

GENERAL NOTES

1. This survey was prepared without the benefit of a title commitment. No search for easements or restrictions was made by the Surveyor.
2. The address of the subject property is 4660 28th Avenue NE, Longville, Minnesota 56555.
3. Total area of subject property: 14,609 Sq.Ft. or 0.34 Acres.

LEGAL DESCRIPTION (PER WARRANTY DEED NO. 226937)

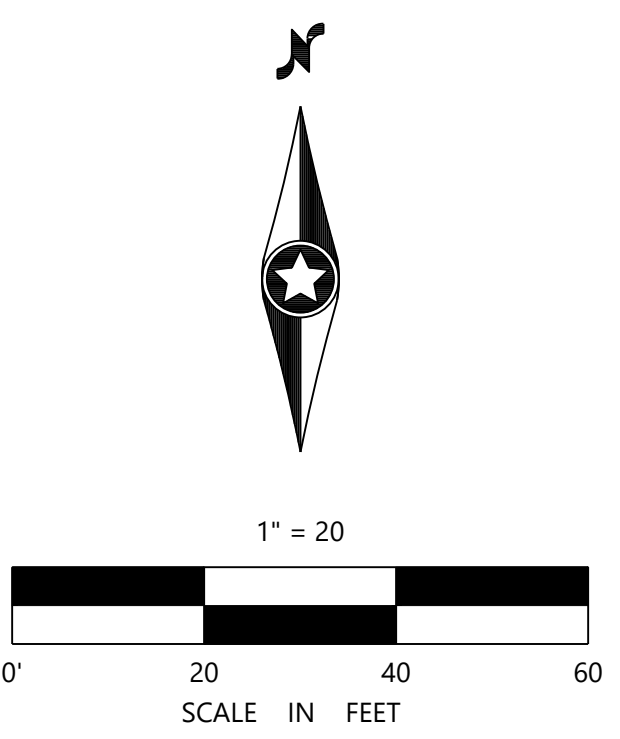
All that part of Lot Four (4), of Section Five (5), Township One Hundred Forty (140), Range Twenty-Seven (27), described as follows: commencing at the Southwest corner of Lot Four (4), said Section, and thence running North along the section line a distance of Three Hundred Fifty (350) feet to a point, the point of beginning of the premises to be conveyed herein; thence continuing North along said section line a distance of Fifty (50) feet to a point; running thence easterly and southeasterly to a point on the shore of Lake Ingudona established as follows: such point shall be measured from a point on the shoreline of Lake Ingudona which is Four Hundred Fifty (450) feet north from the Southwest corner of said Lot Four, measured along the west line thereof, thence running east at right angles to said west line of said Lot Four (4) to the shore line of Lake Ingudona, and thence running in a southwesterly direction along said shoreline a distance of Two Hundred Twenty (220) feet to such point; running thence in a southwesterly, or southerly direction, a distance of Seventy-five (75) feet; thence running northwesterly or westerly to the point of beginning. Subject to mineral reservations of record, and subject to the easement of the public road along the west line thereof.

SURVEYOR NOTES

1. It is clear that there are some title issues in this Government Lot affecting several properties. It appears as if there are well defined occupation lines that have existed for many years between parcels. During the course of our fieldwork we located 1.5" iron pipes that don't appear to be shown on previous surveys on file at the County. The Ryes have relied on the southerly monuments for years and Westwood discovered the northerly pipe buried. Although these monuments do not appear to be in much agreement with other monuments in Government Lot 4, they measure relatively close to the title distance (50 Feet) along the frontage of the Rye deed, which is an interesting observation. They also match the occupation between the northerly and southerly adjoining well. Westwood would recommend consulting with an attorney or qualified title agent to consider best steps forward.

LEGEND

- ⊙ SEWER CLEANOUT
- ⊙ WELL
- ⊙ ELECTRIC METER
- GUY WIRE
- ⊙ POWER POLE
- ☀ CONIFEROUS TREE
- ☀ DECIDUOUS TREE
- BOUNDARY LINE PER LEGAL DESCRIPTION AND FOUND MONUMENTS
- - - MONUMENTED OCCUPATION LINE PER OCCUPATION AND FOUND MONUMENTS
- - - RIGHT-OF-WAY LINE
- - - LOT LINE
- ▨ BITUMINOUS SURFACE
- ▨ GRAVEL SURFACE
- FOUND MONUMENT (SEE LABEL)
- (XXX.XX) DENOTES RECORD DISTANCE



DESIGNED:	
CHECKED:	CRF
DRAWN:	TWB
FIELD CREW:	
FIELD WORK DATE:	

REVISIONS:	01/20/22
4-12-22 Updated per additional field work. TWB	
5-9-22 Updated per additional field work. TWB	

PREPARED FOR:
CHRISTOPHER RYE
 Anoka, MN

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

Christopher R. Foley
 Christopher R. Foley
 DATE: 05/09/22 LICENSE NO. 55343

GOVERNMENT LOT 4
 Longville, MN

Westwood
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 Fax (320) 358-2001 St. Cloud, MN 56303
 Toll Free (800) 270-9495 westwoodps.com
 Westwood Professional Services, Inc.

CERTIFICATE OF SURVEY

SHEET NUMBER:
 1 OF 1

DATE: 01/20/2022

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