



LEGEND

- DENOTES GATE VALVE
- DENOTES HYDRANT
- DENOTES WATER LINE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SANITARY SEWER LINE
- DENOTES CATCHBASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES STORM SEWER LINE
- DENOTES ELECTRIC TRANSFORMER
- DENOTES LIGHT POLE
- DENOTES UTILITY POLE
- DENOTES GUY WIRE
- DENOTES OVERHEAD ELECTRIC
- DENOTES HAND HOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES SIGN
- DENOTES EDGE OF WOODS
- DENOTES FOUND IRON MONUMENT
- DENOTES IRON MONUMENT SET AND MARKED WITH LICENSE NO. 49138
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE

DESIGNED BY	BP
DRAWN BY	MSS
CHECKED BY	BP
BOOK	
PAGE	
SCALE	1"=60'
DATE	09/XX/21
FILE NO.	3244.14

REVISION	
DATE	

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.

John P. Anderson
 John P. Anderson
 MN License No. 49138
 Date 09/15/21

Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Highway 101, Anoka, MN 55303
 763-427-5860, FAX 763-427-0520
 www.haa-inc.com

The E1/2 of the SE1/4 of the SW1/4 of Sec.27, T.32, R.25
 ANOKA COUNTY, MINNESOTA
 Subject to easements of record, if any.

Certificate of Survey
 ~ for ~
 Sharp & Associates

EXISTING PROPERTY DESCRIPTION: (Per Limited Warrant Deed #2004634.001) (PID#27-32-25-34-0007)

The East 1/2 of the Southeast Quarter of the Southwest 1/4 of Section 27, Township 32, Range 25, Anoka County, Minnesota, except that part described as follows:

Commencing at the Northwest corner of said East 1/2 of the Southeast 1/4 of the Southwest 1/4; thence South along the West line of the said East 1/2 of the Southeast 1/4 of the Southwest 1/4, 409.44 feet to the point of beginning; thence East at right angles 11 feet; thence South at right angles 264 feet; thence West at right angles to the West line of said East 1/2 of the Southeast 1/4 of the Southwest Quarter; thence North along said West line to the point of beginning.

PROPOSED PARCEL A DESCRIPTION: (2.49 Acres)

The south 166.00 feet of the East 1/2 of the Southeast Quarter of the Southwest 1/4 of Section 27, Township 32, Range 25, Anoka County, Minnesota.

PROPOSED PARCEL B DESCRIPTION: (17.30 Acres)

The East 1/2 of the Southeast Quarter of the Southwest 1/4 of Section 27, Township 32, Range 25, Anoka County, Minnesota, except that part described as follows:

Commencing at the Northwest corner of said East 1/2 of the Southeast 1/4 of the Southwest 1/4; thence South along the West line of the said East 1/2 of the Southeast 1/4 of the Southwest 1/4, 409.44 feet to the point of beginning; thence East at right angles 11 feet; thence South at right angles 264 feet; thence West at right angles to the West line of said East 1/2 of the Southeast 1/4 of the Southwest Quarter; thence North along said West line to the point of beginning.

ALSO EXCEPT:

The south 166.00 feet of said East 1/2 of the Southeast Quarter of the Southwest 1/4.

NOTES:

- 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.
- 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.
- Total Square footage of property is 862,129 sq. ft. or 19.79 acres.
- This property is in Section 27, Township 32, Range 25.
- Bearings based on the Anoka County Coordinate System.