Certificate of Survey for Mary Kayser

NOTES:

1. In providing this boundary 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.
2. 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.
3. Area of property surveyed is 19,904 Sq.Ft. or 0.457 Acres (includes portion of Lot 10).
4. This lot is in Section 17 Township 31 Range 24.
5. Bearings are based on Anoka County Coordinate System NAD83 (1996 Adjustment).
6. Area of property to be acquired from Lot 10 is 1,147 Sq.Ft. or 0.026 Acres.
7. Area of remainder of Lot 10 is 10,931 Sq.Ft. or 0.251 Acres.

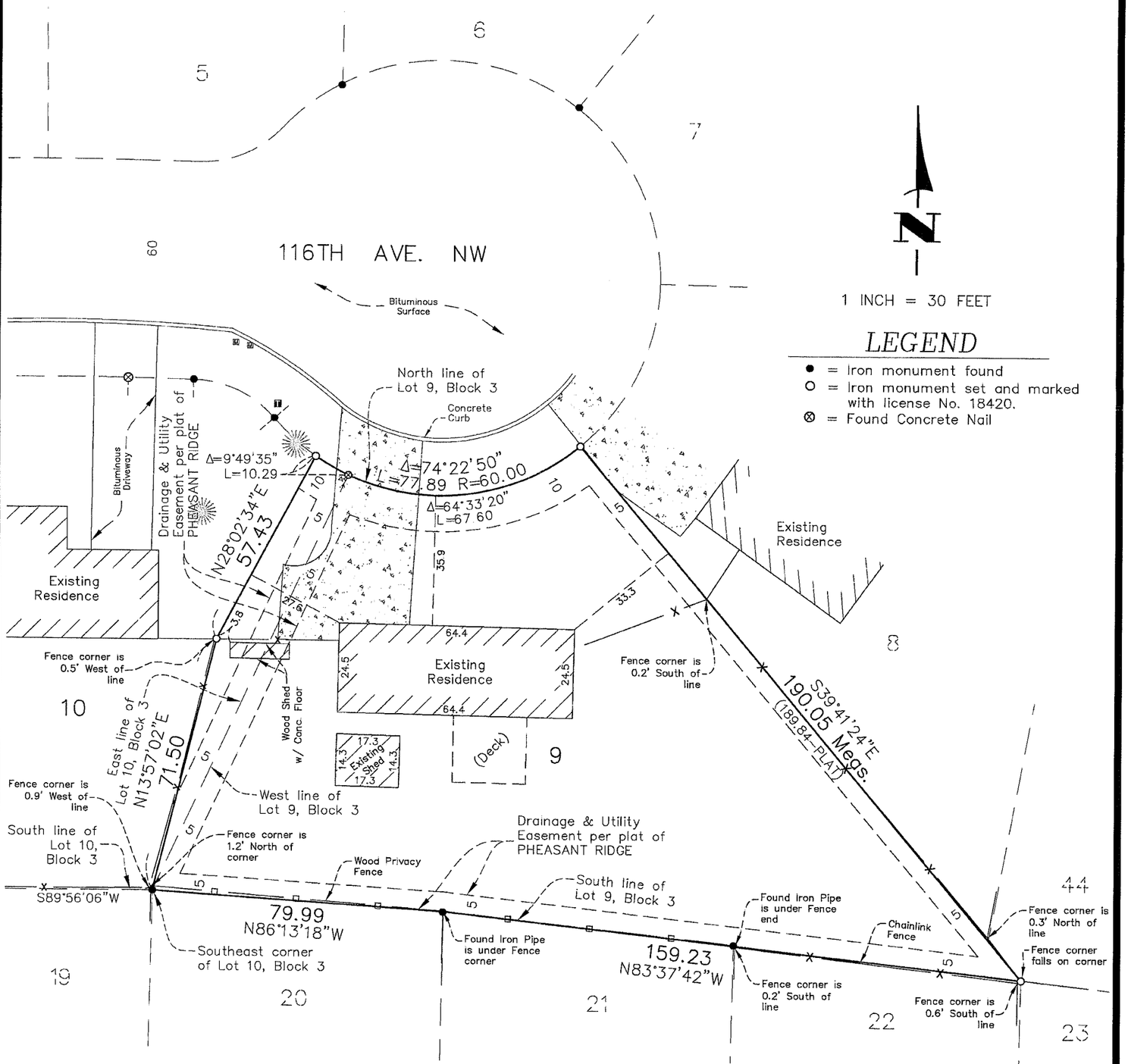
DESCRIPTION OF PROPERTY SURVEYED:

Lot 9, Block 3, PHEASANT RIDGE, Anoka County, Minnesota.

AND

That part of Lot 10, Block 3, PHEASANT RIDGE, Anoka County, Minnesota, lying East of the following described line and its extensions:

Beginning at the Southeast corner of said Lot 10; thence North 13 degrees 57 minutes 02 seconds East, assuming the South line of said Lot 10 bears South 89 degrees 56 minutes 06 seconds West, a distance of 71.50 feet; thence North 28 degrees 02 minutes 34 seconds East a distance 57.43 feet to the Northerly line of said Lot 10 and said line there terminating.



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.

Charles R. Christopherson, MN License No. 18420

03/26/15
Date

Revised: April 1, 2015 (Add additional square footage totals)
Revised: May 21, 2015 (Revise Proposed Lot Line)

Hakanson Anderson

Job No.: 3912.01

May 21, 2015 – 9:51am sethm
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