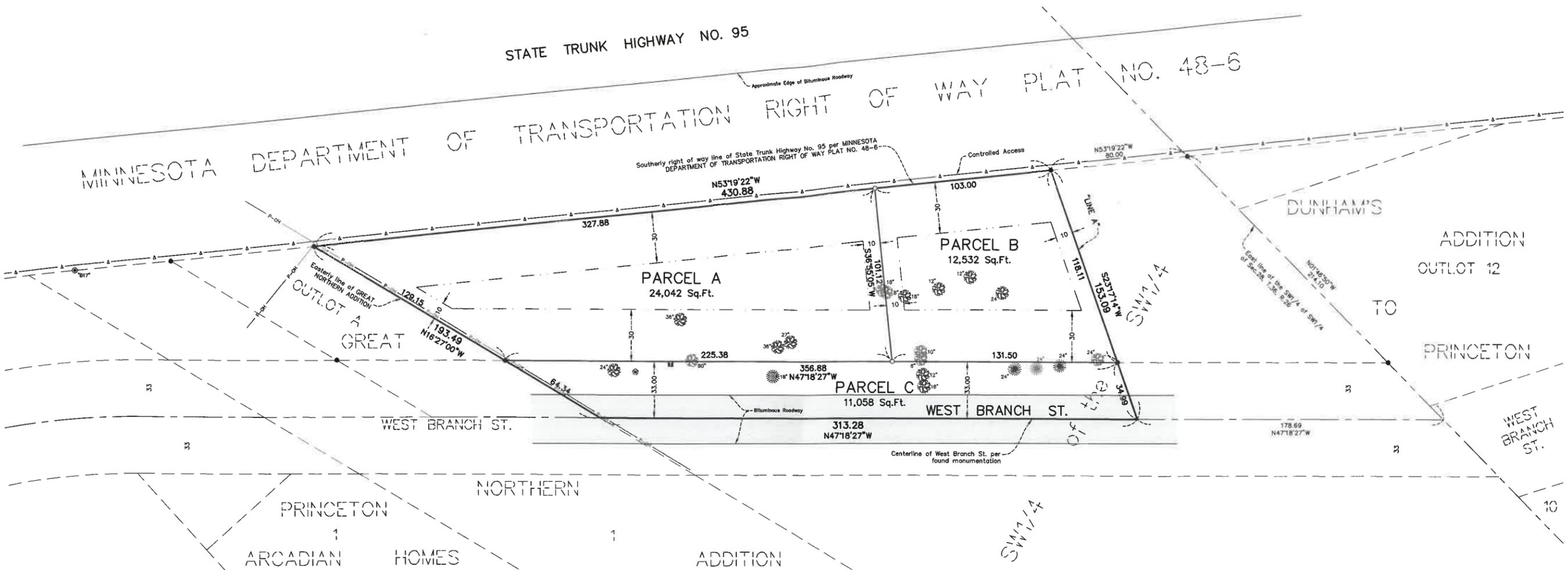


STATE TRUNK HIGHWAY NO. 95



**EXISTING PROPERTY DESCRIPTION:** (1.09 Acres)  
(PID NO. 24-028-3403) - Per Doc. No. A414364

That part of the Southwest Quarter of the Southwest Quarter of Section 28, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows:  
Commencing at the point of Intersection of the East line of said Southwest Quarter of the Southwest Quarter with the centerline of West Branch Street; then North along said East line of the Southwest Quarter of the Southwest Quarter to the Southerly line of the right-of-way of State Trunk Highway No. 95 as shown on Minnesota Department of Transportation Right-of-Way Plat No. 48-6, said Mille Lacs County, Minnesota; thence Northwesterly along said Southerly line of the Highway right-of-way a distance of 80.00 feet to the point of beginning of the property to be described; then Southerly along a line to a point on said centerline of West Branch Street distant 178.69 feet Northwesterly from said point of commencement, as measured along said centerline; then Northwesterly along said centerline to the East line of the former right-of-way of Burlington Northern Railroad Company; thence Northerly along said East line of the former Railroad right-of-way to said Southerly line of the right-of-way of State Trunk Highway No. 95; then Southeasterly along said Southerly line of the Highway right-of-way to said point of beginning.

**PROPOSED PARCEL A DESCRIPTION:** (0.55 Acres)

That part of the Southwest Quarter of the Southwest Quarter of Section 28, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows:  
Commencing at the point of Intersection of the East line of said Southwest Quarter of the Southwest Quarter with the centerline of West Branch Street; thence North 01 degrees 46 minutes 50 seconds West, assumed bearing along said East line of the Southwest Quarter of the Southwest Quarter, a distance of 214.10 feet to the Southerly right of way line of State Trunk Highway No. 95 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 48-6, said Mille Lacs County, Minnesota; thence North 53 degrees 19 minutes 22 seconds West, along said Southerly right of way line of State Trunk Highway No. 95, a distance of 80.00 feet; thence continue North 53 degrees 19 minutes 22 seconds West, along said Southerly right of way line of State Trunk Highway No. 95, a distance of 103.00 feet to the point of beginning of the land to be described; thence South 36 degrees 55 minutes 05 seconds West, a distance of 101.12 feet to the intersection with a line drawn parallel with and distant 33.00 feet Northeastly of said centerline of West Branch Street; thence North 47 degrees 18 minutes 27 seconds West, along said last described parallel line, a distance of 225.38 feet to the intersection with the East line of the former Burlington Northern Railroad Company right of way; thence North 16 degrees 27 minutes 00 seconds West, along said East line of the former Burlington Northern Railroad Company right of way, a distance of 193.49 feet to the intersection with said Southerly right of way line of State Trunk Highway No. 95; thence South 53 degrees 19 minutes 22 seconds East, along said Southerly right of way line of State Trunk Highway No. 95, a distance of 327.88 feet to the point of beginning.

**PROPOSED PARCEL B DESCRIPTION:** (0.29 Acres)

That part of the Southwest Quarter of the Southwest Quarter of Section 28, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows:  
Commencing at the point of Intersection of the East line of said Southwest Quarter of the Southwest Quarter with the centerline of West Branch Street; thence North 01 degrees 46 minutes 50 seconds West, assumed bearing along said East line of the Southwest Quarter of the Southwest Quarter, a distance of 214.10 feet to the Southerly right of way line of State Trunk Highway No. 95 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 48-6, said Mille Lacs County, Minnesota; thence North 53 degrees 19 minutes 22 seconds West, along said Southerly right of way line of State Trunk Highway No. 95, a distance of 80.00 feet to the point of beginning of the land to be described; thence continue North 53 degrees 19 minutes 22 seconds West, along said Southerly right of way line of State Trunk Highway No. 95, a distance of 103.00 feet; thence South 36 degrees 55 minutes 05 seconds West, a distance of 101.12 feet to the intersection with a line drawn parallel with and distant 33.00 feet Northeastly of said centerline of West Branch Street; thence South 47 degrees 18 minutes 27 seconds East, along said last described parallel line, a distance of 131.50 feet to the intersection with a line to be hereafter referred to as "Line A"; thence North 23 degrees 17 minutes 14 seconds East, along said "Line A", a distance of 118.11 feet to the point of beginning.

"Line A" is described as follows:

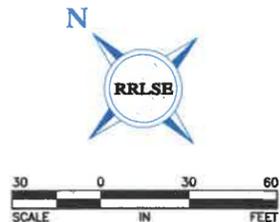
Beginning at said above described point of beginning; thence Southwesterly, to a point on said centerline of West Branch Street distant 178.69 feet Northwesterly of said above described point of commencement, as measured along said centerline of West Branch Street, and said "Line A" there terminating.

**PROPOSED PARCEL C DESCRIPTION:** (0.25 Acres)  
(TO BE DEEDED TO THE CITY OF PRINCETON FOR RIGHT OF WAY, DRAINAGE, AND UTILITY PURPOSES)

That part of the Southwest Quarter of the Southwest Quarter of Section 28, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows:  
Commencing at the point of Intersection of the East line of said Southwest Quarter of the Southwest Quarter with the centerline of West Branch Street; thence North 01 degrees 46 minutes 50 seconds West, assumed bearing along said East line of the Southwest Quarter of the Southwest Quarter, a distance of 214.10 feet to the Southerly right of way line of State Trunk Highway No. 95 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 48-6, said Mille Lacs County, Minnesota; thence North 53 degrees 19 minutes 22 seconds West, along said Southerly right of way line of State Trunk Highway No. 95, a distance of 80.00 feet; thence South 23 degrees 17 minutes 14 seconds West, along a line to be hereafter referred to as "Line A", a distance of 153.09 feet to a point on said centerline of West Branch Street distant 178.69 feet Northwesterly of said point of commencement, as measured along said centerline of West Branch Street, said point being the point of beginning of the land to be described; thence return North 23 degrees 17 minutes 14 seconds East, along said "Line A", a distance of 34.99 feet to the intersection with a line drawn parallel with and distant 33.00 feet Northeastly of said centerline of West Branch Street; thence North 47 degrees 18 minutes 27 seconds West, along said last described parallel line, a distance of 356.88 feet to the intersection with the East line of the former Burlington Northern Railroad Company right of way; thence South 16 degrees 27 minutes 00 seconds East, along said East line of the former Burlington Northern Railroad Company right of way, a distance of 64.34 feet to the intersection with said centerline of West Branch Street; thence South 47 degrees 18 minutes 27 seconds East, along said centerline of West Branch Street, a distance of 313.28 feet to the point of beginning.

**NOTES:**

- The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- Bearings are based on the Mille Lacs County Coordinate System (NAD83 1998 Adjustment).
- Overall area of property is 47,832 Sq.Ft. or 1.09 Acres.
- Parcel C is to be deeded to the City of Princeton.
- Property is Vacant.



**LEGEND**

- ⊙ = DENOTES MnDOT RIGHT OF WAY MONUMENT
- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2" IRON PIPE SET AND MARKED WITH LICENSE NO. 18420
- ⊕ = DENOTES UTILITY POLE
- P-OH- = DENOTES OVERHEAD ELECTRIC
- ⊖ = DENOTES WATER SHUTOFF
- ⊞ = DENOTES TELEPHONE PEDESTAL
- ▲— = DENOTES CONTROLLED ACCESS PER MnDOT R/W PLAT NO. 48-6
- — — = DENOTES BUILDING SETBACK LINE
- (18") = DENOTES DECIDUOUS TREE (DIAMETER IN INCHES)
- (24") = DENOTES CONIFEROUS TREE (DIAMETER IN INCHES)

DESIGNED BY	SHM
DRAWN BY	SHM
CHECKED BY	CRC
BOOK	
PAGE	
SCALE	1"=30'
DATE	02/05/20
FILE NO.	P-3934.04

REVISION	Review per City Comments
DATE	02/21/20

I hereby certify that this survey, plan or map was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.

*Charles R. Christoffersen*  
Charles R. Christoffersen, P.L.S.  
MN License No. 18420 Date 02/05/20

**RUM RIVER LAND SURVEYORS & ENGINEERS**  
1000 W. 13th St. Ste. 100  
Princeton, MN 55771  
Phone: (763) 836-4476  
Fax: (763) 831-5876

Part of the SW1/4 of SW1/4 of Sec. 28, T.36, R.26, Mille Lacs County, Minnesota

Certificate of Survey for ~ ~ ~ for ~ ~ ~  
**KDJ Custom Homes, LLC**

SHEET NUMBER 1