

CONCEPT PLAN FOR
TOM & JIM DITTER
 IN THE EAST HALF OF THE NE 1/4 OF SECTION 24-118-23
 HENNEPIN COUNTY, MINNESOTA

LEGAL DESCRIPTION OF PREMISES :

PARCEL 1
 That part of the East half of the Northeast Quarter of Section 24, Township 118 North, Range 23 West of the 5th Principal Meridian, described as follows: Commencing at the Northeast corner of said East half of the Northeast Quarter; thence on an assumed bearing of South 0 degrees 00 minutes 26 seconds West along the East line of said East half of the Northeast Quarter a distance of 636.25 feet to the point of beginning of the property being described; thence South 46 degrees 09 minutes 59 seconds West a distance of 456.22 feet; thence South 36 degrees 09 minutes 34 seconds West a distance of 679.91 feet; thence South 89 degrees 59 minutes 34 seconds East to its intersection with said East line; thence northerly along said East line to the point of beginning.

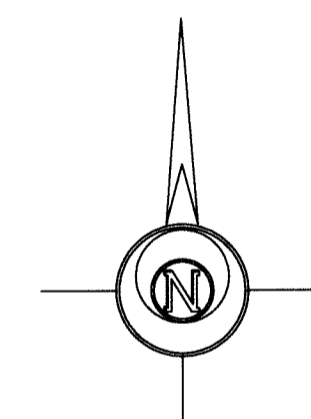
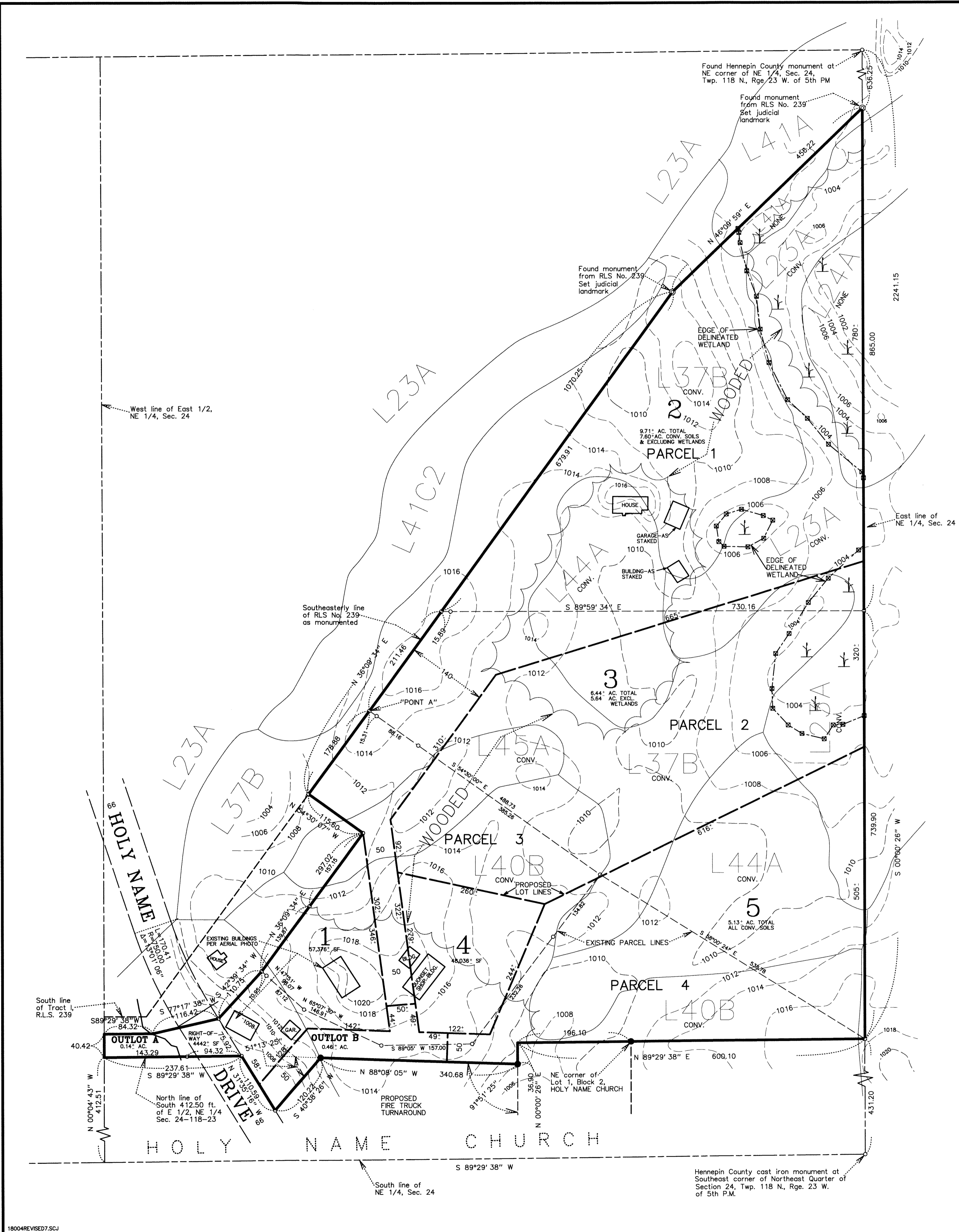
PARCEL 2
 That part of the East half of the Northeast Quarter of Section 24, Township 118 North, Range 23 West of the 5th Principal Meridian, described as follows: Commencing at the Northeast corner of said East half of the Northeast Quarter; thence on an assumed bearing of South 0 degrees 00 minutes 26 seconds West along the East line of said East half of the Northeast Quarter a distance of 636.25 feet; thence South 46 degrees 09 minutes 59 seconds West a distance of 456.22 feet; thence South 36 degrees 09 minutes 34 seconds West a distance of 679.91 feet to the point of beginning of the property being described; thence South 36 degrees 09 minutes 34 seconds West a distance of 211.46 feet; thence South 54 degrees 30 minutes East a distance of 488.73 feet; thence Southeasterly to a point on said East line distance 431.20 feet northerly, as measured along said East line, from the south-east corner of said East half of the Northeast Quarter; thence northerly along said East line to its intersection with a line drawn on a bearing of South 89 degrees 59 minutes 34 seconds East from the point of beginning; thence North 89 degrees 59 minutes 34 seconds West to the point of beginning.

PARCEL 3
 That part of the East half of the Northeast Quarter of Section 24, Township 118 North, Range 23 West of the 5th Principal Meridian, described as follows: Commencing at the Northeast corner of said East half of the Northeast Quarter; thence on an assumed bearing of South 0 degrees 00 minutes 26 seconds West along the East line of said East half of the Northeast Quarter a distance of 636.25 feet; thence South 46 degrees 09 minutes 59 seconds West a distance of 456.22 feet; thence South 36 degrees 09 minutes 34 seconds West a distance of 891.37 feet to "Point A" and the point of beginning of the property being described; thence South 36 degrees 09 minutes 34 seconds West a distance of 178.88 feet; thence South 54 degrees 30 minutes 07 seconds East a distance of 115.60 feet; thence South 36 degrees 09 minutes 34 seconds West a distance of 297.02 feet; thence South 47 degrees 51 minutes East a distance of 98.07 feet; thence South 65 degrees 07 minutes 30 seconds East a distance of 146.91 feet; thence North 89 degrees 05 minutes East a distance of 157.00 feet; thence northeasterly to a point on a line drawn on a bearing of South 54 degrees 30 minutes East a distance of 488.73 feet from said "Point A"; thence Southeasterly to a point on the East line distant 431.20 feet northerly, as measured along said East line, from the Southeast corner of said East half of the Northeast Quarter; thence westerly parallel with the South line of said East half of the Northeast Quarter a distance of 600.10 feet; thence southerly parallel with the East line of said East Half a distance of 36.90 feet; thence westerly, deflecting right 91 degrees 51 minutes a distance of 340.70 feet; thence southwesterly, deflecting left 51 degrees 13 minutes to the northeasterly right of way line of Holy Name Drive; thence northwesterly along said northeasterly right of way line to its intersection with the North line of the South 412.50 feet of said East half of the Northeast Quarter; thence northerly along said West line to a point on said West line distance 452.91 feet northerly of, as measured along said West line, the south-west corner of said East half of the Northeast Quarter; thence easterly parallel with said South line a distance of 84.32 feet; thence North 79 degrees 20 minutes East to its intersection with a line drawn on a bearing of South 42 degrees 39 minutes 34 seconds West from the point of beginning; thence North 42 degrees 39 minutes 34 seconds East to the point of beginning.

PARCEL 4
 That part of the East half of the Northeast Quarter of Section 24, Township 118 North, Range 23 West of the 5th Principal Meridian, described as follows: Commencing at the Northeast corner of said East half of the Northeast Quarter; thence on an assumed bearing of South 0 degrees 00 minutes 26 seconds West along the East line of said East half of the Northeast Quarter a distance of 636.25 feet; thence South 46 degrees 09 minutes 59 seconds West a distance of 456.22 feet; thence South 36 degrees 09 minutes 34 seconds West a distance of 891.37 feet to "Point A"; thence South 36 degrees 09 minutes 34 seconds West a distance of 178.88 feet; thence South 54 degrees 30 minutes 07 seconds East a distance of 115.60 feet; thence South 36 degrees 09 minutes 34 seconds West a distance of 297.02 feet to the point of beginning of the property being described; thence South 47 degrees 51 minutes East a distance of 98.07 feet; thence South 65 degrees 07 minutes 30 seconds East a distance of 146.91 feet; thence North 89 degrees 05 minutes East a distance of 157.00 feet; thence northeasterly to a point on a line drawn on a bearing of South 54 degrees 30 minutes East a distance of 488.73 feet from said "Point A"; thence Southeasterly to a point on the East line distant 431.20 feet northerly, as measured along said East line, from the Southeast corner of said East half of the Northeast Quarter; thence westerly parallel with the South line of said East half of the Northeast Quarter a distance of 600.10 feet; thence southerly parallel with the East line of said East Half a distance of 36.90 feet; thence westerly, deflecting right 91 degrees 51 minutes a distance of 340.70 feet; thence southwesterly, deflecting left 51 degrees 13 minutes to the northeasterly right of way line of Holy Name Drive; thence northwesterly along said northeasterly right of way line to its intersection with the North line of the South 412.50 feet of said East half of the Northeast Quarter; thence northerly along said West line to a point on said West line distance 452.91 feet northerly of, as measured along said West line, the south-west corner of said East half of the Northeast Quarter; thence easterly parallel with said South line a distance of 84.32 feet; thence North 79 degrees 20 minutes East to its intersection with a line drawn on a bearing of South 42 degrees 39 minutes 34 seconds West from the point of beginning; thence North 42 degrees 39 minutes 34 seconds East to the point of beginning.

- o : denotes iron marker
 - ⊙ : denotes Judicial landmark
 - 917 — : denotes existing contour line, per County maps
- Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, and soils and topography per County maps thereon. It does not purport to show any other improvements or encroachments.



GRONBERG & ASSOCIATES, INC.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
 445 NORTH WILLOW DRIVE LONG LAKE, MN 55356
 952-473-4141

DATE: 4-1-18
 PROJECT: 2-2-18
 SCALE: 1"=100'
 SHEET NO.: 18-004

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 the laws of the State of Minnesota.
 Mark S. Gronberg, Minnesota License Number 12725

REMARKS:
 4-1-18 PROPOSED LOTS REVISED, WOODED AREA & POSSIBLE WETLAND AREAS SHOWN
 7-1-18 PROPOSED LOTS ONE AND TWO REVISED
 12-20-18 ADDED DEDICATED WETLANDS
 1-20-19 REVISED PROPOSED LOT LINES
 4-30-19 REVISED PROPOSED LOT LINES