

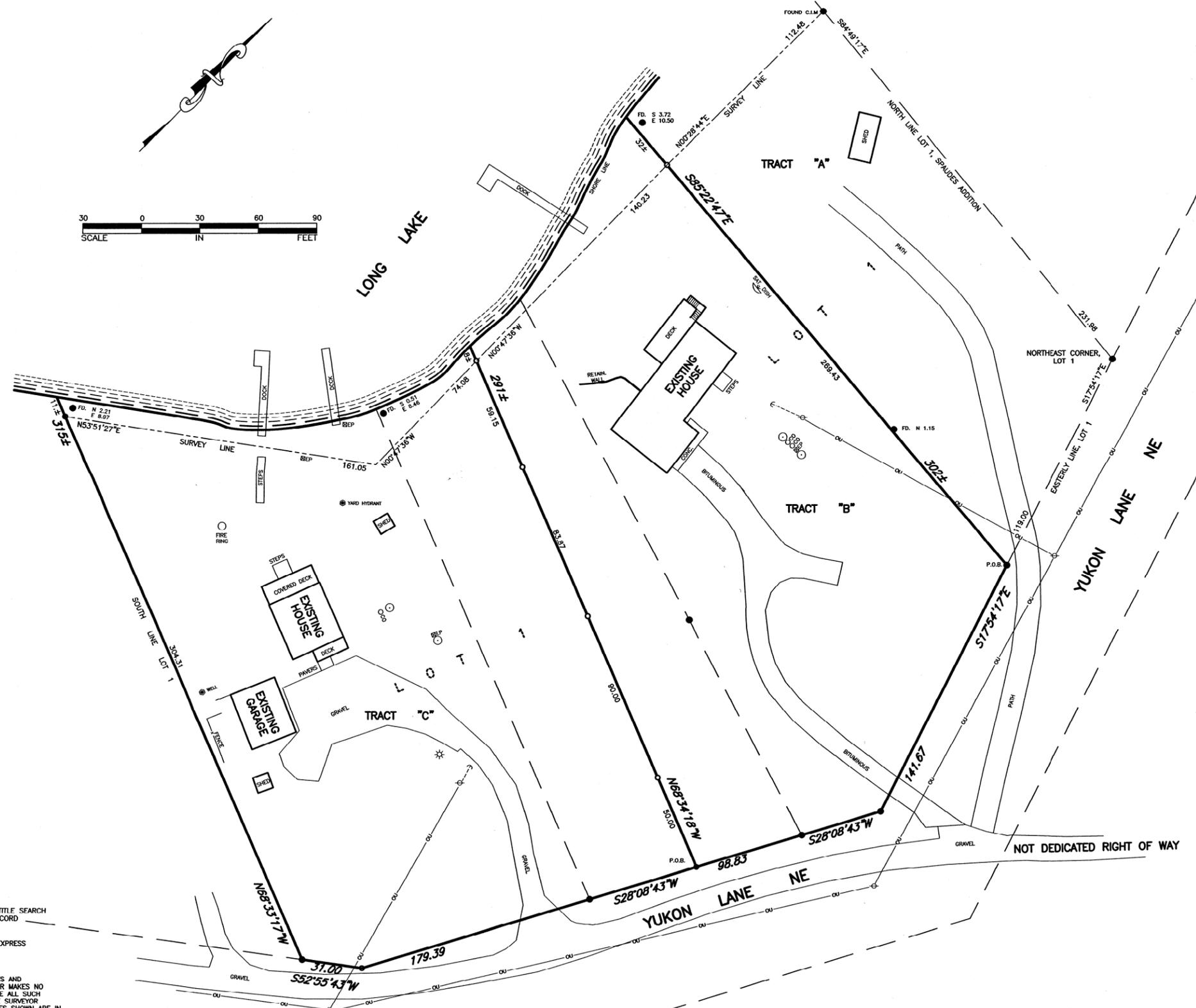
LEGEND

- FIRE HYDRANT
- ⊙ WATER VALVE
- MANHOLE
- ⊠ CATCH BASIN
- ⊙ POWERPOLE
- ⊙ LIGHT POLE
- GUY
- ⊠ TRANSFORMER
- ⊠ ELECTRIC METER
- ⊠ TV PEDESTAL
- ⊠ TELEPHONE PEDESTAL
- ⊠ AIR CONDITIONER
- ⊠ HAND HOLE
- SEMAPHORE
- ⊠ GAS METER
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- EXISTING SPOT ELEVATION
- ⊙ SOIL BORING
- ⊙ SIGN
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ DENOTES TREE AND BRUSH LIMITS
- ⊙ DENOTES FLARED END SECTION
- ⊙ DENOTES FRENCH DRAIN
- ⊙ CURB STOP
- ⊙ CLEAN OUT
- ⊙ BUSH
- ⊙ BARBECUE GRILL
- ⊙ AUTO SPRINKLER
- ⊙ BASKETBALL HOOP
- ⊙ BENCH
- ⊙ WATER SPIGOT
- ⊙ TRENCH DRAIN
- ⊙ TRAFFIC CONTROL PANEL
- ⊙ STORM DISPATER
- ⊙ SATELLITE DISH
- ⊙ TELEPHONE
- ⊙ ELECTRIC PEDESTAL
- ⊙ FLAG POLE
- ⊙ GROUND LITE
- ⊙ MAILBOX
- ⊙ ROOF DRAIN
- ⊙ TRANSMISSION TOWER
- ⊙ VENT PIPE
- ⊙ WELL
- E— DENOTES ELEC. LINE
- X— DENOTES FENCE LINE
- FO— DENOTES FIBER OPTIC
- G— DENOTES GAS LINE
- S— DENOTES SANITARY SEWER
- ST— DENOTES STORM SEWER
- T— DENOTES TELEPHONE LINE
- TV— DENOTES TV LINE
- OU— DENOTES OVERHEAD UTILITY
- W— DENOTES WATERMAIN
- WETLAND— DENOTES WETLAND
- TREELINE— DENOTES TREELINE
- RAIL ROAD— DENOTES RAIL ROAD

CERTIFICATE OF SURVEY FOR: TERRY TOBIASON AND DAN SHAFFER

2688 & 2706 YUKON LANE, INQUADONA TOWNSHIP, CASS COUNTY COUNTY, MINNESOTA, 56672

SECTION 18, TOWNSHIP 141 NORTH, RANGE 27 WEST



TRACT "B"
LEGAL DESCRIPTION:

THAT PART OF LOT 1, BLOCK 1, SPAUDES ADDITION ACCORDING TO THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, CASS COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, SPAUDES ADDITION; THENCE SOUTH 17 DEGREES 54 MINUTES 17 SECONDS EAST ASSUMED BEARING ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, SPAUDES ADDITION A DISTANCE OF 119.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 17 DEGREES 54 MINUTES 17 SECONDS EAST ALONG SAID EASTERLY LINE OF LOT 1, BLOCK 1, SPAUDES ADDITION A DISTANCE OF 141.67 FEET; THENCE SOUTH 28 DEGREES 08 MINUTES 43 SECONDS WEST A DISTANCE OF 98.83 FEET; THENCE NORTH 68 DEGREES 34 MINUTES 18 SECONDS WEST A DISTANCE OF 291 FEET PLUS OR MINUS TO THE SHORE LINE OF LONG LAKE; THENCE NORTHERLY ALONG SAID SHORE LINE OF LONG LAKE TO THE INTERSECTION WITH A LINE THAT BEARS NORTH 85 DEGREES 22 MINUTES 47 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 22 MINUTES 47 SECONDS EAST A DISTANCE OF 302 FEET PLUS OR MINUS TO THE POINT OF BEGINNING AND THERE TERMINATING.

CONTAINING 55,330 SQUARE FEET OR 1.27 ACRES PLUS OR MINUS

TRACT "C"
LEGAL DESCRIPTION:

THAT PART OF LOT 1, BLOCK 1, SPAUDES ADDITION ACCORDING TO THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, CASS COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, SPAUDES ADDITION; THENCE SOUTH 17 DEGREES 54 MINUTES 17 SECONDS EAST ASSUMED BEARING ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, SPAUDES ADDITION A DISTANCE OF 200.07; THENCE SOUTH 28 DEGREES 08 MINUTES 43 SECONDS WEST A DISTANCE OF 98.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 28 DEGREES 08 MINUTES 43 SECONDS WEST A DISTANCE OF 179.39 FEET; THENCE SOUTH 52 DEGREES 55 MINUTES 43 SECONDS WEST A DISTANCE OF 31.00 FEET; THENCE NORTH 68 DEGREES 33 MINUTES 17 SECONDS WEST A DISTANCE OF 315 FEET PLUS OR MINUS TO THE SHORE LINE OF LONG LAKE; THENCE NORTHERLY ALONG SAID SHORE LINE OF LONG LAKE TO THE INTERSECTION WITH A LINE THAT BEARS NORTH 68 DEGREES 34 MINUTES 18 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 68 DEGREES 34 MINUTES 18 SECONDS EAST A DISTANCE OF 291 FEET PLUS OR MINUS TO THE POINT OF BEGINNING AND THERE TERMINATING.

CONTAINING 59,108 SQUARE FEET OR 1.36 ACRES PLUS OR MINUS

CERTIFICATION:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE ABOVE REAL PROPERTY AND THAT THIS SURVEY 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. SIGNED THE 14TH DAY OF JUNE, 2021.

Dennis M. Honsa
DENNIS M. HONSA
MINNESOTA LICENSE NO. 22440
FOR: HONSA SURVEYING
REVISED: 2021-06-22 MISC.
2021-06-23 MISC.



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD

ALTERATIONS TO THIS DRAWING ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF HONSA SURVEYING COPYRIGHT 2021.

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM ASBUILT 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 INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

JOB NO: 2021 HIGGINS 1

HONSA SURVEYING

1592 PACIFIC AVENUE, EAGAN, MN (651) 334-8413