

EXISTING PROPERTY DESCRIPTION: (32,918 Sq.Ft. or 0.76 Acres)
(PID NO. 90-407-0305) - PER DOC. NO. 408711/604182

Lot 1, Block 3, Princeton Industrial Park 3rd Addition, according to the plat thereof on file and of record in the office of the County Recorder in and for Sherburne County, Minnesota.

EXCEPT

The south 56.00 feet of the east 190.00 feet of Lot 1, Block 3, PRINCETON INDUSTRIAL PARK THIRD ADDITION, according to the recorded plat thereof, Sherburne County, Minnesota.

EXISTING PROPERTY DESCRIPTION: (45,040 Sq.Ft. or 1.03 Acres)
(PID NO. 90-407-0310) - PER DOC. NO. 659357

Lot 2, Block 3, Princeton Industrial Park Third Addition, according to the recorded plat thereof on file and of record in the office of the County Recorder, Sherburne County, Minnesota.

EXISTING PROPERTY DESCRIPTION: (10,640 Sq.Ft. or 0.24 Acres)
(PID NO. 90-407-0306) - PER DOC. NO. 659357

The South 56.00 feet of the East 190.00 feet of Lot 1, Block 3, Princeton Industrial Park Third Addition, according to the recorded plat thereof on file and of record in the office of the County Recorder, Sherburne County, Minnesota.

PROPOSED PARCEL A DESCRIPTION: (6,076 Sq.Ft. or 0.14 Acres)
(FROM PID NO. 90-407-0305 TO PID NO. 90-407-0306)

The West 108.50 feet of the East 298.50 feet of the South 56.00 feet of Lot 1, Block 3, PRINCETON INDUSTRIAL PARK THIRD ADDITION, Sherburne County, Minnesota.

PROPOSED PARCEL B DESCRIPTION: (6,068 Sq.Ft. or 0.14 Acres)
(FROM PID NO. 90-407-0310 TO PID NO. 90-407-0305)

That part of Lot 2, Block 3, PRINCETON INDUSTRIAL PARK THIRD ADDITION, Sherburne County, Minnesota, described as follows:

Beginning at the point of intersection of the West line of the East 298.50 feet of Lot 1, said Block 3 with the North line of said Lot 2; thence North 89 degrees 41 minutes 34 seconds West, assumed bearing along the North line of said Lot 2, a distance of 225.65 feet to the intersection with the West line of said Lot 2; thence South 22 degrees 13 minutes 25 seconds East, along said West line of Lot 2, a distance of 33.02 feet to the intersection with the South line of the North 30.50 feet of said Lot 2; thence South 89 degrees 41 minutes 34 seconds East, along said South line of the North 30.50 feet of Lot 2, a distance of 172.25 feet; thence North 53 degrees 29 minutes 40 seconds East, a distance of 50.90 feet to the point of beginning.

REVISED PROPERTY DESCRIPTION: (32,910 Sq.Ft. or 0.76 Acres)
(PID NO. 90-407-0305)

Lot 1, Block 3, PRINCETON INDUSTRIAL PARK THIRD ADDITION, Sherburne County, Minnesota, EXCEPT the South 56.00 feet of the East 298.50 feet of said Lot 1.

AND

That part of Lot 2, Block 3, PRINCETON INDUSTRIAL PARK THIRD ADDITION, Sherburne County, Minnesota, described as follows:

Beginning at the point of intersection of the West line of the East 298.50 feet of Lot 1, said Block 3 with the North line of said Lot 2; thence North 89 degrees 41 minutes 34 seconds West, assumed bearing along the North line of said Lot 2, a distance of 225.65 feet to the intersection with the West line of said Lot 2; thence South 22 degrees 13 minutes 25 seconds East, along said West line of Lot 2, a distance of 33.02 feet to the intersection with the South line of the North 30.50 feet of said Lot 2; thence South 89 degrees 41 minutes 34 seconds East, along said South line of the North 30.50 feet of Lot 2, a distance of 172.25 feet; thence North 53 degrees 29 minutes 40 seconds East, a distance of 50.90 feet to the point of beginning.

REVISED PROPERTY DESCRIPTION: (38,972 Sq.Ft. or 0.89 Acres)
(PID NO. 90-407-0310)

Lot 2, Block 3, PRINCETON INDUSTRIAL PARK THIRD ADDITION, Sherburne County, Minnesota, EXCEPT that part of said Lot 2, described as follows:

Beginning at the point of intersection of the West line of the East 298.50 feet of Lot 1, said Block 3 with the North line of said Lot 2; thence North 89 degrees 41 minutes 34 seconds West, assumed bearing along the North line of said Lot 2, a distance of 225.65 feet to the intersection with the West line of said Lot 2; thence South 22 degrees 13 minutes 25 seconds East, along said West line of Lot 2, a distance of 33.02 feet to the intersection with the South line of the North 30.50 feet of said Lot 2; thence South 89 degrees 41 minutes 34 seconds East, along said South line of the North 30.50 feet of Lot 2, a distance of 172.25 feet; thence North 53 degrees 29 minutes 40 seconds East, a distance of 50.90 feet to the point of beginning.

REVISED PROPERTY DESCRIPTION: (16,716 Sq.Ft. or 0.38 Acres)
(PID NO. 90-407-0306)

The South 56.00 feet of the East 298.50 feet of Lot 1, Block 3, PRINCETON INDUSTRIAL PARK THIRD ADDITION, Sherburne County, Minnesota.

PRIVATE UTILITY EASEMENT DESCRIPTION:

A perpetual easement for utility purposes over, under, and across that part of the North 30.00 feet of the South 56.00 feet of the East 298.50 feet of Lot 1, Block 3, PRINCETON INDUSTRIAL PARK THIRD ADDITION, Sherburne County, Minnesota, which lies West of the East 16.00 feet of said Lot 1.

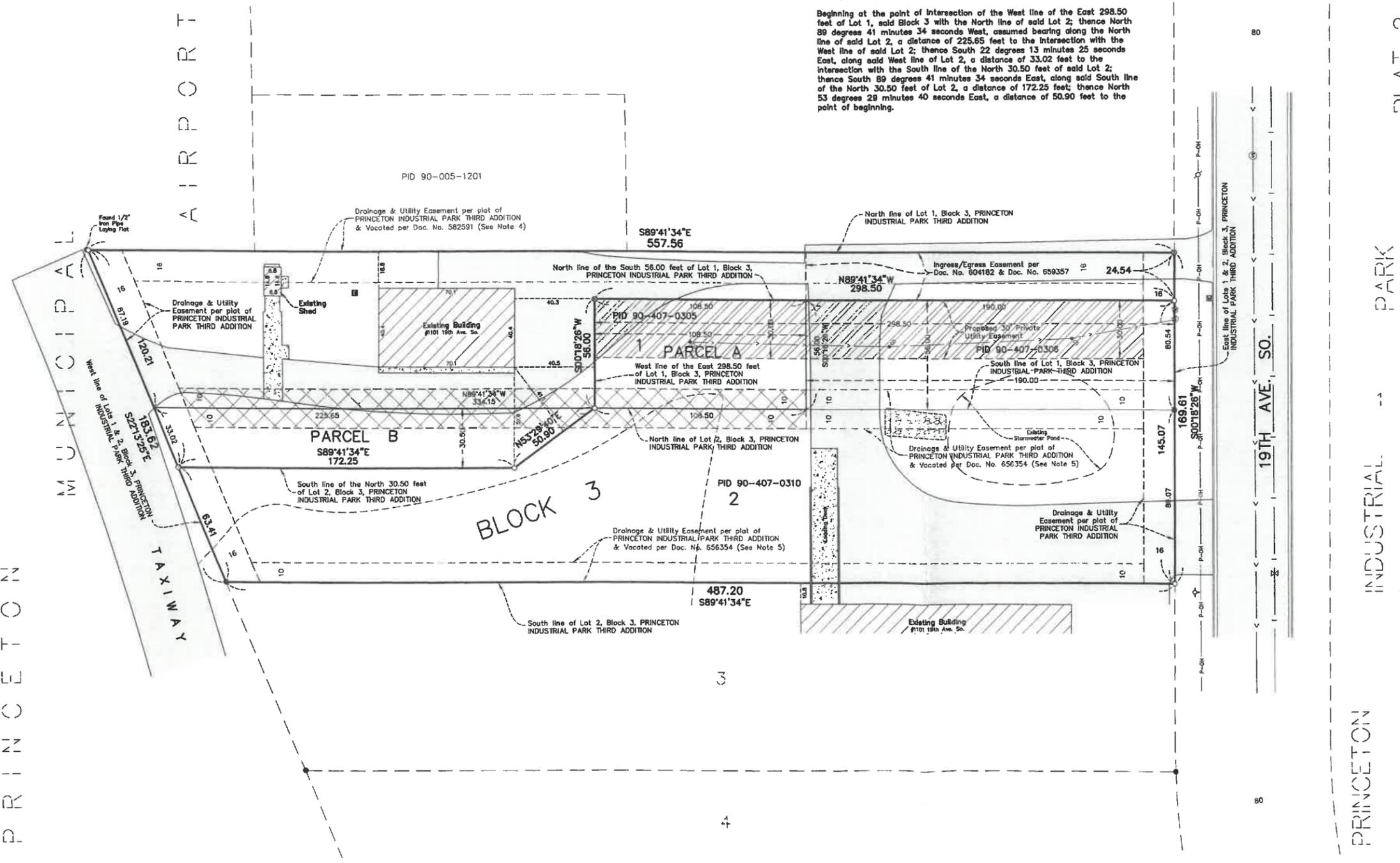
DRAINAGE & UTILITY EASEMENT VACATION DESCRIPTION:

That part of the drainage and utility easements dedicated over Lots 1 and 2, Block 3, PRINCETON INDUSTRIAL PARK THIRD ADDITION, Sherburne County, Minnesota, described as follows:

That part of the South 10.00 feet of Lot 1, Block 3, PRINCETON INDUSTRIAL PARK THIRD ADDITION, Sherburne County, Minnesota, which lies East of the West 16.00 feet of said Lot 1, and which lies West of the East 190.00 feet of said Lot 1.

AND

That part of the North 10.00 feet of Lot 2, Block 3, PRINCETON INDUSTRIAL PARK THIRD ADDITION, Sherburne County, Minnesota, which lies East of the West 16.00 feet of said Lot 2, and which lies West of the Southerly extension of the West line of the East 190.00 feet of Lot 1, said Block 3.



- NOTES:**
- The professional surveyor has made no investigation or independent search for encumbrances 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 Sherburne County Coordinate System (NAD83 1986 Adjustment).
 - The resolution for vacation of the east-west "utility" easement on Lot 1, Block 3, PRINCETON INDUSTRIAL PARK THIRD ADDITION per Doc. No. 582591 has numerous errors including the width of the easement and the type of the easement. The description of the vacation is vague as well, resulting in uncertainty as to the extent of the vacation. The surveyor has assumed the probable intent of the descriptions on the survey, but suggests that the previous resolution descriptions be clarified to match the original intent.
 - The descriptions in the resolution for the vacation of utility and drainage easements between Lots 1, 2, 3, & 4, Block 3, PRINCETON INDUSTRIAL PARK THIRD ADDITION are vague, resulting in uncertainty as to the extent of the vacation. The surveyor has assumed the probable intent of the descriptions on the survey, but suggests that the previous resolution descriptions be clarified to match the original intent.



LEGEND

- = DENOTES FOUND IRON MONUMENT
- = DENOTES SET PK/CONCRETE NAIL
- = DENOTES 1/2" IRON PIPE SET AND MARKED WITH LICENSE NO. 49138
- ⊙ = DENOTES SANITARY SEWER CLEANOUT
- ⊙ = DENOTES SANITARY SEWER MANHOLE
- ⊙ = DENOTES SEWER SERVICE (PER CITY RECORDS)
- ⊙ = DENOTES WATER SERVICE (PER CITY RECORDS)
- ⊙ = DENOTES HYDRANT
- ⊙ = DENOTES GATE VALVE
- ⊙ = DENOTES MAILBOX
- ⊙ = DENOTES ELECTRIC TRANSFORMER
- ⊙ = DENOTES UTILITY POLE
- ⊙ = DENOTES OVERHEAD UTILITY LINE
- ⊙ = DENOTES DRAINAGE & UTILITY EASEMENT TO BE VACATED
- ⊙ = DENOTES PROPOSED PRIVATE UTILITY EASEMENT

DESIGNED BY	SMM
DRAWN BY	SMM
CHECKED BY	BP
BOOK	
PAGE	
SCALE	1"=30'
DATE	07/31/20
FILE NO.	P-4488.01

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.

BRION P. GREEN, PLS
MN License No. 5813R Date 07/31/20

RUM RIVER
LAND SURVEYORS & ENGINEERS
1000 10th Ave. S.E.
Princeton, MN 55771
Telephone (763) 389-4476
Fax (763) 631-0276

Certificate of Survey
for
Sharon Sandberg & Duane Kruse

Lots 1 & 2, Block 3, PRINCETON INDUSTRIAL PARK THIRD ADDITION, Mille Lacs County, Minnesota

SHEET NUMBER