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AUG 10 2018

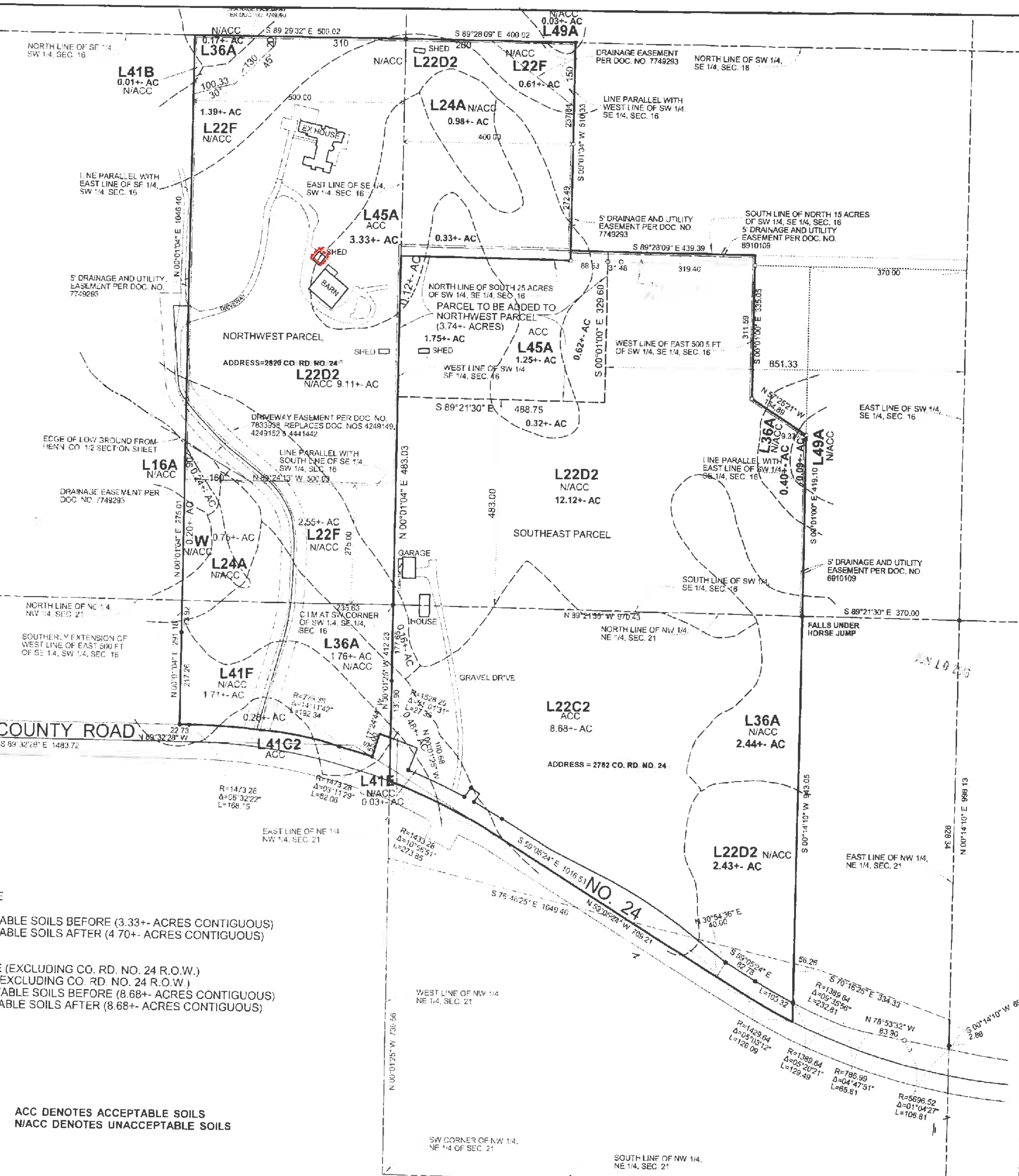
PROPOSED LOT LINE REARRANGEMENT AND CERTIFICATE OF SURVEY FOR

LAURENCE F. LEJEUNE AND JEAN Y. LEJEUNE

IN SECTIONS 16 & 21-118-23
HENNEPIN COUNTY, MINNESOTA

0 150 300 600

SCALE IN FEET



N 89°25'06" E 373.53

NW CORNER OF SEC. 21-118-23

S 64°29'39" E 910.62

EXISTING LEGAL DESCRIPTIONS
NORTHWEST PARCEL

PID 16-118-23-34-0006
The East 500 feet of that part of the Southeast Quarter of the Southwest Quarter lying North of the South 275 feet thereof, Section 16, Township 118 North, Range 23 West of the 5th Principal Meridian.
ALSO
That part of the West 400 feet of the Southwest Quarter of the Southeast Quarter of Section 16, Township 118 North, Range 23 West of the 5th Principal Meridian, lying North of the South 25 acres thereof.
PID 16-118-23-34-0004
The South 275 feet of the East 500 feet of the Southeast Quarter of the Southwest Quarter of Section 16, Township 118 North, Range 23 West of the 5th Principal Meridian; AND that part of the Northeast Quarter of the Northwest Quarter of Section 21, Township 118 North, Range 23 West of the 5th Principal Meridian, lying North of County Road No. 24 and East of the Southerly extension of the West line of said East 500 feet.

SOUTHEAST PARCEL
PID 16-118-23-43-0004
The South 25 acres of the Southwest Quarter of the Southeast Quarter of Section 16, Township 118 North, Range 23 West of the 5th Principal Meridian excepting that part thereof lying easterly of the following described line: Commencing at the Northeast corner of the South 25 acres of said Southwest Quarter of the Southeast Quarter of Section 16; thence West parallel with the South line of Section 16 a distance of 370 feet to a point; thence South and parallel with the East line of said Section 16 to the South line of the said Section 16 and there terminating. ALSO EXCEPT that part of the above described property which lies northerly and easterly of the following described line: Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence South 88 degrees 55 minutes 50 seconds East, assumed bearing, along the south line of said Southwest Quarter of the Southeast Quarter a distance of 970.41 feet to the west line of the East 370 feet of said Southwest Quarter of the Southeast Quarter; thence North 0 degrees 24 minutes 39 seconds West along the west line of the East 370 feet of the Southwest Quarter of the Southeast Quarter a distance of 419.10 feet to the point of beginning of the line to be described; thence North 56 degrees 59 minutes 42 seconds West, a distance of 154.89 feet to the west line of the East 500.50 feet of the Southwest Quarter of the Southeast Quarter; thence North 0 degrees 24 minutes 39 seconds East along said West line of the East 500.50 feet of the Southwest Quarter of the Southeast Quarter to the North line of said South 25 acres, and said line there terminating.
ALSO
That part of the Southwest Quarter of the Southeast Quarter of said Section 16 which lies north of the South 25 acres of said Southwest Quarter of the Southeast Quarter, south of the North 15 acres of said Southwest Quarter of the Southeast Quarter, East of the West 400.00 feet of said Southwest Quarter of the Southeast Quarter, and west of the East 500.50 feet of said Southwest Quarter of the Southeast Quarter.
PID 21-118-23-12-0002
That part of the Northwest Quarter of the Northeast Quarter of Section 21, Township 118 North, Range 23 West of the 5th Principal Meridian lying North of the centerline of County Road No. 24 and West of a line parallel with the East line of the Northwest Quarter of the Northeast Quarter of said Section 21 and 370 feet distant West therefrom as measured along the North line of said Northwest Quarter, except the following described parcel:
That part of the Northwest Quarter of the Northeast Quarter of Section 21, Township 118 North, Range 23 West of the 5th Principal Meridian, described as follows: Beginning at the Southwest corner of said Northwest Quarter and thence running North 736.56 feet; thence South 76 degrees East 1049.4 feet; thence South 70 degrees East 317.46 feet to the East line of said Northwest Quarter; thence South 396 feet to the Southeast corner of said Northwest Quarter; thence West 1320 feet to the place of beginning.
ALSO
That part of the following described tract of land lying North of the centerline of County Road No. 24 and West of a line parallel with the East line of the Northwest Quarter of the Northeast Quarter of Section 21, Township 118 North, Range 23 West of the 5th Principal Meridian and 370 feet distant West therefrom as measured along the North line of said Northwest Quarter.
That part of the Northwest Quarter of the Northeast Quarter of Section 21, Township 118 North, Range 23 West of the 5th Principal Meridian described as follows: Beginning at the Southwest corner of said Northwest Quarter and thence running North 736.56 feet; thence South 76 degrees East 1049.4 feet, thence South 70 degrees East 317.46 feet to the East line of said Northwest Quarter, thence South 396 feet to the Southeast corner of said Northwest Quarter, thence West 1320 feet to the place of beginning.

PARCEL TO BE TRANSFERRED FROM SOUTHEAST PARCEL TO NORTHWEST PARCEL
That part of the South 25 acres of the Southwest Quarter of the Southeast Quarter of Section 16, Township 118 North, Range 23 West of the 5th Principal Meridian which lies North of the South 483.00 feet of said South 25 acres and West of the East 851.33 feet of said South 25 acres.
ALSO
That part of the Southwest Quarter of the Southeast Quarter of said Section 16 which lies north of the South 25 acres of said Southwest Quarter of the Southeast Quarter, south of the North 15 acres of said Southwest Quarter of the Southeast Quarter, East of the West 400.00 feet of said Southwest Quarter of the Southeast Quarter, and west of the East 851.33 feet of said Southwest Quarter of the Southeast Quarter.

PROPOSED LEGAL DESCRIPTIONS AFTER TRANSFER
NORTHWEST PARCEL
The East 500 feet of that part of the Southeast Quarter of the Southwest Quarter lying North of the South 275 feet thereof, Section 16, Township 118 North, Range 23 West of the 5th Principal Meridian.
ALSO
That part of the West 400 feet of the Southwest Quarter of the Southeast Quarter of Section 16, Township 118 North, Range 23 West of the 5th Principal Meridian, lying North of the South 25 acres thereof.
ALSO
The South 275 feet of the East 500 feet of the Southeast Quarter of the Southwest Quarter of Section 16, Township 118 North, Range 23 West of the 5th Principal Meridian; AND that part of the Northeast Quarter of the Northwest Quarter of Section 21, Township 118 North, Range 23 West of the 5th Principal Meridian, lying North of County Road No. 21 and East of the Southerly extension of the West line of said East 500 feet.
ALSO
That part of the South 25 acres of the Southwest Quarter of the Southeast Quarter of Section 16, Township 118 North, Range 23 West of the Fifth Principal Meridian which lies North of the South 483.00 feet of said South 25 acres and West of the East 851.33 feet of said South 25 acres.
ALSO
That part of the Southwest Quarter of the Southeast Quarter of said Section 16 which lies north of the South 25 acres of said Southwest Quarter of the Southeast Quarter, south of the North 15 acres of said Southwest Quarter of the Southeast Quarter, East of the West 400.00 feet of said Southwest Quarter of the Southeast Quarter, and west of the East 851.33 feet of said Southwest Quarter of the Southeast Quarter.
SOUTHEAST PARCEL
That part of the Northwest Quarter of the Northeast Quarter of Section 21, Township 118 North, Range 23 West of the 5th Principal Meridian lying North of the centerline of County Road No. 24 and West of a line parallel with the East line of the Northwest Quarter of the Northeast Quarter of said Section 21 and 370 feet distant West therefrom as measured along the North line of said Northwest Quarter, except the following described parcel:
That part of the Northwest Quarter of the Northeast Quarter of Section 21, Township 118 North, Range 23 West of the 5th Principal Meridian, described as follows: Beginning at the Southwest corner of said Northwest Quarter and thence running North 736.56 feet, thence South 76 degrees East 1049.4 feet; thence South 70 degrees East 317.46 feet to the East line of said Northwest Quarter; thence South 396 feet to the Southeast corner of said Northwest Quarter, thence West 1320 feet to the place of beginning.
ALSO
That part of the following described tract of land lying North of the centerline of County Road No. 24 and West of a line parallel with the East line of the Northwest Quarter of the Northeast Quarter of Section 21, Township 118 North, Range 23 West of the 5th Principal Meridian and 370 feet distant West therefrom as measured along the North line of said Northwest Quarter.
That part of the Northwest Quarter of the Northeast Quarter of Section 21, Township 118 North, Range 23 West of the 5th Principal Meridian described as follows: Beginning at the Southwest corner of said Northwest Quarter and thence running North 736.56 feet; thence South 76 degrees East 1049.4 feet; thence South 70 degrees East 317.46 feet to the East line of said Northwest Quarter; thence South 396 feet to the Southeast corner of said Northwest Quarter; thence West 1320 feet to the place of beginning.
ALSO
The South 25 acres of the Southwest Quarter of the Southeast Quarter of Section 16, Township 118 North, Range 23 West of the 5th Principal Meridian excepting that part thereof lying easterly of the following described line: Commencing at the Northeast corner of the South 25 acres of said Southwest Quarter of the Southeast Quarter of Section 16; thence West parallel with the South line of Section 16 a distance of 370 feet to a point; thence South and parallel with the East line of said Section 16 to the South line of the said Section 16 and there terminating. ALSO EXCEPT that part of the above described property which lies northerly and easterly of the following described line: Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence South 88 degrees 55 minutes 50 seconds East, assumed bearing, along the south line of said Southwest Quarter of the Southeast Quarter a distance of 970.41 feet to the west line of the East 370 feet of said Southwest Quarter of the Southeast Quarter; thence North 0 degrees 24 minutes 39 seconds West along the west line of the East 370 feet of the Southwest Quarter of the Southeast Quarter a distance of 419.10 feet to the point of beginning of the line to be described; thence North 56 degrees 59 minutes 42 seconds West, a distance of 154.89 feet to the west line of the East 500.50 feet of the Southwest Quarter of the Southeast Quarter; thence North 0 degrees 24 minutes 39 seconds East along said West line of the East 500.50 feet of the Southwest Quarter of the Southeast Quarter to the North line of said South 25 acres and said line there terminating.
ALSO EXCEPT that part of said South 25 acres which lies North of the South 483.00 feet of said South 25 acres, and West of the East 851.33 feet of said South 25 acres.
ALSO
That part of the Southwest Quarter of the Southeast Quarter of said Section 16 which lies north of the South 25 acres of said Southwest Quarter of the Southeast Quarter, south of the North 15 acres of said Southwest Quarter of the Southeast Quarter, East of the West line of the East 851.33 feet of said Southwest Quarter of the Southeast Quarter, and west of the East 500.5 feet of said Southwest Quarter of the Southeast Quarter.

NORTHWEST PARCEL
23.43+- ACRES BEFORE
27.17+- ACRES AFTER
3.59+- ACRES ACCEPTABLE SOILS BEFORE (3.33+- ACRES CONTIGUOUS)
4.96+- ACRES ACCEPTABLE SOILS AFTER (4.70+- ACRES CONTIGUOUS)

SOUTHEAST PARCEL
30.89+- ACRES BEFORE (EXCLUDING CO. RD. NO. 24 R.O.W.)
27.15+- ACRES AFTER (EXCLUDING CO. RD. NO. 24 R.O.W.)
10.37+- ACRES ACCEPTABLE SOILS BEFORE (8.68+- ACRES CONTIGUOUS)
9.00+- ACRES ACCEPTABLE SOILS AFTER (8.68+- ACRES CONTIGUOUS)

ACC DENOTES ACCEPTABLE SOILS
N/ACC DENOTES UNACCEPTABLE SOILS

This survey shows the boundaries of the above described property, and the location of several buildings and driveways thereon. It does not purport to show any other improvements or encroachments.

- ● : Iron marker found
- ○ : Iron marker set

Bearings shown are based upon an assumed datum

NOTE: Easements shown are per Burnet Title Commitment No. 16-07900 dated 4-24-15

GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN 55356
PHONE: 952-473-4141 FAX: 952-473-4435

DATE	SCALE	JOB NO.	SHEET OF SHEETS
5-19-16	1"=150'	16-202	

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER LAWS OF THE STATE OF MINNESOTA

DATE 6-9-16 MINN. LICENSE NUMBER 12755

DESIGNED | DRAWN | CHECKED

REVISIONS

DATE	BY	REMARKS
6-9-16		EASEMENTS SHOWN, PARCEL ADDED

16-202