

EXISTING PROPERTY DESCRIPTION: (71.43 Acres)
PID NO. 05-00115-1101 — PER DOC. NO. A802375

The North Half of the Northeast Quarter (N1/2 of the NE1/4) of Section 15, Township 34, Range 28;

Except for:

The South 705.00 feet of the West 494.30 feet of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section 15, Township 34, Range 28, according to the United States Government Survey thereof, and situate in Sherburne County, Minnesota.

Also described as Lot 1, Block 1, Heritage Haven Gaarden Hus.

PROPOSED PARCEL A DESCRIPTION: (19.84 Acres)

The West Half of the Northwest Quarter of the Northeast Quarter of Section 15, Township 34, Range 28, Sherburne County, Minnesota.

PROPOSED PARCEL B DESCRIPTION: (19.85 Acres)

The East Half of the Northwest Quarter of the Northeast Quarter of Section 15, Township 34, Range 28, Sherburne County, Minnesota.

PROPOSED PARCEL C DESCRIPTION: (31.74 Acres)

The Northeast Quarter of the Northeast Quarter of Section 15, Township 34, Range 28, Sherburne County, Minnesota

EXCEPT

The South 705.00 feet of the West 494.30 feet of the Northeast Quarter of the Northeast Quarter of Section 15, Township 34, Range 28, Sherburne County, Minnesota.

Also described as HERITAGE HAVEN GAARDEN HUS, Sherburne County, Minnesota.

PROPOSED STREET, UTILITY, & DRAINAGE EASEMENT DESCRIPTION: (TO BECKER TOWNSHIP)

A permanent easement for street, utility, and drainage purposes over, under, and across the North 33.00 feet of the North Half of the Northeast Quarter of Section 15, Township 34, Range 28, Sherburne County, Minnesota.

AND

A 66.00 foot wide permanent easement for street, utility, and drainage purposes over, under, and across the North Half of the Northeast Quarter of Section 15, Township 34, Range 28, Sherburne County, Minnesota, the East line of said 66.00 foot wide easement is described as follows:

Beginning at the Southwest corner of Lot 1, Block 1, HERITAGE HAVEN GAARDEN HUS, said Sherburne County; thence North 00 degrees 39 minutes 11 seconds West, assumed bearing along the West line of said Lot 1, a distance of 705.01 feet to the Northwest corner of said Lot 1; thence North 00 degrees 16 minutes 28 seconds East, a distance of 584.95 feet to the South line of the North 33.00 feet of said North Half of the Northeast Quarter and said line there terminating.

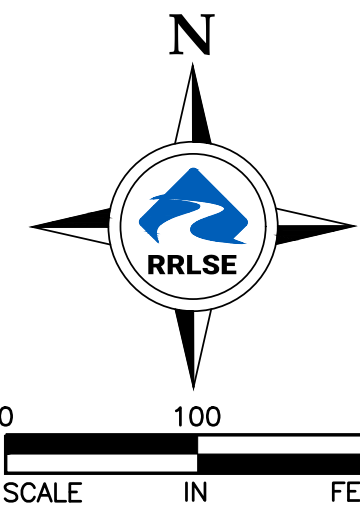
The sidelines of said 66.00 foot wide easement are to be prolonged or shortened to terminate on the South line of said North Half of the Northeast Quarter and the South line of the North 33.00 feet of said North Half of the Northeast Quarter.

EXCEPT

That part of said 66.00 foot wide easement which lies within the plat of HERITAGE HAVEN GAARDEN HUS, Sherburne County, Minnesota.

NOTES:

- The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- Bearings are based on the Sherburne County Coordinate System (NAD83 1986 Adjustment).
- Address of surveyed property is unassigned.
- Edge of delineated wetland depicted per Wetland Delineation Report prepared by Wayne E. Jacobson, Wetland Delineator #1019 of Jacobson Environmental LLC, dated October 27, 2025.



LEGEND

- = DENOTES SET 1/2" x 14" IRON PIPE MARKED "RLS 49138"
- = DENOTES SET PK NAIL
- = DENOTES SET SPIKE ON LINE
- = DENOTES UTILITY POLE
- = DENOTES OVERHEAD UTILITY LINE
- = DENOTES GUY WIRE
- = DENOTES COMMUNICATION PEDESTAL
- = DENOTES EDGE OF DELINEATED WETLAND (SEE NOTE 5)
- = DENOTES BUILDING SETBACK LINE PER BECKER TOWNSHIP ZONING ORDINANCE

Certificate of Survey
for ~
for ~
Aaron Staehnke

SHEET NUMBER
1

Part of the
N1/2 of NE1/4 of
Sec.15, T.34, R.28,
Sherburne County,
Minnesota



RUM RIVER
LAND SURVEYORS & ENGINEERS
505 First Street Princeton, MN 55371
O-763.389.4476 RRLSE.com

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 Professional Land Surveyor under the laws of the State of Minnesota.

Brian Pearson, PLS
MN License No. 99138 Date 10/15/25
P-5009.05

DESIGNED BY	SWM
DRAWN BY	JU
CHECKED BY	BP
BOOK	
PAGE	
SCALE	1"=100'
DATE	10/15/25
FILE NO.	P-5009.05