

PROPOSED LEGAL DESCRIPTION:

The following PROPOSED legal description is a result of the Lot combination.

Lot 10, Block 2, Elmo Park Addition, Washington County, Minnesota.

Abstract Property

AND

Lots Eleven (11) and Twelve (12), and the East Half (E1/2) of Lot Thirteen (13) in Block Two (2) of Elmo Park, according to the plat thereof on file and of record in the office of the Registrar of Titles, Washington County, Minnesota.

Torrens Property

PROPOSED AREA:

TOTAL AREA AFTER LOT COMBINATION = 17,500 SQ. FT.

LEGAL DESCRIPTION:

The following legal description is as shown on the All American Title Co., Inc as Agent for Old Republic National Title Insurance Company Title Commitment No. 119817-22-02-R-1, dated January 10th, 2022

PID#1302921320051

Lot 10, Block 2, Elmo Park Addition, Washington County, Minnesota.

Abstract Property

AND

PID#1302921320052

Lots Eleven (11) and Twelve (12), and the East Half (E1/2) of Lot Thirteen (13) in Block Two (2) of Elmo Park, according to the plat thereof on file and of record in the office of the Registrar of Titles, Washington County, Minnesota.

Torrens Certificate No. 71287

TITLE NOTES:

THE FOLLOWING EASEMENTS AND OR ENCUMBRANCES ARE AS SHOWN ON THE ABOVE MENTIONED TITLE COMMITMENT.

- NO SURVEY RELATED ITEMS LISTED ON SAID TITLE COMMITMENT.

AREA:

TOTAL AREA AS SHOWN = 17,500 SQ. FT.

SURVEY NOTES:

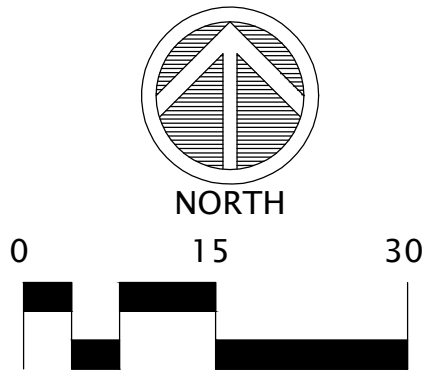
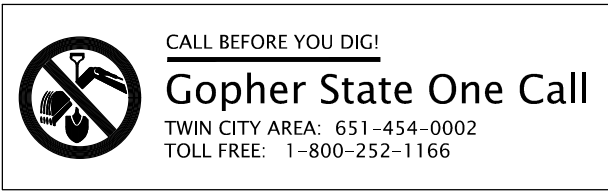
- BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM NAD 1983.
- UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF LAKE ELMO PUBLIC WORKS DEPARTMENT.
- THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
- PROPOSED UTILITIES SHOWN PER PLANS PROVIDED BY THE CITY OF LAKE ELMO ENGINEERING DEPARTMENT.

LEGEND:

● FOUND MONUMENT	⚡ FIRE DEPT. CONNECTION
○ SET 1/2" IRON PIPE MARKER RLS NO. 25718	⚡ HYDRANT
⌚ CABLE TV PEDESTAL	⚡ CURB STOP
⌚ AIR CONDITIONER	⚡ WATER WELL
⌚ ELECTRIC MANHOLE	⌚ WATER MANHOLE
⌚ ELECTRIC METER	⌚ WATER METER
⌚ ELECTRIC PEDESTAL	⌚ POST INDICATOR VALVE
⌚ ELECTRIC TRANSFORMER	⌚ WATER VALVE
⌚ LIGHT POLE	⌚ BOLLARD
⌚ GUY WIRE	⌚ FLAG POLE
⌚ POWER POLE	⌚ MAIL BOX
⌚ GAS MANHOLE	⌚ TRAFFIC SIGN
⌚ GAS METER	⌚ UNKNOWN MANHOLE
⌚ TELEPHONE MANHOLE	⌚ SOIL BORING
⌚ TELEPHONE PEDESTAL	⌚ TRAFFIC SIGNAL
⌚ SANITARY CLEANOUT	☀ CONIFEROUS TREE
⌚ SANITARY MANHOLE	☀ DECIDUOUS TREE
⌚ CATCH BASIN	
⌚ STORM DRAIN	
⌚ FLARED END SECTION	
⌚ STORM MANHOLE	
	— UE — UNDERGROUND ELECTRIC
	— UV — UNDERGROUND CABLE TV
	— UF — UNDERGROUND FIBER OPTIC
	— UT — UNDERGROUND TELEPHONE
	— OU — OVERHEAD UTILITY
	— UC — UNDERGROUND GAS
	— > — SANITARY SEWER
	— >> — STORM SEWER
	— I — WATERMAIN
	— X — FENCE
	— [] — CURB [TYPICAL]
	CONCRETE SURFACE
	BITUMINOUS SURFACE

UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.



CONTACT:

Ryan McKilligan – Project Manager
Element Design-Build
Mobile: 515-291-7708
ryan@element-db.com

COUNTY/CITY:

WASHINGTON COUNTY
CITY OF LAKE ELMO

REVISIONS:

DATE	REVISION
3-10-22	INITIAL ISSUE
11-2-22	LOT COMBINATION

CERTIFICATION:

I hereby certify that this plan 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.

Dan L. Thurnes
Daniel L. Thurnes Registration Number: 25718
Date: 3-10-22

PROJECT LOCATION:

11XXX
UPPER 33RD ST. N.
PID#1302921320052
PID#1302921320051

Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

CORNERSTONE
LAND SURVEYING, INC.

FILE NAME Z2271A
PROJECT NO. Z212271A

LOT
COMBINATION