07990 CERTIFICATE of SURVEY - - Washington County cast iron Part of the West Half of the Southeast Quarter of Section 16, Township 29 North, Range 21 West, monument at the N 1/4 Corner of Sec. 16, T29N, R21W. City of Lake Elmo, Washington County, Minnesota of the W1/2-SE1/4 MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-107 \_C/L State Trunk Highway No. 5, Westbound Lane (a.k.a. State Trunk Highway 212 in Document No. 284956) NO. 5 HIGHWAY TRUNK STATE Brass Plug -Brass Plug a.k.a. State Trunk Highway 212 in Document No. 284956 589°51'00"W 2072.40 \_ C/L State Trunk Highway No. 5, Eastbound Lane, as monumented Intersection of the southerly right-of-way line of Trunk (a.k.a. State Trunk Highway 212 in Document No. 284956) Found 1/2 inch iron pipe Highway No. 5 & the west line of the W1/2 of the SE1/4 monument marked with a plastic monumented with a cast iron monument cap inscribed RLS/23300 South of NW Corner Grant 2 Southerly line of MINNESOTA DEPARTMENT OF Found 1/2 inch open iron pipe monument N89°51'00"E TRANSPORTATION RIGHT OF WAY PLAT NO. 82-107 and southerly right-of-way line of State Trunk Highway No. 5 Easement described in 143.21 N89°51'00"E (a.k.a. State Trunk Highway 212 in Document No. 284956) Document No. 284956 -Found 3/4 inch pinched top -Found 3/4 inch solid iron pipe monument 7.59 feet iron monument Vicinity Map NE corner of the -Found 5/8 inch reba east of corner tract described in monument marked with a plastic -NW corner of tract described cap inscribed RLS/23300 0.60 feet South and 0.20 feet Document No. 284956 in Document No. 284956 East of monument set East line of the Tract Described in tract described Document No. 284956 in Document 39 TH ST N of of GR No. 284956 38 TH ST N SE Corner of the tract described 89°38'30" Meas and in Document No. 284956 37 TH ST N From Rec Bearings Point of Beginning-Proposed Easement 36 TH ST N - 510.00 --N89°44'17"E 339.80 N89°44'17"E 170.20 North line of tract described Parcel 2 in Document No. 326854 HIGHWAY -Found 1/2 inch iron pipe NE corner of tract described monument marked with an in Document No. 326854 unreadable plastic cap at PARCEL the NW corner of tract - 8 Foot High described in Document No Wood Fence 1.40 acres ± Tract Described in ocument No. 326854 X Found PK Nail 0.16 West of line Section 16, T29N, R21W -UTILITY EASEMENT GRANT-DOCUMENT NUMBER 3415291 City of Lake Elmo, Point of Beginning easement Washington County, Minnesota of Parcel 1 -- 450.00 --Point A per Doc. N00°05'47"E No. 3415292 358.05 80.01 589°46'16"W N89°44'17"E 151.95 SE corner of tract described in LAND N89°44'17"E - 298.05 N89°46'16"E GRANT 1. Conveyance to Anderson \ Ingress and 63.20 / N00°05'47"E Egress \ Easement Parcel described in LAND GRANT 1. Ingress and Egress in 587°25'48"E 599.61 Conveyance to Anderson as described in Document No. 3325363 Found PK nail 0.26 feet -0.3 south of fence Found 1/2 inch iron pipe ---500°05'47"W Found 1/2 inch iron pipe monument 8.3 35.00 marked with an unreadable plastic monument marked with a plastic Found 1/2" iron pipe Chain 0.38 feet North and 0.20 fence -Chain link cap at the SW corner of the tract cap inscribed RLS/17006 described in Document No. 326854 1.04 feet South and 0.23 Found rebar monument feet East of monument set Found 1/2 inch iron pipe Found 5/8 rebar monument marked with a plastic marked with a plastic cap inscribed RLS/23300 TIZIVV with a plastic cap inscribed cap inscribed RLS/23300 Concrete slab -0.13 feet South and "Dupay/RLS 17252" on line 0.22 feet West of 38.1 monument set -Found 1/2 inch iron Legend pipe monument marked 0 with a plastic cap inscribed RLS/17006 Parallel with the west line of the W1/2-SE1/4 0.98 feet South of line X Denotes set 1/2 inch inside diameter iron pipe monument Rec Denotes deed record dimension from Document No. with a plastic cap inscribed ANEZ 13775 in a previous survey dated October 19, 2005. Parallel with the south line of the Deed Denotes deed record dimension from Document No. tract described in Document No. 326854 Denotes found monument as noted. -PARCEL 2 Denotes Washington County cast iron monument Meas Denotes measured dimensions. N89°44'17"E 450.00 Denotes found monument as noted, set per Minnesota R/W Denotes Right of Way 10.41 acres ± Department of Transportation Right of Way Plat No. PK Denotes masonry nail. Denotes computed position, no monument found or set. Found 1/2 inch iron pipe --Bearings are based on the Washington County monument marked with a plastic Denotes utility pole. Coordinate System NAD 83, 1986 Adjustment. cap inscribed RLS/17006 0.79 feet South and 0.23 feet —□— Denotes fence line. East of monument set Distances are in feet and decimals of a foot 587°00'59"W 600.00 Found 1/2 inch iron pipemonument marked with a plastic Westerly right-of-way line of the— Chicago Northwestern Railroad —Northerly right—of—way line of the Chicago cap inscribed RLS/17006 502°59'01"E 1.05 feet South and 0.09 feet Northwestern Railroad East of monument set 50.00 This parcel contains 10.41 acres, more or less and is subject to easements of record. Additional Railroad R/W as Described 587°00'59"W 725.38 - In Book 7 of Deeds, Page 106 Northerly right—of—way
— line of the Chicago Northwestern Railroad -Original Right-of-way - Center Line of the Original Main Rail (Now Removed, RAILROAD \_ \_ Center Line of Existing Main Rail NORTHWESTERN **CHICAGO** REVISED: January 27, 2014 -Washington County cast iron monument at the S 1/4 Corner Added information from Minnesota Department of of Sec. 16, T29N, R21W also being Transportation Right of Way Plat No. 82-107 the SW corner of the W1/2 - SE 1/4 Added 34 foot wide ingress and egress easement per Landmark Surveying, Inc. Document No. 3415292 21090 Olinda Trail North, Suite A Office number: 651-433-3421 Revised boundary and easement locations Cell number: 651-235-8880 P.O. Box 65 E-mail: inthefield@frontiernet.net Scandia, Minnesota 55073

**Quiet Title and Boundary Registration Survey** Prepared for:

Animal Inn Pet Resort & Spa Inc. 8633 34th Street North Lake Elmo, MN 55042

07990

16-29-21

## PROPOSED LEGAL DESCRIPTIONS FOR TITLE REGISTRATION

## PARCEL 1

That part of the West Half of the Southeast Quarter of Section 16, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota, described as follows: Commencing at the southwest corner of said West Half of the Southeast Quarter; thence North 00 degrees 05 minutes 47 seconds East, bearings are based on the Washington County Coordinate System, NAD83, 1986 Adjustment, along the west line of said West Half of the Southeast Quarter, a distance of 1827.87 feet to its intersection with the southerly line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-107; thence South 00 degrees 05 minutes 47 seconds West, along said west line, a distance of 350.00 feet to a point that is hereinafter referred to as Point A for purposes of this description; thence North 00 degrees 05 minutes 47 seconds East, along said west line, a distance of 175.00 feet; thence North 89 degrees 44 minutes 17 seconds East, a distance of 170.20 feet; thence South 06 degrees 02 minutes 37 seconds West, a distance of 176.06 feet to its intersection with a line that bears North 89 degrees 44 minutes 17 seconds East from said Point A and to the point of beginning of the parcel of land to be described; thence North 06 degrees 02 minutes 37 seconds East, a distance of 176.06 feet; thence North 89 degrees 44 minutes 17 seconds East, a distance of 339.80 feet; thence South 00 degrees 05 minutes 47 seconds West, parallel with the west line of said West Half of the Southeast Quarter, a distance of 175.00 feet to its intersection with a line that bears North 89 degrees 44 minutes 17 seconds East from said point of beginning; thence South 89 degrees 44 minutes 17 seconds West, along said line, a distance of 358.05 feet to the point of beginning. This parcel contains 1.40 acres, more or less and is subject to easements of record.

## PARCEL 2

That part of the West Half of the Southeast Quarter of Section 16, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota, described as follows: Commencing at the southwest corner of said West Half of the Southeast Quarter; thence North 00 degrees 05 minutes 47 seconds East, bearings are based on the Washington County Coordinate System, NAD83, 1986 Adjustment, along the west line of said West Half of the Southeast Quarter, a distance of 1827.87 feet to its intersection with the southerly line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-107; thence South 00 degrees 05 minutes 47 seconds West, along said west line, a distance of 350.00 feet to a point which is hereinafter referred to as Point A for purposes of this description; thence North 00 degrees 05 minutes 47 seconds East, a distance of 175.00 feet; thence North 89 degrees 44 minutes 17 seconds East, a distance of 510.00 feet to the point of beginning of the parcel of land to be described; thence North 00 degrees 05 minutes 47 seconds East, parallel with said west line of the West Half of the Southeast Quarter, a distance of 174.00 feet to its intersection with said southerly line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-107; thence North 89 degrees 51 minutes 00 seconds East, along said southerly line, a distance of 143.21 feet to its intersection with the east line of the west 653.20 feet of said West Half of the Southeast Quarter; thence South 00 degrees 05 minutes 47 seconds West, along said east line, a distance of 384.43 feet; thence North 89 degrees 46 minutes 16 seconds East, a distance of 68.61 feet; thence South 87 degrees 25 minutes 48 seconds East, a distance of 599.61 feet to a point on the east line of said West Half of the Southeast Quarter which is 1223.88 feet south of the northeast corner of said West Half of the Southeast Quarter as measured along said east line; thence South 00 degrees 06 minutes 43 seconds West, along said east line of the West Half of the Southeast Quarter, a distance of 291.19 feet to its intersection with a northerly right of way line of the Chicago Northwestern Railroad, said northerly right of way line is 100.00 feet northerly of the original right of way line as measured perpendicular thereto; thence South 87 degrees 00 minutes 59 seconds West, along said northerly right of way line, a distance of 600.00 feet to its intersection with a westerly right of way line of said Chicago Northwestern Railroad; thence South 02 degrees 59 minutes 01 seconds East, along said westerly right of way line, a distance of 50.00 feet to its intersection with a northerly right of way line of said Chicago Northwestern Railroad; thence South 87 degrees 00 minutes 59 seconds West, along said northerly right of way line, a distance of 725.38 feet to its intersection with said west line of the West Half of the Southeast Quarter; thence North 00 degrees 05 minutes 47 seconds East, along said west line, a distance of 219.44 feet; thence North 89 degrees 44 minutes 17 seconds East, a distance of 450.00 feet; thence North 00 degrees 05 minutes 47 seconds East, parallel with said west line of the West Half of the Southeast Quarter, a distance of 250.00 feet to its intersection with a line that bears North 89 degrees 44 minutes 17 seconds East from said Point A; thence North 89 degrees 44 minutes 17 seconds East, a distance of 60.00 feet to its intersection with a line that bears South 00 degrees 05 minutes 47 seconds West from said point of beginning; thence North 00 degrees 05 minutes 47 seconds East, along said line, a distance of 175.00 feet to the point of beginning.

Scale in Feet

1 inch = 60 feet

JUL 1 6 2014 WASHINGTON **COUNTY SURVEYOR** 

OFFICIAL COPIES OF THIS MAP ARE CRIMP SEALED

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.

Job No. 2013-24