

CERTIFICATE of SURVEY

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

Quiet Title and Boundary
Registration Survey
Prepared for:

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

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-107

STATE TRUNK HIGHWAY NO. 5

a.k.a. State Trunk Highway 212 in Document No. 284956

Section 16

Vicinity Map

no scale

Section 16, T29N, R21W
City of Lake Elmo,
Washington County, Minnesota

Legend

- Denotes set 1/2 inch inside diameter iron pipe monument with a plastic cap inscribed ANEZ 13775 in a previous survey dated October 19, 2005.
- Denotes found monument as noted.
- ⊕ Denotes Washington County cast iron monument
- ⊙ Denotes found monument as noted, set per Minnesota Department of Transportation Right of Way Plat No. 82-107
- Denotes computed position, no monument found or set.
- ⊙ Denotes utility pole.
- Denotes fence line.

- Rec Denotes deed record dimension from Document No. 284956.
 - Deed Denotes deed record dimension from Document No. 3325363.
 - Meas Denotes measured dimensions.
 - R/W Denotes Right of Way.
 - PK Denotes masonry nail.
- Bearings are based on the Washington County Coordinate System NAD 83, 1986 Adjustment.
- Distances are in feet and decimals of a foot.

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 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 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 44 minutes 17 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 44 minutes 16 seconds East, a distance of 68.61 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.

This parcel contains 10.41 acres, more or less and is subject to easements of record.

Scale in Feet
0 30 60 120
1 inch = 60 feet

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.

Landmark Surveying, Inc.

Joel T. Anez, Minnesota License No. 13775
December 06, 2013
Date

Landmark Surveying, Inc.

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REVISED: January 27, 2014

Added information from Minnesota Department of Transportation Right of Way Plat No. 82-107

Added 34 foot wide ingress and egress easement per Document No. 3415292

Revised boundary and easement locations