



Proposed Legal Description for Parcel A

Outlot F, SOUTHBRIDGE 1ST ADDITION according to the recorded plat thereof, Rice County, Minnesota, except that part thereof lying southerly and westerly of the following described line and its easterly extension:

Commencing at the intersection of the easterly right of way line of State Trunk Highway No. 246 (Dennison Boulevard), as delineated and dedicated on said SOUTHBRIDGE 1ST ADDITION, with a northerly line of said Outlot F; thence on an assumed bearing of North 89 degrees 25 minutes 34 seconds East, along said northerly line, a distance of 780.01 feet to a westerly line of said Outlot F and to the point of beginning of the line to be described; thence South 00 degrees 14 minutes 25 seconds East, a distance of 109.02 feet; thence North 89 degrees 29 minutes 26 seconds East, a distance of 511.77 feet; thence easterly, a distance of 77.33 feet, along a tangential curve, concave to the north, having a central angle of 06 degrees 04 minutes 09 seconds, and a radius of 730.00 feet; thence North 83 degrees 25 minutes 17 seconds East, tangent to said curve, a distance of 168.96 feet to an easterly line of said Outlot F and there terminating.

Proposed Legal Description for Parcel B

All that part of Outlot F SOUTHBRIDGE 1ST ADDITION according to the recorded plat thereof, Rice County, Minnesota, lying southerly and westerly of the following described line and its easterly extension:

Commencing at the intersection of the easterly right of way line of State Trunk Highway No. 246 (Dennison Boulevard), as delineated and dedicated on said SOUTHBRIDGE 1ST ADDITION, with a northerly line of said Outlot F; thence on an assumed bearing of North 89 degrees 25 minutes 34 seconds East, along said northerly line, a distance of 780.01 feet to a westerly line of said Outlot F and to the point of beginning of the line to be described; thence South 00 degrees 14 minutes 25 seconds East, a distance of 109.02 feet; thence North 89 degrees 29 minutes 26 seconds East, a distance of 511.77 feet; thence easterly, a distance of 77.33 feet, along a tangential curve, concave to the north, having a central angle of 06 degrees 04 minutes 09 seconds, and a radius of 730.00 feet; thence North 83 degrees 25 minutes 17 seconds East, tangent to said curve, a distance of 168.96 feet to an easterly line of said Outlot F and there terminating.

* This sketch does not purport to show the existence or nonexistence 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.

We hereby certify to the City of Northfield, Minnesota 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 28th day of December, 2007.

Signed: Pioneer Engineering, P.A.
By: John C. Larson Professional Land Surveyor
Minnesota License No. 19828

Description Sketch for:
City of Northfield, Minnesota

Cad/ Scan File: 107277501
Project File: 102096
Folder #: 3476
Drawn by: PJH

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
☒ Mendota Heights Office
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681 1914 Fax: 681 9488
☐ Coon Rapids Office
201 85th Avenue N.W.
Coon Rapids, MN 55433