTAL BUILDABLE AREA: 245,299.50 SQ.FT. 5.63 ACRES

### PARCEL B BUILDABLE AREA

(SLOPES LESS THAN 25%)  
TOTAL PARCEL AREA: 436,302.04 SQ.FT. OR 10.01 ACRES  
LESS BUILDING SETBACKS: 495,808.18 SQ.FT.  
LESS SLOPES GREATER THAN 25%: 12,202.50 SQ.FT.  
LESS DELINEATED WETLANDS: 23,292.50 SQ.FT.  
TOTAL BUILDABLE AREA: 99,991.86 SQ.FT. 7.11 ACRES

**E.G. RUID & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701

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

DATE: December 5, 2019 License No. 41578  
JASON E. RUID

DRAWN BY: CJT	JOB NO.: 199218F	DATE: 12/05/19
CHECK BY: JER	FIELD CREW: DT/CT	
NO.	DATE	DESCRIPTION
1		
2		
3		