Surveyor's Notes **CLIENT NAME:** Northstar 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the **Christensen Family** right to revise the survey upon receipt of a current title commitment or title opinion. (320)693-3710

E 310 East Depot Street
Litchfield, MN 55355
dough.northstar@gmail.com
paul.northstarsurveying@gmail.com 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters. **PROJECT ADDRESS Surveying** 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made Sec 11, Twp 118, Rng 31 aware of and therefore were not examined or considered during the process of this survey. 4: The centerline of 624th Avenue (F.K.A. County Road No. 288 & F.K.A. State Highway No. 22) is shown to where the centerline of the road is traveled as of February 6, 2025. HORIZONTAL DATUM: DATE OF FIELD WORK: February 6, 2025 JOB NO: __2025006_ Meeker County DATE OF MAP: February 12, 2025 5: There is an existing ingress and egress easement for PID No. 11-0138000. It is stated in Document No. NAD83 2011 DRAFTED BY:_PMH_ 225403 that the easement is over and across an existing driveway serving the property and is located upon the REVISION: VERTICAL DATUM: CHECKED BY:_DSH_ North Half of the Northeast Quarter (N1/2 of NE1/4), Government Lot One (1) and Government Lot Two (2), all in **REVISION:** DATE , 20 N/A Section Eleven (11), Township One Hundred Eighteen (118) North, Range Thirty-one (31) West. The width of said easement is not given. CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota. Doug Huhn Registration No. 43808 - In the State of Minnesota S 89° 37' 42" W 1944.10 1893.14 **ENTRANCE** NORTHEAST CORNER **NORTH LINE OF THE** OF SEC 11, T-118, R-31 NORTH QUARTER CORNER N1/2 OF THE NE1/4 OF SEC 11, T-118, R-31 PID NO. 11-0127000 52.0 PIDNO 1750728000 | **CENTERLINE OF 624TH AVENUE** (F.K.A. CO. RD. 288 & F.K.A. STATE -HIGHWAY NO. 22) AS PRESENTLY TRAVELED ON 2/6/2025 NET/4 N1/2 WEST LINE OF THE N1/2 OF THE NE1/4 EAST LINE OF THE N1/2 OF THE NE1/4 SOUTH LINE OF THE -NW CORNER OF N1/2 OF THE NE1/4 GOVT LOT 2 (D) SOUTH PLATTED ROADWAY AS SHOWN -- S 00° 23' 44" E TRACT A ON BLAHA'S NORTH SHORE 164.00 127.80+/- ACRES S 89° 36' 16" W 625.00 (D) WEST DRIVEWAY (SEE SURVEY NOTE NO. 5) N 89° 17' 27" E PID NO. 11-0130000 755.46 722.46 698.93 23.53-PID NO. 11-0138000 EAST LINE OF -GOVT LOT 1 EAST LINE OF GOVT LOT 2 (D) EAST N 89° 36' 16" E 625.00 RNG 37 NORTHERLY LINE OF — BLAHA'S NORTH SHORE WEST LINE OF GOVT LOT 1 WEST LINE OF GOVT LOT 2 TRACT B 35.48+/- ACRES S 88° 00' 45" E 299.65 -N 08° 10' 42" W NORTHERLY LINE OF FIRST ADDITION TO BLAHA'S NORTH SHORE - ROAD EASEMENT PER -DOC. NO. 336060 N 79° 20' 31" E (D) N 86° 00' 00" W N 89° 27' 50" W S 86° 39' 18" W 519.86 S 81° 32' 23" W 583.77 s 73° 17' 17" W 428.90 585.00 30 29 28 27 <u>Bounds</u> <u>ANII)</u> - WESTERLY LINE OF BLAHA'S NORTH SHORE NORTH NW CORNER OF LOT 31, FIRST ADDITION TO BLAHA'S NORTH SHORE NORTHERLY LINE OF NORTH SHADY OAKS / LAKE MINNIE BELLE **LEGEND** Set 1/2 Inch by 14 Inch Iron
 Pipe with Plastic Cap Inscribed
 with License No. 43808 GRAPHIC SCALE Found Monumentation

SHEET 2 OF 2

© Government Section Corner

(D) Deed Call

(IN FEET)