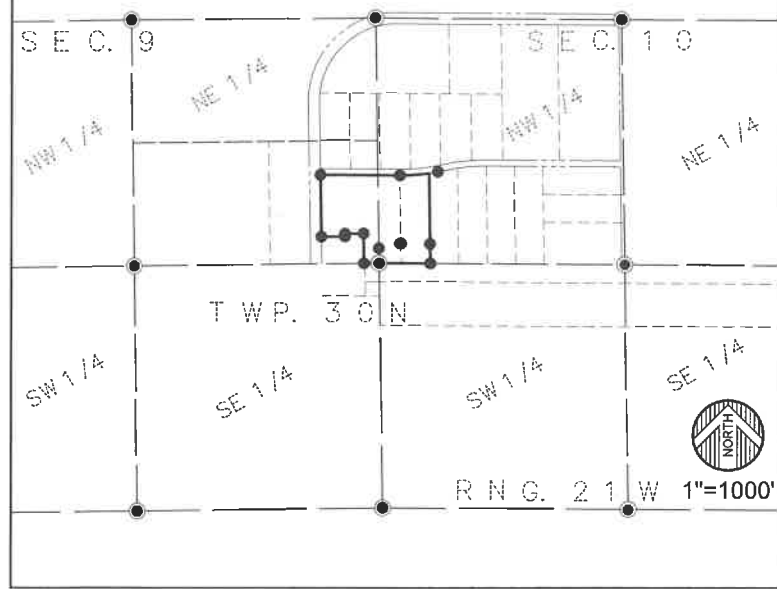
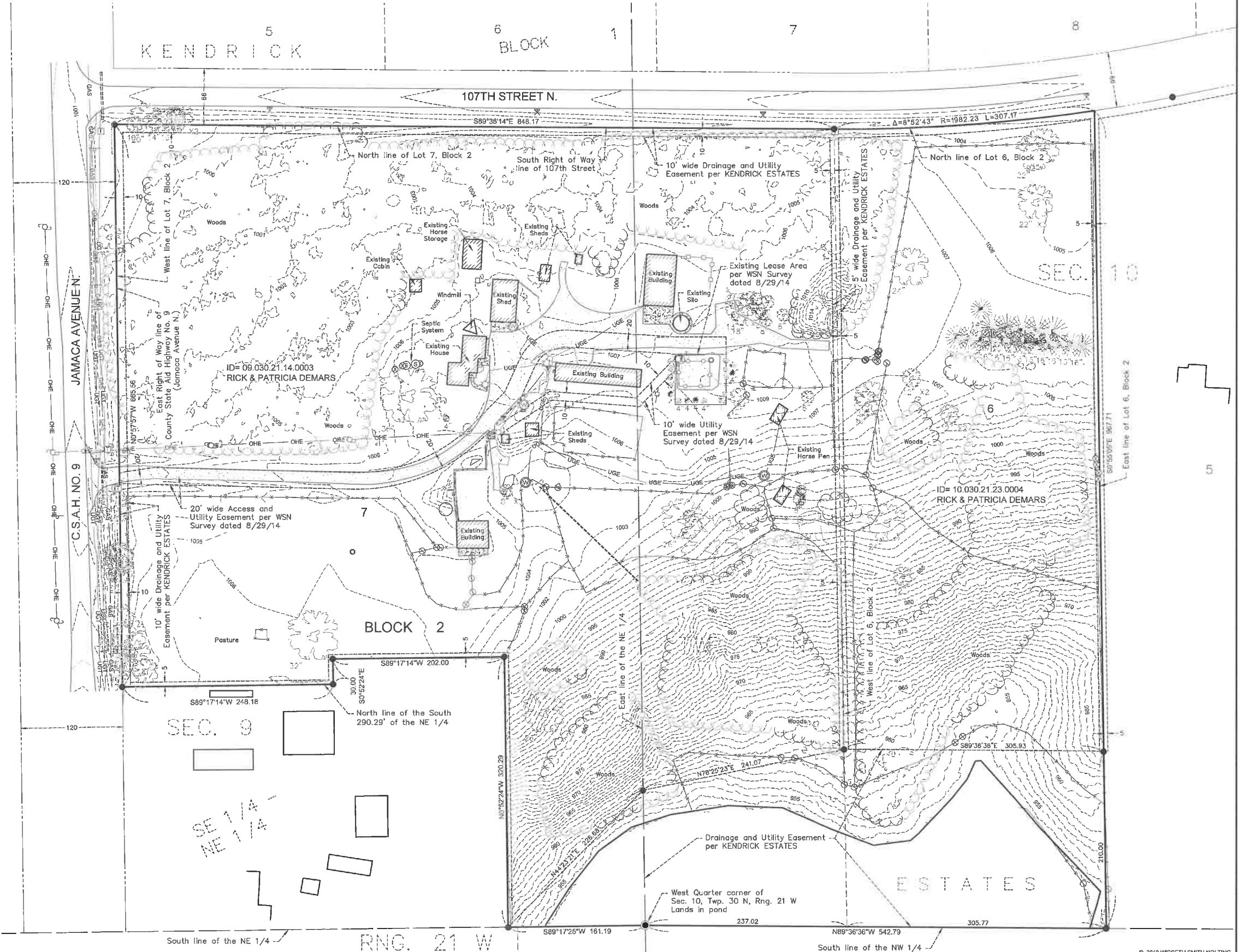


VICINITY MAP

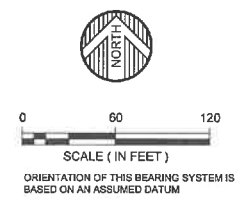


EXISTING CONDITIONS SURVEY



LEGEND

- MAILBOX
- WELL
- SIGN
- SEPTIC CLEANOUT
- SANITARY MANHOLE
- ELECTRIC LIGHT POLE
- TREE STUMP
- TREE DECIDUOUS
- TREE CONIFEROUS
- ELECTRIC POLE
- TELE HANDHOLE
- TELEPHONE PEDESTAL
- FENCE POST
- GUARD POST
- ELECTRIC METER
- GUY ANCHOR
- SHRUB
- CONCRETE SURFACE
- BUILDING HATCH
- GRAVEL SURFACE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- LOT LINE
- EASEMENT LINE
- CULVERT
- BARBED WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- EDGE OF WOODS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELE
- UNDERGROUND GAS



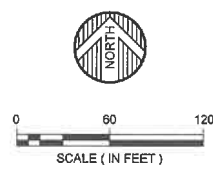
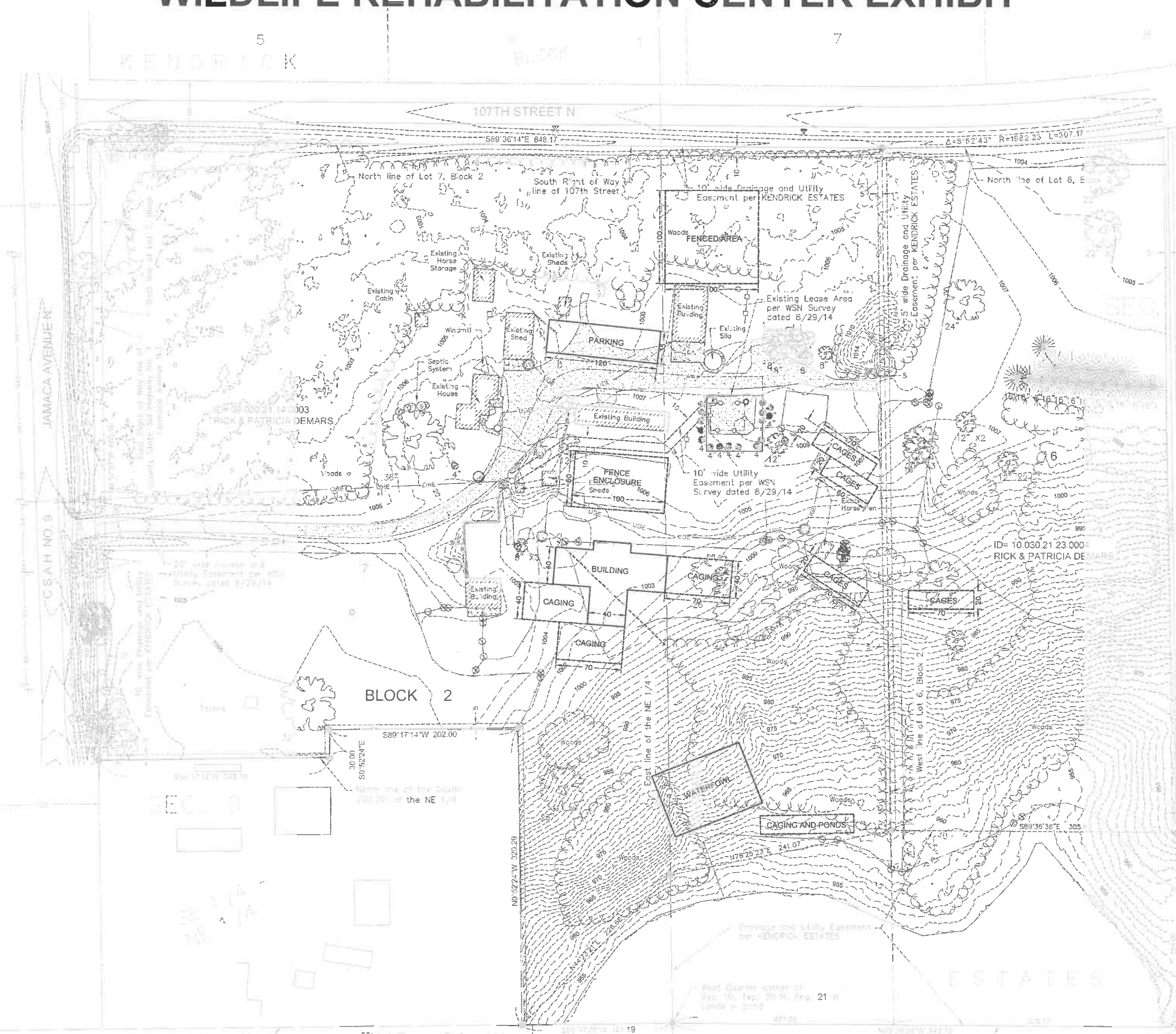
○ DENOTES FOUND SECTION CORNER MONUMENT  
 ● DENOTES FOUND IRON MONUMENT

DATE: DECEMBER 3, 2019	DATE:	AMENDMENTS:	BY:	PREPARED FOR: WILDLIFE REHABILITATION CENTER
SCALE: AS SHOWN				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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN BY: JB				<i>J. Brunkhorst</i>
CHECKED BY: JBr				JUERGEN BRUNKHORST, LS
FILE NUMBER: 2019-13211				DATE: 12/3/19 LIC. NO. 48998

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**WIDSETH SMITH NOLTING**  
 Engineering | Architecture | Surveying | Environmental

# WILDLIFE REHABILITATION CENTER EXHIBIT



DATE: 12/4/19

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**WIDSETH SMITH NOLTING**  
 Engineering | Architecture | Surveying | Environmental

# MINOR SUBDIVISION

OWNER: REICHOW INVESTMENTS, LLC  
15442 SHIELDSVILLE BLVD.  
FARIBAULT, MN 55021

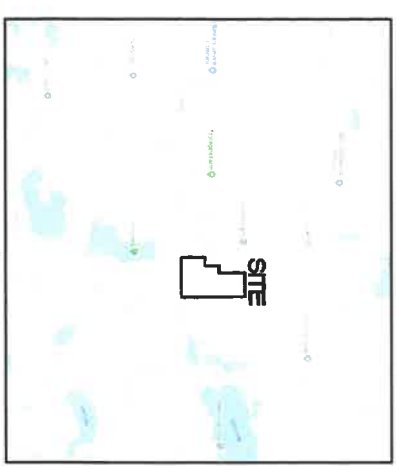
~for~ JOSEPH INGEBRAND REAL ESTATE, LLC  
~of~ XXXX 110th Street North  
Grant, Minnesota 55082

## VICINITY MAP

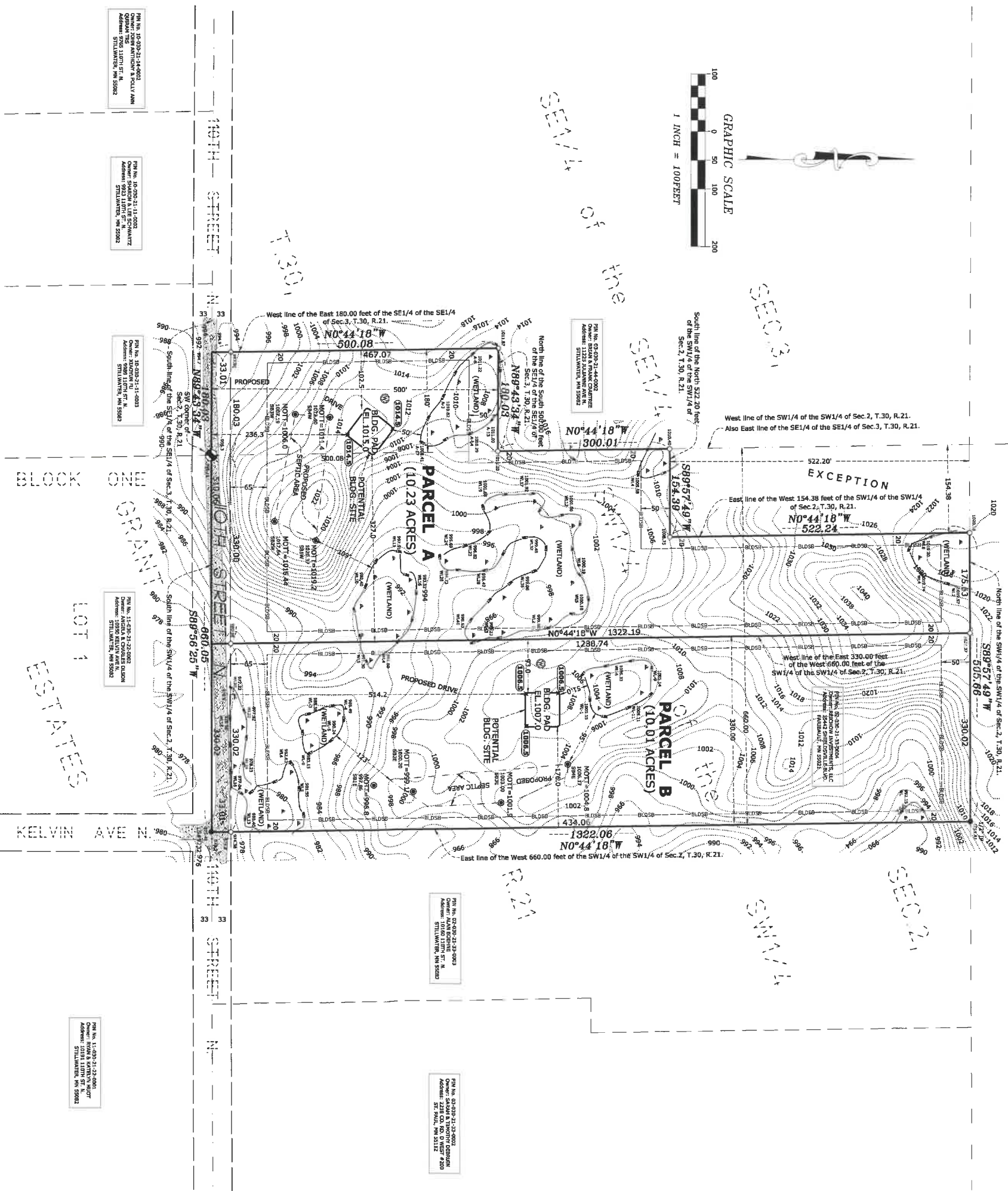
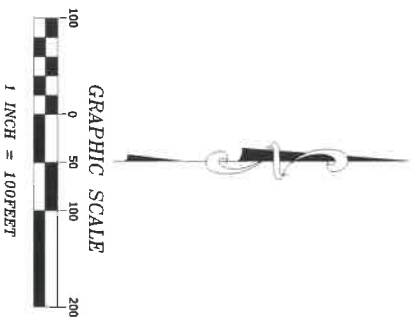
PART OF SEC. 2 & 3, TWP. 30, R. 21

DEVELOPER: JOSEPH INGEBRAND REAL ESTATE, LLC  
3210 39TH AVENUE N.E.  
ST. ANTHONY, MN 55421  
(612) 790-6814

PN No. 03-030-21-44-0002  
OWNER: REICHOW INVESTMENTS, LLC  
Address: 15442 SHIELDSVILLE BLVD.  
ST. ANTHONY, MN 55021



WASHINGTON COUNTY, MINNESOTA  
(NO SCALE)



### EXISTING PROPERTY DESCRIPTION:

The east 180.00 feet of the south 500.00 feet of the Southeast Quarter of Section 3, Township 30, Range 21, Washington County, Minnesota;

And

The west 660.00 feet of the Southwest Quarter of the Southwest Quarter of Section 2, Township 30, Range 21, Washington County, Minnesota, EXCEPT the north 522.20 feet of the west 154.38 feet thereof.

### PROPOSED PROPERTY DESCRIPTION

PARCEL A:

The east 180.00 feet of the south 500.00 feet of the Southeast Quarter of Section 3, Township 30, Range 21, Washington County, Minnesota;

And

The west 330.00 feet of the Southwest Quarter of the Southwest Quarter of Section 2, Township 30, Range 21, Washington County, Minnesota, EXCEPT the north 522.20 feet of the west 154.38 feet thereof.

PARCEL B:

The east 330.00 feet of the west 660.00 of the Southwest Quarter of the Southwest Quarter of Section 2, Township 30, Range 21, Washington County, Minnesota.

### NOTES

- Field survey was completed by E.G. Ridd and Sons, Inc. on 11/21/19.
- Bearings shown are on Washington County datum.
- Parcel ID Number: 02-030-21-33-0004.
- Total Parcel Area = 20.24 Acres
- Property is Zoned: A-1 (Agricultural Large Scale)
- Minimum Building Setbacks: 65 feet Front Yard  
20 feet Side Yard  
50 feet Rear Yard
- This survey was prepared without the benefit of the work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland Delineation conducted by Travis' Fished' (Certification #1169) on 11-4-2019.

### BENCHMARK

NGS STATION: LACROIXIN  
ELEVATION = 1044.368 (N.A.V.D. 1988)

### LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RL# # 41578
- DENOTES WASHINGTON COUNTY CAST IRON MONUMENT
- DENOTES SOIL BORING (COMPLETED BY KSD, LLC)
- DENOTES PROPOSED WELL LOCATION
- DENOTES BUILDING SETBACK LINE
- DENOTES WET LAND
- DENOTES PROPOSED ELEVATION
- DENOTES EXISTING SPOT ELEVATION
- DENOTES LIDAR CONTOURS
- DENOTES DELINEATED WETLAND BOUNDARY
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL, OWNER INFORMATION (PER WASHINGTON COUNTY TAX INFORMATION)

### PARCEL A BUILDABLE AREA

(SLOPES LESS THAN 25%)  
TOTAL PARCEL AREA: 445,737.00 SQ.FT. OR 10.23 ACRES  
LESS BUILDING SETBACKS: 12,402 SQ.FT.  
LESS SLOPES GREATER THAN 25%: 13,625 SQ.FT.  
LESS DELINEATED WETLANDS: 54,099 SQ.FT.  
TOTAL BUILDABLE AREA: 245,999 SQ.FT. 5.63 ACRES

### PARCEL B BUILDABLE AREA

(SLOPES LESS THAN 25%)  
TOTAL PARCEL AREA: 436,302.04 SQ.FT. OR 10.01 ACRES  
LESS BUILDING SETBACKS: 12,402 SQ.FT.  
LESS SLOPES GREATER THAN 25%: 12,402 SQ.FT.  
LESS DELINEATED WETLANDS: 54,099 SQ.FT.  
TOTAL BUILDABLE AREA: 299,999 SQ.FT. 7.11 ACRES

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RIDD

Date: December 5, 2019 License No. 41578

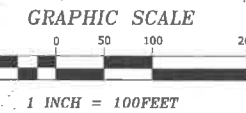
NO.	DATE	DESCRIPTION	BY
1		DRAWN BY: CT JOB NO: 199218T DATE: 12/05/19	
2		CHECK BY: JER FIELD CREW: DT/CT	
3			

**E.G. RIDD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701

# MINOR SUBDIVISION

## for JOHN AND DELORES GUNDERSON TRUST

CONTACT: RAY GUNDERSON  
(651) 442-0456  
7461 46th St. Ct. N.  
Oakdale, MN 55128.



### EXISTING LEGAL DESCRIPTION

The South Half of the Southwest Quarter (S 1/2 of SW 1/4) of Section Sixteen (16), Township Thirty (30), Range Twenty-one (21), Washington County, Minnesota.

NORTH

### NOTES

Field survey was completed by E.G. Rud and Sons, Inc. on 8/8/19 and 12/3/19.

Bearings shown are on Washington County datum.

Parcel ID Number: 16-030-21-33-0001

This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

Contours are shown per LIDAR mapping as provided by mnDNR, supplemented by field verified topography.

Wetland delineation and location provided by Jacobson Environmental unless otherwise noted.

Total site area = 3,482,220 sq. ft. (79.94 acres)

**PARCEL A**  
455,554 S.F.  
(10.46 ACRES)  
BUILDABLE AREA = 243,883± S.F.

**PARCEL B**  
3,026,666 S.F.  
(69.48 ACRES)

### A-2 LOT STANDARDS

- Maximum lot density: 10 acres.
- Minimum lot area: 5 acres.
- Minimum lot depth: 300 feet.
- Minimum lot width: 300 feet.
- Minimum lot width (cul-de-sac): 160 feet.
- Minimum frontage: 300 feet.
- Minimum frontage (cul-de-sac): 60 feet.
- Minimum setbacks:
  - Front: 65 feet.
  - Side: 20 feet.
  - Rear: 50 feet.
- Minimum buildable area: 1 acre.

### PROPOSED LEGAL DESCRIPTIONS

#### PARCEL A:

That part of the South Half of the Southwest Quarter (S 1/2 of SW 1/4) of Section Sixteen (16), Township Thirty (30), Range Twenty-one (21), Washington County, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 07 minutes 45 seconds West, assumed bearing along the west line of said Southwest Quarter, a distance of 300.02 feet to the point of beginning of the parcel to be described; thence continuing North 00 degrees 07 minutes 45 seconds West along said west line, a distance of 377.99 feet; thence North 89 degrees 14 minutes 01 second East, a distance of 242.67 feet; thence North 62 degrees 26 minutes 26 seconds East, a distance of 685.97 feet; thence South 26 degrees 35 minutes 02 seconds East, a distance of 369.15 feet; thence South 35 degrees 52 minutes 36 seconds West, a distance of 442.28 feet; thence South 89 degrees 14 minutes 01 second West, a distance of 756.01 feet to the point of beginning.

#### PARCEL B:

The South Half of the Southwest Quarter (S 1/2 of SW 1/4) of Section Sixteen (16), Township Thirty (30), Range Twenty-one (21), Washington County, Minnesota, EXCEPT

EXCEPT

That part of the South Half of the Southwest Quarter (S 1/2 of SW 1/4) of Section Sixteen (16), Township Thirty (30), Range Twenty-one (21), Washington County, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 07 minutes 45 seconds West, assumed bearing along the west line of said Southwest Quarter, a distance of 300.02 feet to the point of beginning of the parcel to be described; thence continuing North 00 degrees 07 minutes 45 seconds West along said west line, a distance of 377.99 feet; thence North 89 degrees 14 minutes 01 second East, a distance of 242.67 feet; thence North 62 degrees 26 minutes 26 seconds East, a distance of 685.97 feet; thence South 26 degrees 35 minutes 02 seconds East, a distance of 369.15 feet; thence South 35 degrees 52 minutes 36 seconds West, a distance of 442.28 feet; thence South 89 degrees 14 minutes 01 second West, a distance of 756.01 feet to the point of beginning.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD  
Date: 12/9/2019 License No. 41578

DRAWN BY: CMB	JOB NO.: 19622PP	DATE: 09/04/19	
CHECK BY: JER	FIELD CREW: BH / SO		
NO.	DATE	DESCRIPTION	BY

### BENCHMARK

MNDOT NAME: LARKIN MN163  
GSID STATION: #33615  
ELEVATION: 1008.108 (NAVD88)

**E.G. RUD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701

- LEGEND**
- DENOTES IRON MONUMENT FOUND AS LABELED
  - DENOTES IRON MONUMENT SET, MARKED RLS# 41578
  - △ DENOTES SET PKNAIL
  - ⊕ DENOTES WASHINGTON COUNTY CAST IRON MONUMENT
  - x 932.36 DENOTES EXISTING SPOT ELEVATION
  - ⊕ DENOTES POWER POLE
  - ⊕ DENOTES SIGN
  - ⊕ DENOTES STORM SEWER APRON
  - ⊕ DENOTES WELL
  - DENOTES SOIL BORING. (BY MARK TRADEWELL)
  - DENOTES BUILDING SETBACK LINE

- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES OVERHEAD WIRE
- DENOTES BUILDABLE AREA
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES WET LAND DELINEATED BY JACOBSON ENVIRONMENTAL
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER WASHINGTON COUNTY TAX INFORMATION)

PN No. 17-119-22-14-0006  
Owner: City of St. Paul  
Address: Unassigned

PID: 16-030-21-33-0003  
OWNER: STOKER REV 745  
ADDRESS: 9340 HWY AVE

PID: 16-030-21-33-0004  
OWNER: STOKER REV 745  
ADDRESS: 9340 HWY AVE

PID: 16-030-21-33-0005  
OWNER: STOKER REV 745  
ADDRESS: 9340 HWY AVE

PID: 16-030-21-33-0006  
OWNER: STOKER REV 745  
ADDRESS: 9340 HWY AVE

PID: 21-030-21-22-0001  
OWNER: TUBBS JAMES F  
ADDRESS: UNASSIGNED

PID: 21-030-21-22-0002  
OWNER: TUBBS JAMES F  
ADDRESS: UNASSIGNED