

SECTION 06, TWP. 030, RGE. 21  
WASHINGTON COUNTY, MINNESOTA

LOCATION MAP  
NO SCALE

Existing legal description per title commitment and property report:  
Lot 7, Block 3, NORTHRIDGE ACRES, Washington County, Minnesota.  
Lot 4, Block 3, NORTHRIDGE ACRES, Washington County, Minnesota.

Proposed legal description Parcel A:  
Lot 7, Block 3, NORTHRIDGE ACRES, Washington County, Minnesota  
and

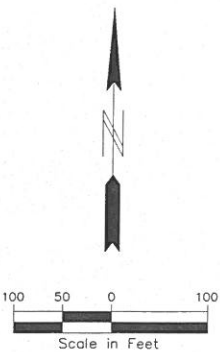
All that part of Lot 4, Block 3 said NORTHRIDGE ACRES lying Southerly and Westerly of the following described line and its Southerly and Westerly extensions. Commencing at the Southeast corner of said Lot 4; thence on an assumed azimuth 271°40'25" along the South line of said Lot 4, 854.20 feet, to the point of beginning of the line to be described; thence on an azimuth 0°00'00", 1146.14 feet; thence 237.71 feet along a tangential curve concave to the Southwest, central angle 62°28'35", radius of 218.00 feet; thence on azimuth 297°31'25", tangent to said curve, 329.90 feet, to the Easterly extension of the North line of Lot 6, Block 3, said NORTHRIDGE ACRES; thence on azimuth 269°24'47" along said Easterly extension, 47.76 feet to the Northeast corner of said Lot 6.

Proposed legal description Parcel B:  
Lot 4, Block 3, NORTHRIDGE ACRES, Washington County, Minnesota.  
Except

All that part of Lot 4, Block 3 said NORTHRIDGE ACRES lying Southerly and Westerly of the following described line and its Southerly and Westerly extensions. Commencing at the Southeast corner of said Lot 4; thence on an assumed azimuth 271°40'25" along the South line of said Lot 4, 854.20 feet, to the point of beginning of the line to be described; thence on an azimuth 0°00'00", 1146.14 feet; thence 237.71 feet along a tangential curve concave to the Southwest, central angle 62°28'35", radius of 218.00 feet; thence on azimuth 297°31'25", tangent to said curve, 329.90 feet, to the Easterly extension of the North line of Lot 6, Block 3, said NORTHRIDGE ACRES; thence on azimuth 269°24'47" along said Easterly extension, 47.76 feet to the Northeast corner of said Lot 6.

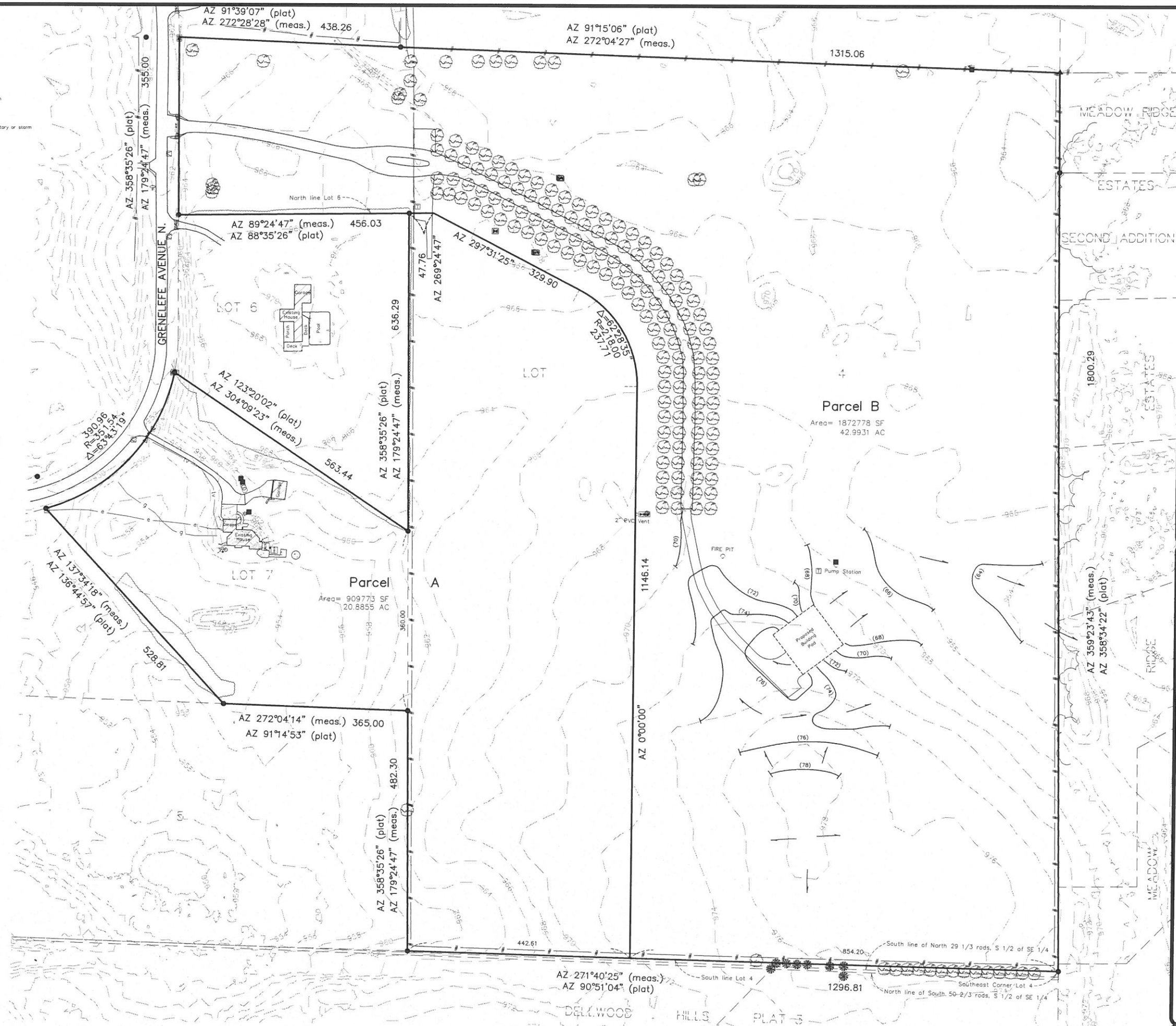
NOTES:

- Bearings are based on the South line of Lot 4, Block 3, NORTHRIDGE ACRES, Washington County, Minnesota, which is assumed to have a bearing of Az 271° 40' 25".
- This survey does not purport to show the existence or non-existence of any encroachments from or onto the hereon described land, easements of record or unrecorded easements which affect said land or any improvements to said land.
- Evidence of easements, encroachments, improvements and or occupation may not have been visible at the time this survey was performed due to snow cover and therefore not located or shown.
- No search for recorded or unrecorded easements was made by this surveyor as a part of this survey.
- Underground gas, telephone, electric and cable TV utilities were not located as a part of this survey. For information concerning these underground utilities please contact Gopher State One Call (612) 454-0002.
- No zoning report or letter was provided to the surveyor.
- Boundary corner monuments were not set as a part of this survey.
- Only easements which appear in Schedule B of the Commitment for Title Insurance issued by Title Resource Guaranty Company issued by its Agent, Edina Realty Title, Inc. file no. 1247647 dated June 4, 2017 at 7:00 a.m., and in Property Report issued by Ancona Title and Escrow dated January 23, 2018 are shown. No other search for recorded or unrecorded easements was made by the surveyor as part of this survey.
- No wetland delineation report was supplied to the surveyor.



We hereby certify to Steven R. and Barbara A. Cossack that this survey, plan 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, dated this 23rd day of January, 2018.

SIGNED: Pioneer Engineering, P.A.  
BY: Peter J. Hawkinson, Professional Land Surveyor  
Minnesota License No. 42299  
email-phawkinson@pioneereng.com



Site Plan/Description Sketch for:  
Steven R. and Barbara A. Cossack

Cad File: PXSURV-117289BASE  
Folder #: 8179  
Drawn by: MTW

2422 Enterprise Drive  
Mendota Heights, MN 55120  
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www.pioneereng.com

**PIONEER** engineering  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

Sheet  
1 of 1





**COMPANY INFORMATION**

ALL ENERGY SOLAR, INC  
1642 CARROLL AVE  
ST PAUL, MN 55104  
(800) 620-3370  
INFO@ALLENENERGYSOLAR.COM

**CLIENT INFORMATION**

**ANNA M FIRSHMAN**  
11541 IRONWOOD AVE N  
STILLWATER, MN 55082  
PO 16515

**SYSTEM DETAILS**

NOTES:

- 1. (1) SOLAREEDGE SE7600A-US INVERTER(S)
- 2. ARRAY 1:  
180° AZIMUTH, 35° TILT  
(30) ITEK 295W = 8.85kW

OID2963186

**AZIMUTH**



**REVISIONS**

LAST: 02/2/18 MG

**PROJECT-PAGE TITLE**

**PROPERTY MAP**

**PAGE NUMBER**

**A2**

FLOODPLAIN ZONE

POLE BARN

SEPTIC TANK

DRAINFIELD

150' SETBACK

≈ 115' TRENCH

WELL

BOS

ARRAY 1

114'

150'

**PROPERTY LINE**

ORDINARY HIGH WATER LINE

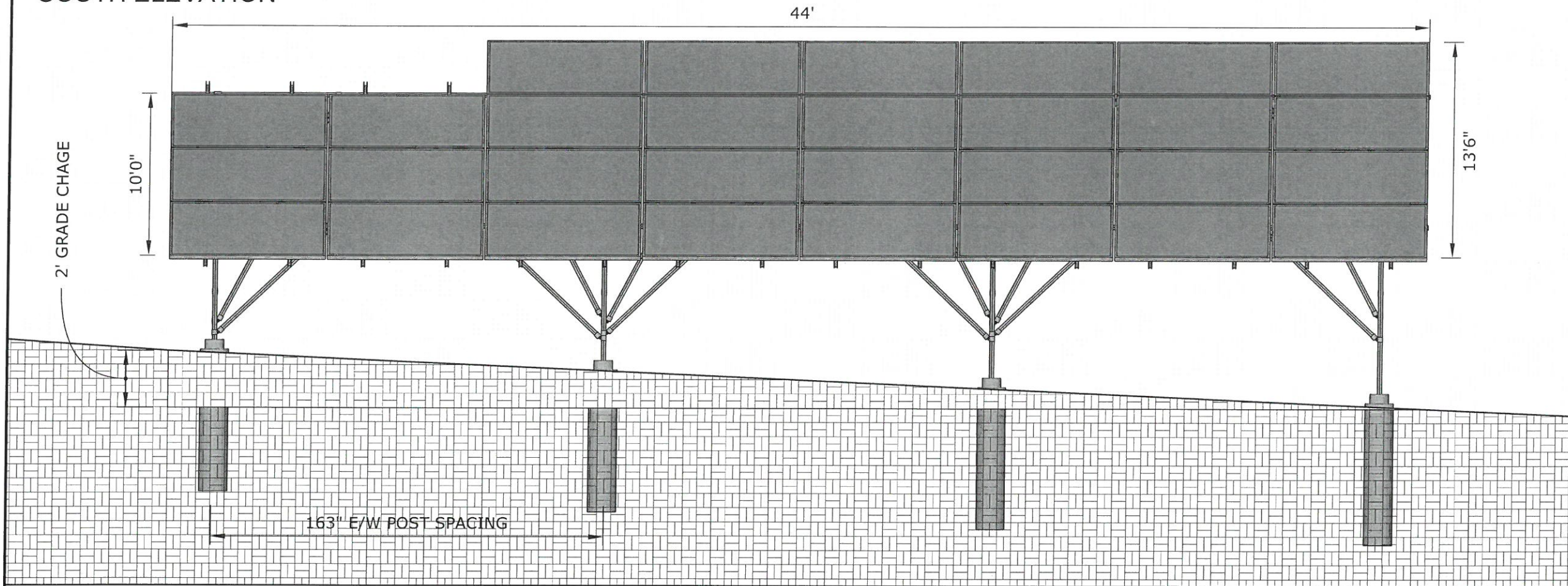
**IRONWOOD AVE N**

MANN LAKE

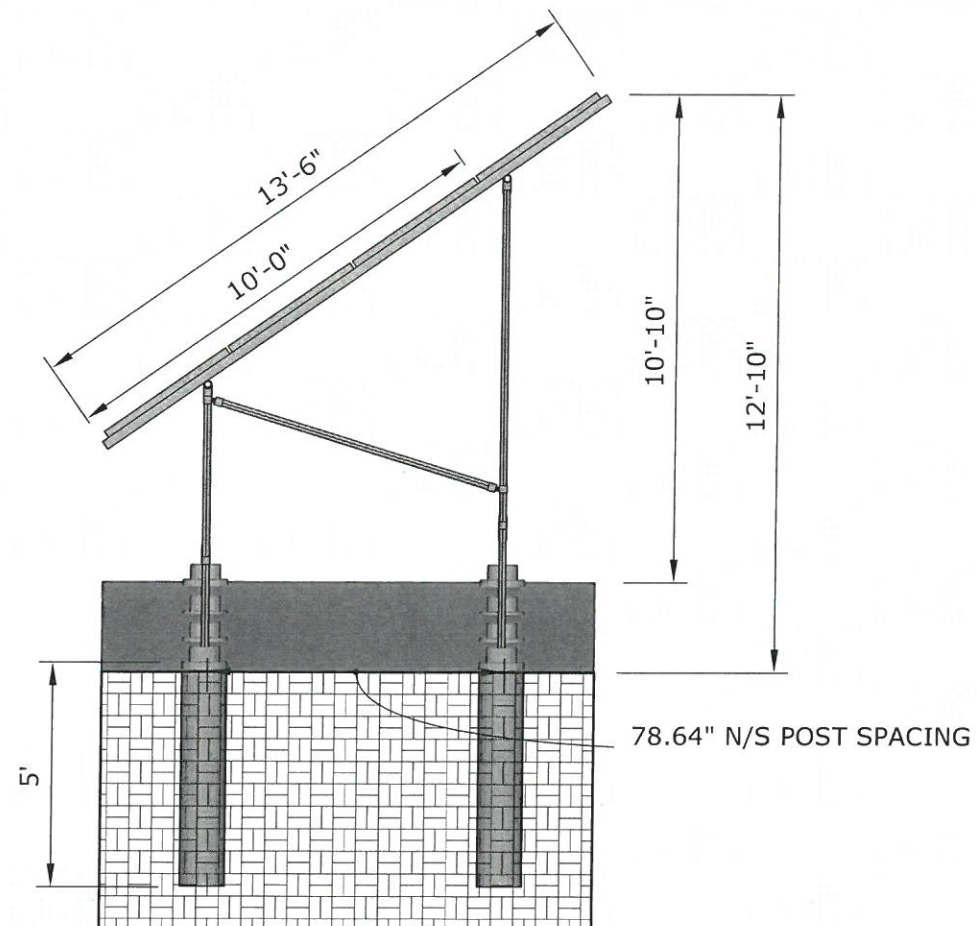
SCALE 1" = 100'



**SOUTH ELEVATION**



**EAST ELEVATION**



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**SYSTEM DETAILS**

**NOTES:**

1. ELEVATIONS MAY VARY DEPENDING ON GROUND ELEVATION BUT ARE DRAWN TO THE BEST OF OUR ABILITY
2. SQFT OF ARRAY: 445 SQFT
3. SCALE 1/4" = 1'0"

**REVISIONS**

LAST: 02/5/18 MG

**PROJECT-PAGE TITLE**

**ELEVATION DRAWINGS**

**PAGE NUMBER**

**A4**