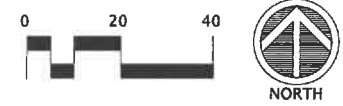


WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 79 - C.S.A.H. 9

JAMACA AVE. N.  
S07°15'24\"/>

SUNNYBROOK PONDS

SUNNYBROOK PONDS



CALL BEFORE YOU DIG!  
**Gopher State One Call**  
 TWIN CITY AREA: 651-454-0002  
 TOLL FREE: 1-800-252-1166

**FLOOD INFORMATION:**  
 THIS PROPERTY LIES WITHIN Z ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 27163C0245E HAVING AN EFFECTIVE DATE OF FEBRUARY 3RD, 2010.

**LEGAL DESCRIPTION:**  
 (AS SHOWN ON WARRANTY DEED DOC. NO. 406249)  
 The North 201.18 feet of the South 435.36 feet of the West 275 feet of the Northwest 1/4 of Section 27, Township 30 North, Range 21 West, subject to road rights the public has acquired in the Westerly 33 feet of the above described parcel. According to the United States Government Survey thereof.

**CONTACT:**  
 Ryan Conlin  
 Partner/Owner  
 Asphalt Restoration Co. Inc.  
 651 307 5777

**COUNTY/CITY:**  
 WASHINGTON COUNTY  
 CITY OF GRANT

**EASEMENT NOTES:**  
 NO TITLE COMMITMENT OR TITLE OPINION WAS PROVIDED TO US THAT WOULD SHOW EASEMENTS OR ENCUMBRANCES EFFECTING THE PROPERTY SURVEYED. THE FOLLOWING ARE ITEMS KNOWN TO THIS SURVEYOR. OTHER EASEMENTS OR ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.  
 1. HIGHWAY EASEMENT PER DOC. NO. 660071. (AS SHOWN ON SURVEY)

**AREA:**  
 TOTAL AREA AS SHOWN = 55,337 SQ.FT. / 1.27 ACRES INCLUDING 9,055 SQ.FT. OF ROADWAY EASEMENT.

**SURVEY NOTES:**  
 1. BEARINGS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM NAD 1983.  
 2. UNDERGROUND UTILITIES NOT SHOWN.  
 3. DATE OF FIELD SURVEY 9-13-22

**SEPTIC/WELL:**  
 NO SEPTIC OR WELL INFORMATION PROVIDED.

**WETLAND NOTES:**  
 NO WETLAND DELINEATION WAS CONDUCTED AND THE APPROXIMATE EDGE OF WETLAND IS SHOWN FOR REFERENCE PURPOSES ONLY.

**REVISIONS:**

DATE	REVISION
9-15-22	ISSUED

**LEGEND**

● FOUND MONUMENT 1/2\"/>	⊕ WATER VALVE
○ SET 1/2\"/>	⊙ BOLLARD
○ SET 1/2\"/>	⊙ FLAG POLE
○ CABLE TV PEDESTAL	⊙ MAIL BOX
○ AIR CONDITIONER	⊙ TRAFFIC SIGN
○ ELECTRIC MANHOLE	⊙ UNKNOWN MANHOLE
○ ELECTRIC METER	⊙ SOIL BORING
○ ELECTRIC PEDESTAL	⊙ SPOT ELEVATION
○ ELECTRIC TRANSFORMER	⊙ TRAFFIC SIGNAL
○ LIGHT POLE	⊙ CONIFEROUS TREE
○ CUY WIRE	⊙ DECIDUOUS TREE
○ POWER POLE	⊙ FLARED END SECTION
○ GAS MANHOLE	⊙ STORM MANHOLE
○ GAS METER	⊙ FIRE DEPT. CONNECTION
○ TELEPHONE MANHOLE	⊙ HYDRANT
○ TELEPHONE PEDESTAL	⊙ CURB STOP
○ SANITARY CLEANOUT	⊙ WATER WELL
○ SANITARY MANHOLE	⊙ WATER MANHOLE
○ CATCH BASIN	⊙ WATER METER
○ STORM DRAIN	⊙ POST INDICATOR VALVE
— UNDERGROUND ELECTRIC	
— UNDERGROUND CABLE TV	
— UNDERGROUND FIBER OPTIC	
— UNDERGROUND TELEPHONE	
— OVERHEAD UTILITY	
— UNDERGROUND GAS	
— SANITARY SEWER	
— STORM SEWER	
— WATERMAIN	
— FENCE	
— CURB (TYPICAL)	
— CONTOURS	
○ DENOTES EXISTING ACCESS CONTROL AS SHOWN ON RECORD PLAT	
— BUILDING LINE	
— MUD/POUDS SURFACE	
— CONCRETE SURFACE	
— GRAVEL SURFACE	

**CERTIFICATION:**  
 I hereby certify that this plan 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.  
*Daniel L. Thurmes*  
 Daniel L. Thurmes Registration Number: 25718  
 Date: 9-15-22

**PROJECT LOCATION:**  
**7559**  
 JAMACA AVE. N.  
 PID#2703021230004

Suite #200  
 1970 Northwestern Ave.  
 Stillwater, MN 55082  
 Phone 651.275.8969  
 dan@cssurvey.net

**CORNERSTONE**  
 LAND SURVEYING, INC.

FILE NAME SURVZ761  
 PROJECT NO. ZZZ2761

**CERTIFICATE OF SURVEY**