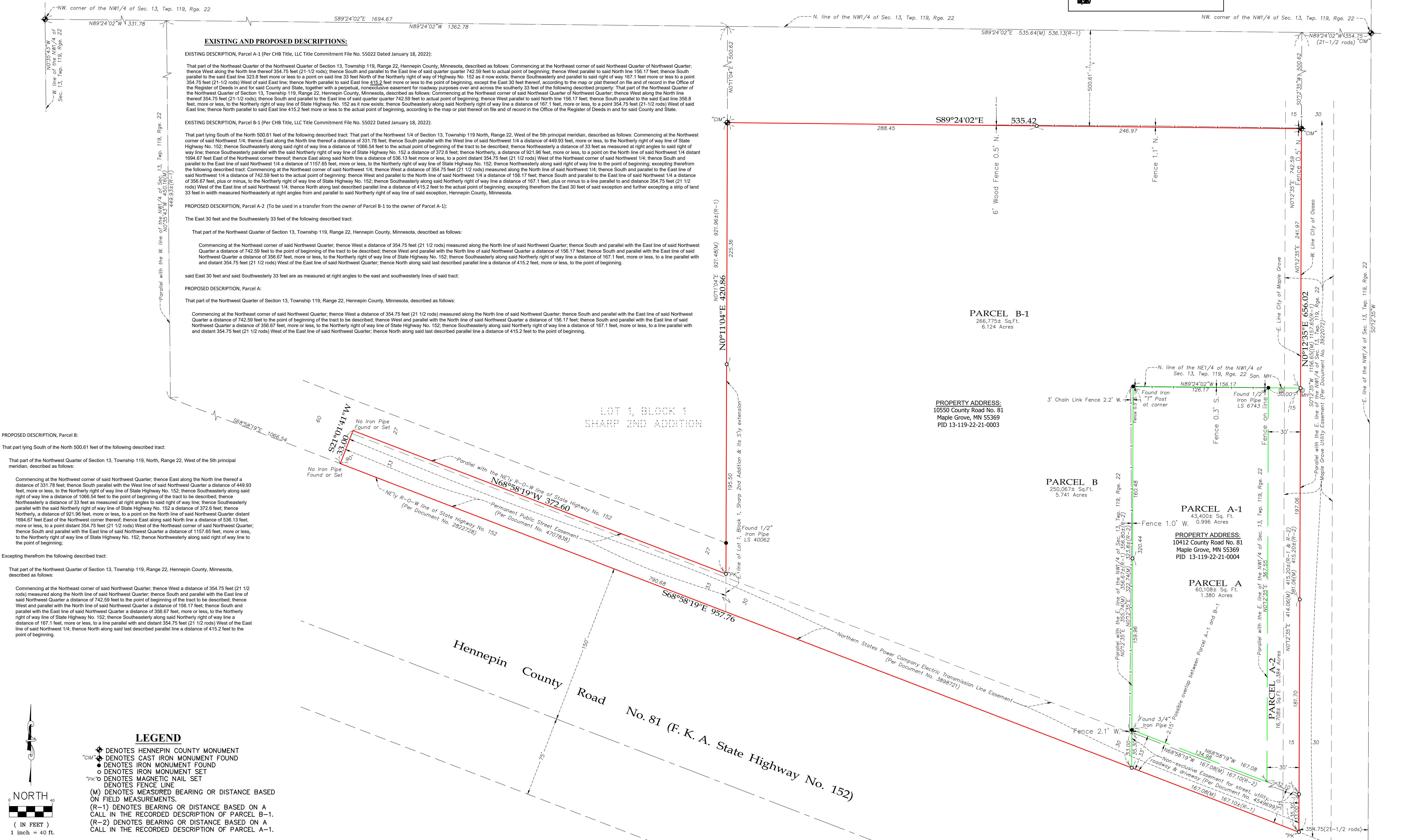
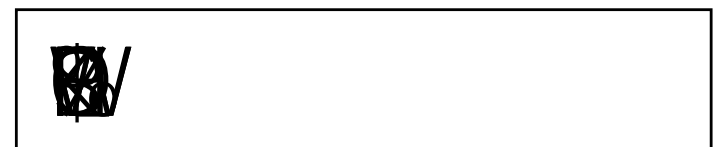


ADMINISTRATIVE SUBDIVISION FOR: Heinen & Mason, Inc., Maple II, LLC and Steven Fisher



EXISTING AND PROPOSED DESCRIPTIONS:

EXISTING DESCRIPTION, Parcel A-1 (Per CHB Title, LLC Title Commitment File No. 55022 Dated January 18, 2022):

That part of the Northeast Quarter of the Northwest Quarter of Section 13, Township 119, Range 22, Hennepin County, Minnesota, described as follows: Commencing at the Northeast corner of said Northeast Quarter of Northwest Quarter, thence West along the North line thereof 354.75 feet (21-1/2 rods); thence South and parallel to the East line of said quarter quarter 742.59 feet to actual point of beginning; thence West parallel to said North line 156.17 feet; thence South parallel to the said East line 33.9 feet more or less to a point on said line 33 feet North of the Northerly right of way of Highway No. 152 as it now exists; thence Southeastery and parallel to said right of way 167.1 feet more or less to a point 354.75 feet (21-1/2 rods) West of said East line; thence North parallel to said East line 415.2 feet more or less to the point of beginning, except the East 30 feet thereof, according to the map or plat thereof on file and of record in the Office of the Register of Deeds in and for said County and State, together with a perpetual, nonexclusive easement for roadway purposes over and across the southerly 33 feet of the following described property: That part of the Northeast Quarter of the Northwest Quarter of Section 13, Township 119, Range 22, Hennepin County, Minnesota, described as follows: Commencing at the Northeast corner of said Northeast Quarter of Northwest Quarter, thence West along the North line thereof 354.75 feet (21-1/2 rods); thence South and parallel to the East line of said quarter quarter 742.59 feet to actual point of beginning; thence West parallel to said North line 156.17 feet; thence South parallel to the said East line 356.8 feet, more or less, to the Northerly right of way line of State Highway No. 152 as it now exists; thence Southeastery along said Northerly right of way line a distance of 167.1 feet, more or less, to a point 354.75 feet (21-1/2 rods) West of said East line; thence North parallel to said East line 415.2 feet more or less to the actual point of beginning, according to the map or plat thereof on file and of record in the Office of the Register of Deeds in and for said County and State.

EXISTING DESCRIPTION, Parcel B-1 (Per CHB Title, LLC Title Commitment File No. 55022 Dated January 18, 2022):

That part lying South of the North 500.61 feet of the following described tract: That part of the Northwest 1/4 of Section 13, Township 119 North, Range 22, West of the 5th principal meridian, described as follows: Commencing at the Northwest corner of said Northwest 1/4; thence East along the North line thereof a distance of 331.78 feet; thence South parallel with the West line of said Northwest 1/4 a distance of 449.93 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence Southeastery along said right of way line a distance of 1066.54 feet to the actual point of beginning; thence West and parallel to the North line of said Northwest 1/4 a distance of 449.93 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence South and parallel to the East line of said Northwest 1/4 a distance of 1694.67 feet East of the Northwest corner thereof; thence East along said North line a distance of 536.13 feet more or less, to a point distant 354.75 feet (21 1/2 rods) West of the Northeast corner of said Northwest 1/4; thence South and parallel to the East line of said Northwest 1/4 a distance of 1157.65 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence Northwestery along said right of way line to the point of beginning; excepting therefrom the following described tract: Commencing at the Northeast corner of said Northwest 1/4; thence West a distance of 354.75 feet (21 1/2 rods) measured along the North line of said Northwest 1/4; thence South and parallel to the East line of said Northwest 1/4 a distance of 742.59 feet to the actual point of beginning; thence West and parallel to the North line of said Northwest 1/4 a distance of 156.17 feet; thence South and parallel to the East line of said Northwest 1/4 a distance of 356.67 feet, plus or minus, to the Northerly right of way line of State Highway No. 152; thence Southeastery along said Northerly right of way line a distance of 167.1 feet, plus or minus to a line parallel to and distant 354.75 feet (21 1/2 rods) West of the East line of said Northwest 1/4; thence North along said last described parallel line a distance of 415.2 feet to the actual point of beginning; excepting therefrom the East 30 feet of said exception and further excepting a strip of land 33 feet in width measured Northeasterly right angles from and parallel to said Northerly right of way line of said exception, Hennepin County, Minnesota.

PROPOSED DESCRIPTION, Parcel A-2 (To be used in a transfer from the owner of Parcel B-1 to the owner of Parcel A-1):

The East 30 feet and the Southwestery 33 feet of the following described tract:

That part of the Northwest Quarter of Section 13, Township 119, Range 22, Hennepin County, Minnesota, described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence West a distance of 354.75 feet (21 1/2 rods) measured along the North line of said Northwest Quarter; thence South and parallel with the East line of said Northwest Quarter a distance of 742.59 feet to the point of beginning of the tract to be described; thence West and parallel with the North line of said Northwest Quarter a distance of 156.17 feet; thence South and parallel with the East line of said Northwest Quarter a distance of 356.67 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence Southeastery along said Northerly right of way line a distance of 167.1 feet, more or less, to a line parallel with and distant 354.75 feet (21 1/2 rods) West of the East line of said Northwest Quarter; thence North along said last described parallel line a distance of 415.2 feet, more or less, to the point of beginning.

said East 30 feet and said Southwestery 33 feet are as measured at right angles to the east and southwestery lines of said tract:

PROPOSED DESCRIPTION, Parcel A:

That part of the Northwest Quarter of Section 13, Township 119, Range 22, Hennepin County, Minnesota, described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence West a distance of 354.75 feet (21 1/2 rods) measured along the North line of said Northwest Quarter; thence South and parallel with the East line of said Northwest Quarter a distance of 742.59 feet to the point of beginning of the tract to be described; thence West and parallel with the North line of said Northwest Quarter a distance of 156.17 feet; thence South and parallel with the East line of said Northwest Quarter a distance of 356.67 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence Southeastery along said Northerly right of way line a distance of 167.1 feet, more or less, to a line parallel with and distant 354.75 feet (21 1/2 rods) West of the East line of said Northwest Quarter; thence North along said last described parallel line a distance of 415.2 feet to the point of beginning.

PROPOSED DESCRIPTION, Parcel B:

That part lying South of the North 500.61 feet of the following described tract:

That part of the Northwest Quarter of Section 13, Township 119, North, Range 22, West of the 5th principal meridian, described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence East along the North line thereof a distance of 331.78 feet; thence South parallel with the West line of said Northwest Quarter a distance of 449.93 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence Southeastery along said right of way line a distance of 1066.54 feet to the point of beginning of the tract to be described; thence Northeastery a distance of 33 feet as measured at right angles to said right of way line; thence Southeastery parallel with the said Northerly right of way line of State Highway No. 152 a distance of 372.6 feet; thence Northerly, a distance of 921.96 feet, more or less, to a point on the North line of said Northwest Quarter distant 1694.67 feet East of the Northwest corner thereof; thence East along said North line a distance of 536.13 feet, more or less, to a point distant 354.75 feet (21 1/2 rods) West of the Northeast corner of said Northwest Quarter; thence South and parallel with the East line of said Northwest Quarter a distance of 1157.65 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence Northwestery along said right of way line to the point of beginning.

Excepting therefrom the following described tract:

That part of the Northwest Quarter of Section 13, Township 119, Range 22, Hennepin County, Minnesota, described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence West a distance of 354.75 feet (21 1/2 rods) measured along the North line of said Northwest Quarter; thence South and parallel with the East line of said Northwest Quarter a distance of 742.59 feet to the point of beginning of the tract to be described; thence West and parallel with the North line of said Northwest Quarter a distance of 156.17 feet; thence South and parallel with the East line of said Northwest Quarter a distance of 356.67 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence Southeastery along said Northerly right of way line a distance of 167.1 feet, more or less, to a line parallel with and distant 354.75 feet (21 1/2 rods) West of the East line of said Northwest 1/4; thence North along said last described parallel line a distance of 415.2 feet to the point of beginning.

LEGEND

- ◆ DENOTES HENNEPIN COUNTY MONUMENT
- ◆ DENOTES CAST IRON MONUMENT FOUND
- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- PK DENOTES MAGNETIC NAIL SET
- DENOTES FENCE LINE
- (M) DENOTES MEASURED BEARING OR DISTANCE BASED ON FIELD MEASUREMENTS.
- (R-1) DENOTES BEARING OR DISTANCE BASED ON A CALL IN THE RECORDED DESCRIPTION OF PARCEL B-1.
- (R-2) DENOTES BEARING OR DISTANCE BASED ON A CALL IN THE RECORDED DESCRIPTION OF PARCEL A-1.

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.

Jyle C. Reynolds

DATE: 3-28-2022 REG. NO. 13072

JOB #22806MS

C:\Users\owner\OneDrive\CAD-D\22806MS-10412 Co. Rd. 81, Maple Grove.dwg 22806MS.dwg 4/18/2022 4:38pm

PROPERTY ADDRESS:
10550 County Road No. 81
Maple Grove, MN 55369
PID 13-119-22-21-0003

PARCEL B
250,067± Sq. Ft.
5.741 Acres

PARCEL A-1
43,400± Sq. Ft.
0.996 Acres

PROPERTY ADDRESS:
10412 County Road No. 81
Maple Grove, MN 55369
PID 13-119-22-21-0004

PARCEL A
60,108± Sq. Ft.
1.360 Acres

PARCEL B-1
266,775± Sq. Ft.
6.124 Acres

ACRE LAND SURVEYING
26450 Rum River Drive NW
Isanti, MN 55040
763-439-2702
acrelandsurveying@gmail.com

ADMINISTRATIVE SUBDIVISION FOR: Heinen & Mason, Inc., Maple II, LLC and Steven Fisher

EXISTING AND PROPOSED DESCRIPTIONS:

EXISTING DESCRIPTION, Parcel A-1 (Per CHB Title, LLC Title Commitment File No. 55022 Dated January 18, 2022):

That part of the Northeast Quarter of the Northwest Quarter of Section 13, Township 119, Range 22, Hennepin County, Minnesota, described as follows: Commencing at the Northeast corner of said Northeast Quarter of Northwest Quarter, thence West along the North line thereof 354.75 feet (21-1/2 rods); thence South and parallel to the East line of said quarter 742.59 feet to actual point of beginning; thence West parallel to said North line 156.17 feet; thence South parallel to the said East line 33.9 feet more or less to a point on said line 33 feet North of the Northerly right of way of Highway No. 152 as it now exists; thence Southeastery and parallel to said right of way 167.1 feet more or less to a point 354.75 feet (21-1/2 rods) West of said East line; thence North parallel to said East line 415.2 feet more or less to the point of beginning, except the East 30 feet thereof, according to the map or plat thereof on file and of record in the Office of the Register of Deeds in and for said County and State, together with a perpetual, nonexclusive easement for roadway purposes over and across the southerly 33 feet of the following described property. That part of the Northeast Quarter of the Northwest Quarter of Section 13, Township 119, Range 22, Hennepin County, Minnesota, described as follows: Commencing at the Northeast corner of said Northeast Quarter of Northwest Quarter, thence West along the North line thereof 354.75 feet (21-1/2 rods); thence South and parallel to the East line of said quarter 742.59 feet to actual point of beginning; thence West parallel to said North line 156.17 feet; thence South parallel to the said East line 356.8 feet, more or less, to the Northerly right of way line of State Highway No. 152 as it now exists; thence Southeastery along said Northerly right of way line a distance of 167.1 feet, more or less, to a point 354.75 feet (21-1/2 rods) West of said East line; thence North parallel to said East line 415.2 feet more or less to the actual point of beginning, according to the map or plat thereof on file and of record in the Office of the Register of Deeds in and for said County and State.

EXISTING DESCRIPTION, Parcel B-1 (Per CHB Title, LLC Title Commitment File No. 55022 Dated January 18, 2022):

That part lying South of the North 500.61 feet of the following described tract: That part of the Northwest Quarter of Section 13, Township 119 North, Range 22, West of the 5th principal meridian, described as follows: Commencing at the Northwest corner of said Northwest 1/4, thence East along the North line thereof a distance of 331.78 feet; thence South parallel with the West line of said Northwest 1/4 a distance of 449.93 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence Southeastery along said right of way line a distance of 1066.54 feet to the point of beginning of the tract to be described; thence Northeastly a distance of 33 feet as measured at right angles to said right of way line; thence Southeastery parallel with the said Northerly right of way line of State Highway No. 152 a distance of 372.6 feet; thence North, a distance of 921.96 feet, more or less, to a point on the North line of said Northwest Quarter distant 1694.67 feet East of the Northwest corner thereof; thence East along said North line a distance of 331.78 feet, more or less, to a point distant 354.75 feet (21 1/2 rods) West of the Northeast corner of said Northwest 1/4; thence South and parallel to the East line of said Northwest 1/4 a distance of 1157.65 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence Southeastery along said Northerly right of way line to the point of beginning; the following described tract: Commencing at the Northeast corner of said Northwest 1/4, thence West a distance of 354.75 feet (21 1/2 rods) measured along the North line of said Northwest Quarter; thence South and parallel with the East line of said Northwest Quarter a distance of 742.59 feet to the point of beginning of the tract to be described; thence West and parallel with the North line of said Northwest Quarter a distance of 156.17 feet; thence South and parallel with the East line of said Northwest Quarter a distance of 356.67 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence Southeastery along said Northerly right of way line a distance of 167.1 feet, more or less, to a line parallel with and distant 354.75 feet (21 1/2 rods) West of the East line of said Northwest Quarter; thence North along said last described parallel line a distance of 415.2 feet, more or less, to the point of beginning.

PROPOSED DESCRIPTION, Parcel A-2 (To be used in a transfer from the owner of Parcel B-1 to the owner of Parcel A-1):

The East 30 feet and the Southwesterly 33 feet of the following described tract:
That part of the Northwest Quarter of Section 13, Township 119, Range 22, Hennepin County, Minnesota, described as follows:
Commencing at the Northeast corner of said Northwest Quarter; thence West a distance of 354.75 feet (21 1/2 rods) measured along the North line of said Northwest Quarter; thence South and parallel with the East line of said Northwest Quarter a distance of 742.59 feet to the point of beginning of the tract to be described; thence West and parallel with the North line of said Northwest Quarter a distance of 156.17 feet; thence South and parallel with the East line of said Northwest Quarter a distance of 356.67 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence Southeastery along said Northerly right of way line a distance of 167.1 feet, more or less, to a line parallel with and distant 354.75 feet (21 1/2 rods) West of the East line of said Northwest Quarter; thence North along said last described parallel line a distance of 415.2 feet, more or less, to the point of beginning.
said East 30 feet and said Southwesterly 33 feet are as measured at right angles to the east and southwesterly lines of said tract.

PROPOSED DESCRIPTION, Parcel A:

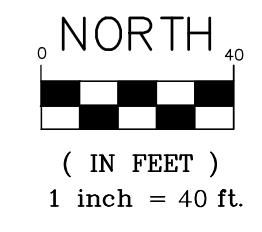
That part of the Northwest Quarter of Section 13, Township 119, Range 22, Hennepin County, Minnesota, described as follows:
Commencing at the Northeast corner of said Northwest Quarter; thence West a distance of 354.75 feet (21 1/2 rods) measured along the North line of said Northwest Quarter; thence South and parallel with the East line of said Northwest Quarter a distance of 742.59 feet to the point of beginning of the tract to be described; thence West and parallel with the North line of said Northwest Quarter a distance of 156.17 feet; thence South and parallel with the East line of said Northwest Quarter a distance of 356.67 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence Southeastery along said Northerly right of way line a distance of 167.1 feet, more or less, to a line parallel with and distant 354.75 feet (21 1/2 rods) West of the East line of said Northwest Quarter; thence North along said last described parallel line a distance of 415.2 feet to the point of beginning.

PROPOSED DESCRIPTION, Parcel B:

That part lying South of the North 500.61 feet of the following described tract:
That part of the Northwest Quarter of Section 13, Township 119, North, Range 22, West of the 5th principal meridian, described as follows:
Commencing at the Northeast corner of said Northwest Quarter; thence East along the North line thereof a distance of 331.78 feet; thence South parallel with the West line of said Northwest Quarter a distance of 449.93 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence Southeastery along said right of way line a distance of 1066.54 feet to the point of beginning of the tract to be described; thence Northeastly a distance of 33 feet as measured at right angles to said right of way line; thence Southeastery parallel with the said Northerly right of way line of State Highway No. 152 a distance of 372.6 feet; thence North, a distance of 921.96 feet, more or less, to a point on the North line of said Northwest Quarter distant 1694.67 feet East of the Northwest corner thereof; thence East along said North line a distance of 331.78 feet, more or less, to a point distant 354.75 feet (21 1/2 rods) West of the Northeast corner of said Northwest Quarter; thence South and parallel with the East line of said Northwest Quarter a distance of 1157.65 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence Southeastery along said right of way line to the point of beginning.
Excepting therefrom the following described tract:
That part of the Northwest Quarter of Section 13, Township 119, Range 22, Hennepin County, Minnesota, described as follows:
Commencing at the Northeast corner of said Northwest Quarter; thence West a distance of 354.75 feet (21 1/2 rods) measured along the North line of said Northwest Quarter; thence South and parallel with the East line of said Northwest Quarter a distance of 742.59 feet to the point of beginning of the tract to be described; thence West and parallel with the North line of said Northwest Quarter a distance of 156.17 feet; thence South and parallel with the East line of said Northwest Quarter a distance of 356.67 feet, more or less, to the Northerly right of way line of State Highway No. 152; thence Southeastery along said Northerly right of way line a distance of 167.1 feet, more or less, to a line parallel with and distant 354.75 feet (21 1/2 rods) West of the East line of said Northwest Quarter; thence North along said last described parallel line a distance of 415.2 feet to the point of beginning.

LEGEND

- ◆ DENOTES HENNEPIN COUNTY MONUMENT
- ◆ CM DENOTES CAST IRON MONUMENT FOUND
- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
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- (R-1) DENOTES BEARING OR DISTANCE BASED ON A CALL IN THE RECORDED DESCRIPTION OF PARCEL B-1.
- (R-2) DENOTES BEARING OR DISTANCE BASED ON A CALL IN THE RECORDED DESCRIPTION OF PARCEL A-1.



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.
Jyle C. Reynolds
Date: 3-28-2022 Reg. No. 13072

Jyle C. Reynolds
C:\Users\owner\OneDrive\CAD-D\22806MS-10412 Co. Rd. 81, Maple Grove.dwg 22806MS.dwg 4/18/2022 4:39pm

ACRE LAND SURVEYING
26450 Rum River Drive NW
Isanti, MN 55040
763-439-2702
acrelandsurveying@gmail.com

