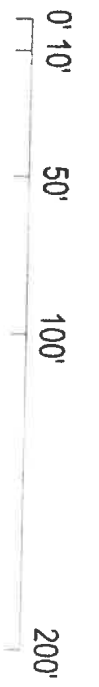




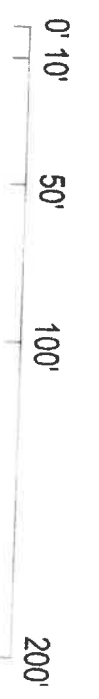
SOUTH LINE OF THE NW1/4 OF THE NW1/4 OF SEC. 5, T.30, R.21
 HIGHWAY EASEMENT PER BK 266, PAGE 214



Site Plan
 Parking
 Main 6600 sq ft
 Garage 1800 sq ft
 Garage 600 sq ft

Tractor Flow
 Driveway Expansion





- P - Parking
- PP - Pot & Potty
- DW - Driveway
- R - Retail/Winebar
- W - Wine making facility
- WT - Tasting Room
- LCT - Outdoor Seating Area

CERTIFICATE OF SURVEY

~for~ **KEITH AND JAN DEHNERT**
 ~of~ **7040 117th Street North**
Grant, Minnesota 55110

VICINITY MAP
PART OF SEC. 05, TWP. 30, R.2E



WASHINGTON COUNTY, MINNESOTA
 NO SCALE

PROPERTY DESCRIPTION: Per Document No. 4122495

The land referred to herein is situated in the state of Minnesota, Washington County described as follows: The Northwest Quarter of the Northwest Quarter of Section 5, Township 30 North, Range 21 West, except the following 4 parcels:

Parcel 1 Beginning at the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence South 01 degree 27 minutes 46 seconds East, assumed bearing, along the East Line of said Northwest Quarter of the Northwest Quarter a distance of 720.68 feet to the point of beginning; thence South 88 degrees 49 minutes 40 seconds West 35 minutes 32 seconds 37 seconds West 388.20 feet; thence North 01 degree 27 minutes 46 seconds West; parallel with said East line, a distance of 403.39 to the north line of said Northwest Quarter of the Northwest Quarter; thence South 09 degrees 17 minutes 17 seconds West along said North line 431.00 feet; thence South 01 degree 27 minutes 46 seconds East, parallel with said East line, a distance of 593.00 feet; thence South 58 degrees 08 minutes 24 seconds East 819.36 feet; thence North 88 degrees 32 minutes 14 seconds East 1356.23 feet to said East line; thence North 01 degree 27 minutes 46 seconds West along said East line 298.59 feet to the point of beginning.

AND
 Parcel 2 Commencing at the northeast corner of said Northwest Quarter of the Northwest Quarter; thence South 01 degree 27 minutes 46 seconds East, assumed bearing, along the East line of said Northwest Quarter of the Northwest Quarter a distance of 720.68 feet to the point of beginning; thence South 88 degrees 49 minutes 40 seconds West 35 minutes 32 seconds 37 seconds West 388.20 feet; thence North 01 degree 27 minutes 46 seconds West; parallel with said East line, a distance of 403.39 to the north line of said Northwest Quarter of the Northwest Quarter; thence South 09 degrees 17 minutes 17 seconds West along said North line 431.00 feet; thence South 01 degree 27 minutes 46 seconds East, parallel with said East line, a distance of 593.00 feet; thence South 58 degrees 08 minutes 24 seconds East 819.36 feet; thence North 88 degrees 32 minutes 14 seconds East 1356.23 feet to said East line; thence North 01 degree 27 minutes 46 seconds West along said East line 298.59 feet to the point of beginning.

AND
 Parcel 3 That part of the Northwest Quarter of the Northwest Quarter of Section 5, Township 30 North, Range 21 West, Washington County, Minnesota, lying Southeasternly of the center line of County State Aid Highway 10 as presently traveled.

AND
 Parcel 4 Commencing at the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence South 01 degree 27 minutes 46 seconds East, assumed bearing, along the East line of said Northwest Quarter of the Northwest Quarter a distance of 1020.38 feet to the Southeast corner of PARCEL B of the tract described in Document No. 713477;

thence South 88 degrees 32 minutes 14 seconds West along the South line of said PARCEL B a distance of 0.12 feet to the center line of County State Aid Highway 7 as presently traveled; thence North 88 degrees 32 minutes 14 seconds West along said Highway 7 a distance of 156.18 feet; thence North 88 degrees 32 minutes 14 seconds West along the center line of said Highway 7 a distance of 722.23 feet to the East line of the West 552.00 feet of said Northwest Quarter of the Northwest Quarter; thence South 01 degree 28 minutes 43 seconds East along said East line 1099.36 feet to said center line of County State Aid Highway 7;

thence South 89 degrees 08 seconds East along said center line 17.29 feet; thence easterly, northeasterly and northerly along said center line and a tangential curve, concave to the northwest, having a radius of 716.20 feet and a central angle of 91 degrees 04 minutes 59 seconds a distance of 1130.44 feet to the point of beginning.

AND
 Further excepting all roads and easements of record.

NOTES

- Field survey was completed by E.G. Ruid and Sons, Inc. on 10/03/19.
- Bearings shown are on Washington County datum.
- Parcel ID Number: 05-030-21-22-0001.
- Total Parcel Area: 21.03 Acres.
- Contours north of ditch area taken from hq Topo Ular and supplemented with E.G. Ruid and Sons field shots.

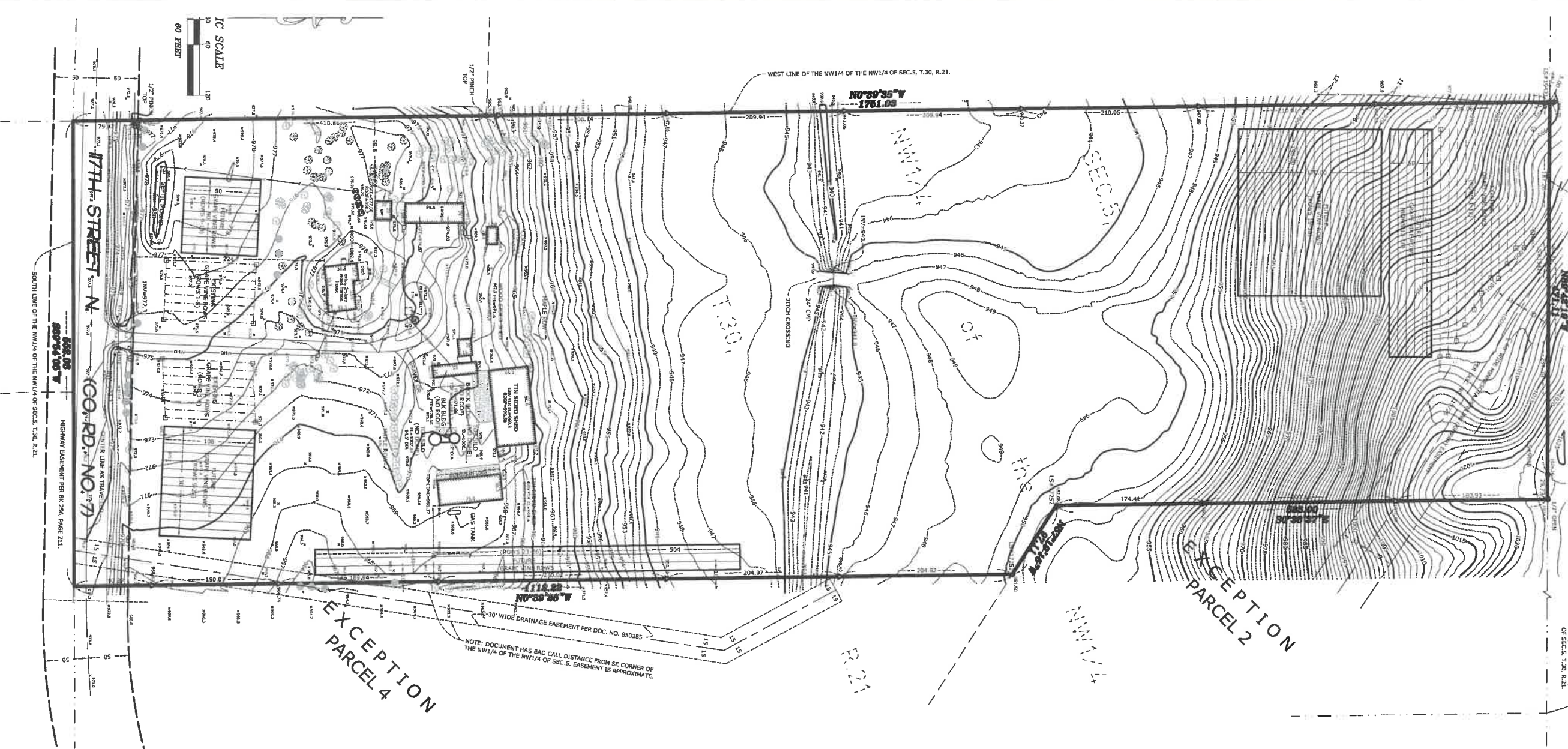
This survey was prepared without the benefit of this work. Additional assessments, relocations and/or corrections may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

BENCHMARK

MNDOT GEODETIC DATUM/AGE STA. 9211
 ELEVATION = 933.457 (N.A.V.D. 1988)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ▲ DENOTES SET LARGE SPIKE
- Ⓜ DENOTES TELEPHONE PEDestal
- Ⓜ DENOTES GAS SERVICE LOCATION
- Ⓜ DENOTES ELECTRIC METER SOCKET
- Ⓜ DENOTES POWER POLE
- Ⓜ DENOTES OVERHEAD WIRE
- Ⓜ DENOTES UNDERGROUND ELECTRIC LINE
- Ⓜ DENOTES STORM SEWER ARKON
- Ⓜ DENOTES EXISTING SEWER LINE
- Ⓜ DENOTES SEPTIC TANK MANHOLE
- Ⓜ DENOTES CLEAN OUT
- Ⓜ DENOTES WELL
- Ⓜ DENOTES EXISTING CONTOURS
- Ⓜ DENOTES EXISTING SPOT ELEVATION
- Ⓜ DENOTES WOVEN WIRE FENCE
- Ⓜ DENOTES RETAINING WALL
- Ⓜ DENOTES BITUMINOUS SURFACE
- Ⓜ DENOTES CONCRETE SURFACE



IC SCALE
 0 20 40 60 FEET

668.08
 589.74 08 7
 HIGHWAY EASEMENT PER BK 256, PAGE 211.

NOTE: DOCUMENT HAS BAD CALL DISTANCE FROM SE CORNER OF THE NW1/4 OF THE NW1/4 OF SEC. 5, EASEMENT IS APPROXIMATE.

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

GRAPHIC SCALE
 1 INCH = 60 FEET

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: October 14, 2019 License No. 41578

NO.	DATE	DESCRIPTION	BY
1			
2			
3			