

**CITY OF AFTON
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

TO WHOM IT MAY CONCERN: Notice is hereby given that the City of Afton Planning Commission will convene on Monday, May 2, 2016 at 7:00 PM at Afton City Hall, 3033 St. Croix Trail S., to conduct the following public hearing:

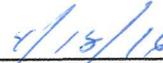
To consider the Brown Trout LLC minor subdivision application at 15311 Putnam Boulevard and 2573 Stagecoach Trail to rearrange the lot line between the two properties.

Materials will be available for viewing at the Afton City Hall, 3033 St. Croix Trail, Afton MN. The materials will also be available on the City website at www.ci.afton.mn.us. All interested persons are encouraged to attend the public hearing. A quorum of the City Council or another Commission may also be present to receive information at the meeting.

Ron Moorse
City Administrator
City of Afton

Z16-13

CITY OF AFTON MINOR SUBDIVISION PERMIT APPLICATION

Owner	Address	City	State	Zip	Phone
Brown Trout, LLC (Tim Rivas)	PO Box 157	Lakeland	MN	55043	
Applicant (if different than owner)	Address	City	State	Zip	Phone
Project Address					
15311 Putnam Blvd S / 2573 Stagecoach Trail S		AFTON	MN	55001	
Zoning Classification	Existing Use of Property	PID# or Legal Description			
Rural Residential	Single Family Residential	15.028.20.41.0012 & 0013			
Description of Request					
To modify an existing lot line to better fit the existing use and maintain proper setbacks.					
By signing this application, the applicant agrees to pay all expenses incurred by the City of Afton. In connection with this request, your signature constitutes permission for a representative of the City of Afton to enter your property, during business hours, to evaluate this request. This may involve minor excavating or soil borings. If you would like to be present during this evaluation, please contact the City.					
					
Signature of Owner/Applicant					Date
Make checks payable to City of Afton:					
FEES:		Escrow:			
Minor Subdivision	\$250.00	Minor Subdivision	\$1,500.00	TOTAL:	\$1,750.00
4-28-16 - 10 day notice 8-16-16 - 120 day deadline 10-15-16 - 60 day final approval				DATE PAID:	4-18-16
				CHECK #:	3227
				RECVD. BY:	RM/ea
ATTACH COPY OF DEED OR PROOF OF OWNERSHIP TO APPLICATION					

Subdivision Narrative
Brown Trout, LLC (Tim Rivas)

In 2015 an application was made and construction commenced to build a new home on property referred to as Parcel "A" owned by Brown Trout, LLC along Stagecoach Trail South and Putnam Trail South. Brown Trout, LLC owns 2 adjacent parcels at this location, Parcel "A" and Parcel "B". Prior to construction, past land records and a previous survey were reviewed to identify the extents of what was under ownership. However, there are no current plans to sell Parcel "B" so the attention turned to focusing heavily on the desired house layout and best fitting the topography while maintaining the required setback from the bluff.

During the building permit approval for Parcel "A" it was requested that a formal easement be developed for access to Parcel "A" through Parcel "B" due to the fact that Putnam Blvd had been discontinued. In the process of recently creating this easement, it was discovered that the building location and proposed septic location infringe upon Parcel "B". This was not an initial concern based upon the first house concept, but additional modifications and layout changes occurred, but the resulting changes were not compared to the property line and this issue was overlooked. This would obviously be something that should be rectified if Brown Trout, LLC were to ever attempt to sell Parcel "B".

Therefore, this application proposes to modify the existing lot line to insure that the new home and septic system meet applicable ordinance requirements. The size and frontage of both parcels will remain the same and will now better reflect the existing land use.

Receipt:# 261026

TRD	\$46.00
CONV	\$5.00
SDT	\$1.85
Transferred Entered	
CRV Filed	
No Delinquent Taxes	

Return to:
E - SIMPLIFILE
4844 North 300 West
Suite 202
Provo UT 84604

3993653



Certified Filed and/or recorded on:

7/14/2014 11:57 AM

3993653

**Office of the County Recorder
Washington County, Minnesota**

*Jennifer Wagenius, County Recorder
Kevin Corbid, Auditor Treasurer*

(Top 3 inches reserved for recording data)

**TRUSTEE'S DEED
by Individual Trustee**

**Minnesota Uniform Conveyancing Blanks
Form 10.4.1 (2013)**

eCRV number: Exempt

DEED TAX DUE: \$ 1.65

DATE: June 27, 2014
(month/day/year)

FOR VALUABLE CONSIDERATION, Robert Rivas and Carol J. Rivas
(insert name of each Trustee)

_____, as Trustees
of the Robert Rivas and Carol J. Rivas Revocable Trust of 1995
(insert name of Trust)

("Grantor"), hereby conveys and quitclaims to Brown Trout, LLC, a Minnesota limited liability company
(insert name of each Grantee)

("Grantee"), real property in Washington County, Minnesota, legally described as follows:

See attached Exhibit A

PINs: 15.028.20.41.0012, 15.028.20.41.0013

The consideration for this deed is less than \$500.00 as it is a conveyance from a revocable trust to its wholly owned limited liability company without actual consideration and subject to Minimum Deed Tax under exempt code number 18.

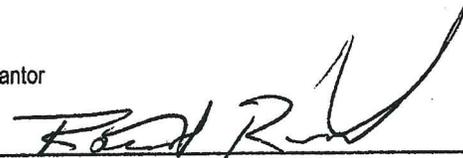
Check here if all or part of the described real property is Registered (Torrens)

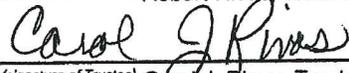
together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor


(signature of Trustee) Robert Rivas, Trustee


(signature of Trustee) Carol J. Rivas, Trustee

State of ~~Minnesota~~, County of ST-CROIX
Wisconsin,

This instrument was acknowledged before me on 00/27/2014 by Robert Rivas and Carol J. Rivas
(month/day/year) (insert name of each Trustee)

as Trustee of the Robert Rivas and Carol J. Rivas Revocable Trust of 1995
(insert name of Trust)



Karrie Marie Hoffman
(signature of notarial officer)
Title (and Rank): Manager
My commission expires: 04/03/2018
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Paul G. Hoffman
Michael Best & Friedrich LLP
Two Riverwood Place, Suite 200
N19 W24133 Riverwood Drive
Waukesha, WI 53188

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

Brown Trout, LLC
c/o Robert Rivas and Carol J. Rivas
P.O. Box 157
Lakeland, MN 55043

EXHIBIT A
LEGAL DESCRIPTION

PARCEL A:

All that part of the Northeast Quarter of the Southeast Quarter of Section 15, Township 28 North, Range 20 West, Washington County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter, thence South 01 degree 10 minutes 59 seconds East, assumed bearing, along the easterly line thereof 660.00 feet; thence South 88 degrees 49 minutes 01 seconds West 165.00 feet; thence South 88 degrees 25 minutes 46 seconds West along a line which if extended would intersect the centerline of Stagecoach Trail South (a.k.a. Afton and Lakeland Road) at a distance of 660.00 feet South of the North line of said Northeast Quarter of the Southeast Quarter, for a distance of 158.52 feet, more or less, to the point of intersection with the westerly line of the East 323.52 feet of said Northeast Quarter of the Southeast Quarter, said point of intersection also being the point of beginning of the parcel being described; thence North 01 degree 10 minutes 59 seconds West along said westerly line 451.93 feet; thence South 25 degrees 54 minutes 03 seconds West 200.28 feet; thence South 88 degrees 30 minutes 06 seconds West 125.00 feet; thence North 34 degrees 09 minutes 41 seconds West 117.00 feet; thence North 87 degrees 35 minutes 48 seconds West 214.29 feet; thence South 80 degrees 07 minutes 24 seconds West 73.00 feet; thence South 88 degrees 30 minutes 06 seconds West 114.61 feet, more or less, to the centerline of Putnam Boulevard South (a.k.a. Afton and Lakeland Road); thence North 21 degrees 03 minutes 21 seconds West along said centerline 300.05 feet, more or less, to the northerly line of said Northeast Quarter of the Southeast Quarter; thence North 88 degrees 30 minutes 06 seconds East along said northerly line, 1106.04 feet, more or less, to said northeasterly corner of the Northeast Quarter of the Southeast Quarter; thence South 24 degrees 53 minutes 35 seconds West 735.99 feet, more or less, to the point of beginning.

Containing 7.57 acres, more or less, subject to the right-of-way of Putnam Boulevard South (a.k.a. Afton and Lakeland Road).

PARCEL B:

All that part of the Northeast Quarter of the Southeast Quarter of Section 15, Township 28 North, Range 20 West, Washington County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter, thence South 01 degree 10 minutes 59 seconds East, assumed bearing, along the easterly line thereof 660.00 feet; thence South 88 degrees 49 minutes 01 seconds West 165.00 feet; thence South 88 degrees 25 minutes 46 seconds West along a line hereinafter referred to as "Line A" to a point in the centerline of Stagecoach Trail South, (a.k.a. Afton and Lakeland Road), said point being 660.00 feet South of the North line of said Northeast Quarter of the Southeast Quarter, said point also being the point of beginning of the parcel being described; thence North 88 degrees 25 minutes 46 seconds East along said "Line A" 569.30 feet, more or less, to the westerly line of the East 323.52 feet of said Northeast Quarter of the Southeast Quarter; thence North 01 degree 10

minutes 59 seconds West along said westerly line 451.93 feet; thence South 25 degrees 54 minutes 03 seconds West 200.28 feet; thence South 88 degrees 30 minutes 06 seconds West 125.00 feet thence North 34 degrees 09 minutes 41 seconds West 117.00 feet; thence North 87 degrees 35 minutes 48 seconds West 214.29 feet; thence South 80 degrees 07 minutes 24 seconds West 73.00 feet; thence South 88 degrees 30 minutes 06 seconds West 114.61 feet, more or less, to the centerline of Putnam Boulevard South (a.k.a. Afton and Lakeland Road); thence South 21 degrees 03 minutes 21 seconds East along said centerline 84.34 feet to an angle point in said Afton and Lakeland Road; thence South 16 degrees 41 minutes 59 seconds East along said centerline 308.59 feet to the point of beginning.

Containing 5.01 Acres, more or less.

Subject to the right-of-way of Putnam Boulevard South and Stagecoach Trail South, both formerly known as Afton and Lakeland Road.

Easy Peel® Labels
Use Avery® Template 5160®

▲ Feed Paper  Bend along line to
expose Pop-up Edge™



SEIDL TAMMY L & AUGUST H LARENZIE
or Current Resident
2696 STAGECOACH TRL
AFTON MN 55001

CARLSON ALBERT W & SANDRA P
or Current Resident
2534 STAGECOACH TR S
AFTON MN 55001

TREAT JAMES R
or Current Resident
PO BOX 117
AFTON MN 55001

MUNSON ROY D
or Current Resident
2626 STAGECOACH TRL S
AFTON MN 55001

BORGWARDT MARK A & BARBARA K
or Current Resident
PO BOX 223
AFTON MN 55001-0223

STAGECOACH PORPERTIES LLC
or Current Resident
488 ATWATER CIR
SAINT PAUL MN 55103

WEBER CAROL J & CONNIE LEMIRE & COLLEEN J NOWACKI
or Current Resident
1159 9TH AVE S
SOUTH ST PAUL MN 55075

STANTON SUSAN J
or Current Resident
PO BOX 236
LAKELAND MN 55043

ROBERTSON PAUL D
or Current Resident
PO BOX 5
AFTON MN 55001-0005

BROWN TROUT LLC
or Current Resident
PO BOX 157
LAKELAND MN 55043

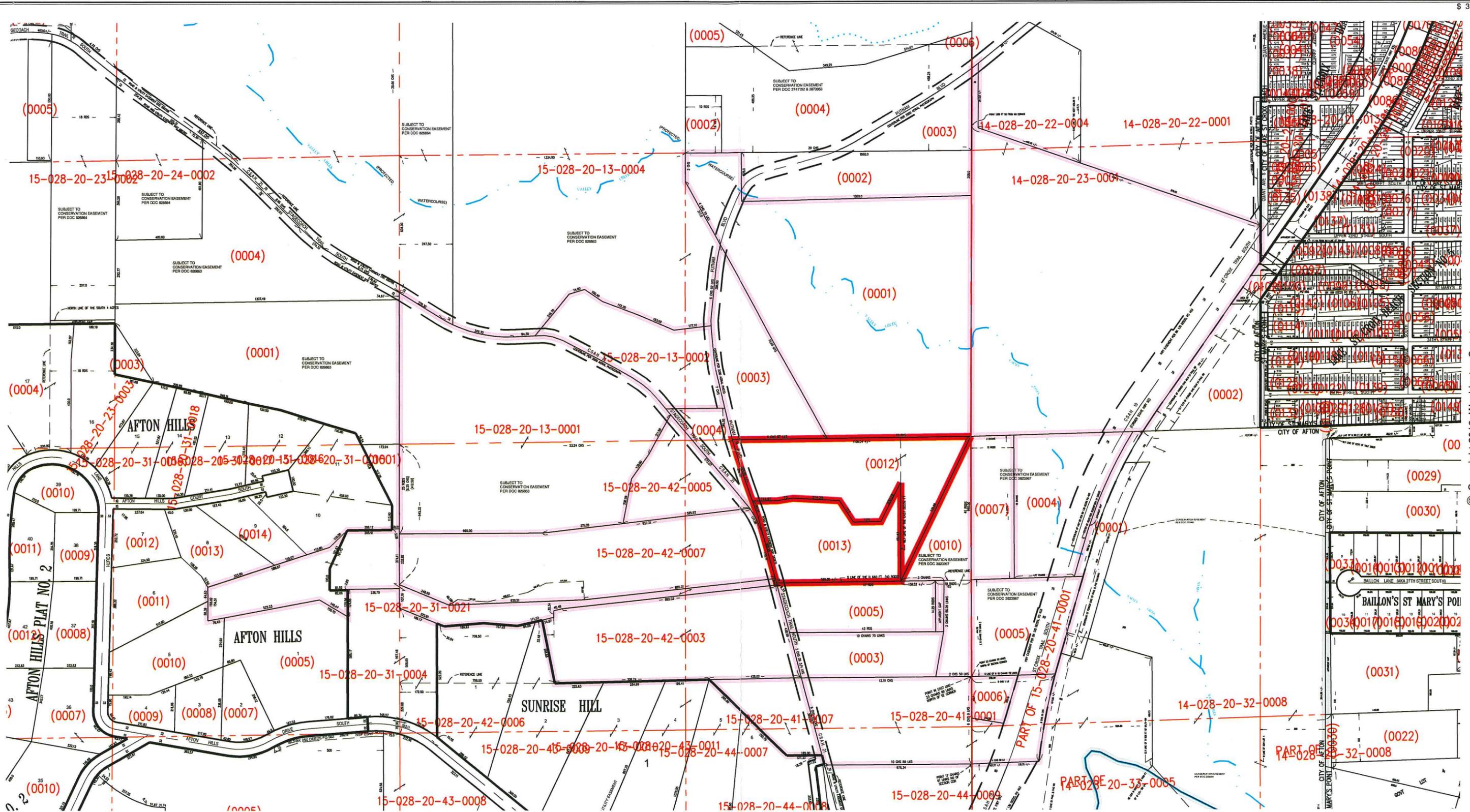
BELWIN CONSERVANCY
or Current Resident
1553 STAGECOACH TR S
AFTON MN 55001

BELWIN
or Current Resident
1553 STAGECOACH TRL S
AFTON MN 55001

SCHUMANN DENNIS C & LINDA A
or Current Resident
2598 STAGECOACH TRL S
AFTON MN 55001

Parcel Search: April 18, 2016 at 4:19 p.m. by SURVPUB
500 feet surrounding multiple parcels. 20 parcels, 13 labels.

1402820230001
1402820320004
1402820320005
1402820320007
1502820130001
1502820130002
1502820140001
1502820140003
1502820140004
1502820310021
1502820410001
1502820410003
1502820410005
1502820410007
1502820410010
1502820410012
1502820410013
1502820420003
1502820420005
1502820420007



Washington County
 PUBLIC WORKS DEPARTMENT
 SURVEY AND LAND MANAGEMENT DIVISION
 14949 62nd Street North, P.O. Box 6
 Stillwater, Minnesota 55082-0006
 (651) 430-6875
 surveyor@co.washington.mn.us
 www.co.washington.mn.us/surveyor

LEGEND

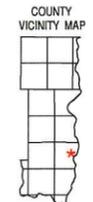
- DNR PROTECTED WATERS
- - - - DNR PROTECTED WETLAND
- · - · - DNR PROTECTED WATERCOURSE
- MUNICIPAL BOUNDARY
- PARK BOUNDARY

NORTH

SCALE: 1 inch = 430 feet

SECTION-TOWNSHIP-RANGE INDEX

0902820	1002820	1102820
1602820	1502820	1402820
2102820	2202820	2302820



SECTION VICINITY MAP

22	21	12	11
NW		NE	
23	24	13	14
			*
32	31	42	41
SW		SE	
33	34	43	44

PROPERTY IDENTIFICATION NUMBER FORMAT (GECCODE)

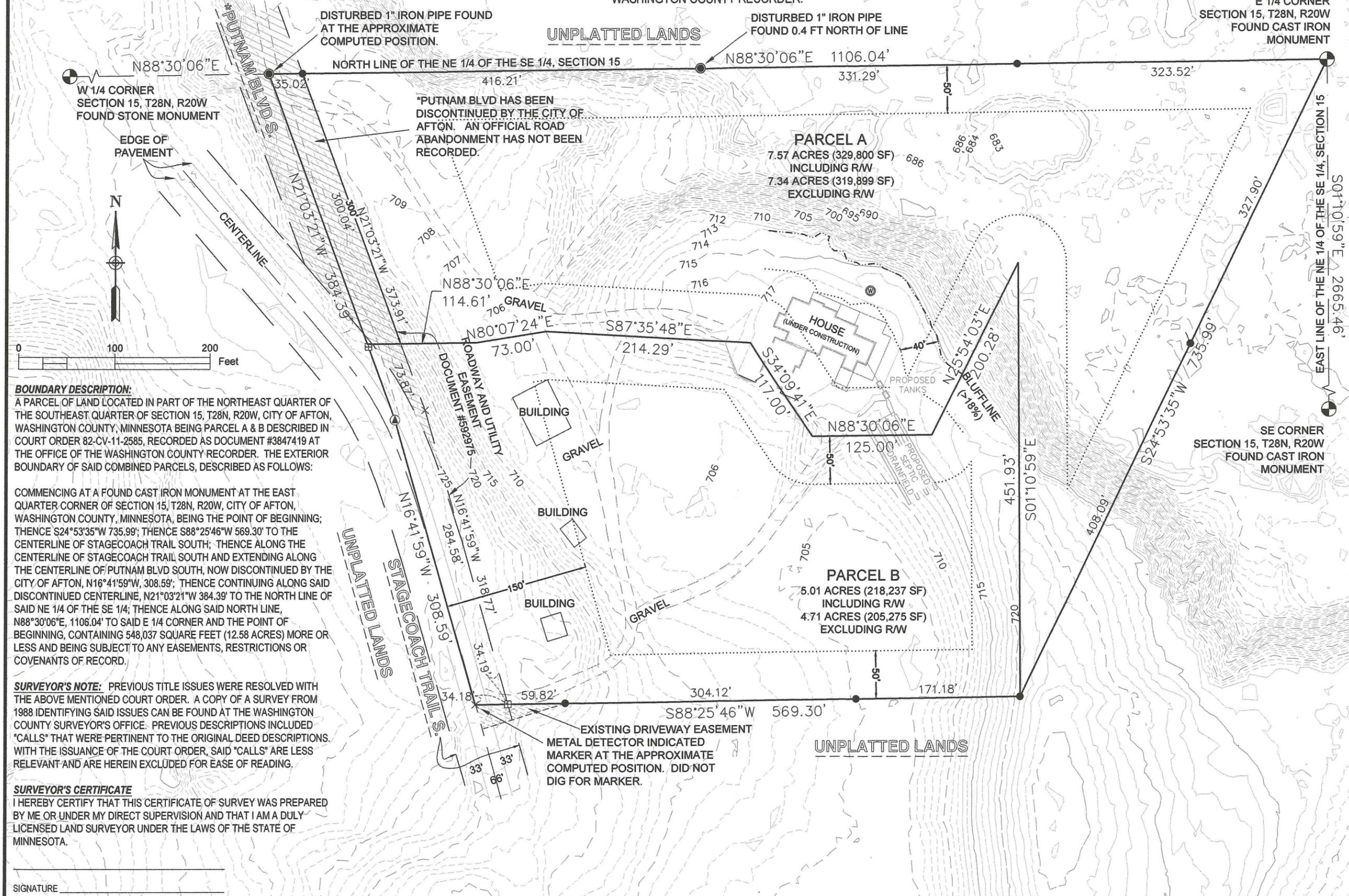
SECTION NUMBER	TOWNSHIP NUMBER	RANGE NUMBER	QUARTER NUMBER	SPECIFIC PARCEL
##	##	##	##	###

(0001) = LAST FOUR DIGITS OF PROPERTY IDENTIFICATION NUMBER

THIS DRAWING IS THE RESULT OF A COMPILATION AND REPRODUCTION OF LAND RECORDS AS THEY APPEAR IN VARIOUS WASHINGTON COUNTY OFFICES. WASHINGTON COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES.
 PROPERTY LINES AS SHOWN ARE FOR REFERENCE PURPOSES AND MAY NOT REPRESENT ACTUAL LOCATIONS.
 MAP LAST UPDATED: September 14, 2015
 NO ADDITIONAL CHANGES HAVE BEEN REPORTED TO DATE
 DATE OF CONTOURS: November, 2011 DATE OF PHOTOGRAPHY: None

EXISTING SITE SURVEY

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, T28N, R20W, CITY OF AFTON, WASHINGTON COUNTY, MINNESOTA BEING THAT PARCEL A & B DESCRIBED IN COURT ORDER 82-CV-11-2585, RECORDED AS DOCUMENT #3847419 AT THE OFFICE OF THE WASHINGTON COUNTY RECORDER.



BOUNDARY DESCRIPTION:
 A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, T28N, R20W, CITY OF AFTON, WASHINGTON COUNTY, MINNESOTA BEING PARCEL A & B DESCRIBED IN COURT ORDER 82-CV-11-2585, RECORDED AS DOCUMENT #3847419 AT THE OFFICE OF THE WASHINGTON COUNTY RECORDER. THE EXTERIOR BOUNDARY OF SAID COMBINED PARCELS, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CAST IRON MONUMENT AT THE EAST QUARTER CORNER OF SECTION 15, T28N, R20W, CITY OF AFTON, WASHINGTON COUNTY, MINNESOTA, BEING THE POINT OF BEGINNING; THENCE S24°53'35"W 735.99'; THENCE S88°25'46"W 569.30' TO THE CENTERLINE OF STAGECOACH TRAIL SOUTH; THENCE ALONG THE CENTERLINE OF STAGECOACH TRAIL SOUTH AND EXTENDING ALONG THE CENTERLINE OF PUTNAM BLVD SOUTH, NOW DISCONTINUED BY THE CITY OF AFTON, N16°41'59"W, 308.59'; THENCE CONTINUING ALONG SAID DISCONTINUED CENTERLINE, N21°03'21"W 384.39' TO THE NORTH LINE OF SAID NE 1/4 OF THE SE 1/4; THENCE ALONG SAID NORTH LINE, N88°30'06"E, 1106.04' TO SAID E 1/4 CORNER AND THE POINT OF BEGINNING, CONTAINING 548,037 SQUARE FEET (12.58 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.

SURVEYOR'S NOTE: PREVIOUS TITLE ISSUES WERE RESOLVED WITH THE ABOVE MENTIONED COURT ORDER. A COPY OF A SURVEY FROM 1988 IDENTIFYING SAID ISSUES CAN BE FOUND AT THE WASHINGTON COUNTY SURVEYOR'S OFFICE. PREVIOUS DESCRIPTIONS INCLUDED "CALLS" THAT WERE PERTINENT TO THE ORIGINAL DEED DESCRIPTIONS. WITH THE ISSUANCE OF THE COURT ORDER, SAID "CALLS" ARE LESS RELEVANT AND ARE HEREIN EXCLUDED FOR EASE OF READING.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY 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.

SIGNATURE _____
 DATE _____ LICENSE # 48650

SONNENTAG
 CONSULTING, LLC.

616 TOWER RD.
 HUDSON, WI 54016
 PH. 651-334-3332



PROJECT:
 BROWN TROUT LLC
 15311 PUTNAM BLVD S
 AFTON, MN
 PART OF NE-SE, SECTION 15,
 T28N, R20W, WASHINGTON
 COUNTY, MN

NOTES:

- LEGEND:**
- PROPERTY LINE
 - EXISTING BITUMINOUS EDGE
 - EXISTING GRAVEL EDGE
 - FOUND COUNTY SECTION CORNER MONUMENT (AS NOTED)
 - FOUND 1" OUTSIDE DIAMETER IRON PIPE
 - FOUND 0.75" OUTSIDE DIAMETER IRON PIPE (W/CAP #13774)
 - SET 3/4" X 18" REBAR WEIGHING 1.502 LBS PER LIN. FT (W/CAP #48650)
 - SET SURVEY MARK NAIL

BEARINGS REFERENCED TO THE EAST LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 15, T28N, R20W WHICH BEARS S01°10'59"E AS DEFINED BY STACK LAND SURVEYING ON 9-19-1988.

DRAWN BY:	JMS	
CHECKED BY:	JWG	
DATE:	04/01/16	
DWG FILE:	113-LENZEN (RIVAS)	
REF FILE:		
JOB NUMBER:	113-LENZEN (RIVAS)	
REVISION DESC.	STAFF	DATE
RELEASED FOR REVIEW	JMS	04/18/16

SITE SURVEY
 SHEET NO.
 1 OF 1

CERTIFICATE OF SURVEY

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, T28N, R20W, CITY OF AFTON, WASHINGTON COUNTY, MINNESOTA BEING THAT PARCEL A & B DESCRIBED IN COURT ORDER 82-CV-11-2585, RECORDED AS DOCUMENT #3847419 AT THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

SONNENTAG
CONSULTING, LLC.

616 TOWER RD.
HUDSON, WI 54016
PH. 651-334-3352



PH. 715-246-7529

PROJECT:
BROWN TROUT LLC
15311 PUTNAM BLVD S
AFTON, MN
PART OF NE-SE, SECTION 15,
T28N, R20W, WASHINGTON
COUNTY, MN

NOTES:

LEGEND:

- PROPERTY LINE
- EXISTING BITUMINOUS EDGE
- EXISTING GRAVEL EDGE
- FOUND COUNTY SECTION CORNER MONUMENT (AS NOTED)
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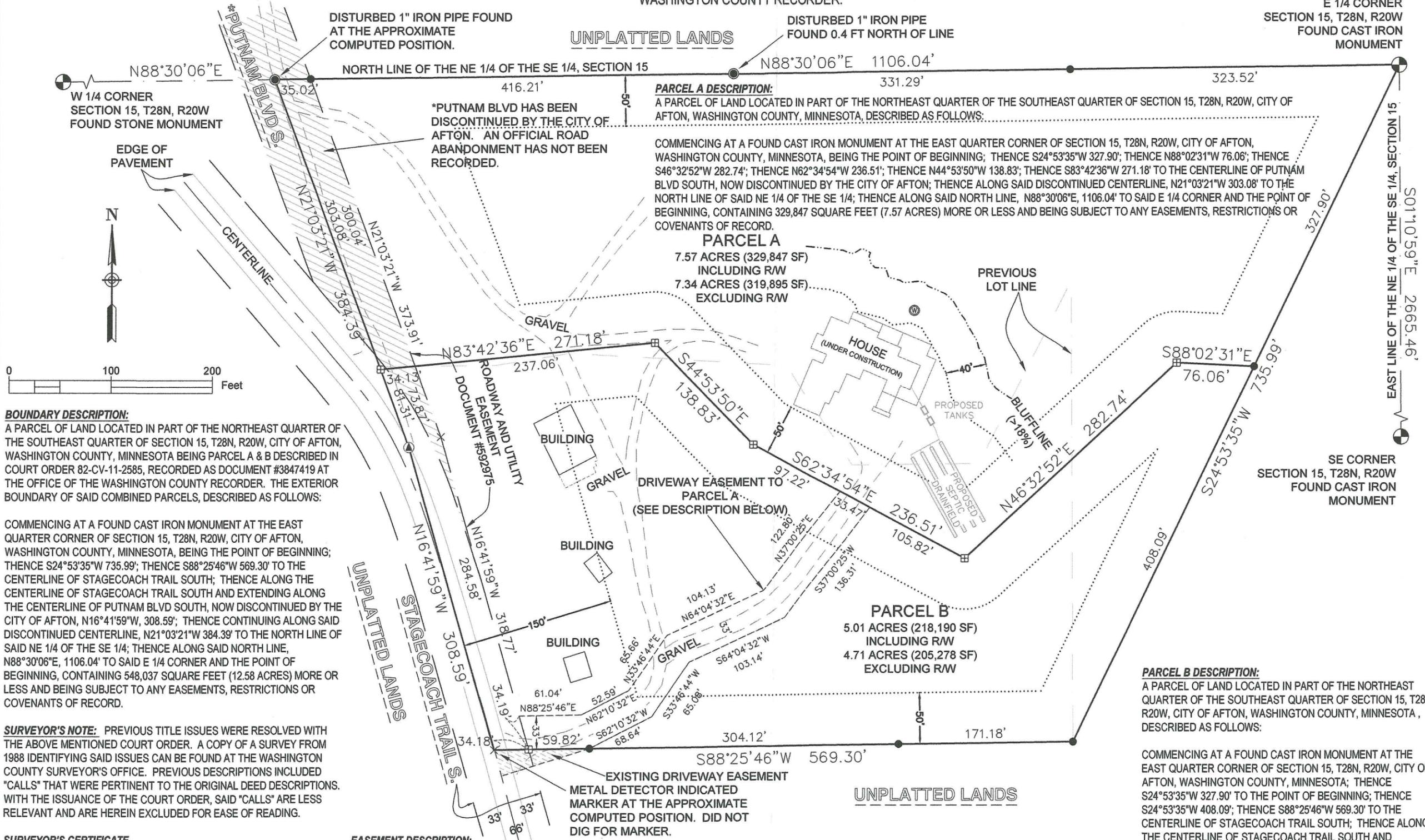
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DRAWN BY: JMS
CHECKED BY: JWG
DATE: 04/01/16
DWG FILE: 115-LENZEN (RIVAS)
REF FILE:
JOB NUMBER: 115-LEZEN(RIVAS)

REVISION DESC.	STAFF	DATE
RELEASED FOR REVIEW	JMS	04/18/16

CERTIFICATE OF SURVEY

SHEET NO.
1 OF 1



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COMMENCING AT A FOUND CAST IRON MONUMENT AT THE EAST QUARTER CORNER OF SECTION 15, T28N, R20W, CITY OF AFTON, WASHINGTON COUNTY, MINNESOTA, BEING THE POINT OF BEGINNING; THENCE S24°53'35"W 735.99'; THENCE S88°25'46"W 569.30' TO THE CENTERLINE OF STAGECOACH TRAIL SOUTH; THENCE ALONG THE CENTERLINE OF STAGECOACH TRAIL SOUTH AND EXTENDING ALONG THE CENTERLINE OF PUTNAM BLVD SOUTH, NOW DISCONTINUED BY THE CITY OF AFTON, N16°41'59"W, 308.59'; THENCE CONTINUING ALONG SAID DISCONTINUED CENTERLINE, N21°03'21"W 384.39' TO THE NORTH LINE OF SAID NE 1/4 OF THE SE 1/4; THENCE ALONG SAID NORTH LINE, N88°30'06"E, 1106.04' TO SAID E 1/4 CORNER AND THE POINT OF BEGINNING, CONTAINING 548,037 SQUARE FEET (12.58 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.

SURVEYOR'S NOTE: PREVIOUS TITLE ISSUES WERE RESOLVED WITH THE ABOVE MENTIONED COURT ORDER. A COPY OF A SURVEY FROM 1988 IDENTIFYING SAID ISSUES CAN BE FOUND AT THE WASHINGTON COUNTY SURVEYOR'S OFFICE. PREVIOUS DESCRIPTIONS INCLUDED "CALLS" THAT WERE PERTINENT TO THE ORIGINAL DEED DESCRIPTIONS. WITH THE ISSUANCE OF THE COURT ORDER, SAID "CALLS" ARE LESS RELEVANT AND ARE HEREIN EXCLUDED FOR EASE OF READING.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY 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.

EASEMENT DESCRIPTION:
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COMMENCING AT A FOUND CAST IRON MONUMENT AT THE EAST QUARTER CORNER OF SECTION 15, T28N, R20W, CITY OF AFTON, WASHINGTON COUNTY, MINNESOTA; THENCE S24°53'35"W 735.99' TO THE SOUTHEAST CORNER OF PARCEL B; THENCE ALONG THE SOUTH LINE OF PARCEL B, S88°25'46"W 475.30' BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE S88°25'46"W 59.82' TO THE WESTERLY RIGHT OF WAY LINE OF STAGECOACH TRAIL SOUTH; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, N16°41'59"W 34.19'; THENCE N88°25'46"E 61.04'; THENCE N62°10'32"E 52.59'; THENCE N33°46'44"E 65.66'; THENCE N64°04'32"E 104.13'; THENCE N37°00'25"E 122.80' TO THE SOUTHWESTERLY PROPERTY LINE OF PARCEL A; THENCE ALONG SAID PROPERTY LINE S62°34'54"E 33.47'; THENCE S37°00'25"W 136.31'; THENCE S64°04'32"W 103.14'; THENCE S33°46'44"W 65.08'; THENCE S62°10'32"W 68.64' TO THE SOUTH LINE OF PARCEL B AND THE POINT OF BEGINNING, CONTAINING 13,847 SQUARE FEET (0.32 ACRES) MORE OR LESS.

SIGNATURE _____
DATE _____ LICENSE # 48650