

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE OR PLAT LINE
CONCRETE CURB
GRAVEL
BUILDING
CONCRETE PAD
FENCE OR FENCE REMNANTS
SECTION LINE OR 1/16 LINE
ROAD CENTERLINE
ROAD RIGHT OF WAY
CROP FIELD LINE (APPROXIMATE)
WOODS/FOREST LINE (APPROXIMATE)
WETLANDS (APPROXIMATE)

GAS
GAS SIGN
WATER
WATER VALVE OR SPRIG

PROP-MONS
FOUND IRON MONUMENT, UNLESS OTHERWISE NOTED
SET 3/4"x18" IRON ROD WEIGHING 1.50 LBS./L.F. WITH PLASTIC CAP WITH LICENSE NO. 42597
GOVT CORNER, AS NOTED

TELECOM
TELECOM PEDESTAL OR CABINET
TELECOM LINE

MISC
4" STEEL PIPE
STEEL BENCH
SIGN

STORM
CULVERT PIPE
DIAMETER AND TYPE, AS NOTED
STORM INLET
CURB INLET

ELECTRIC
POWERPOLE
ELEC. TRANSFORMER OR CABINET
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
GUY WIRE

SURVEY NOTES

A FENCE CORNER LIES 3 FEET, MORE OR LESS, EASTERLY OF PROPERTY LINE.
B FENCE CORNER LIES 17 FEET, MORE OR LESS, SOUTHWESTERLY OF PROPERTY CORNER.
C FENCE REMNANTS LIE 4 FEET, MORE OR LESS, EASTERLY OF PROPERTY LINE.
D HOUSE AND SMALLER SHED APPEAR TO BE IN STATE OF DISREPAIR AND ABANDONED.
E FENCE POSTS LIE ON PROPERTY LINE, MORE OR LESS.

SHEET TITLE:
CERTIFICATE OF SURVEY

SITE ADDRESS:
1849 100TH AVE
PRINCETON, MN 55371

CERTIFICATE OF SURVEY

SURVEYOR'S CERTIFICATE

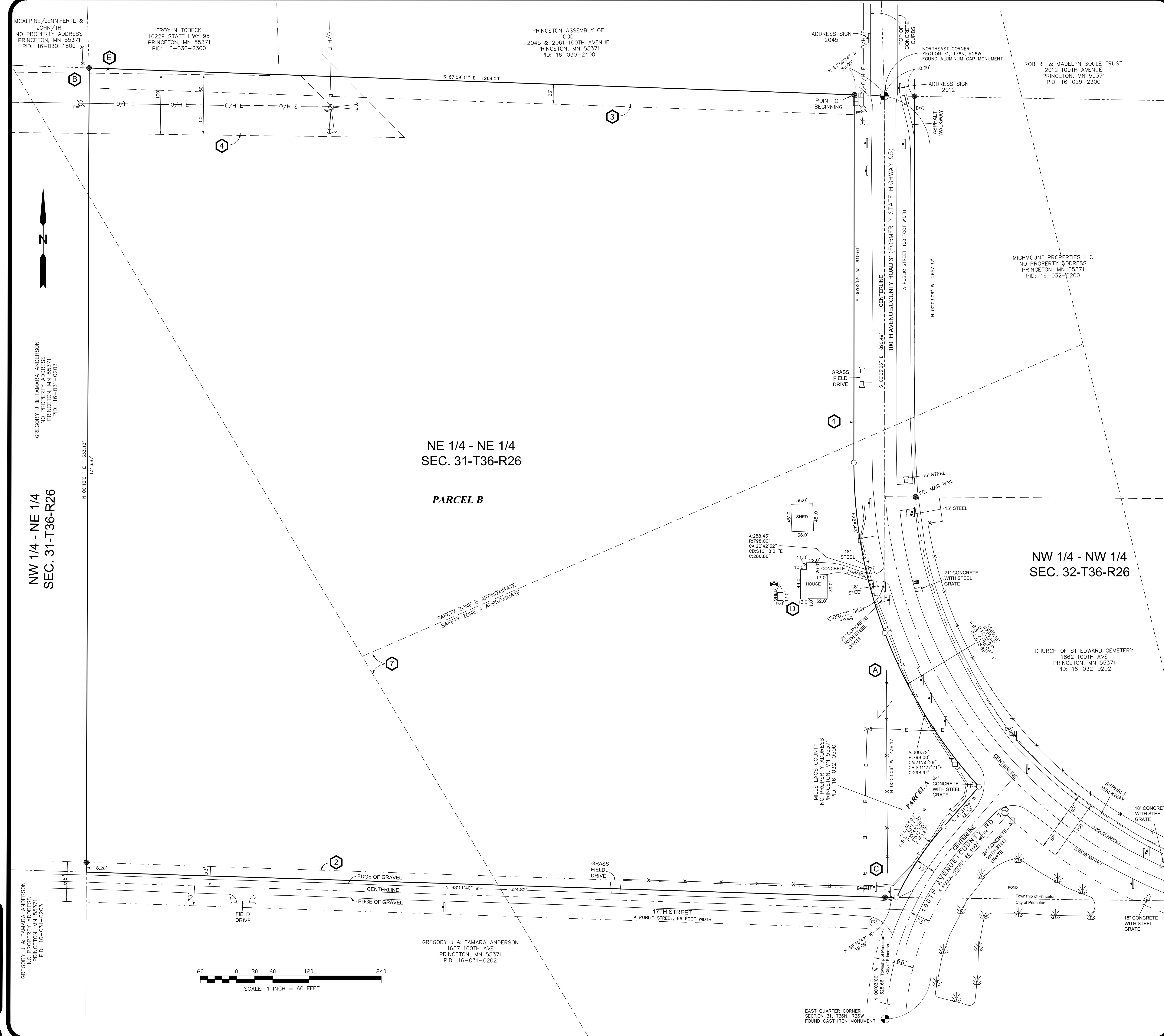
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota.

Brandon W. King 4/17/2024

Brandon W. King 42597
N324 County Road D, Eau Galle WI 54737
Minnesota Professional Land Surveyor

DRAWN BY: MJB
CHECKED BY: BWC

SURVEYED BY:
BRANDON KING LAND SURVEYING
5810 GALLE W #4737
EQUUS
Phone: 608-894-4169 Email: bking@gmail.com



AS-SURVEYED DESCRIPTION

That part of the Northeast Quarter of the Northeast Quarter of Section 31, and that part of the Northwest Quarter of the Northwest Quarter of Section 32, all in Township 36 North, Range 26 West, Town of Princeton, Mille Lacs County, Minnesota, described as follows:

Commencing at the northeast corner of said Section 31 (bearings are referenced to the east line of the northeast quarter of said Section 31 which bears North 00°03'06" West); thence North 87°59'34" West, along the north line of said northeast quarter, a distance of 50.00 feet to the westerly right of way of County Road 31 and to the point of beginning of the parcel to be described (the next two courses are along said westerly right of way); thence South 00°02'55" West, 610.01 feet; thence southeasterly 589.15 feet along a curve concave easterly, with a radius of 798.00 feet, with a delta angle of 42°18'01", with a chord bearing of South 21°06'06" East, and with a chord length of 575.86 feet to the westerly right of way of County Road 31 (the next two courses are along said westerly right of way); thence South 41°31'34" West, 88.14 feet; thence southeasterly 141.47 feet along a curve concave southeasterly, with a radius of 513.00 feet, with a delta angle of 15°48'00", with a chord bearing of South 33°37'34" West, and with a chord length of 141.02 feet to the south line of said northeast quarter of the northeast quarter; thence North 89°16'47" West, along said south line, 19.09 feet to the southeast corner of said northeast quarter of the northeast quarter; thence North 88°11'40" West, along the south line of said northeast quarter of the northeast quarter, 1324.82 feet to the southwest quarter thereof; thence North 00°12'01" East, along the west line of said northeast quarter of the northeast quarter, 1333.13 feet to the northwest corner thereof; thence South 87°59'34" East, along the north line of said northeast quarter of the northeast quarter, 1269.09 feet to the point of beginning.

Subject to all easements and restrictions of record.

PARCEL AREA
1749784 Sq. Feet
40.1695 Acres

BASIS OF BEARINGS
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, T26N, R15W, WHICH IS NORTH 89°55'38" WEST IN THE MILLE LACS COUNTY COORDINATE SYSTEM (N.A.D. 1983(1996)).

PARCEL A

That part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 36 North, Range 26 West, Town of Princeton, Mille Lacs County, Minnesota, described as follows:

Commencing at the northeast corner of Section 31; thence South 00°03'06" East, along the east line of said northeast quarter, a distance of 890.49 feet to the westerly right of way of County Road 31 and to the point of beginning of the parcel to be described; thence southeasterly 300.72 feet along a curve concave easterly, with a radius of 798.00 feet, with a delta angle of 21°35'29", with a chord bearing of South 31°27'21" East, and with a chord length of 298.94 feet to the westerly right of way of County Road 31 (the next two courses are along said westerly right of way); thence South 41°31'34" West, 88.14 feet; thence southeasterly 141.47 feet along a curve concave southeasterly, with a radius of 513.00 feet, with a delta angle of 15°48'00", with a chord bearing of South 33°37'34" West, and with a chord length of 141.02 feet to the south line of said northeast quarter of the northeast quarter; thence North 89°16'47" West, along said south line, 19.09 feet to the southeast corner of the northeast quarter of the northeast quarter; thence North 00°03'06" West, along said east line of the northeast quarter, 438.17 to the point of beginning.

Subject to all easements and restrictions of record.

Containing 31,762 Square Feet or 0.7292 Acres.

PARCEL B

That part of the Northeast Quarter of the Northeast Quarter of Section 31, Township 36 North, Range 26 West, Town of Princeton, Mille Lacs County, Minnesota, described as follows:

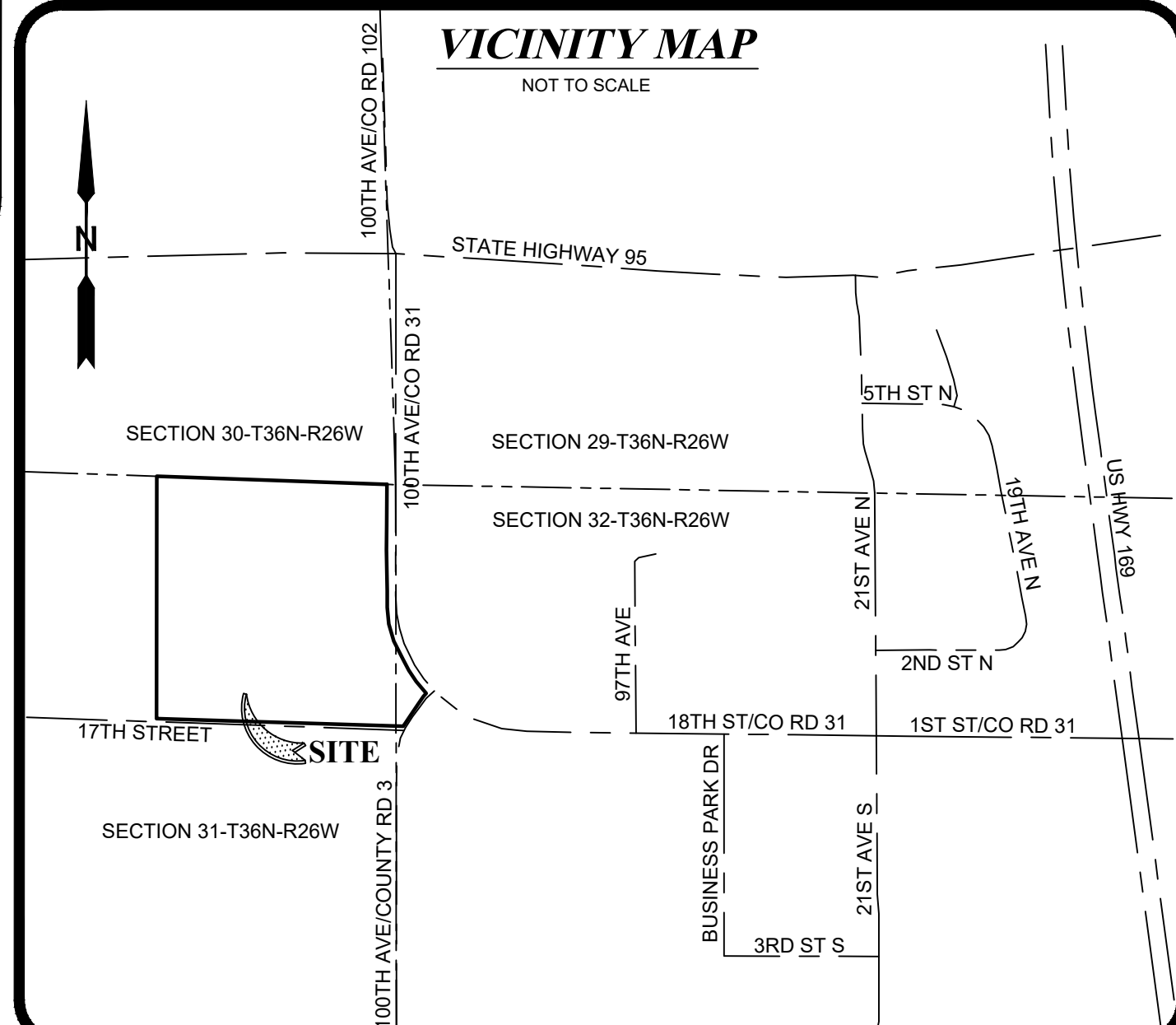
Commencing at the northeast corner of said Section 31 (bearings are referenced to the east line of the northeast quarter of said Section 31 which bears North 00°03'06" West); thence North 87°59'34" West, along the north line of said northeast quarter, a distance of 50.00 feet to the westerly right of way of County Road 31 and to the point of beginning of the parcel to be described (the next two courses are along said westerly right of way); thence South 00°02'55" West, 610.01 feet; thence southeasterly 589.15 feet along a curve concave easterly, with a radius of 798.00 feet, with a delta angle of 42°18'01", with a chord bearing of South 21°06'06" East, and with a chord length of 575.86 feet to the westerly right of way of County Road 31 (the next two courses are along said westerly right of way); thence South 41°31'34" West, 88.14 feet; thence southeasterly 141.47 feet along a curve concave southeasterly, with a radius of 513.00 feet, with a delta angle of 15°48'00", with a chord bearing of South 33°37'34" West, and with a chord length of 141.02 feet to the south line of said northeast quarter of the northeast quarter; thence North 89°16'47" West, along said south line, 19.09 feet to the southeast corner of said northeast quarter of the northeast quarter; thence North 00°12'01" East, along the west line of said northeast quarter of the northeast quarter, 1333.13 feet to the northwest corner thereof; thence South 87°59'34" East, along the north line of said northeast quarter of the northeast quarter, 1269.09 feet to the point of beginning.

Subject to all easements and restrictions of record.

Containing 1,718,022 Square Feet or 39.4404 Acres

ENCUMBRANCES TO SUBJECT PROPERTY

- QUIT CLAIM DEED WITH DOCUMENT NUMBER 186378 GRANTED TO THE STATE OF MINNESOTA AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON. SAID DEED ESTABLISHES THE CURRENT RIGHT OF WAY OF 100TH AVENUE/COUNTY RD 31.
- DOCUMENT NUMBER 212459 AND AFFIDAVIT OF CORRECTION WITH DOCUMENT NUMBER 212927 ESTABLISHES THE LOCATION AND WIDTH OF 17TH STREET. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- NOTICE OF LIS PENDENS WITH DOCUMENT NUMBER 331792, DISCHARGE OF NOTICE OF LIS PENDENS WITH DOCUMENT NUMBER A366027, AND FINAL CERTIFICATE IN THE MATTER OF THE ACQUISITION OF EASEMENTS IN CERTAIN LANDS FOR TRUNK SEWER AND WATERMAIN EXTENSION WITH DOCUMENT NUMBER A366980 ALL AFFECT SUBJECT PROPERTY AND ARE PLOTTED HEREON.
- EASEMENT GRANTED TO THE UNITED POWER ASSOCIATION WITH DOCUMENT NUMBER 214139 AND PARTIAL RELEASE OF EASEMENT BY THE UNITED POWER ASSOCIATION WITH DOCUMENT NUMBER 216769 RECORDED AUGUST 2, 1990 MAY STILL AFFECT SUBJECT PROPERTY. SAID EASEMENT WAS TO BE EXTINGUISHED BUT POWER POLES AND OVERHEAD POWER LINES EXIST WITHIN THE BOUNDS OF THE DESCRIBED EASEMENT. SAID EASEMENT IS DESCRIBED AS BEING 100 FEET WIDE AND IS PLOTTED HEREON FOR REFERENCE. NOTARIZED AFFIDAVIT WITH DOCUMENT NUMBER 213327 AND NOTARIZED LETTER WITH DOCUMENT NUMBER 216769 WERE BOTH RECORDED PRIOR TO SAID PARTIAL RELEASE OF EASEMENT. SAID AFFIDAVIT AND LETTER IDENTIFY APPARENT PREVIOUS ISSUES BETWEEN THE FORMER OWNERS, ROBERT M. AND SHEARON D. PORTIUS, AND THE UNITED POWER ASSOCIATION. IF NECESSARY, SEEK LEGAL COUNSEL REGARDING THE EASEMENT STATUS AND RIGHTS ATTACHED, OR LACK THEREOF.
- SPECIFICATIONS FOR CONSTRUCTION OF ROADS PRIOR TO TOWN BOARD ACCEPTANCE WITH DOCUMENT NUMBER 183246 AFFECTS SUBJECT PROPERTY BUT THERE ARE NO PLOTTABLE ITEMS.
- TOWNSHIP OF PRINCETON RESOLUTION NO. 2007-2 ESTABLISHING POLICY FOR ROAD EASEMENTS WITH DOCUMENT NUMBER 343986 AFFECTS SUBJECT PROPERTY BUT THERE ARE NOT PLOTTABLE ITEMS.
- ZONING ORDINANCE FOR THE PRINCETON MUNICIPAL AIRPORT WITH DOCUMENT NUMBER AFFECTS SUBJECT PROPERTY AND IS PLOTTED APPROXIMATELY HEREON.



NO.	DATE	REVISION
1.	12-01-24	005 DWS & MJC, RDRB
2.		
3.		
4.		

SHEET
1 OF 1